King County
House Price Analysis

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Outline

Business Problem

What key features affect the sale price of houses in King County WA?

Data & Methods

Data

House sale prices for King County
WA from 2014 to 2015

Methods

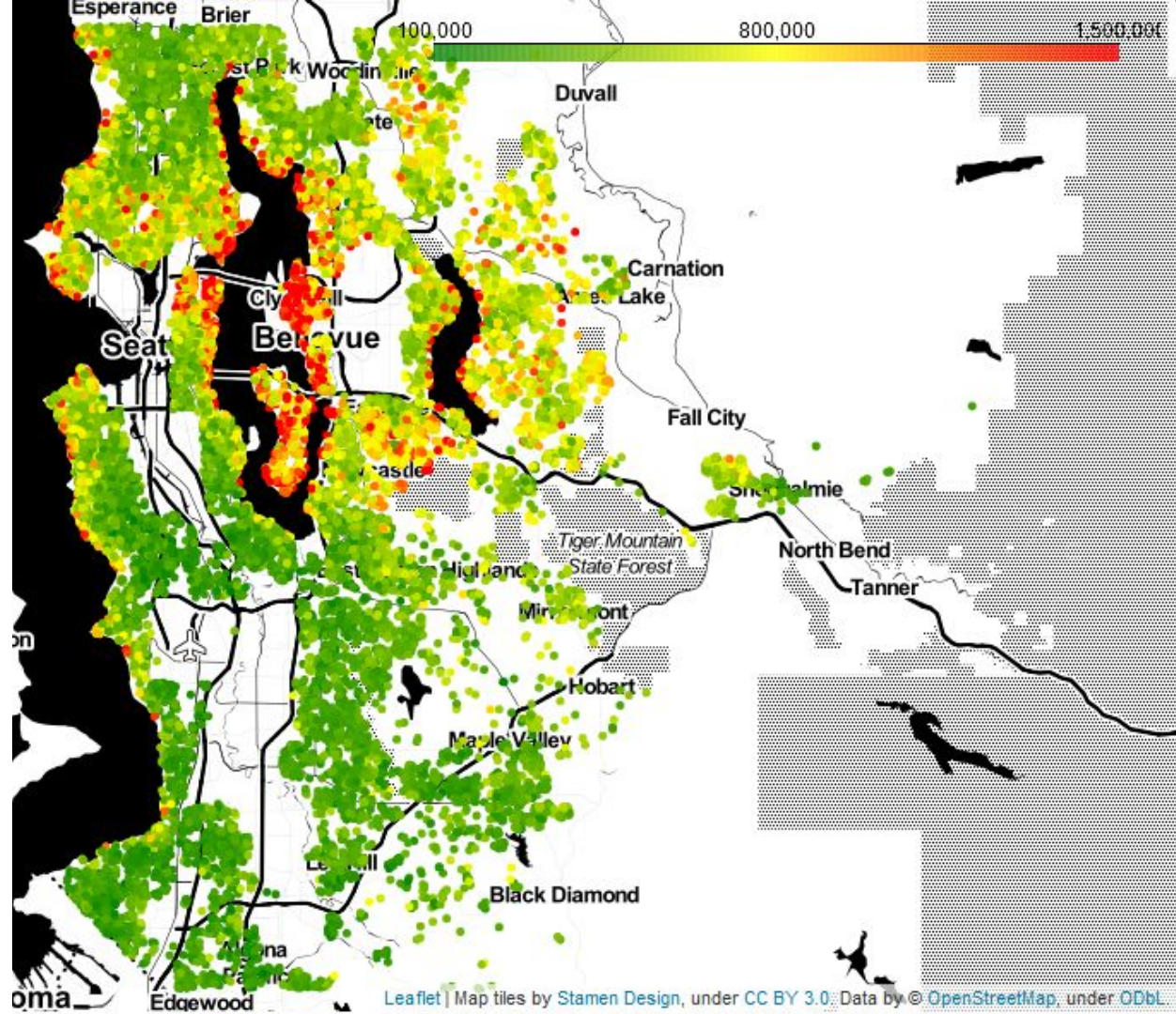Multiple linear regression analysis

Features

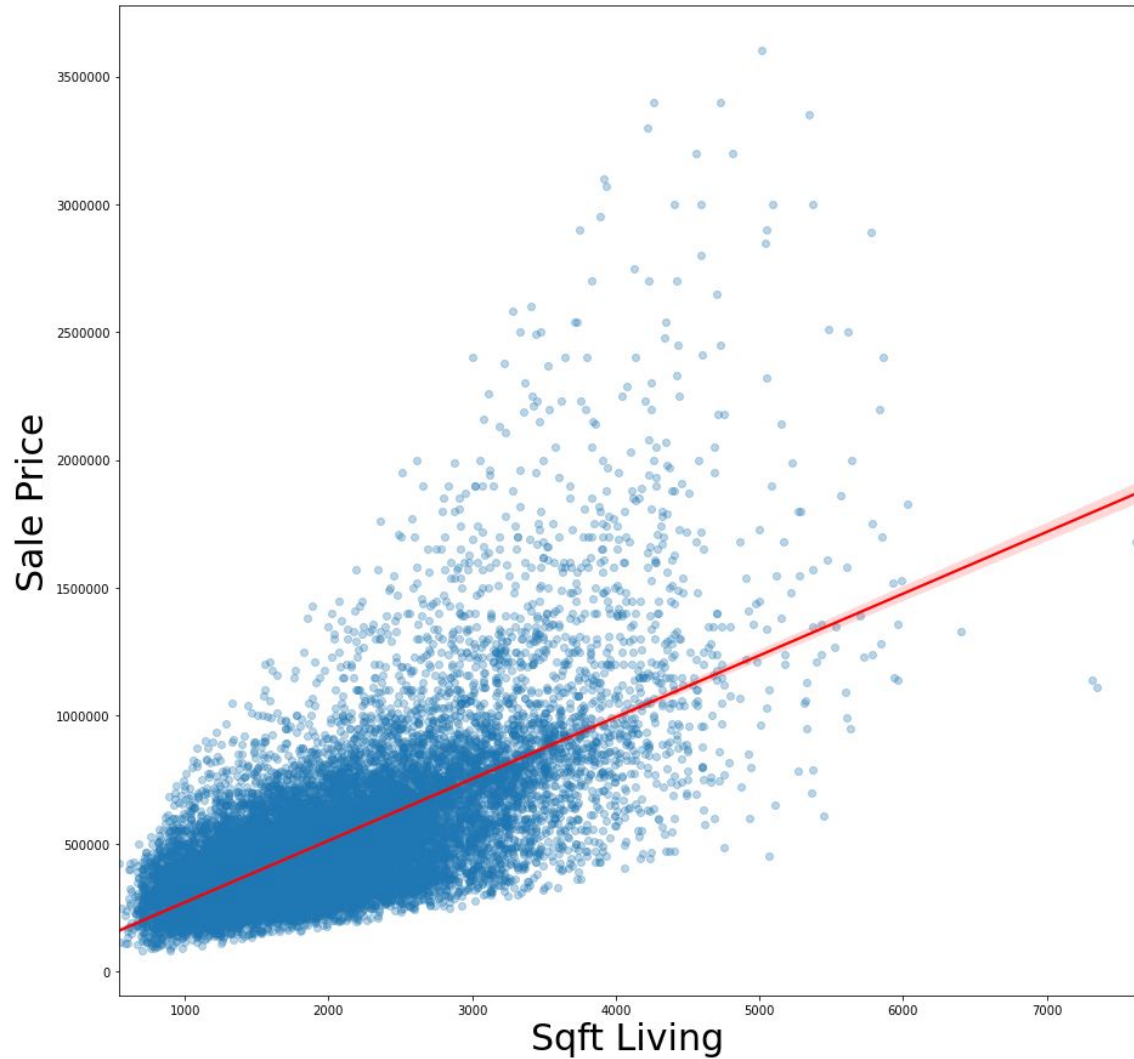**What features have a correlation with sale price?**

