

A thick black L-shaped frame is positioned on the left and right sides of the slide, framing the central text.

MODULE 1 PROJECT PRESENTATION

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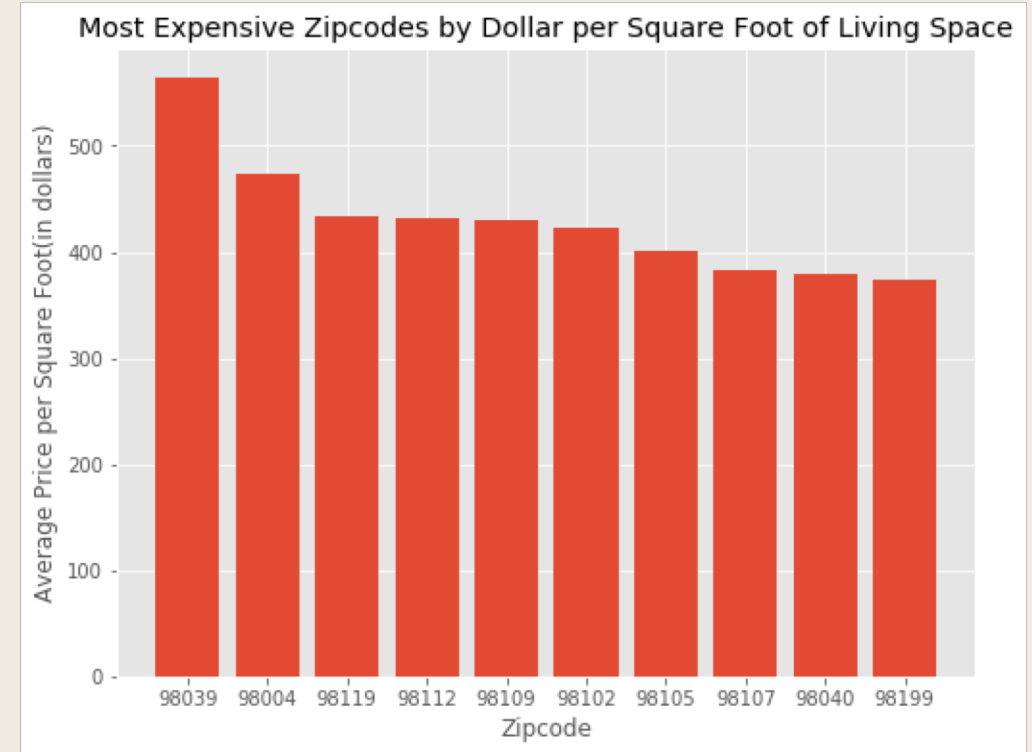
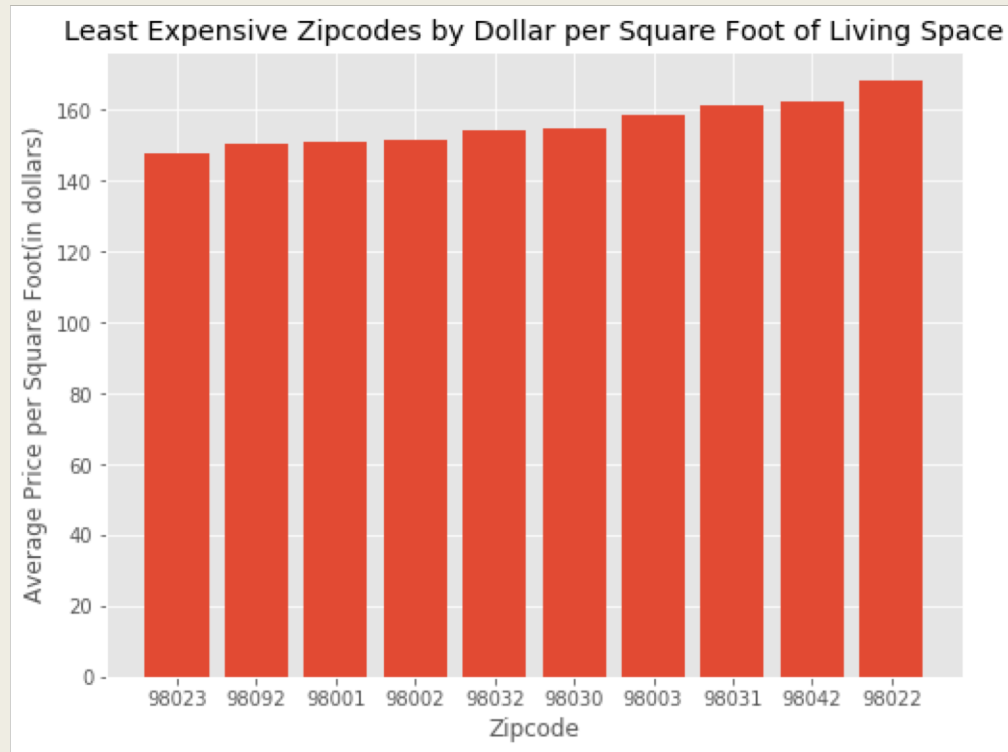
Question: What factors influence the sale price of a home in Kings county?

