



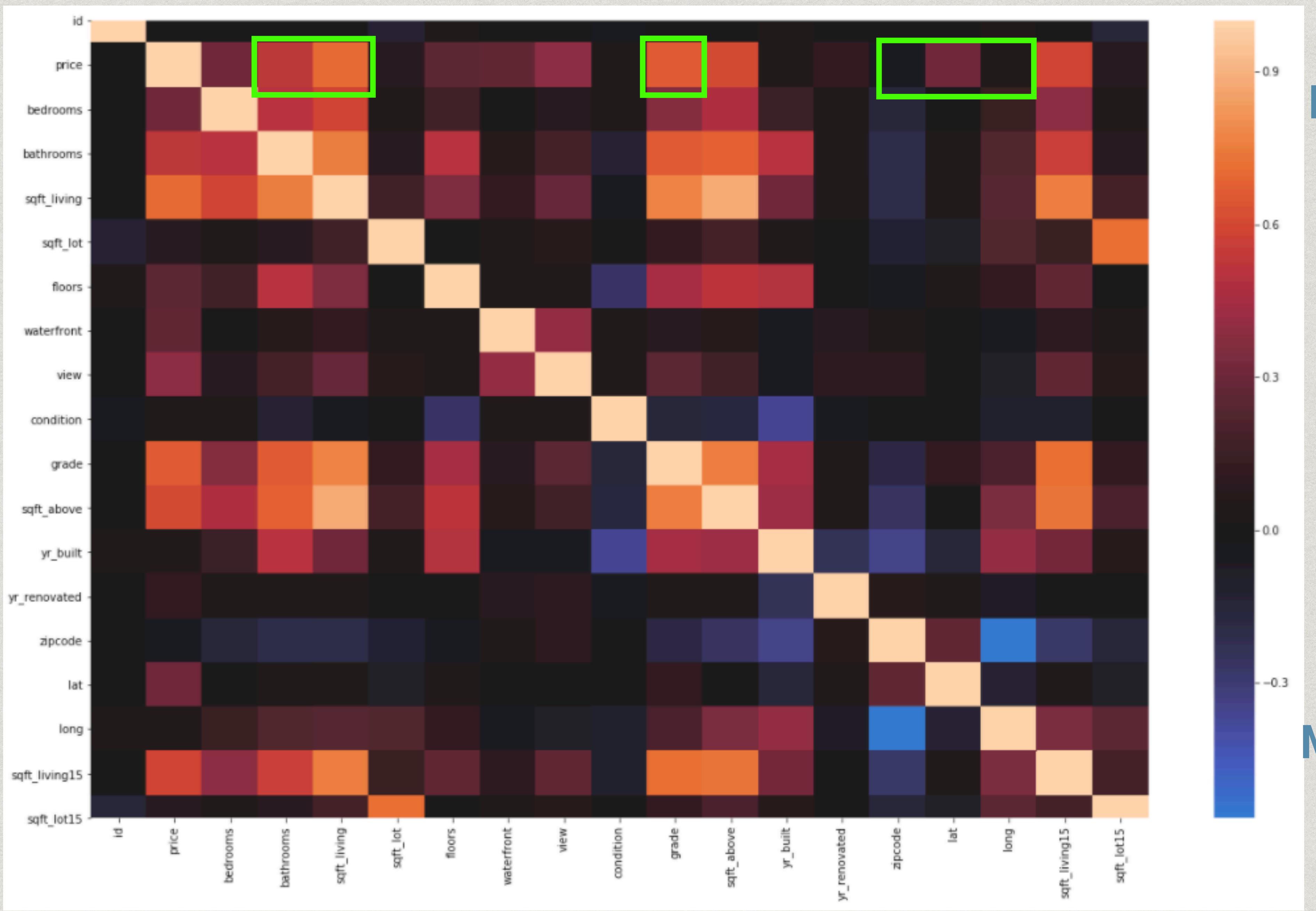
# HOUSING PRICE MODEL

King County, Washington

Prepared by: Ryan Sims

# WHAT INFLUENCES PRICE?

- \* Examine any correlations with price
- \* Discuss model features
- \* Review model results

