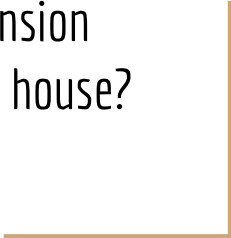




King County Housing

How does a house extension
increase the value of your house?



Nikol Holicka
Data Science Student at Flatiron School

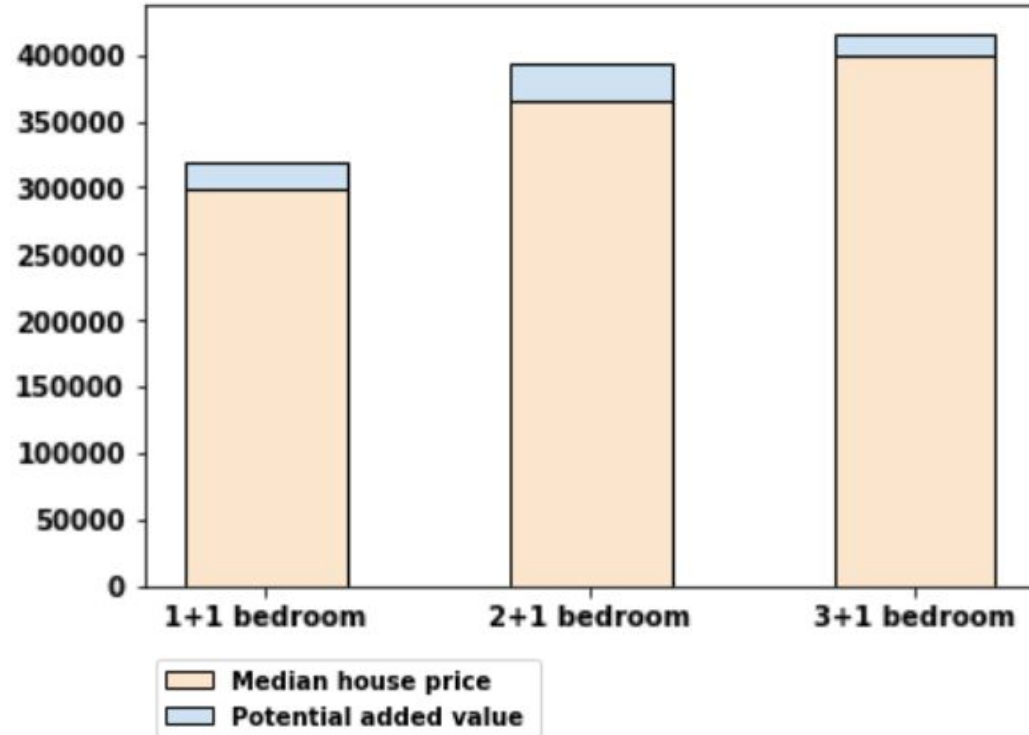
About our dataset

- More than 21 000 houses
- Sold between 2014 and 2015
- Machine learning



How does an additional bedroom impact the value of my house?

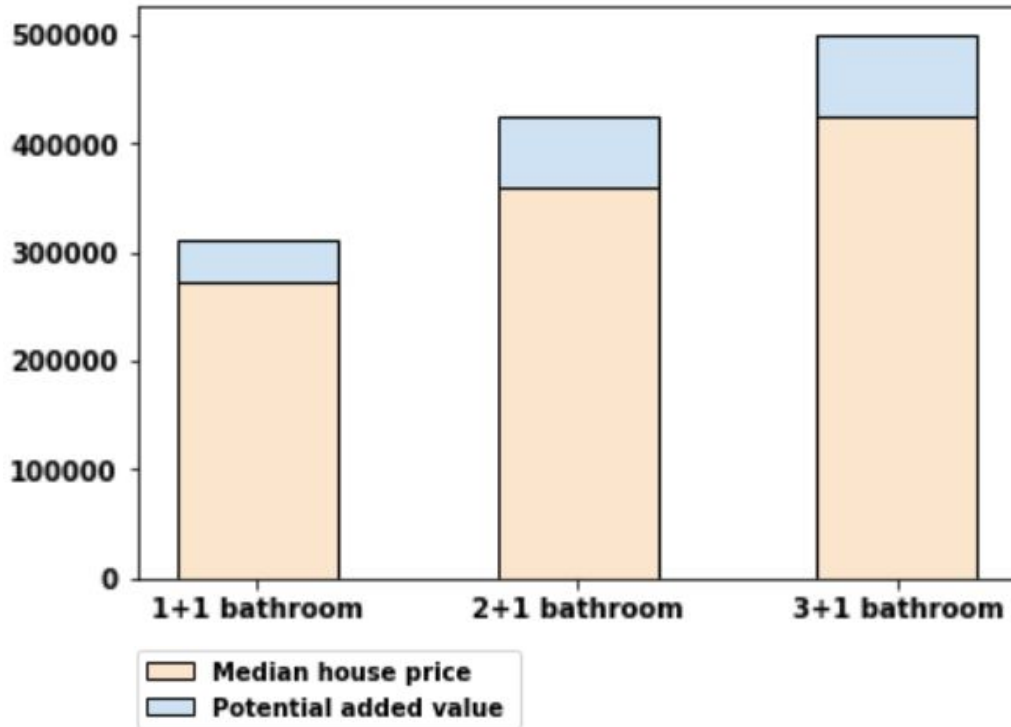
Bedroom extension



1 bedrooms to 2 bedrooms	+7%	+ \$21k
2 bedrooms to 3 bedrooms	+8%	+ \$29k
3 bedrooms to 4 bedrooms	+4%	+ \$16k

Thinking about a large extension?
What about adding a bathroom?

Bathroom extension



1 bathroom to 2 bathrooms	+14%	+ \$38k
2 bathrooms to 3 bathrooms	+18%	+ \$65k
3 bathrooms to 4 bathrooms	+18%	+ \$76k

Conclusion

- Bathroom - higher return
- Think about disposition
- Think about cost



Thank you!