- When trying to sell your home, you want to maximize profits as much as possible. Knowing how much your home will likely sell for is invaluable information when planning a sale.
- Using data from home sales from homes sold in 2015, we attempt to uncover what factors help most accurately predict the sales price of a home.
- The dataset included factors such as square footage, zip code, and grade assessment for all homes sold during 2015.

Methodology

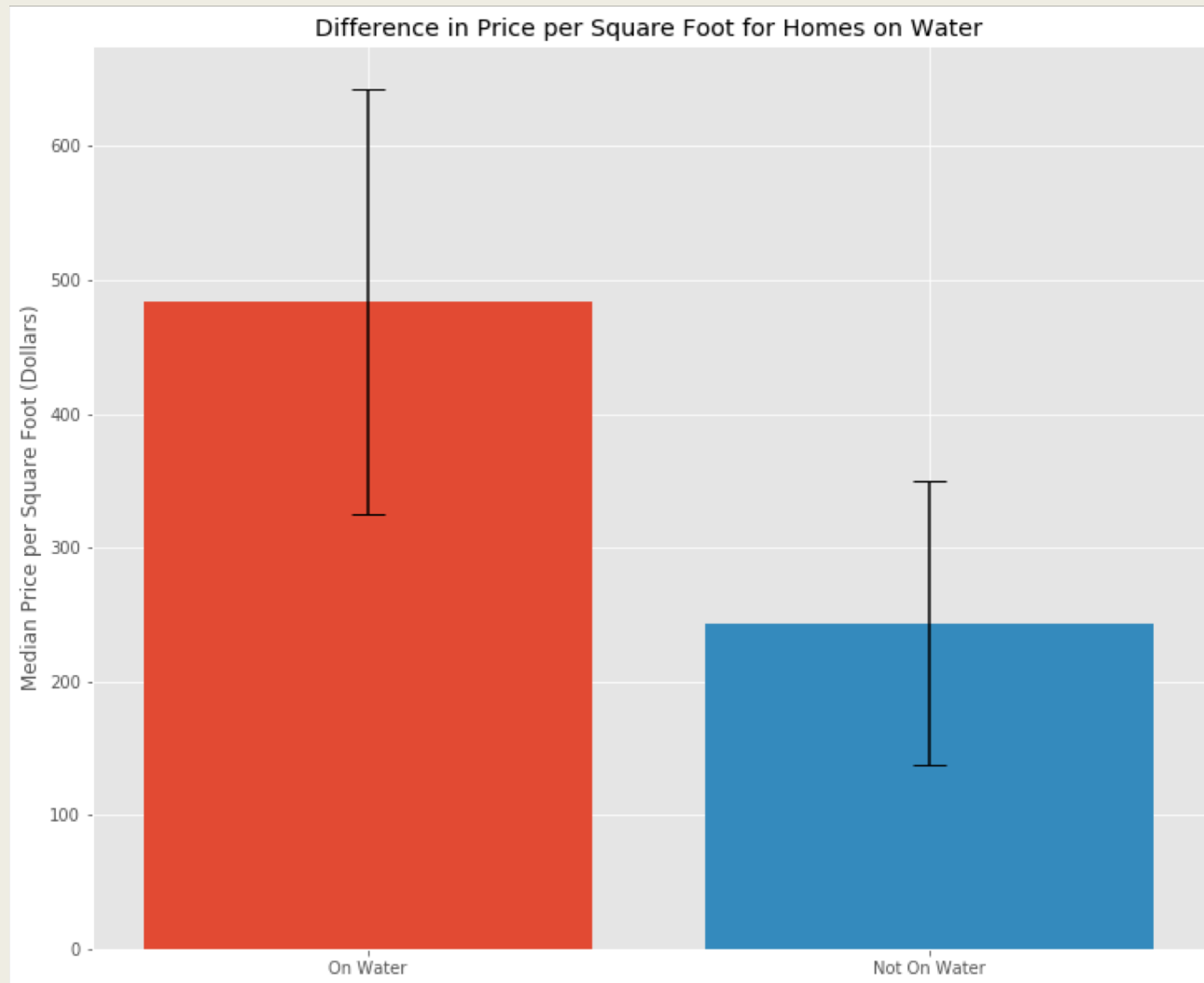
- We used the OSEMN data science framework to process our data
 - ❖ *O – Obtained the data*
 - ❖ *S – Scrubbed the data*
 - ❖ *E – Explored the data*
 - ❖ *M – Modeled the data*
 - ❖ *N – iNterpreted the data*

Results – Where is your home?



