Selling Your King County Home For Maximized Profit

What factors can you renovate today to make long term impact on the price of your home

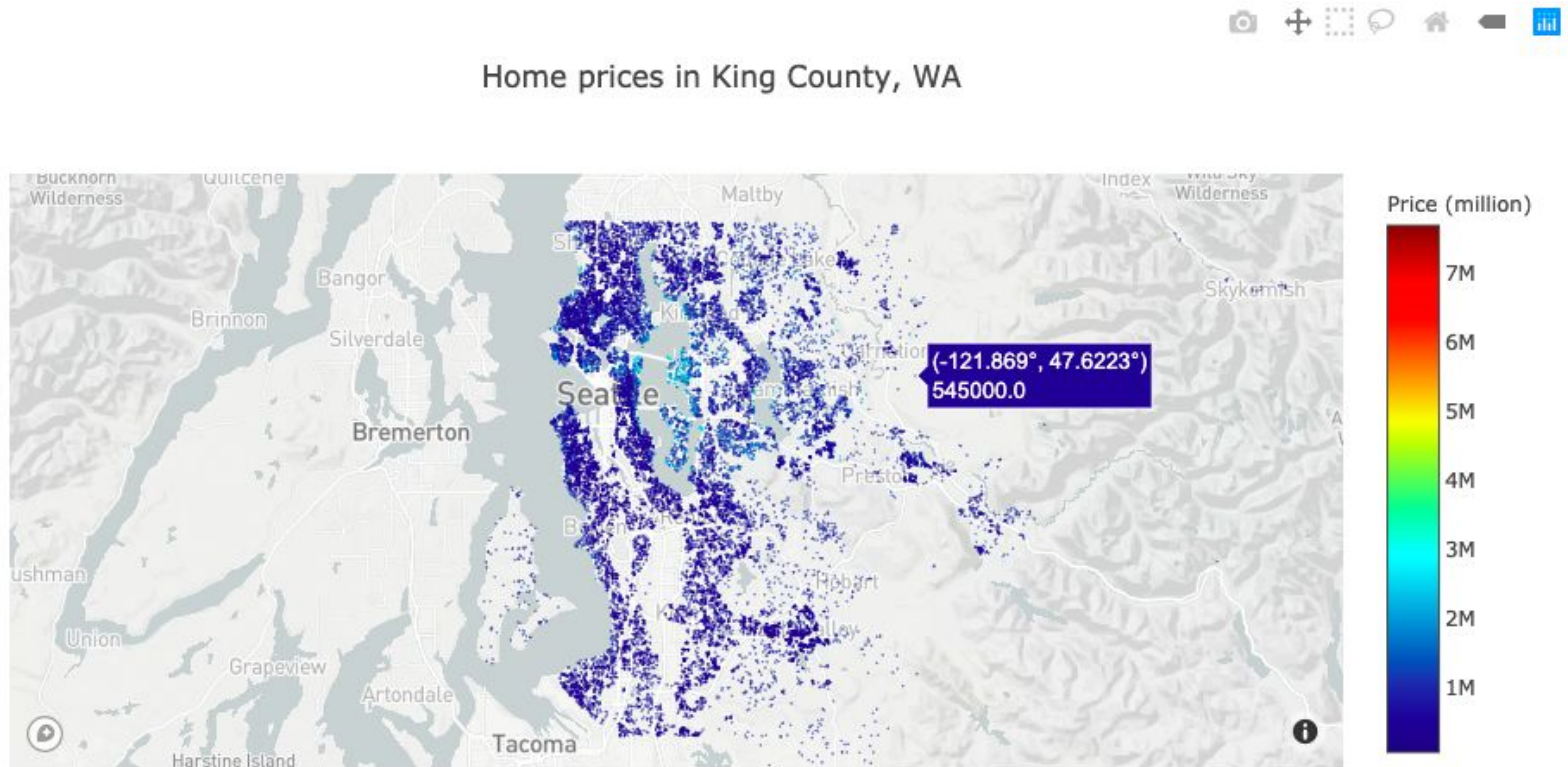# Analyzing Our Data Set

Multiple Linear Regression
- Target: Price
- Features: 21 features affecting the Target

OSEMN process
- Obtain
- Scrub
- Model
- Explore
- Interpret

77.2% price predictability

Scope of Data By Location

Home prices in King County, WA

3 Major Indicators of Price - Areas to Focus

(1) **Sqft_Living:** Total Square Footage of Home
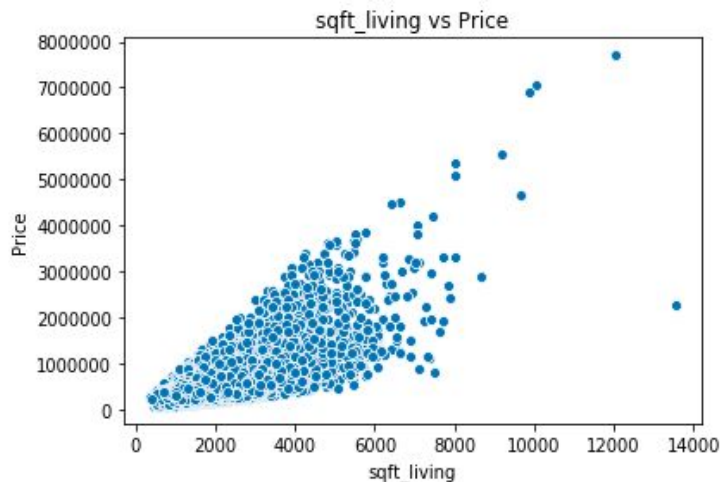
(2) **Grade:** overall grade given to the housing unit, based on King County grading system

