Real Estate in King County

An exploration of housing features and how they affect home value

By Micah Shackelford

Summary

Goal: Become more data driven in our listing prices

Question: Which features attribute the best towards housing price

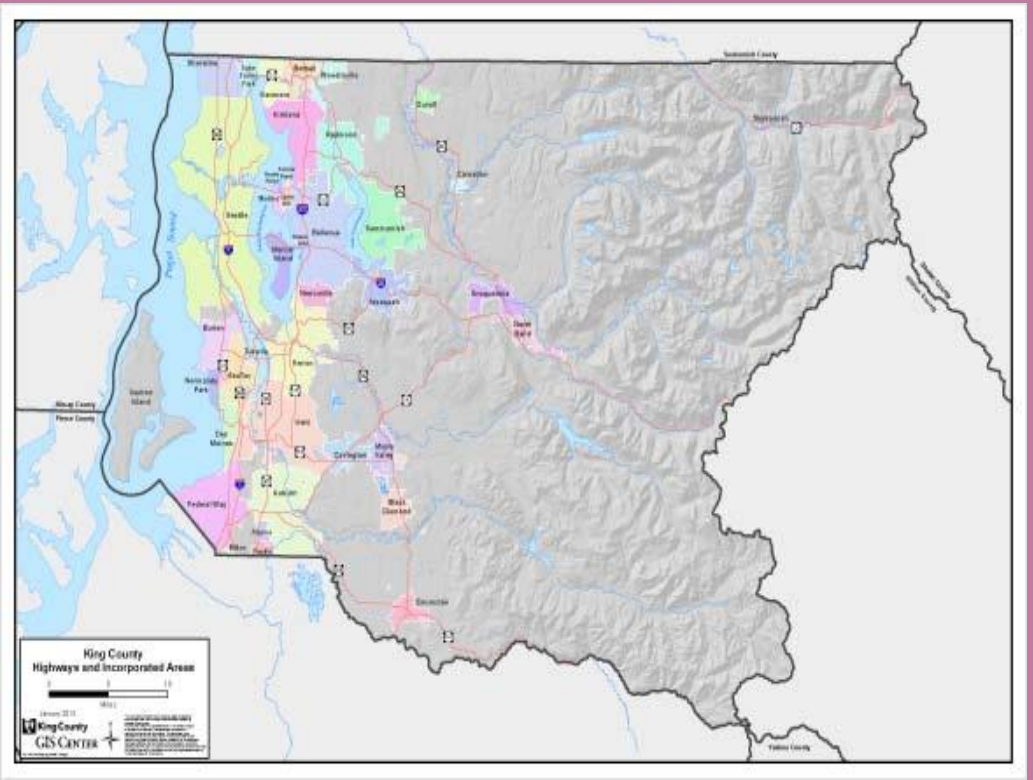
- Data comes from King County House Sale
- Data includes price and a large range of features including number of bedrooms, number of bathrooms, square footage, zipcode, grade of the house, condition, etc.

