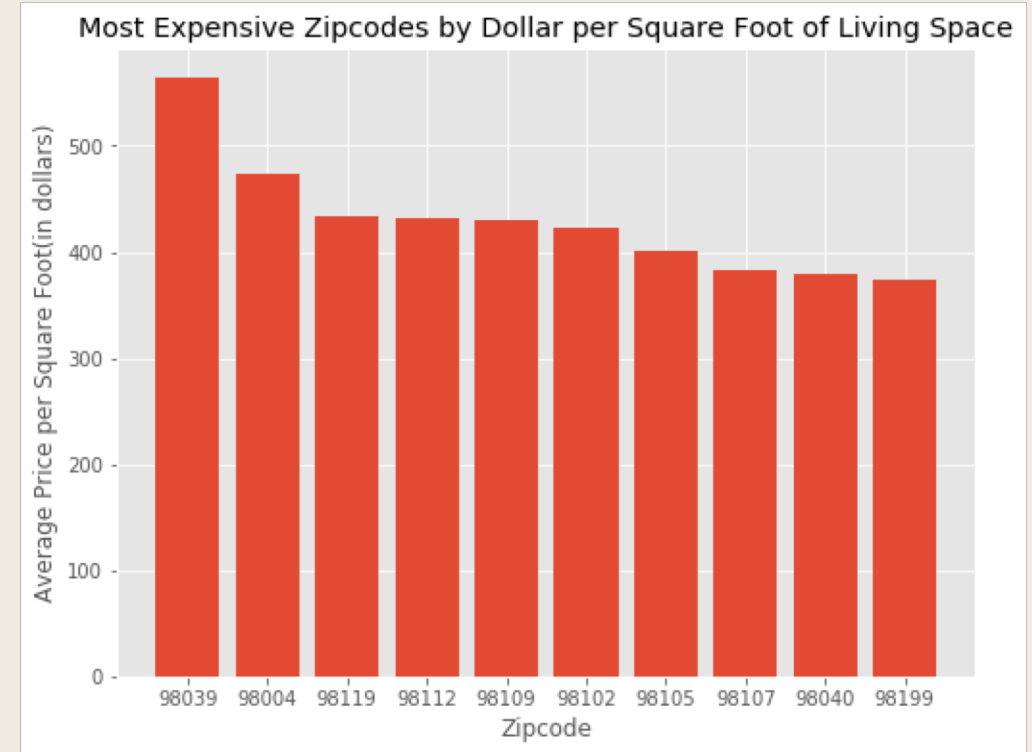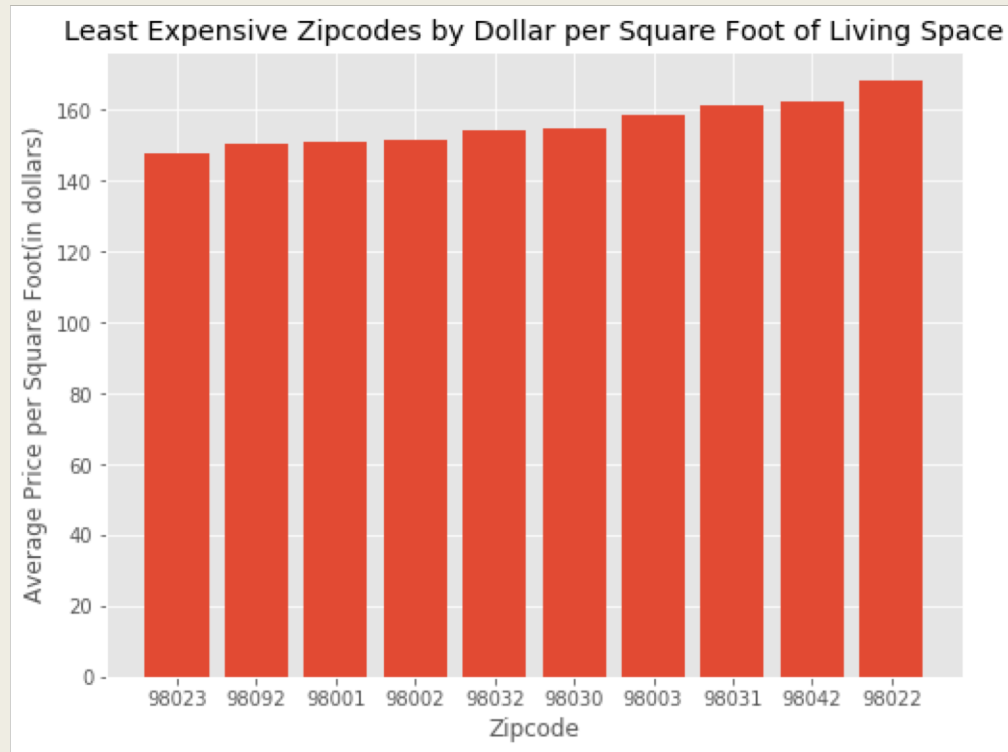# MODULE 1 PROJECT PRESENTATION

By: Joseph Szpigiel

# 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 – Scrubed the data*
  - *E – Explored the data*
  - *M – Modeled the data*
  - *N – iNterpreted the data*

# Results – Where is your home?



Least Expensive Zipcodes by Dollar per Square Foot of Living Space



Most Expensive Zipcodes by Dollar per Square Foot of Living Space

■ 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?