- Number of Bedrooms
- Number of Bathrooms
- Building condition (scale 1-5)
- Building grade (scale 1-13)
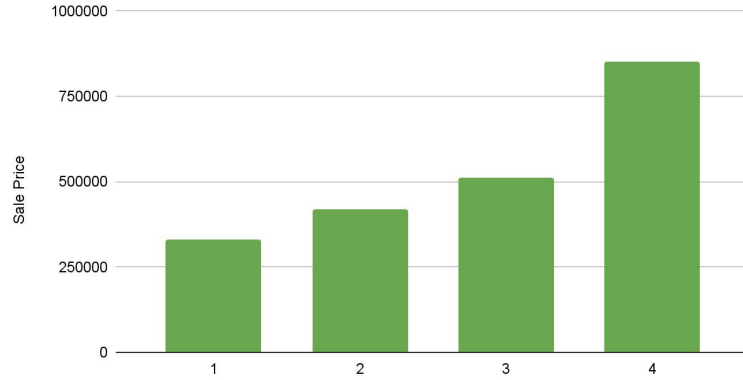- Living space (sqft)
- Location

Sale Price by Location
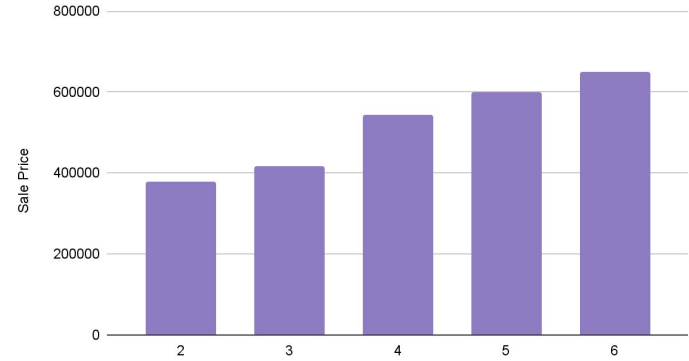
Sale Price vs Living Space
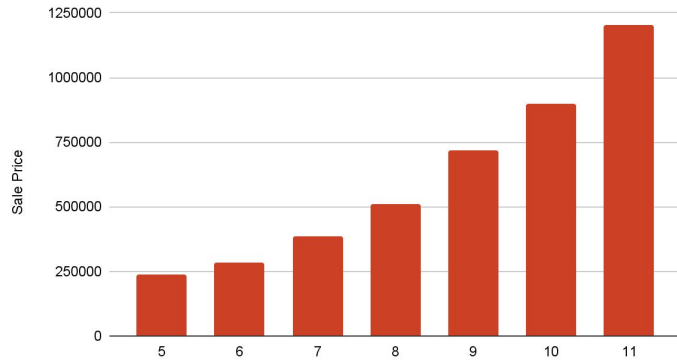
Average Sale Price vs Features

