

Phase 2 Project

Data Science Program
Flatiron School

Orlando Vilar, Sep 2022

Introduction

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Overview & Business Understanding

- The purchase of a house is one of the biggest investments that one could make. House as an asset is deeply ingrained in our culture;
- How can one assess the features that impact the most housing prices?
- I provide analysis on which factors are key when assessing housing prices, the property's characteristics and location within King County - WA;
- The results of the analysis have an overall implication to investors decision-making, realtors, contractors, and the general public.

Data & Analysis

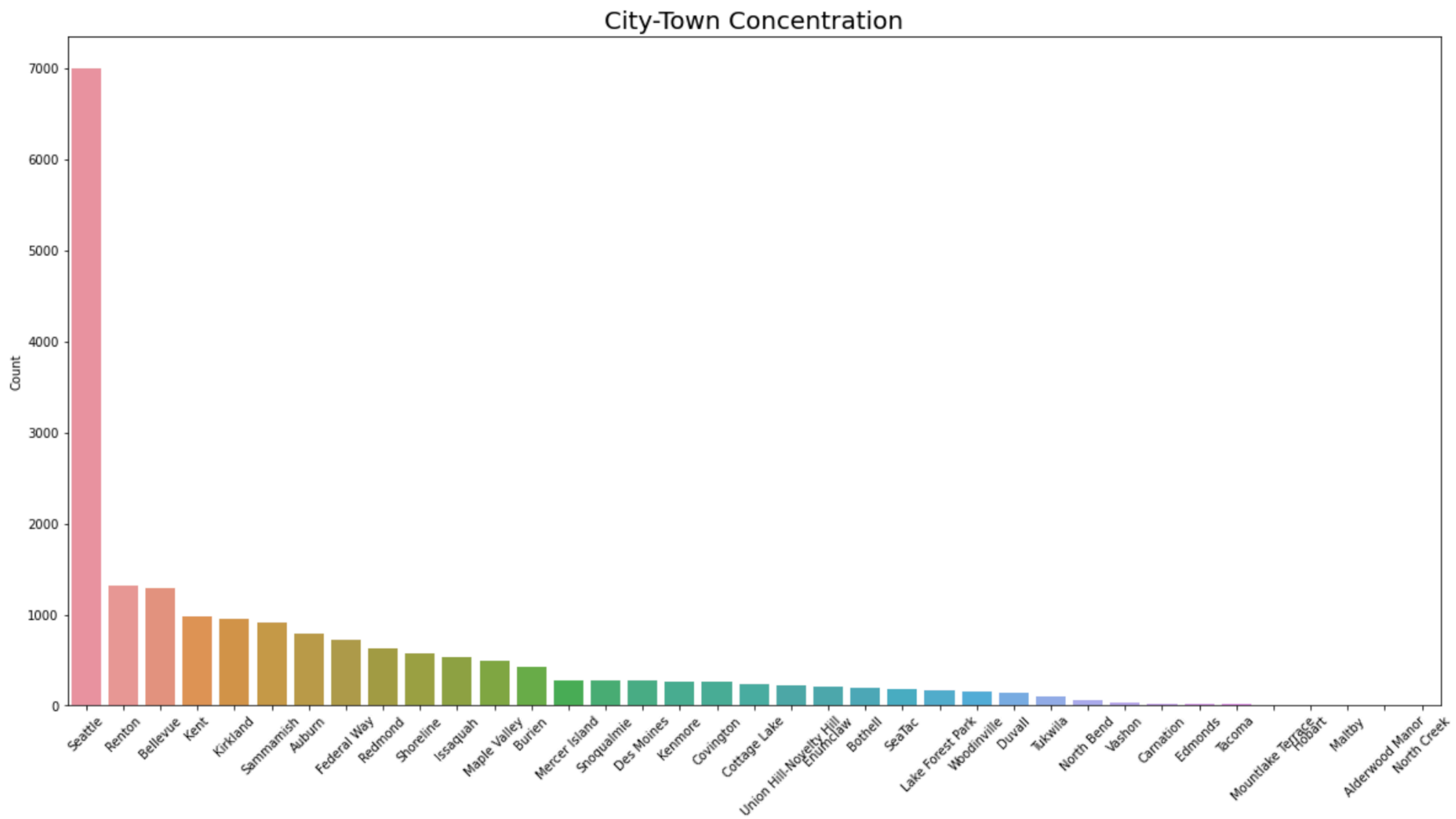
Data Understanding

Sources of Information

- Databases:
 - King County House Sales;
- Variables:
 - Date, view, living/lot area and surroundings, year built, year renovated, zip code, latitude and longitude ;
- Additional feature:
 - Matching of latitude and longitude to provide city/town location.

City-Town Property Concentration

Seattle, Renton and Bellevue are the most representative



Closing Remarks

Strategies

Three key insights

- **Going big:** least expensive houses are located in Mercer Island, they are newer/renovated, have an excellent view and condition. They are also mansions with fewer rooms and, 2.5 floors and 3 bathrooms;
- **Starting small:** least expensive are located in Tacoma, is older with an average grade, and has a fair condition;
- Both living and lot increases (in soft) are related with an increase to price;
 - Price prediction is more assertive when working within the Seattle area.

Limitations

Further analysis

- Adding demographic data about each specific area;
- Adding polynomial features and testing non-linear behaviors;
- Data seems not random normally drawn.

Thank you!

<https://github.com/ovilar>