
How renovations may increase estimated value of homes.

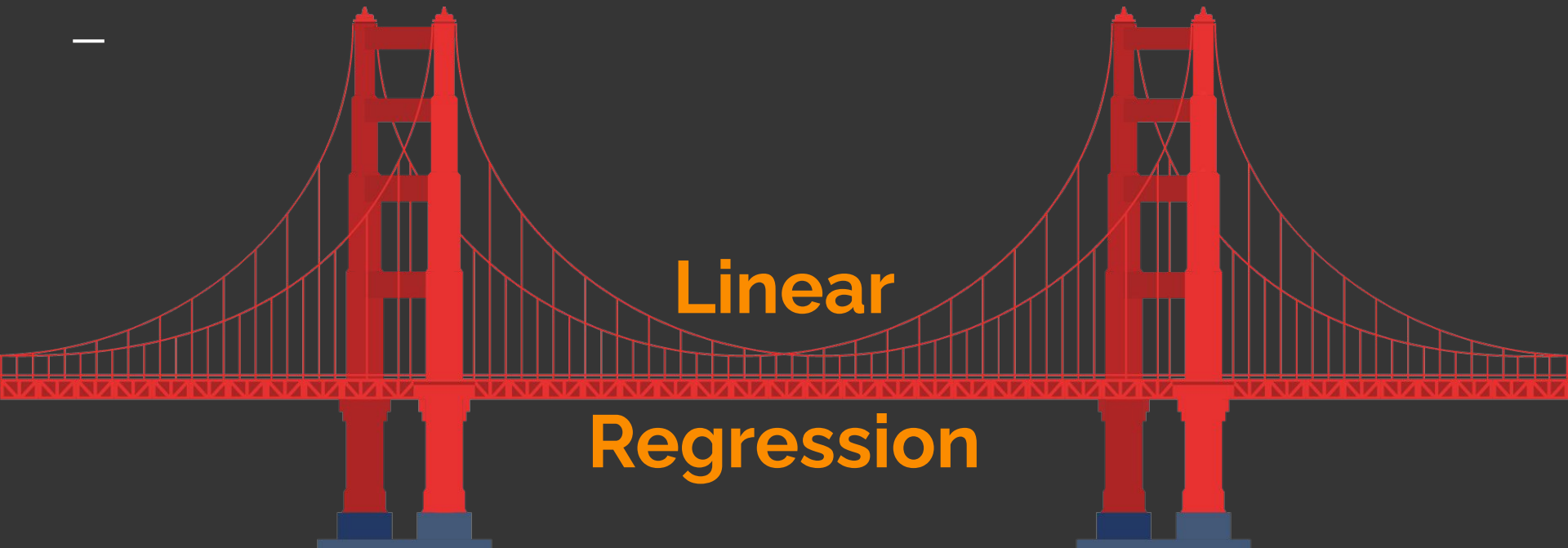
Linear Regression of King County House-Sales Dataset

Business Problem

The Real Estate Company needs to be able to advise homeowners on how to increase the value of their homes.

They need at least three features for which home renovations can accomplish this, and by how much.





Linear

Regression

NEED:

Provide Advice to
Homeowners

GOAL:

3 Features that
Increase the Value of
the Home



King County



The Data

Column Description

id	Unique identifier for a house
date	Date house was sold
price	Sale price (prediction target)
bedrooms	Number of bedrooms
bathrooms	Number of bathrooms
sqft_living	Square footage of living space in the home
sqft_lot	Square footage of the lot
floors	Number of floors (levels) in house
waterfront	Whether the house is on a waterfront
view	Quality of view from house
condition	How good the overall condition of the house is. Related to maintenance of house.
grade	Overall grade of the house. Related to the construction and design of the house.
sqft_above	Square footage of house apart from basement
sqft_basement	Square footage of the basement
yr_built	Year when house was built
yr_renovated	Year when house was renovated
zipcode	ZIP Code used by the United States Postal Service
lat	Latitude coordinate
long	Longitude coordinate
sqft_living15	The square footage of interior housing living space for the nearest 15 neighbors
sqft_lot15	The square footage of the land lots of the nearest 15 neighbors

Findings & Recommendations

CONDITION:
Upgrade
For every 1 unit
increase in condition
rating, the home will
increase value by 9.58%

GRADE:
Upgrade the
For every 1 unit
increase in grade
classification, the home
value will increase by
16.71%

BASEMENT:
Add a BASEMENT
will increase the value of
the home by 13.24%



Grade:

types of materials used

Classifications:

- 3 - Poor
- 4 - Low
- 5 - Fair
- 6 - Low Average
- 7 - Average
- 8 - Good
- 9 - Better
- 10 - Very Good
- 11 - Excellent
- 12 - Luxury
- 13 - Mansion



Condition:

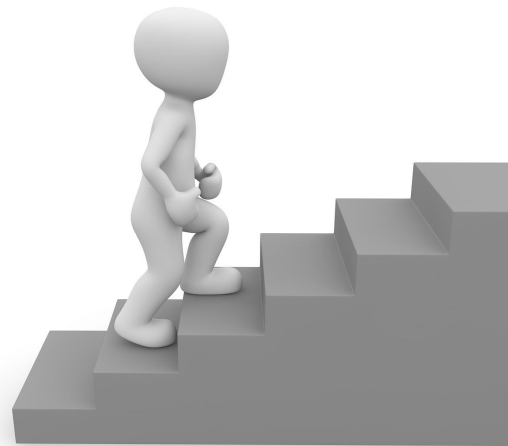
maintenance of the house

Ratings:

- Poor
- Fair
- Average
- Good
- Very Good

Next Steps:

This linear regression model is able to explain 58.2% of the variability observed in Sale Price. I would like to find a way to transform and use the feature 'yr_built' to boost that percentage up



Thank You

Email: cassigroesbeck@emailplace.com

GitHub: [@AgathaZareth](#)

LinkedIn: [linkedin.com/in/cassarra-groesbeck-a64b75229](https://www.linkedin.com/in/cassarra-groesbeck-a64b75229)
