Housing Project Presentation

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Overview

- Business Problem
- Data & Methods
- Modeling
- Results
- Conclusions

Business Problem

Stakeholder: Real Estate startup

Problem: How can we help customers find deals on home sales?

Context: King County, Washington

Summary

Source:
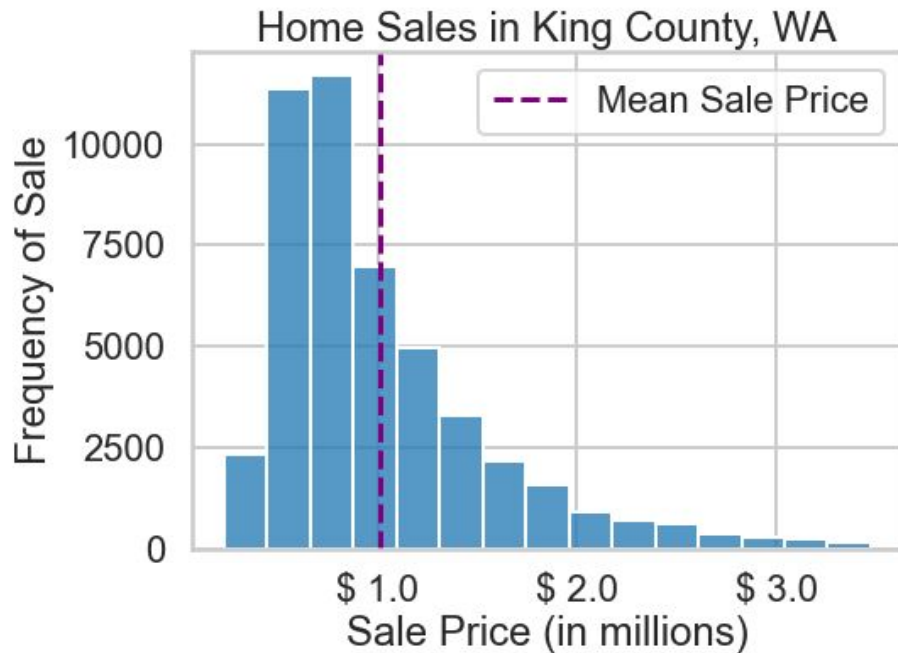
- King County Assessor Data

Method:

- Statistical analysis

Findings:

