

Increasing Your Home's Value in King County

Let Data Help You Decide How to Invest in Your Home!

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Overview

Improve Your Home!



We will answer the following expert claims

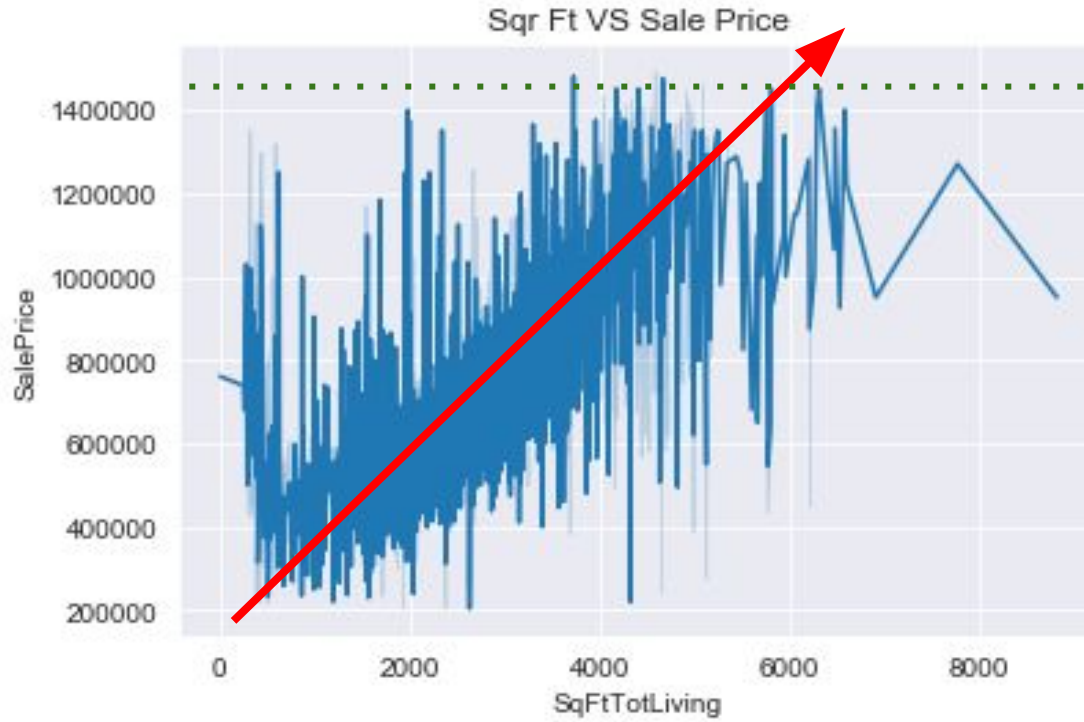
- Square Footage?
- Porch?
- Convert to a duplex?

Distribution of Sales Prices



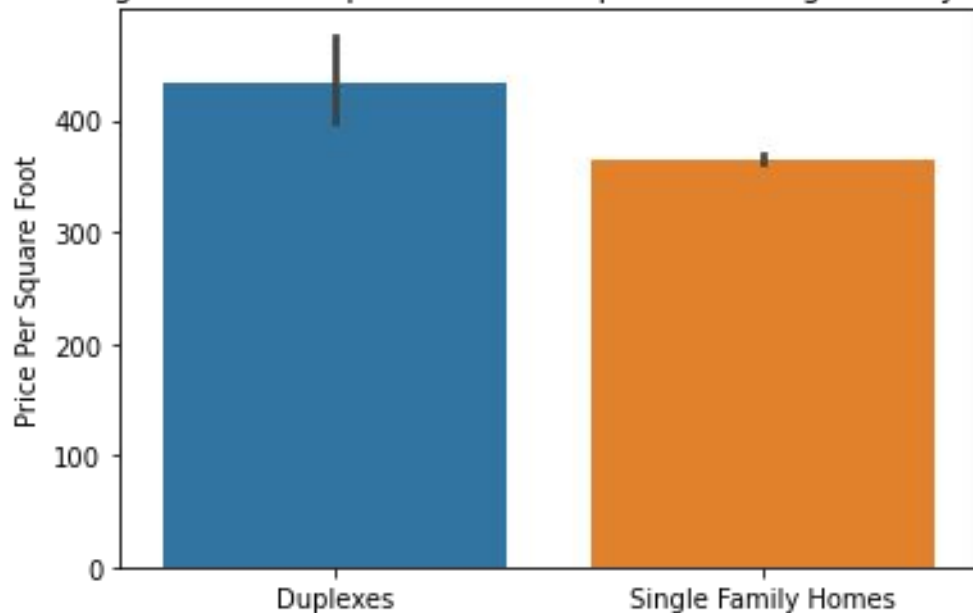
- Homes between 200k and 1.5 million
- Excluding Cabins and Apartments
- Sold in 2019

Square Foot vs. Sale Price



Cost Per Square Foot of Duplexes

Average Value Per Square Foot Of Duplexes Vs Single Family Homes



Duplex Mean: \$432.95/SqFt

Single Family Mean: \$365.52/SqFt

Difference: \$67/SqFt

P Value: 0.0006

In 2019 Duplexes sold for more per square foot than single family homes.

Model Recommendations:

Model R2: .456

Ways to improve your home's value:

| | |
|-----------------------------|---------------------------------------------------------|
| Build Bigger: | \$104/sqft |
| Build Better: | \$128307 per Building Grade |
| Build an Open Porch: | \$89/sqft |
| Build Bathrooms: | \$36858 per $\frac{3}{4}$ Bath \$30548 per Full Bath |

Convert to a Duplex! (see previous slide)

THANK YOU!

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Appendix:

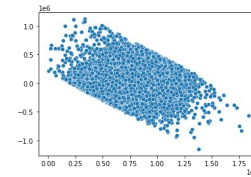
Model Validation

Model R2: .456

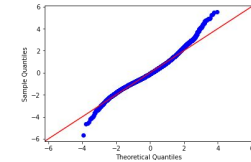
Features Used: 36

Assumptions:

Heteroskedastic



Normal - ish



Linear

Linear Rainbow P-Value:

0.995

Independent

Condition Number:

5.22

Max VIF

4.2