Model Performance
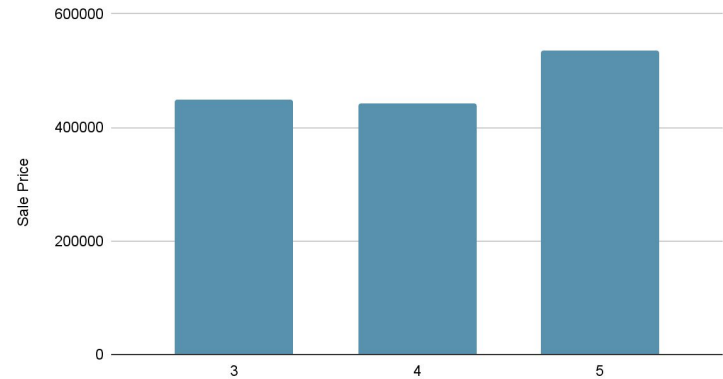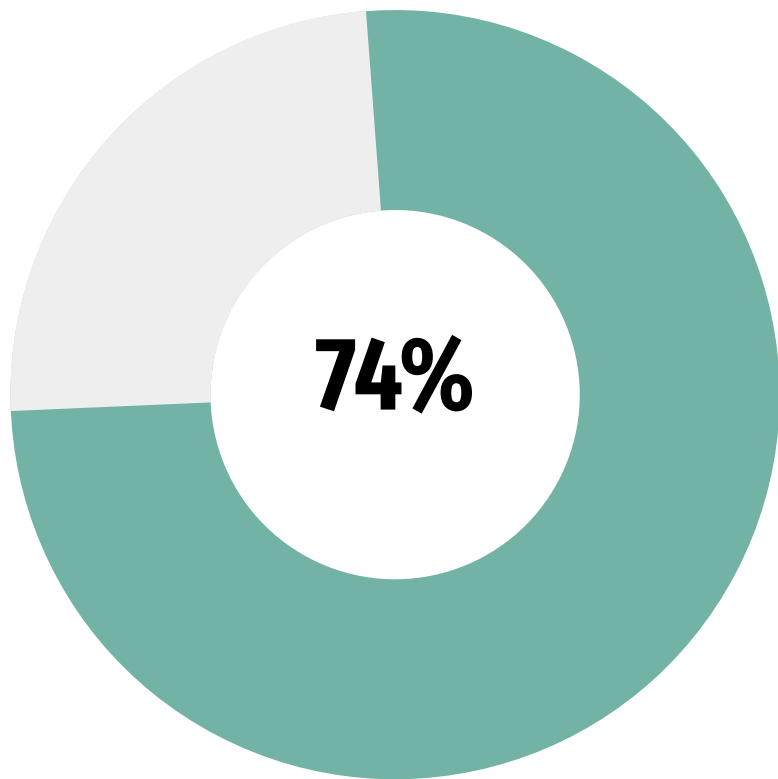
74%

