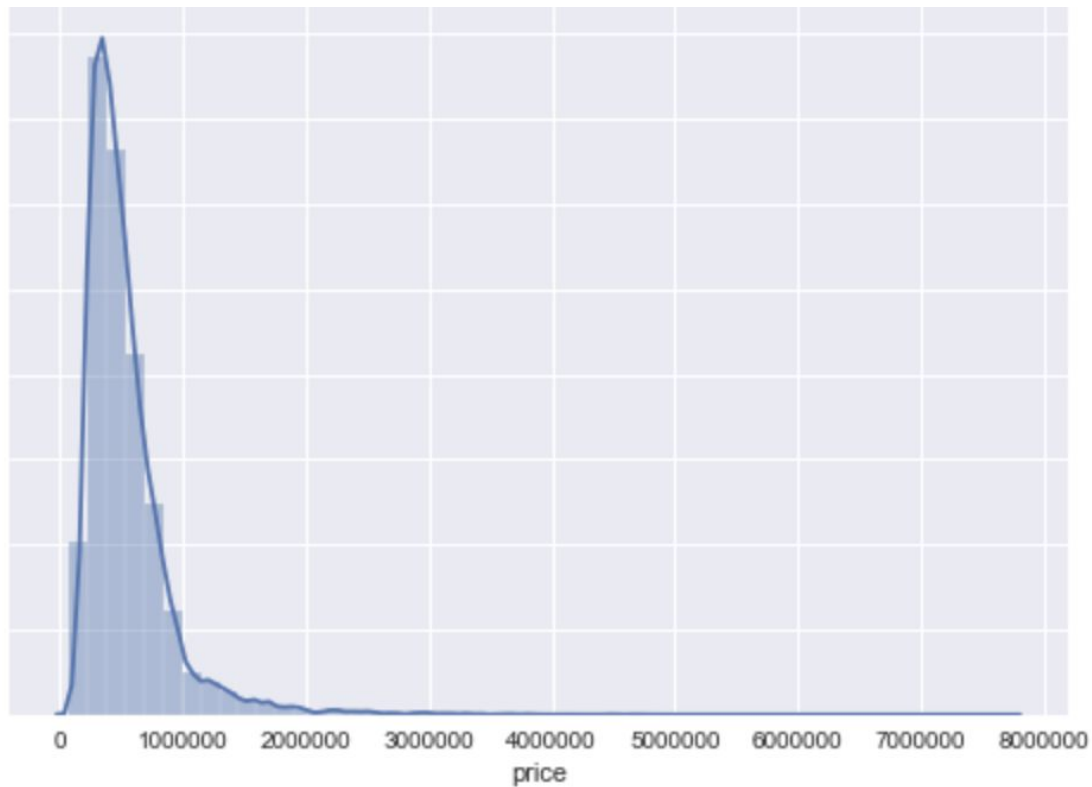# Predict King County House Sales

Author: Rüdiger Hass

House Price - Distribution

Predicted Model

OLS Regression Results:

Dep. Variable: log_price
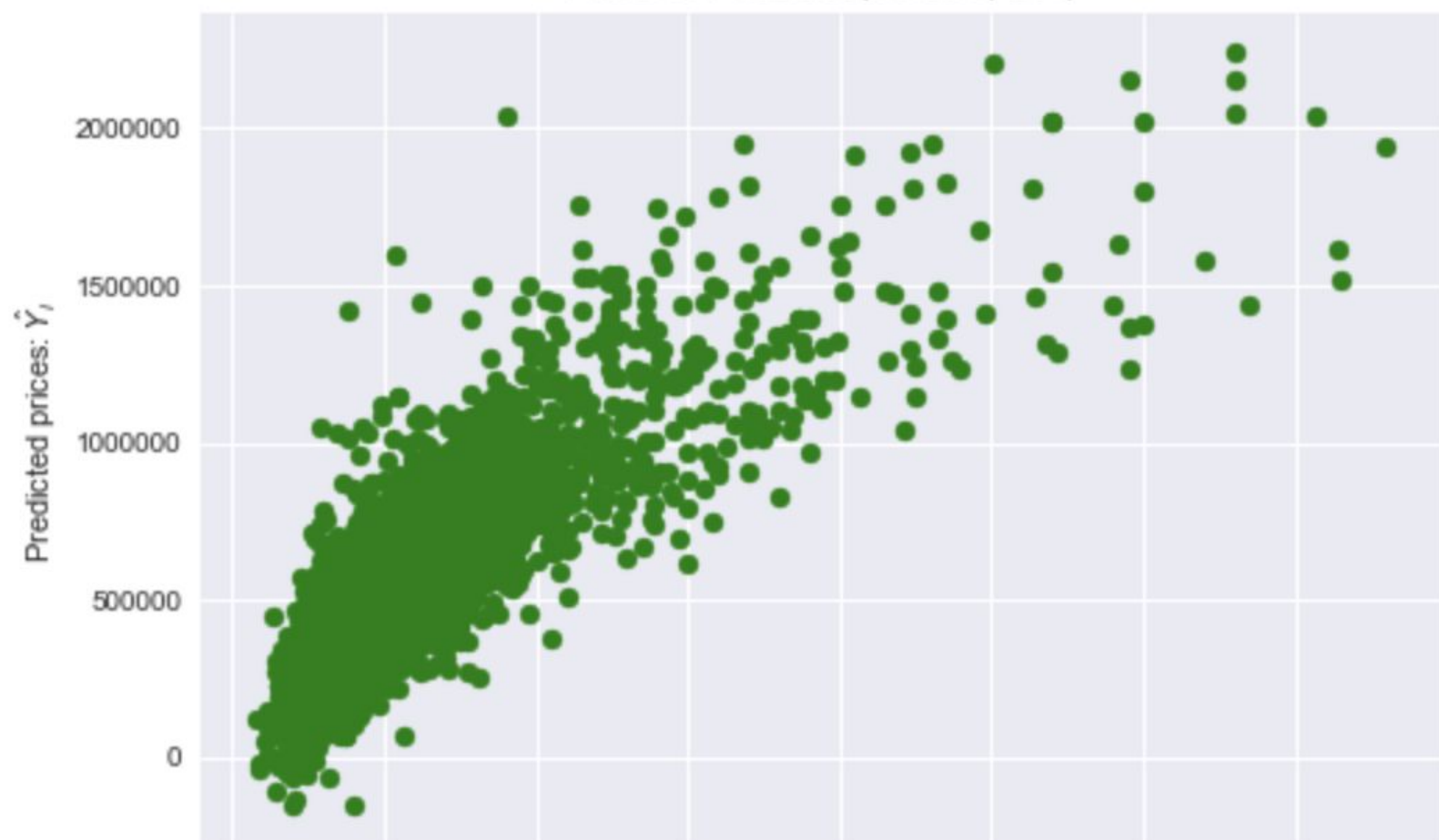
Model: OLS

Adj. R-squared: 0.771

Method: Least Squares

