KING COUNTY

HOUSE HUNTING

ATTRIBUTE BASED PRICE PREDICTIONS

Tova Simonson

90%

HOME SEARCHES BEGIN ONLINE

IO

AVERAGE WEEK LENGTH & HOMES VIEWED FOR A HOME SEARCH

50%

BUYERS FOUND THEIR PURCHASED HOME ONLINE

SOLUTION

CREATE APP THAT ALLOWS POTENTIAL HOME BUYERS TO UNDERSTAND REALISTIC HOUSING OPTIONS FOR A HOME WITH SPECIFIC ATTRIBUTES AND PROVIDE SUGGESTIONS TO SAVE MONEY, SPECIFIC TO THEIR SEARCH AND CITY.

Let's go House Hunting!

DATA

HOUSE SALES IN KING COUNTY, USA

SUMMARY

Homes sold in KC during
May 2014 - May 2015

21613 Rows of Data

19 Features

EXPLORATION

High correlation variables:
bedrooms, bathrooms with
home square footage

Kent and Auburn do not
have waterfront properties

FEATURES

Engineered binary
variables to indicate:

waterfront

basement

renovations

Logged price and lot sqft

LINEAR REGRESSION

Models by city: 10

Each subset test/train split: 0.7/0.3

RESULTS

Average Train R2: 0.61
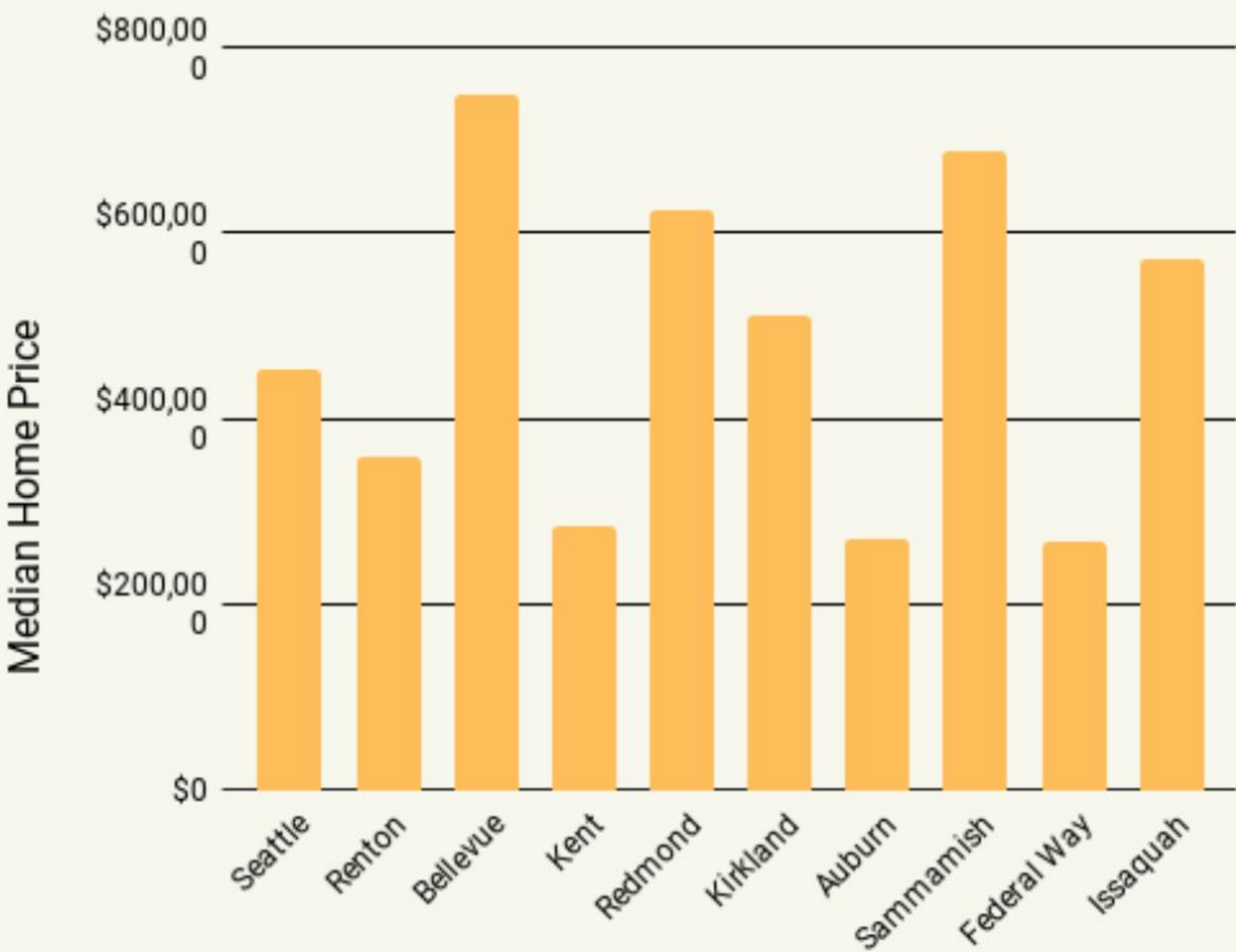
Average Test R2: 0.56

POINTS OF INTEREST

For cities with waterfront properties, changing that attribute to none will most likely decrease predicted price most.

Highest median home price:
Bellevue ($749,000)

Lowest median home price:
Federal Way ($268,000)

CONTACT

THANK YOU!

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