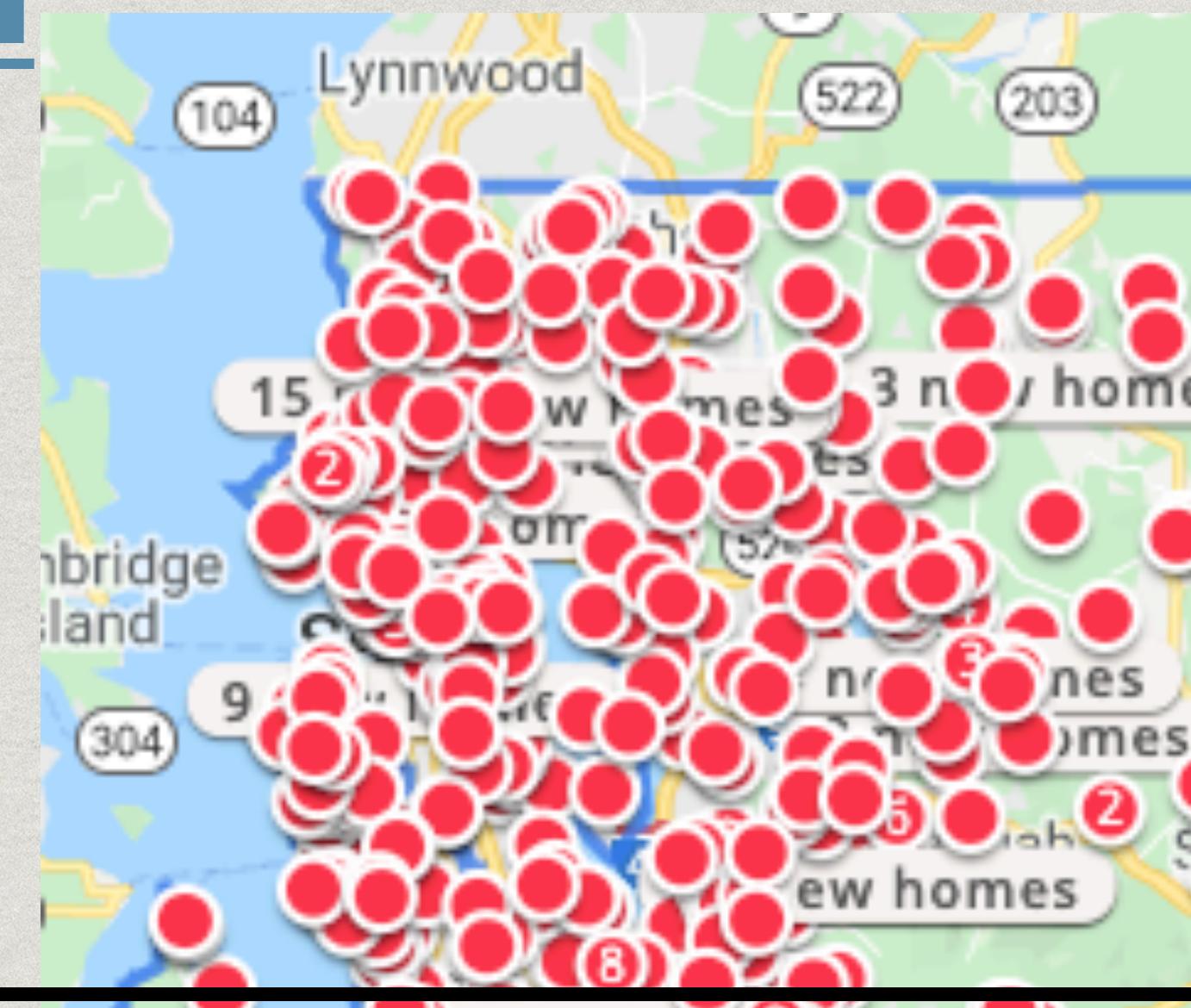


Positive Correlation

Negative Correlation