Prob (F-statistic):   0.00

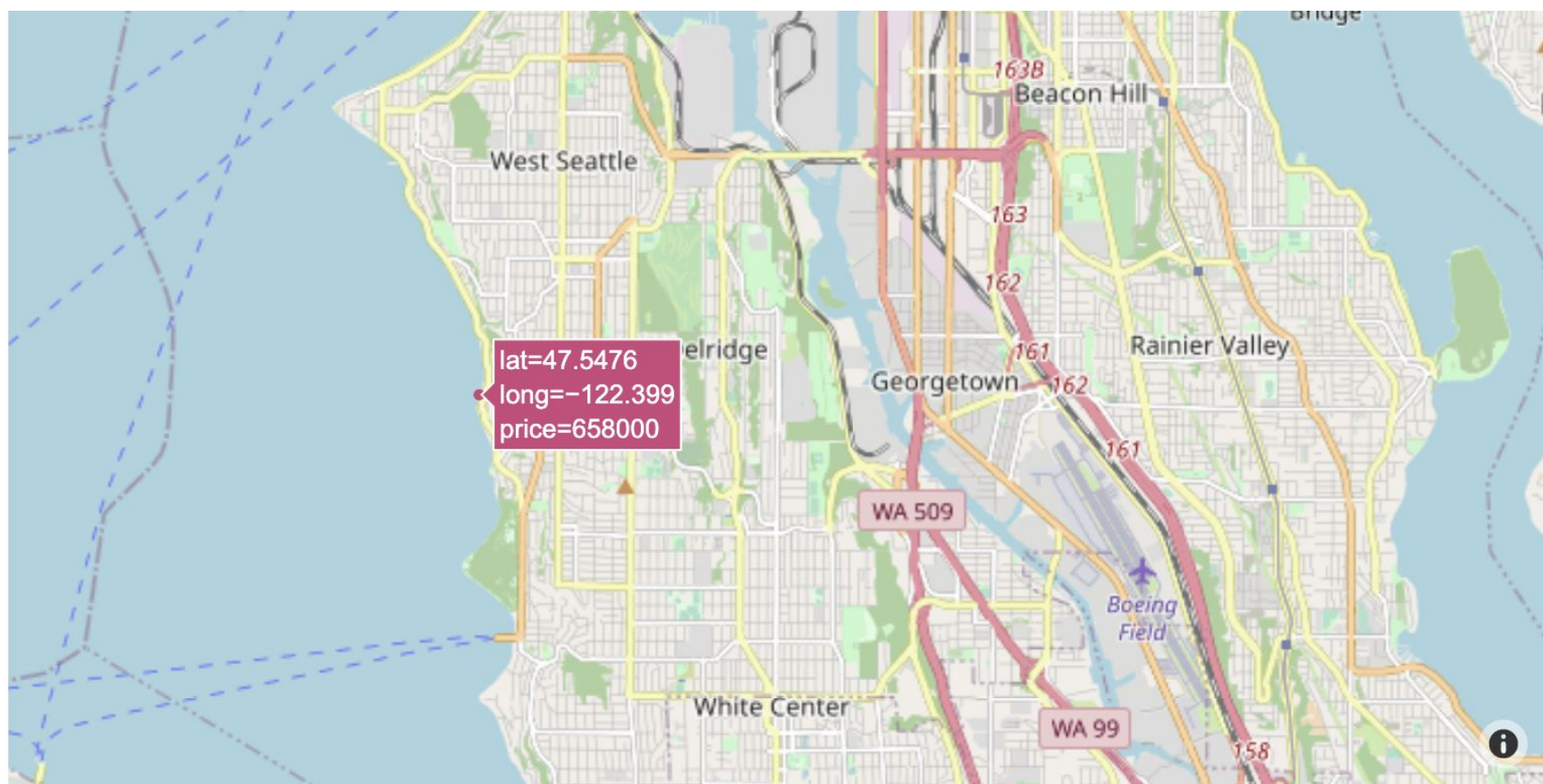Prices vs Predicted prices: Y_j vs $\hat{Y}_j$