(3) **Number of Bathrooms:** Total bathrooms in the house

Keep in mind that all features coincide, so the numbers I show are affected by other features outside of price, but they can give you a good look where to focus on renovation.
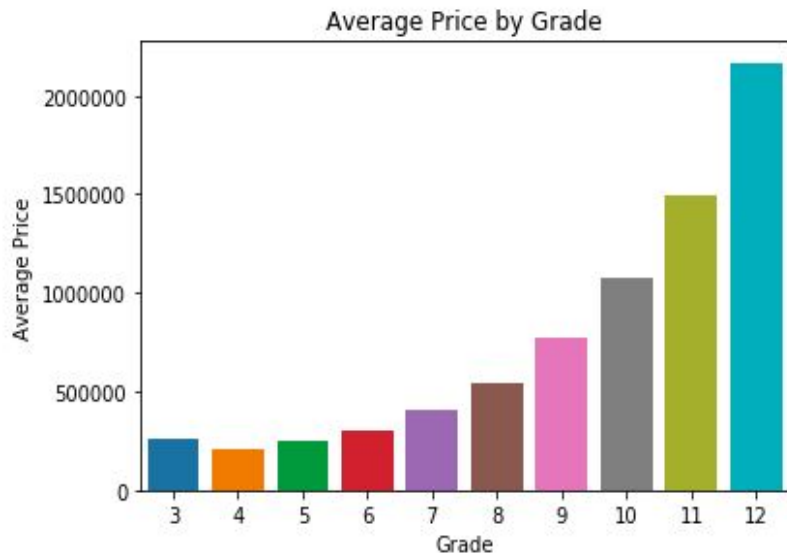
Sqft Living Impact

sqft_living vs Price

Cost-benefit analysis. If you renovate and add additional square footage to your home, make sure to keep the cost under the average variance

Sqft Range	Average Price	Variance
0 - 500sqft	490k	--
500 - 1000sqft	588k	$98k
1000 -1500sqft	776k	$188k
15000 -2000sqft	1.2m	$424k
2000 -2500sqft	1.51m	$300k
2500 - 3000sqft	2.14m	$503k
3000 - 3500sqft	4.2m	$2.06m

Grade Impact

Average Price by Grade

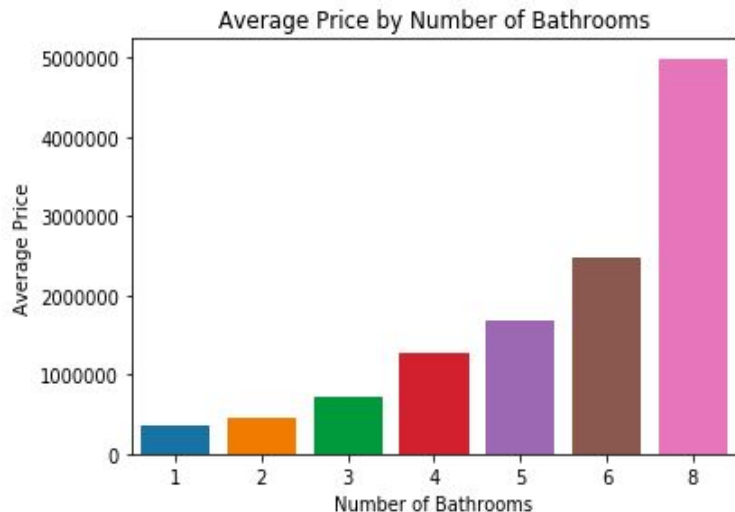| Grade	Average Price of Home	Variance
4	$212k	--
6	$302k	$90k
8	$543k	$241k
10	$1.07m	$527k
12	$2.16m	$1.09m

Cost-benefit analysis. Improving the infrastructure of your home pays long term dividends. Make sure to keep the costs below the variance

Number of Bathrooms Impact

Average Price by Number of Bathrooms

Sqft Range	Average Price of Home	Variance
1	$347k	--
2	$458k	$111k
3	$709k	$251k
4	$1.27m	$561k
5	$1.67m	$400k

Cost-benefit analysis. Bathrooms make a big difference. Keep prices of additional bathrooms under the variance prices

**Dont have enough data to make good assumptions on houses with 6-8 bathrooms.

Where Not To Focus So Much...

(1) **Lot Size:** Location, Location, Location

(2) **Bedrooms:** More Bathrooms over Bedrooms

(3) **Floors:** Focus on the sqft as opposed to the height of the house

Deeper Dive...

1. **Zipcodes:** Investigate these averages by seperating homes into their respective zipcodes.

2. **Landmarks:** Understand which landmarks are around (schools, hospitals, highways etc.). Location to these places will be a factor on price

3. **Sqft Above/Size of Rooms:** See how much the size of certain bedrooms/bathrooms/kitchens may affect the space. This way we can recommend whether or not to renovate sizes of rooms in your home.

Thank You. Any Questions?