- Square Footage
- Waterfront
- Zip Code

Data & Methods

- 47,479 Sale Records

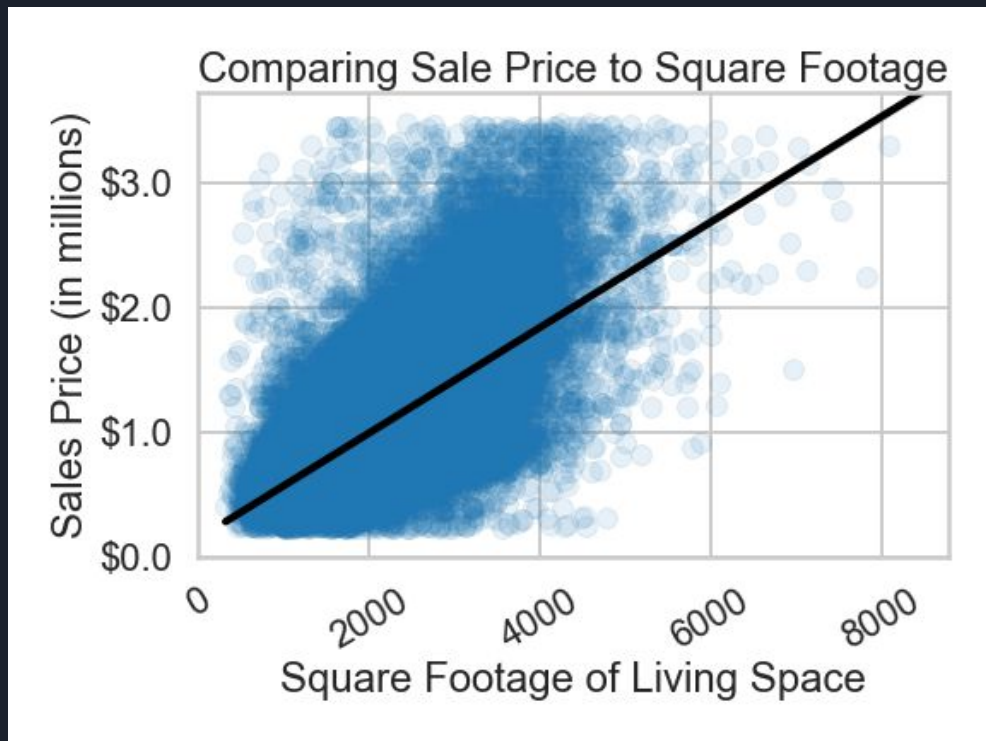- From Jan 2021 thru May 2023

- Average sale price: $1,009,631

Home Sales in King County, WA

Baseline Model

Predictor:

Square Feet

Average Error:

$305,263

Comparing Sale Price to Square Footage

Final Model

Predictor:

- Square Feet
- Waterfront
- Zip Code

Average Error:

~~$305,263~~ $196,785

Square Footage's Effect on Price
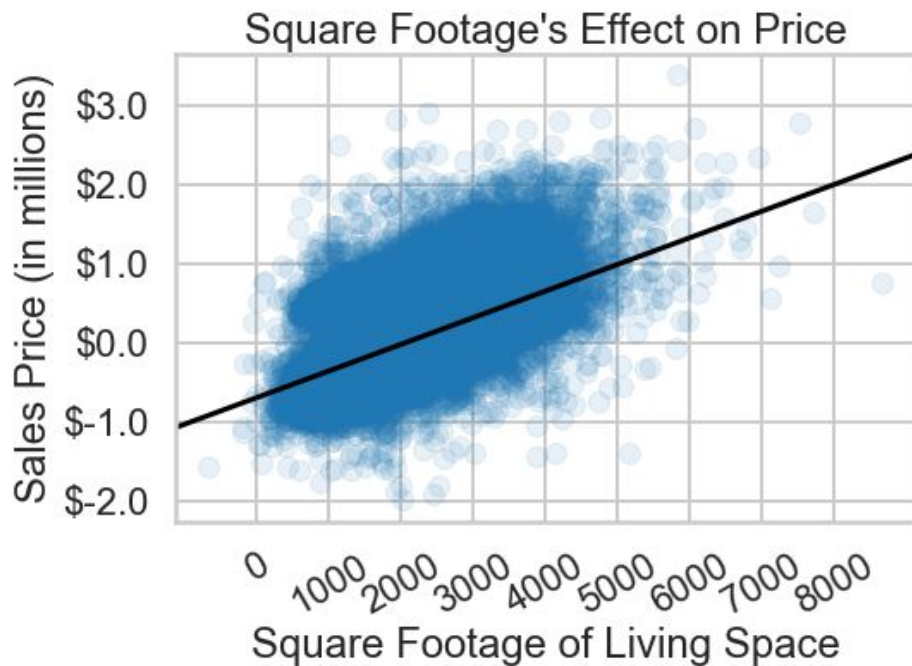
Regression Results

Cause	Effect
Average Home	$865,700
+1 square foot	+$349
Waterfront	+480,200

Regression Results

Zip Code's Effect on Sale price

Conclusion

Make housing recommendations based on:

- ○ Square Footage

- ○ Waterfront proximity

- ○ Zip Code

Limitations

- Model evaluation points to **unaccounted factors**

Next Steps:

- **Gather more data** to include other factors that determine sale price
- **Create new models** with new data

Thank you!

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