# LOCATION

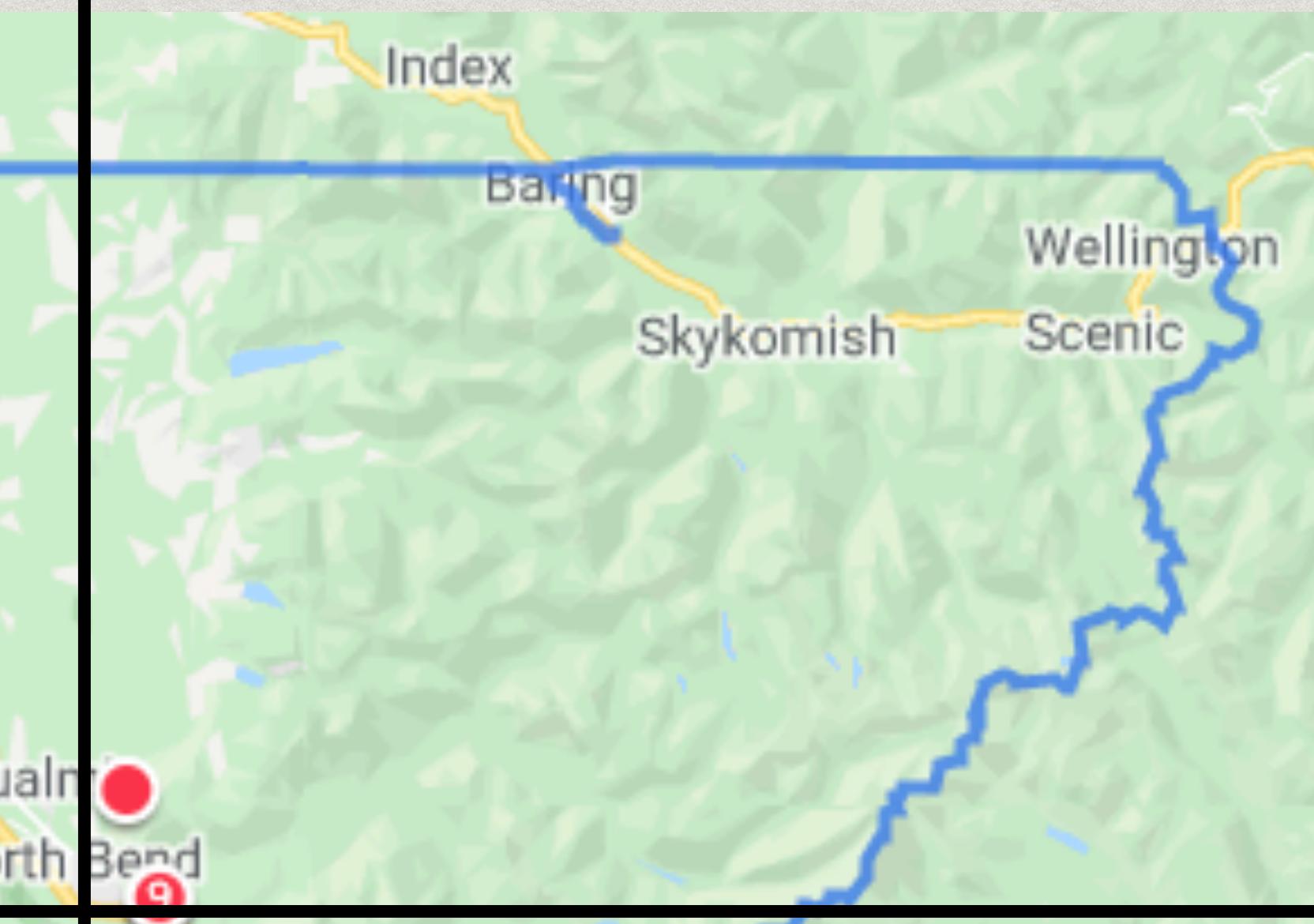
NW



SW



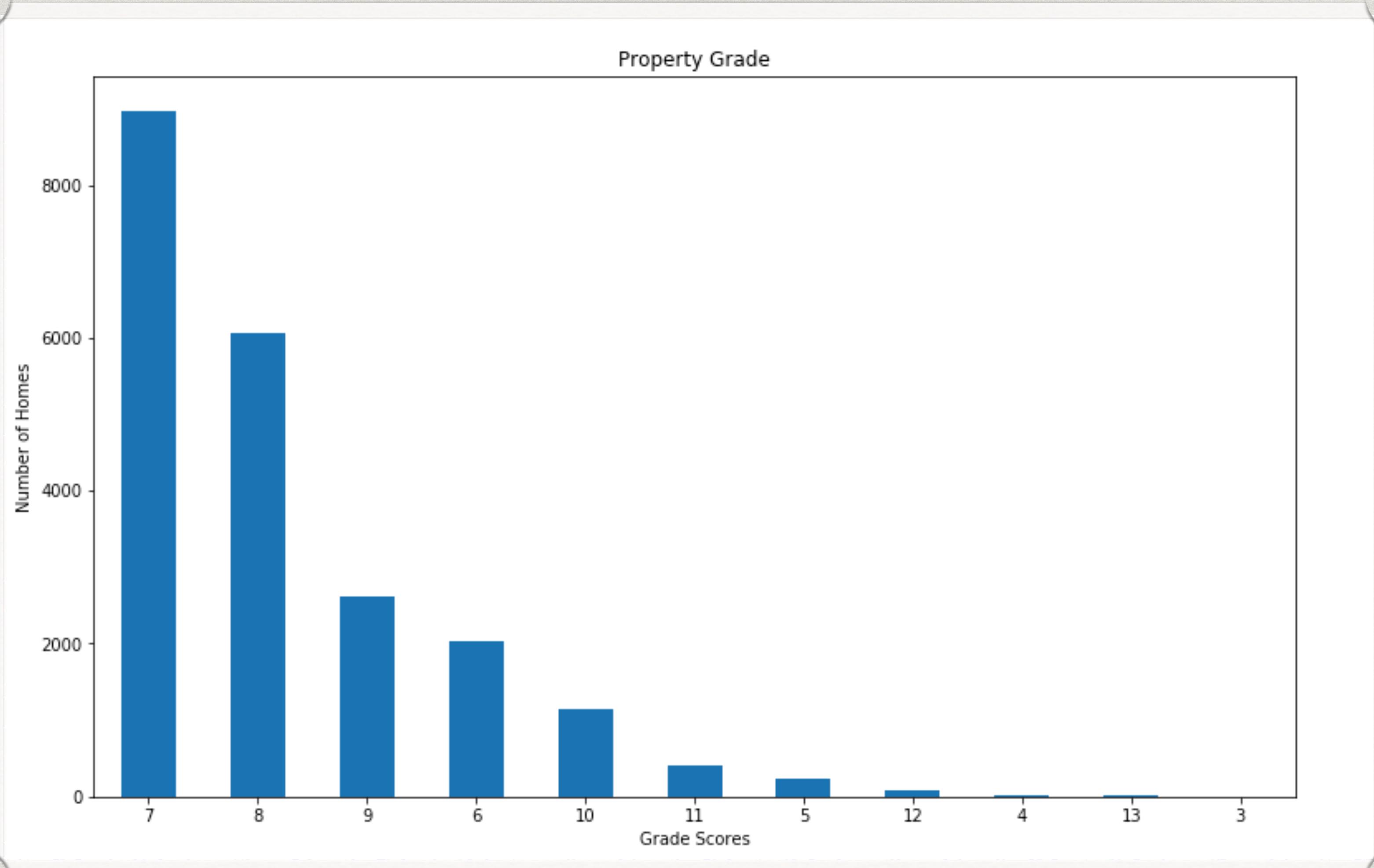
