

# King County House Pricing



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# Summary

This project uses regression modeling to analyze the King County House Sales dataset and provide insights to home owners on factors affecting the sale price of their houses. The aim of this analysis is to build regression model that can predict house prices with the greatest accuracy possible.

# Outline

- Business Problem
- Data
- Methods
- Results
- Conclusions

# Business Problem

Consider a startup in the real estate space that wants to make a successful house sale for their client. In order to price any client's home competitively and get offers from prospective buyers, The startup contacts a data scientist to give insights into what can be done to increase house prices.

# Questions

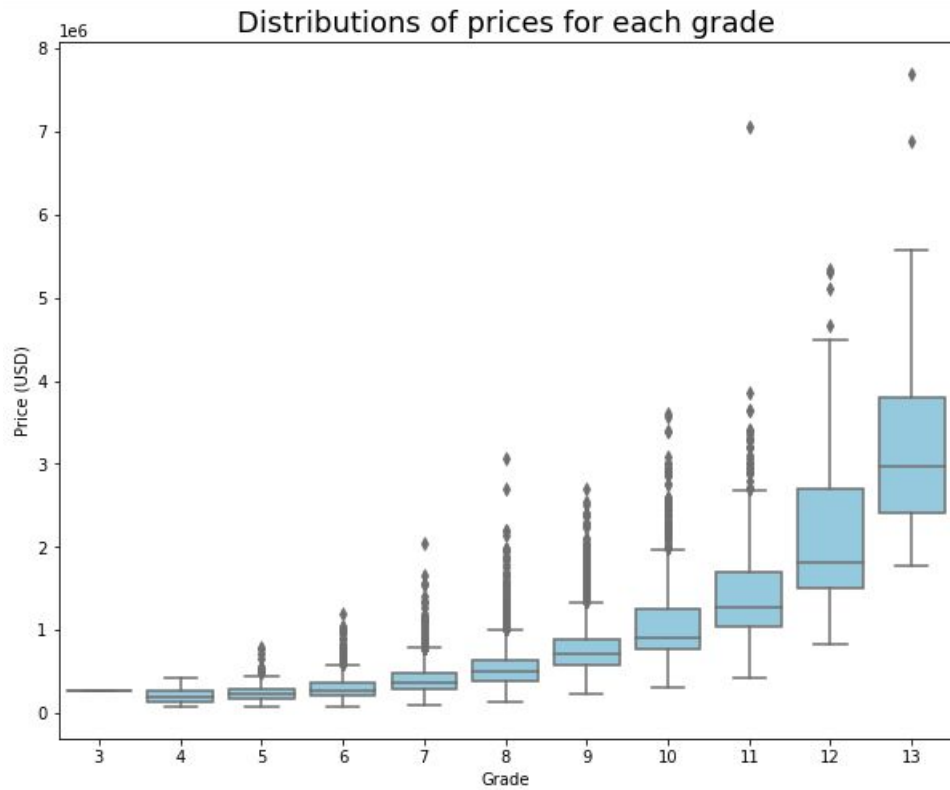
- What Factors affect home prices
- Do a set of predictor variables do a good job in predicting price?
- Which factors in particular are significant predictors of price, and in what way do they affect the price?

# Methods

- Gathering data
- Exploratory Data Analysis (EDA)
- Preprocessing data
- Modelling and evaluation
- Prediction.

# Results

improving the grade might have a  
potential price increase of  $\sim \$100,0000$



# Conclusions

There are many factors influencing the price of a home, not all of which are within a homeowner's control.

There are also many potential factors affecting price that the original dataset did not consider, such as a home's school district, or the walkability of the neighborhood, or the distance to major employment centers.

My model indicates, however, that there are some concrete steps a homeowner can take to raise the potential sale price of a home, including improvements to amenities and design.



# Thank You!

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