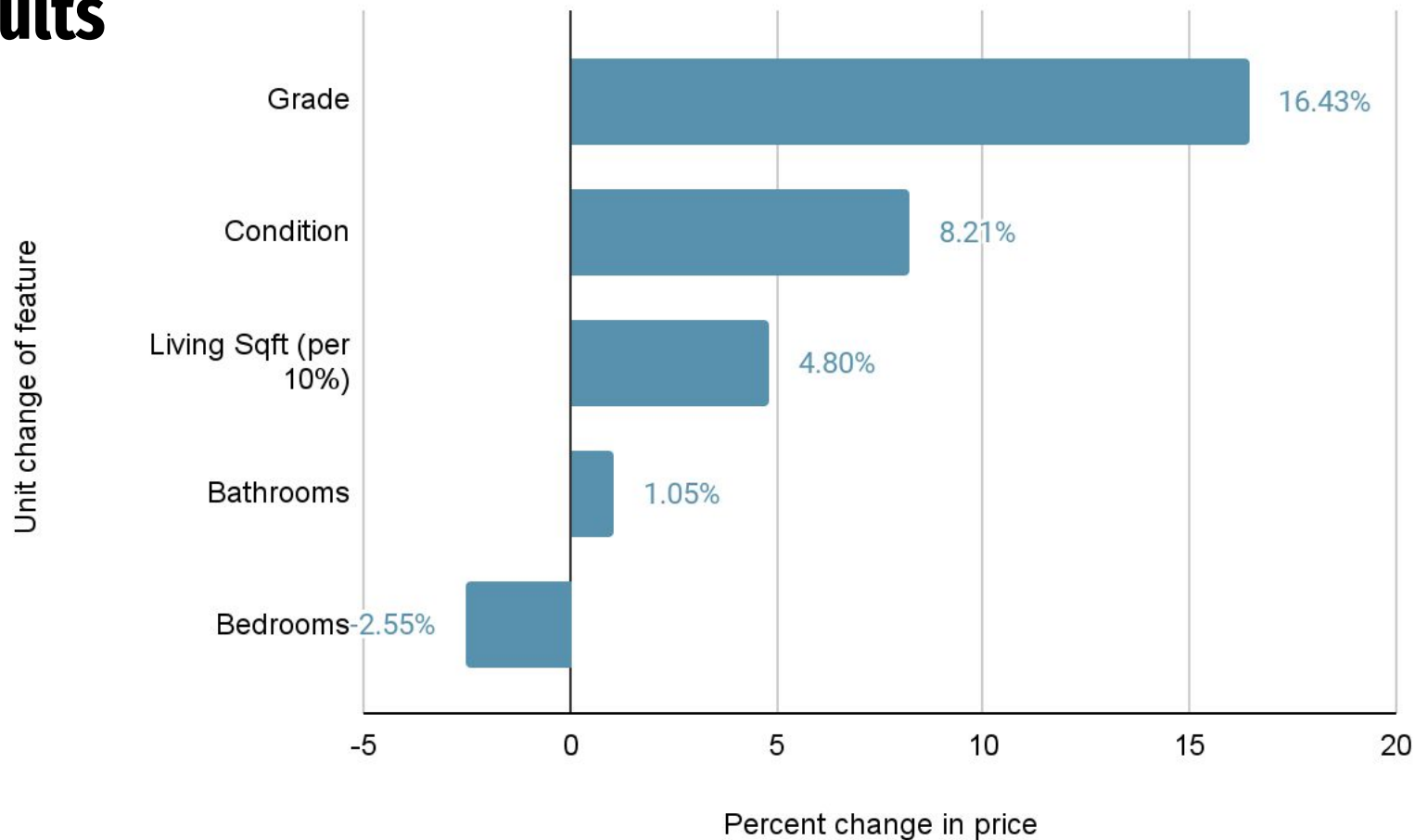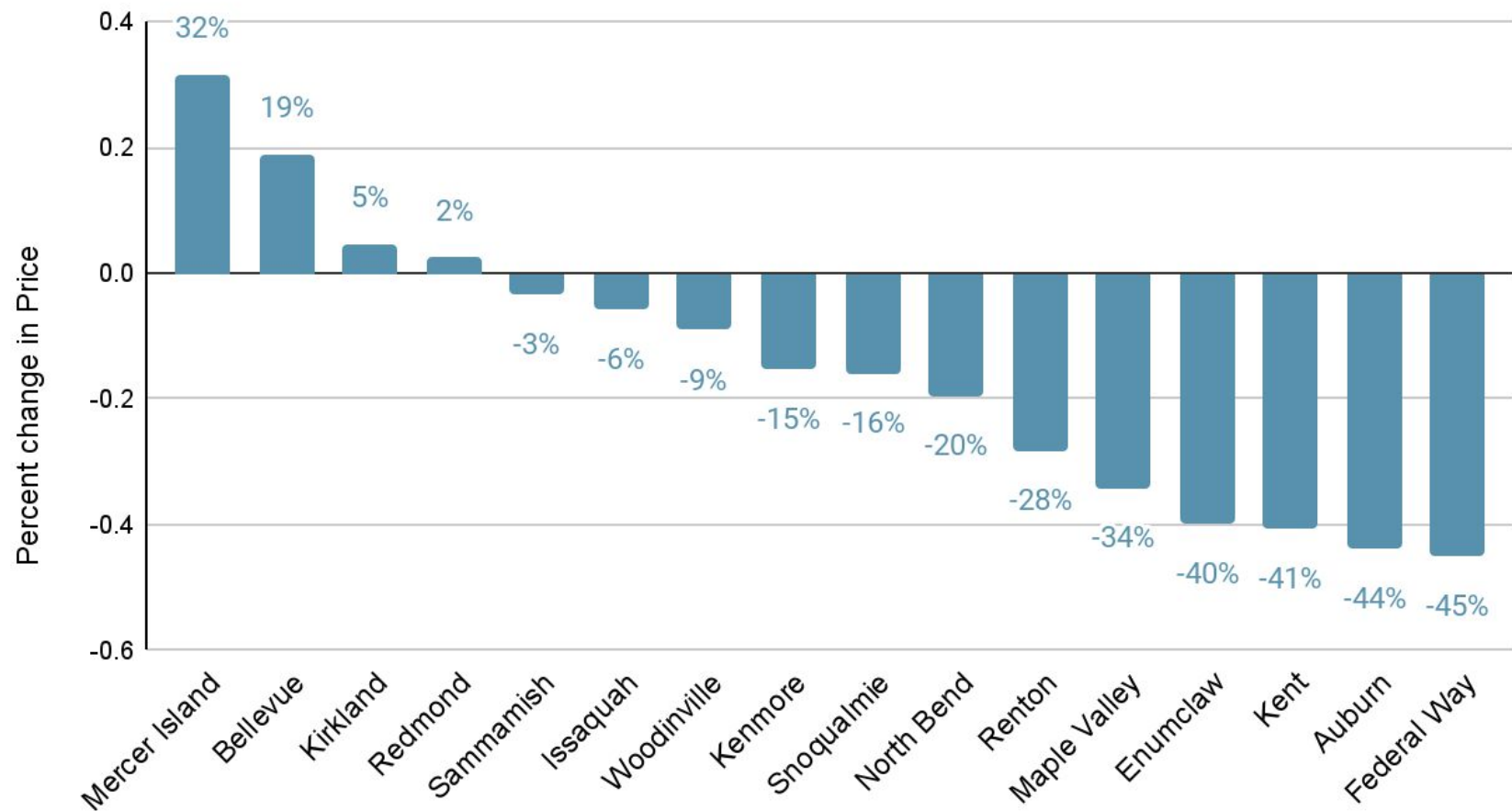## Variance Explained