NE



SE



# PROPERTY GRADE



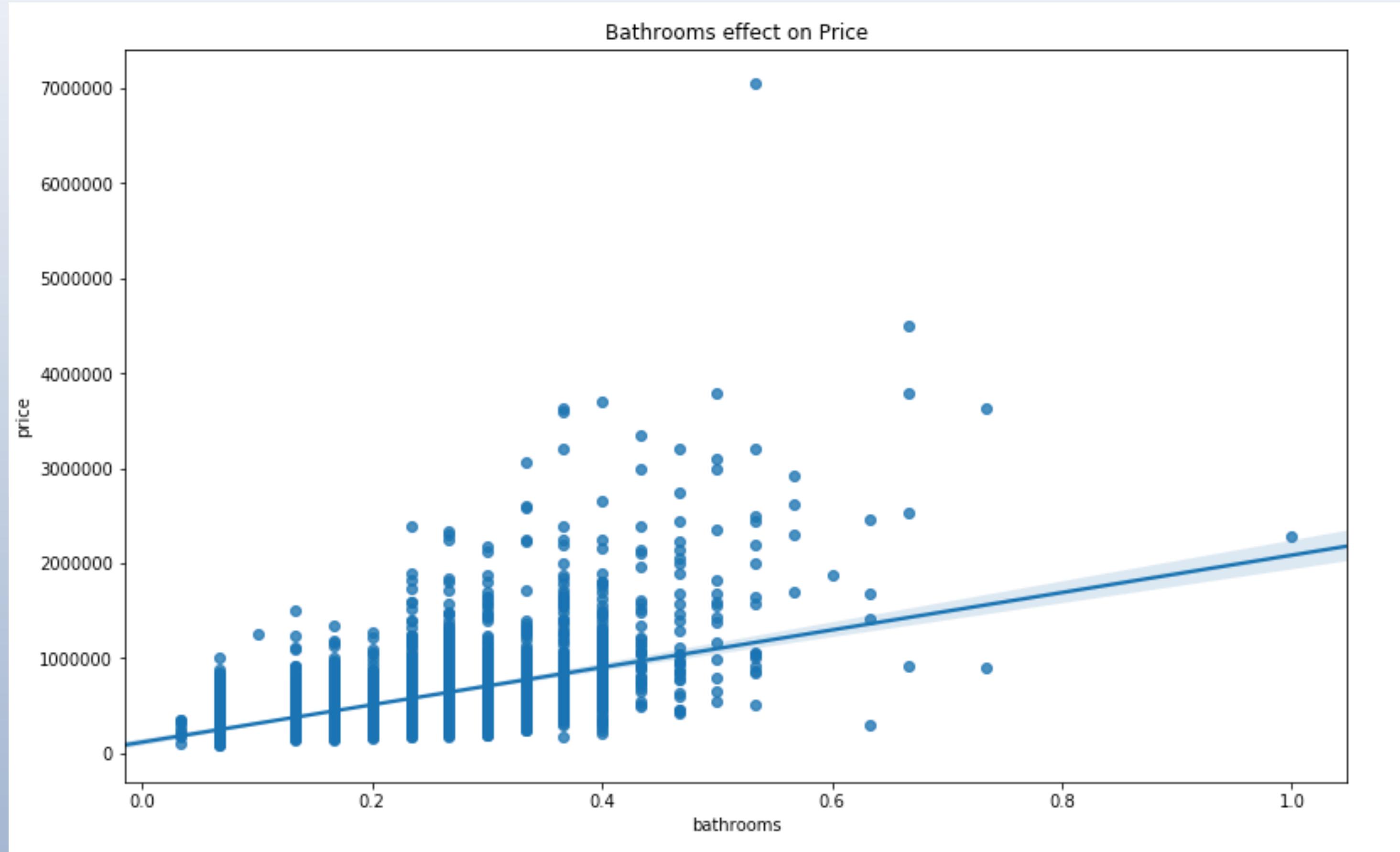