Recommendations for house buyers

1) low price house

2) high price house

3) 'get most of your money' house
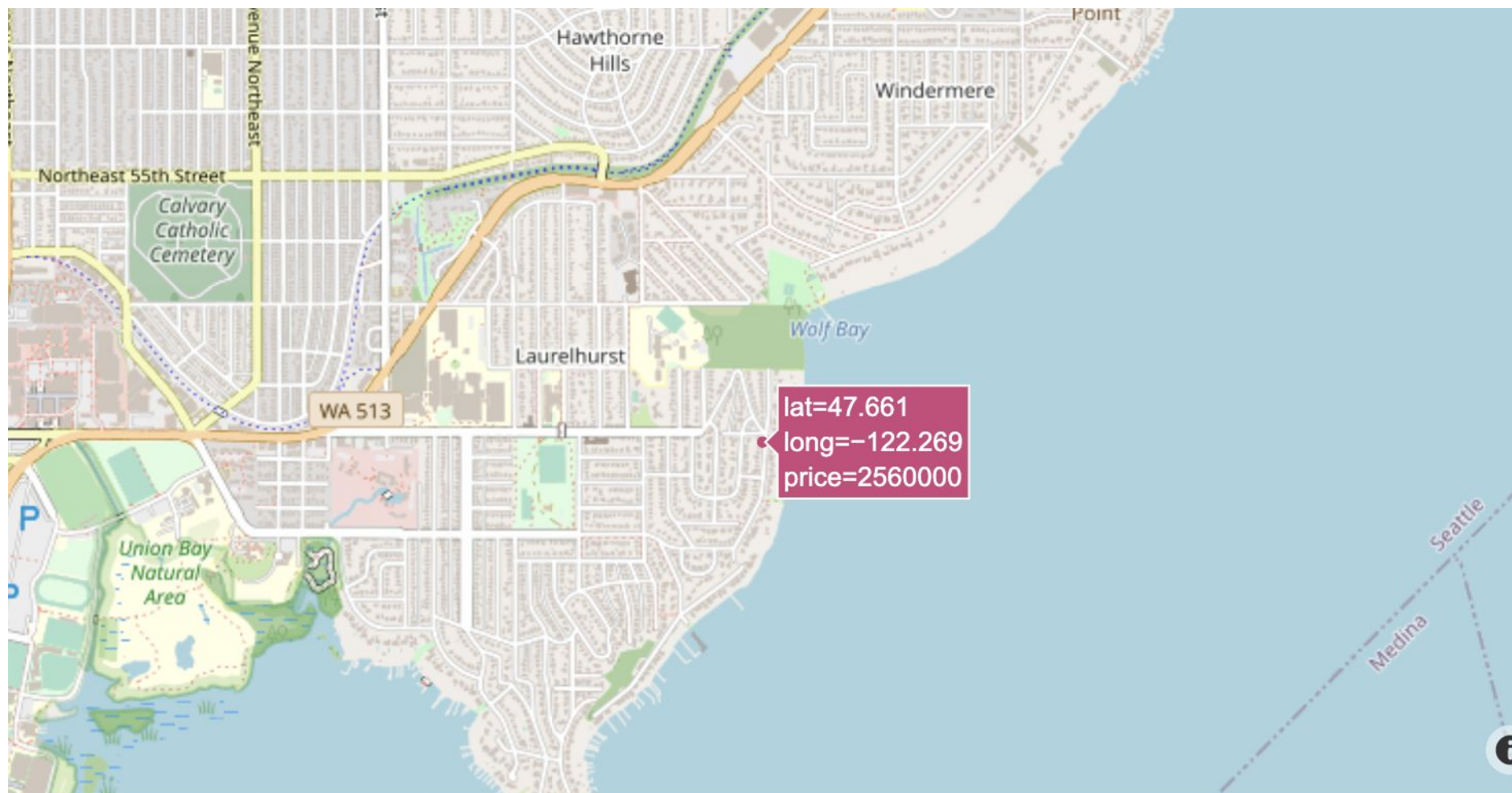
First recommendation

- **perfect view & location: waterfront**
- **Low Price Building: 658.000$ (Low 1%)**
- **low condition of house**

-> buy it, renovate it, sell it

lat=47.5476
long=−122.399
price=658000

Second recommendation

- **perfect view & location: waterfront**
- **High Price Building: 2.560.000$ (Top 1%)**
- **low condition of house**

-> buy it, renovate it, sell it

lat=47.661
long=−122.269
price=2560000

Third recommendation: BARGAIN $$$

Highest difference between predicted value and 'real value'

```
delta = y_pred - y_test
```

delta.min() = -2133577.8853400666

->   save about 2.133.578 $ by buying this bargain

Unfortunately: no further information about this house

Thank You for your attention

It's Free Real Estate