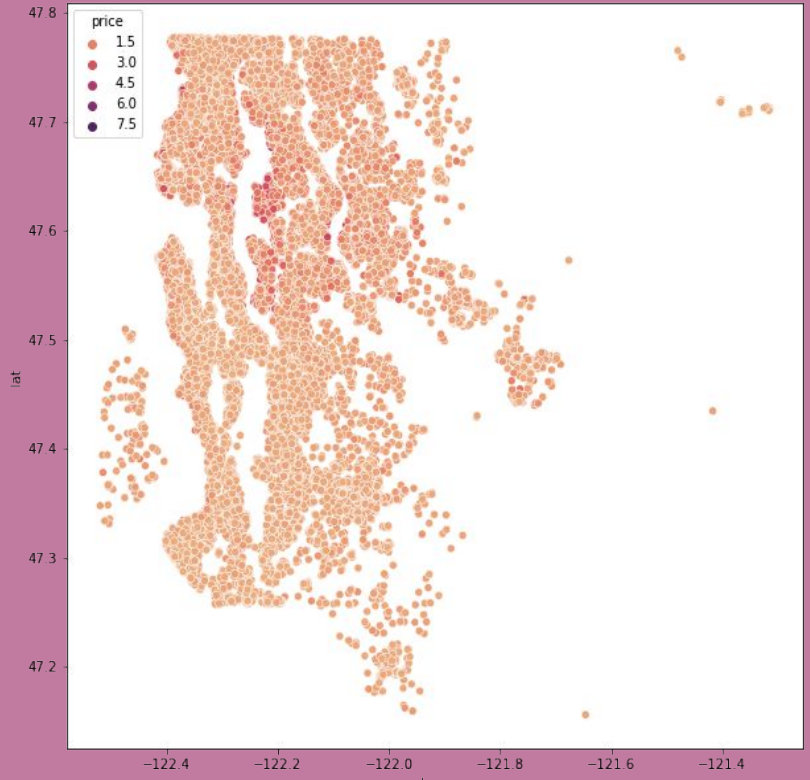
Process

1. Obtain Data
2. Clean Data
3. Data Exploration
4. Build Model
5. Interpret Results

Location

Waterfront houses averaged 322.61% higher in price versus Non-Waterfront Houses

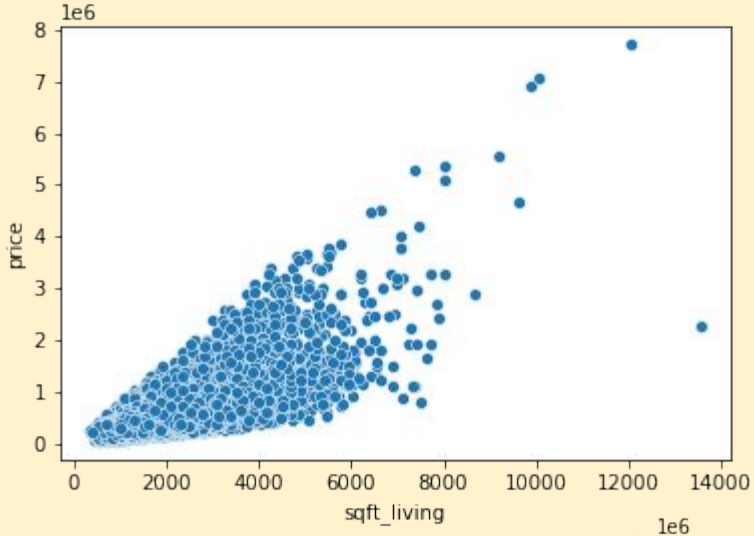




The Model

Number of Features	25
Score	.678*
Important Features	Waterfront, Square Footage, Grade

*67.8% of the variation in price is explained by the features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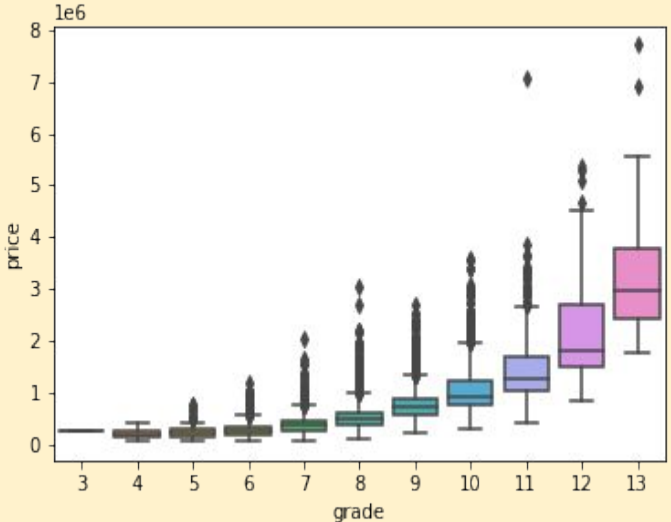
price
sqft_living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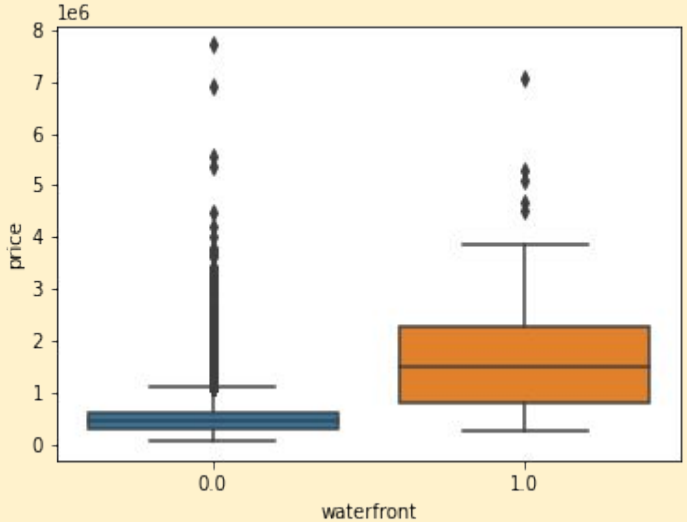
1e6
price
waterfront

Future Analysis

- Explore renovations to see how well they improve housing price
- Further improve our model and update our data
- Take a closer look at the condition feature

Thank You!

Micah Shackelford

Github: https://github.com/shackemn