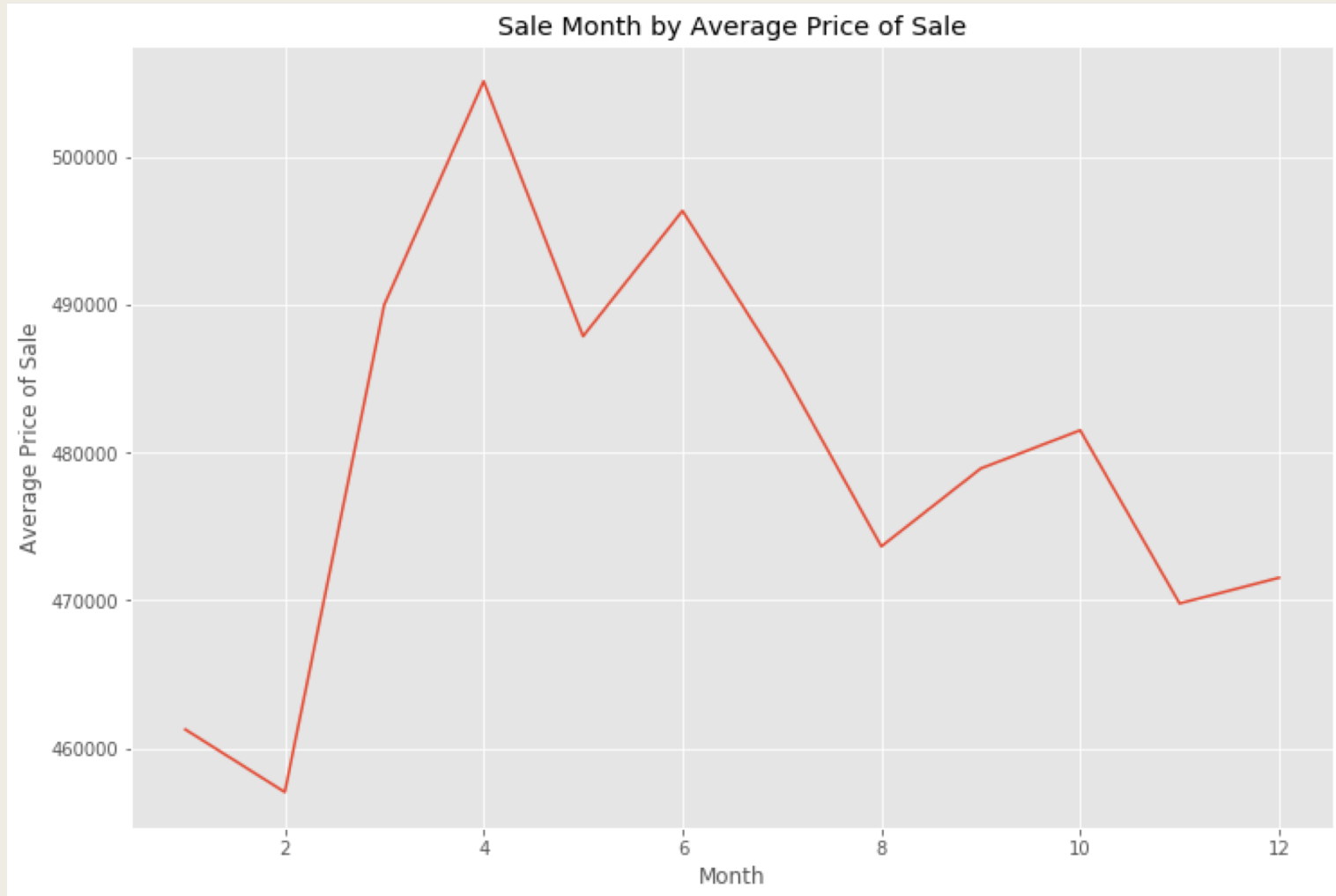
- The difference between the average price per square foot of living space for the most expensive zip code and those of the least expensive zip code is \$416

Results- Is your home on the water?



- Homes on the water have a median price per square foot of living space nearly twice those not on water.

Results- When should you sell?



- Top average sales prices were found to occur between March and July of the year.

Results – How big is your house?

- How large your house is pretty well correlated to the price of your house.
 - *However: it is important to note that this is true of the size of the living space of your home, and not the plot of your land.*
- Our final model associates each square foot of living space with an increase of \$118.01 in the value of the home.

Takeaways and Limitations

- If you can, try to put your home on the market before the spring/early summer times. This is when you are most likely to sell at the highest price
- When looking to price your home, 3 things you should be looking at are:
 - *Location of your home (Zipcode, Waterfront)*
 - *Quality of your home (Condition, Grade on King County's 13 point system)*
 - *Size of your home (Square footage of the interior of your home)*
- It should be noted that our model tends to underestimate the value of high value homes (over \$1,000,000)