# RESULTS

**Prediction Accuracy:** 66% of the change in price can be explained by the model

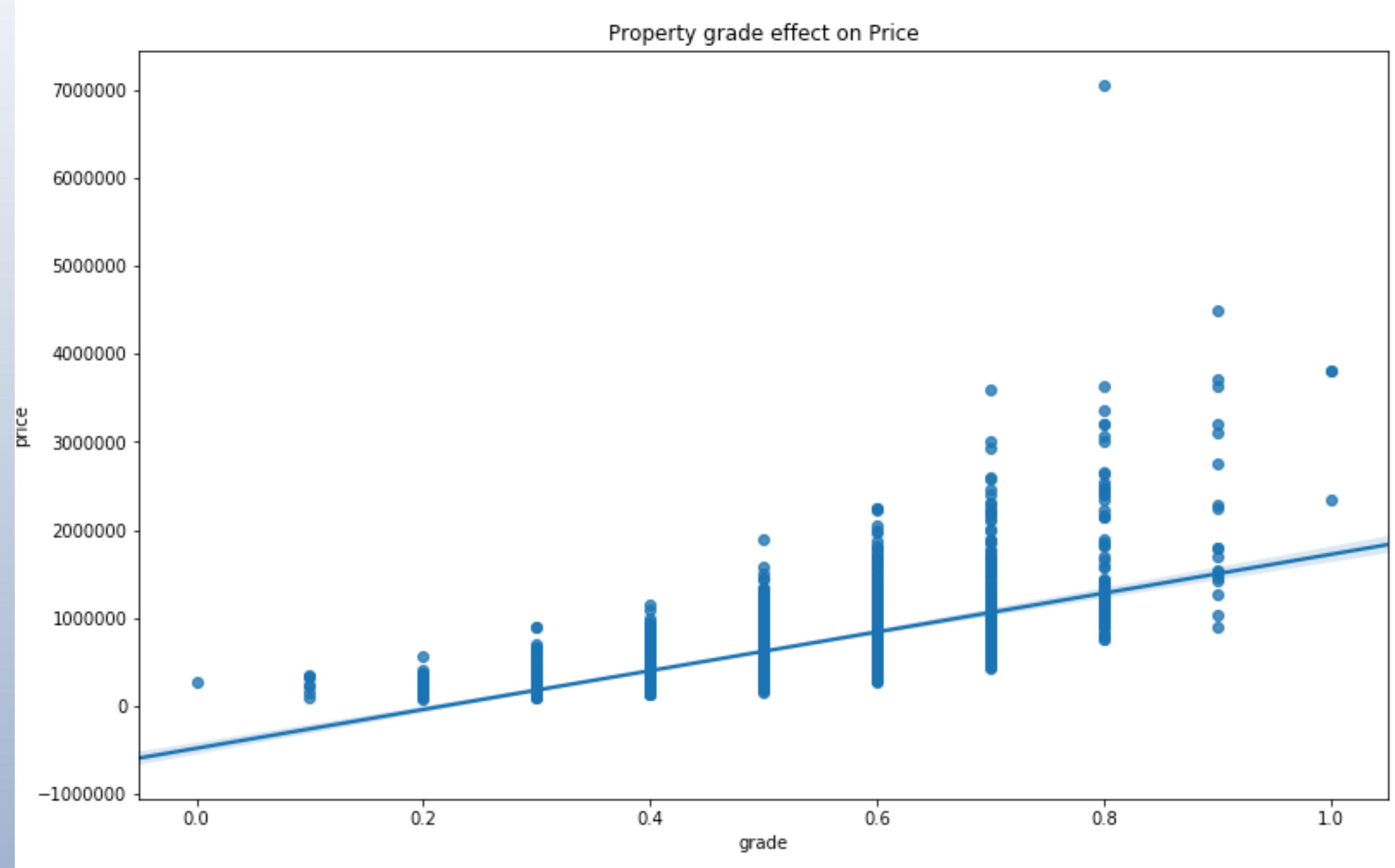
**Generalization:** The model performs similarly with new data

