



Housing Prices Analysis

King County, Washington

Phase II Final Project
Presenter: Skye Jeanat

Agenda



- △ Data Details and Modeling
- △ Stakeholder Requirements
- △ Data Findings
 - △ Broader King County market
 - △ Waterfront homes
 - △ High quality view homes
 - △ Condition of homes
- △ Recommendation
- △ Questions



Data Details and Modeling



Data Set

- △ Source: Kaggle
- △ 2200 rows
 - △ Properties sold between 2014 and 2015
 - △ 20 columns/variables

Baseline Model

- △ Home square footage versus sale price
- △ ~36% accuracy
- △ ~\$155k off on predicting home price

Final Model

- △ Removed, scaled, and selected predictors
- △ ~81% accuracy
- △ ~\$88k off on predicting home price
- △ Top predictors included:
 - △ Location
 - △ Waterfront
 - △ View, bathrooms, age, and more

Stakeholder Requirements



🏠 Budget max of \$1M



🏠 No more than 4 bedrooms



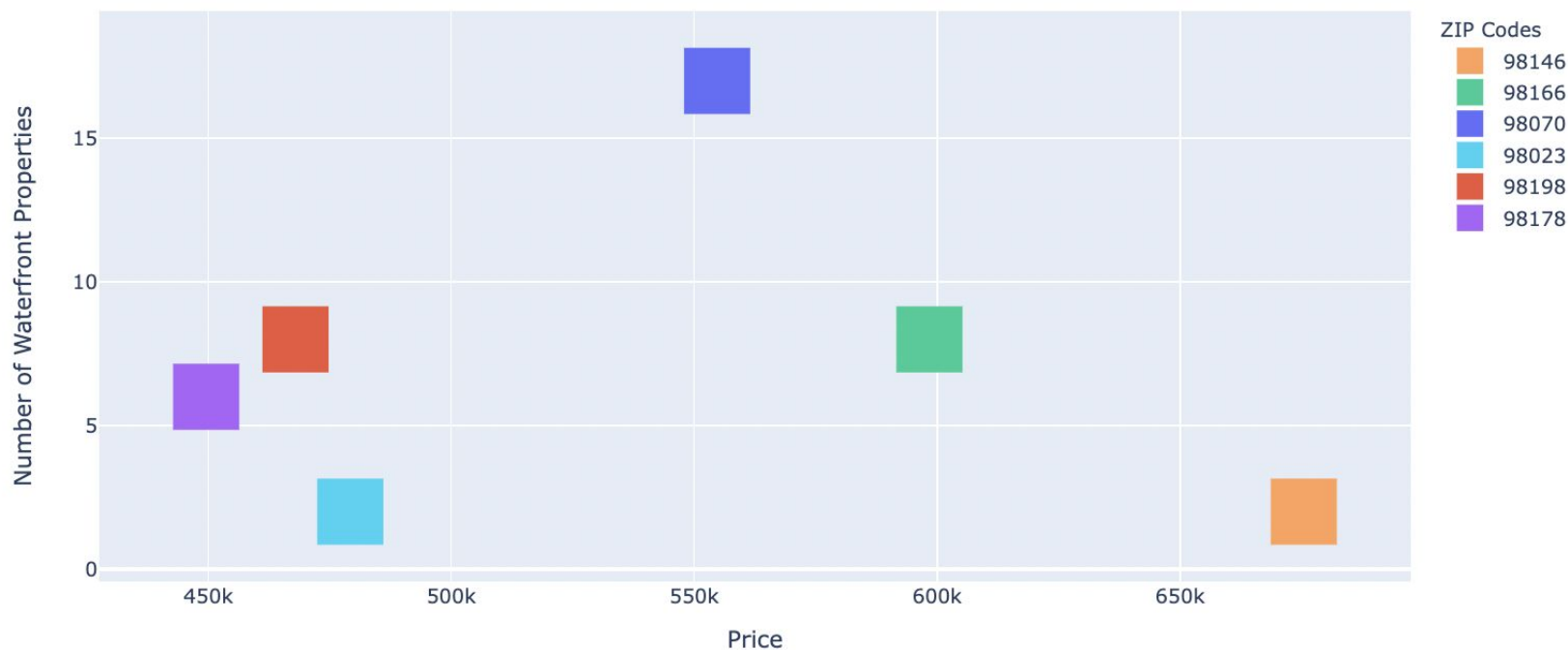
🏠 Waterfront and view



Data Findings - Waterfront



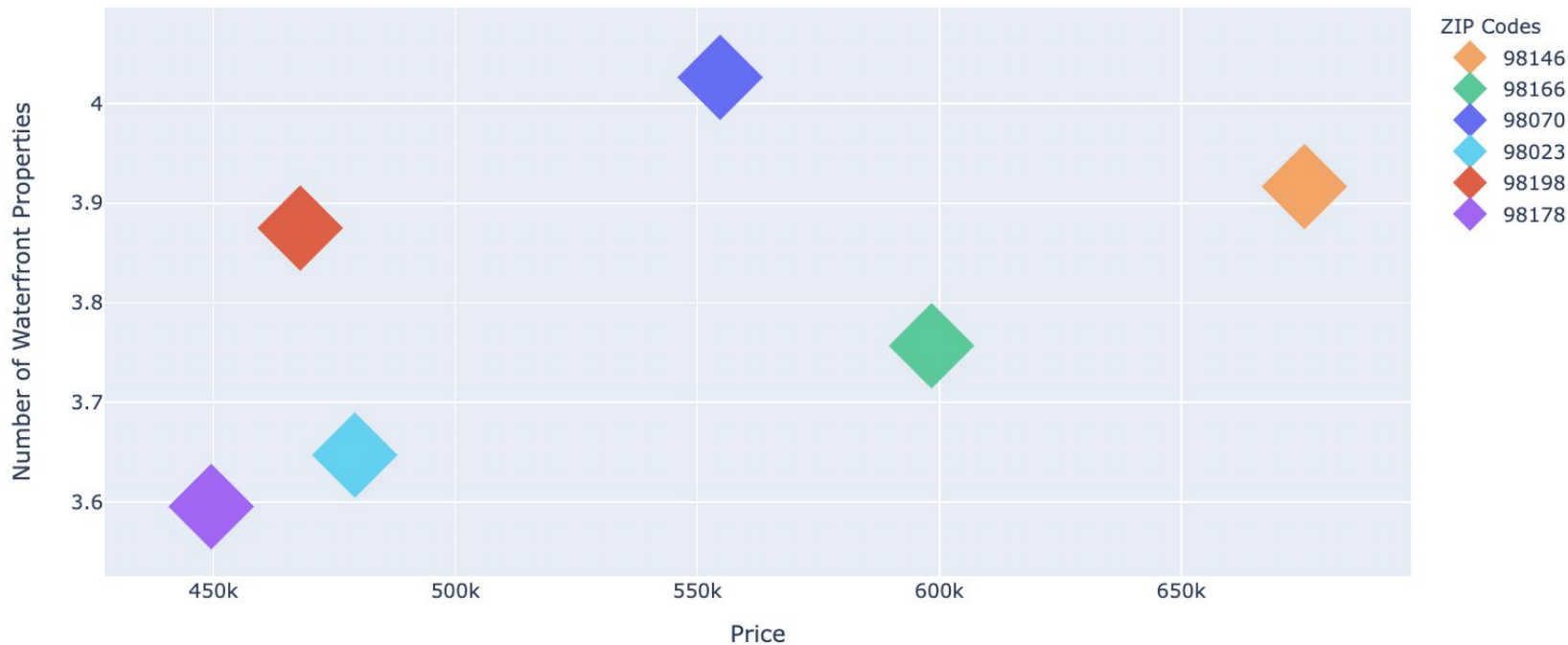
Top ZIP Codes by Number of Waterfront Properties



Data Findings - View



Top ZIP Codes by Average View



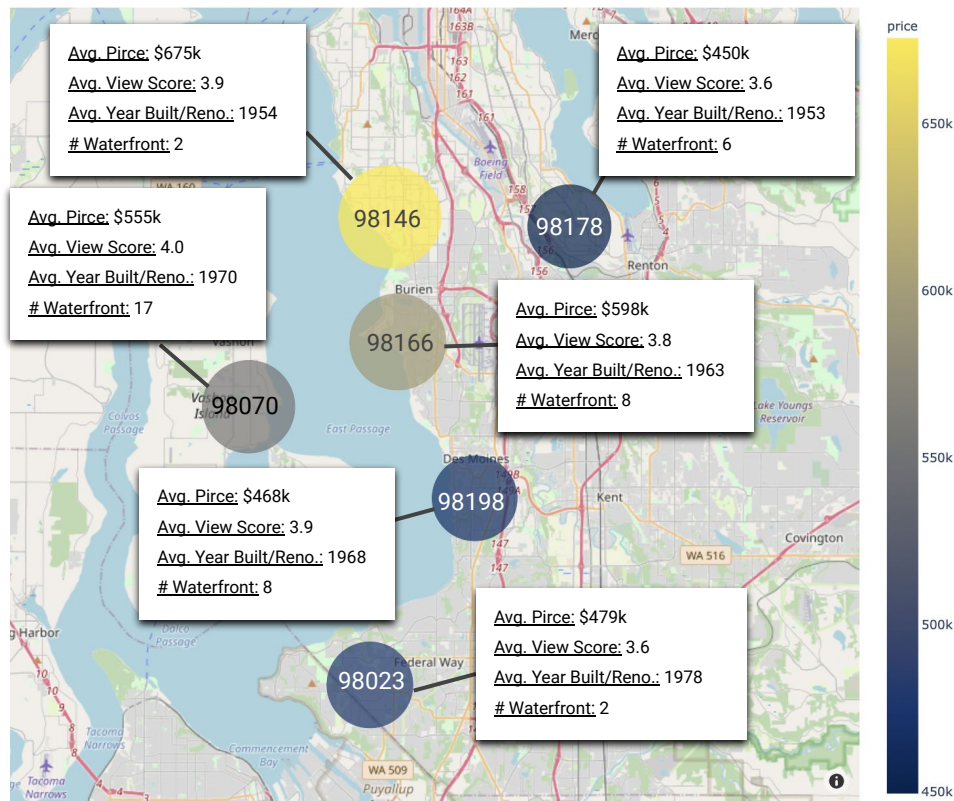
Data Findings - Property Age



Average Built/Renovated Year of Target Homes



Recommended Price and ZIP Code



Recommended ZIP Codes:

- 98070
- 98198
- 98178

Other Considerations:

- Non-waterfront homes
- Square footage
- Bed-bath ratio
- More recent sales data

Questions?

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