Difference in Price per Square Foot for Homes on Water
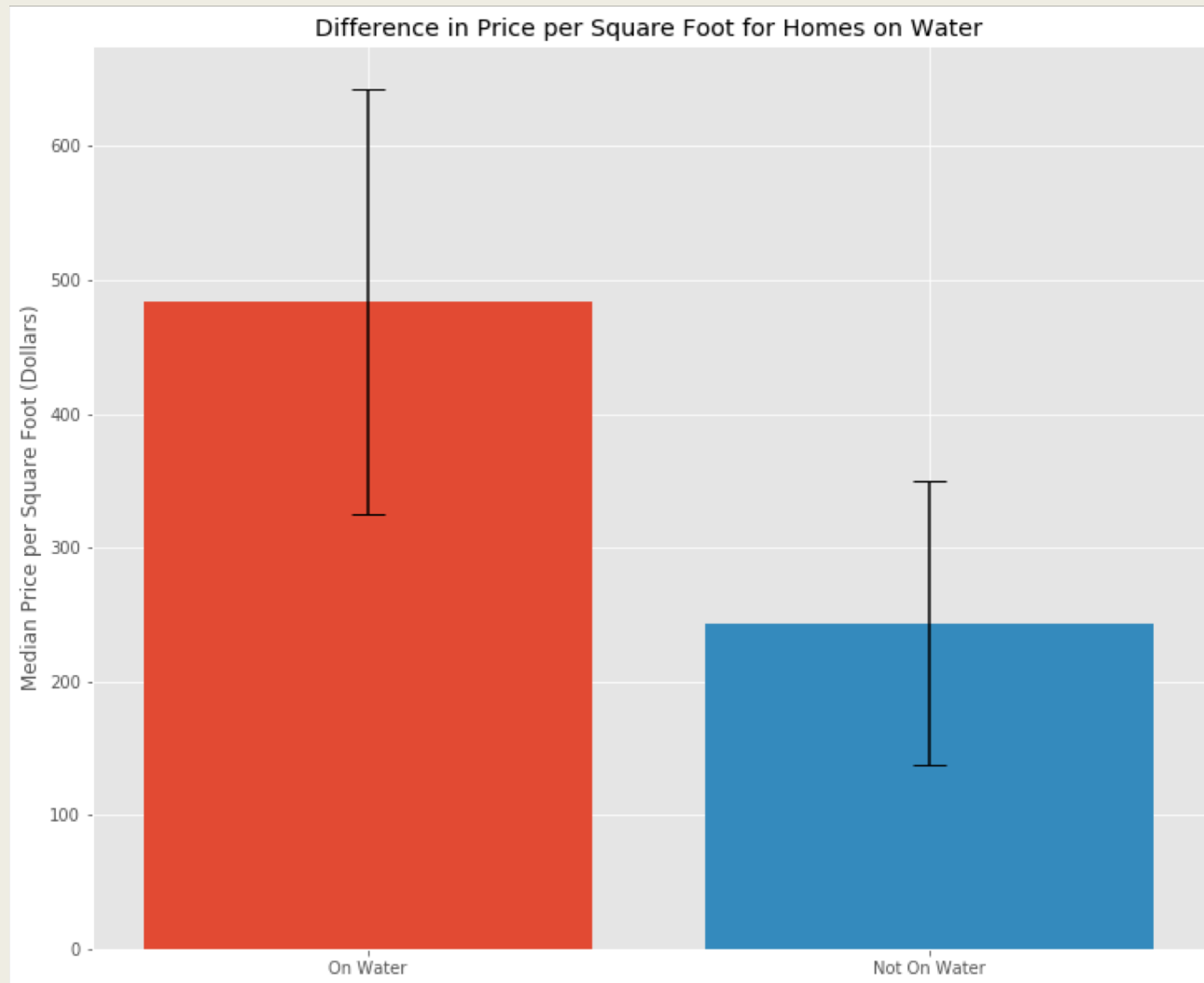
- Homes on the water have a median price per square foot ofliving space nearly twice those not on water.

# 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 $121.83 in the value of the home.

# Takeaways and Limitations

■ When looking at the price of 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 overestimate the price of low value homes (below $400,000) and underestimate the value of high value homes (over $1,000,000).