# RESULTS

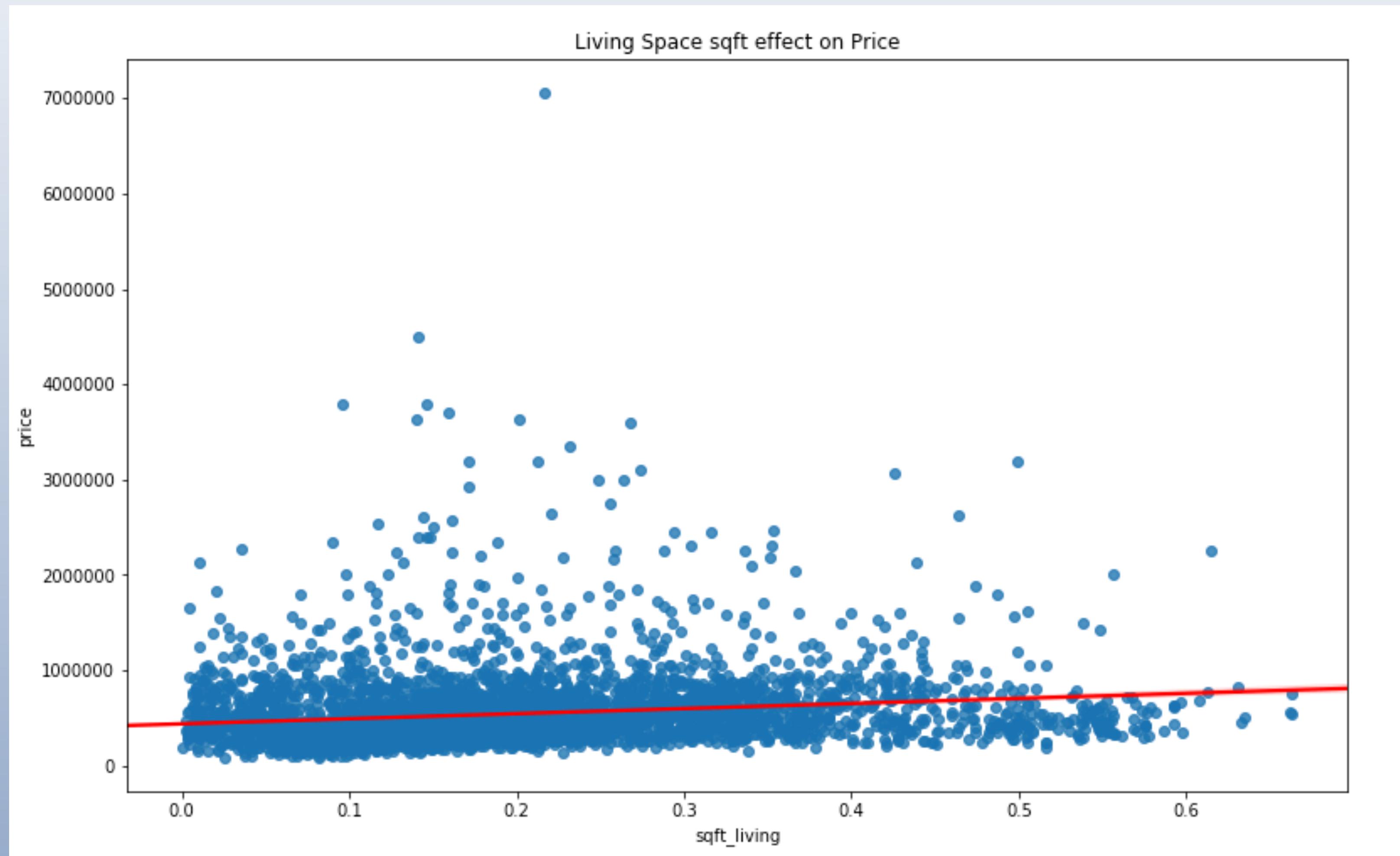
Bathrooms effect on price:



## Grade's effect on Price



# Living Square Footage effect on Price



# FUTURE WORKS

- \* Different methods of feature scaling
- \* Rethink location feature
- \* Use stepwise feature selection instead of recursive