Key features account for around 74% of the variation in sales price

Results

Other Cities compared to Seattle

Percent change in Price

City	Percent change
Mercer Island	32%
Bellevue	19%
Kirkland	5%
Redmond	2%
Sammamish	-3%
Issaquah	-6%
Woodinville	-9%
Kenmore	-15%
Snoqualmie	-16%
North Bend	-20%
Renton	-28%
Maple Valley	-34%
Enumclaw	-40%
Kent	-41%
Auburn	-44%
Federal Way	-45%

Conclusion

01 **Location**

Difference in price by City
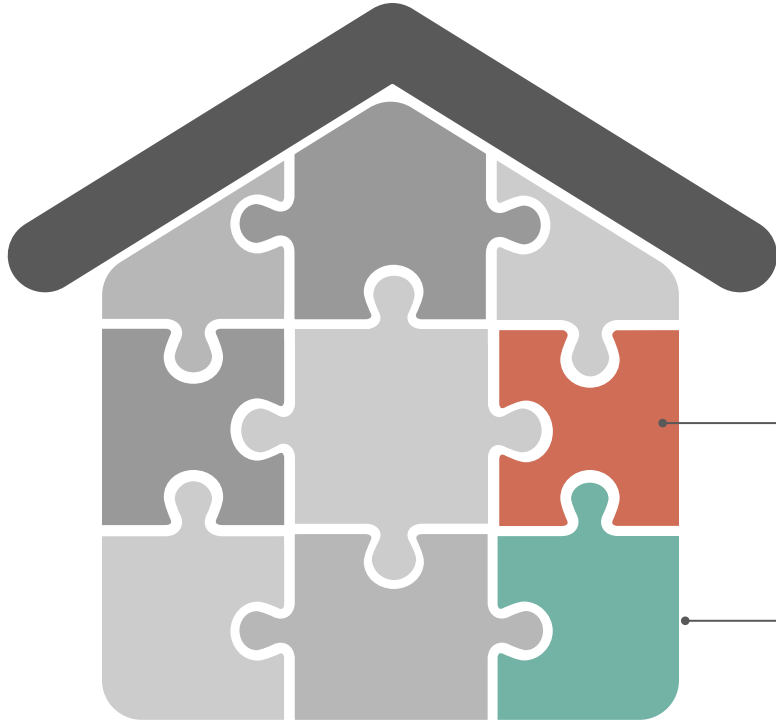
02 **House Quality**

Building Grade and Condition

03 **House Features**

Living Space

Future Considerations

Data on Buyers
What type of people are more willing to spend?

Interest Rates
Do lower mortgage rates have an effect on price?

Thank You!

Do you have any questions?

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Github:
https://github.com/whyyoutoo/King-County-Regression-Analysis.git