

The background image shows a bright, modern interior space, likely a co-working area or a lounge. In the foreground, a woman with red hair, wearing a blue beanie, glasses, and large headphones, is sitting on a brown leather sofa, working on a laptop. She has visible tattoos on her left arm. Next to her, another person is also working on a laptop. The room features exposed wooden beams on the ceiling, brick walls, and a kitchen area in the background with a patterned backsplash and open shelving. A large potted plant is on the right side. A white text box is overlaid on the center of the image.

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

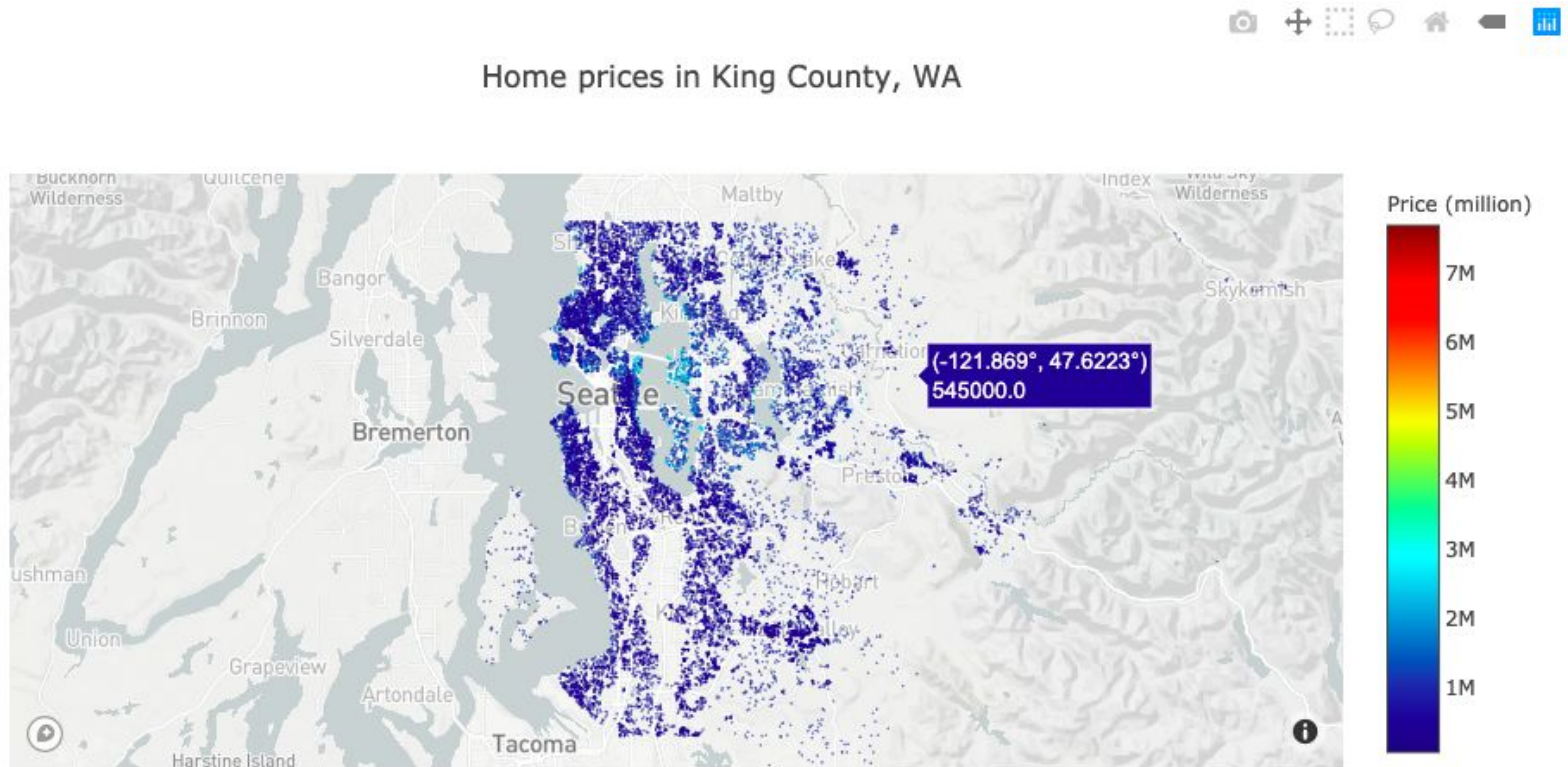
- Target: Price
- Features: 21 features affecting the Target

OSEMN process

- Obtain
- Scrub
- Model
- Explore
- Interpret

77.2% price predictability

Scope of Data By Location



3 Major Indicators of Price - Areas to Focus

1

Sqft_Living: Total Square Footage of Home

2

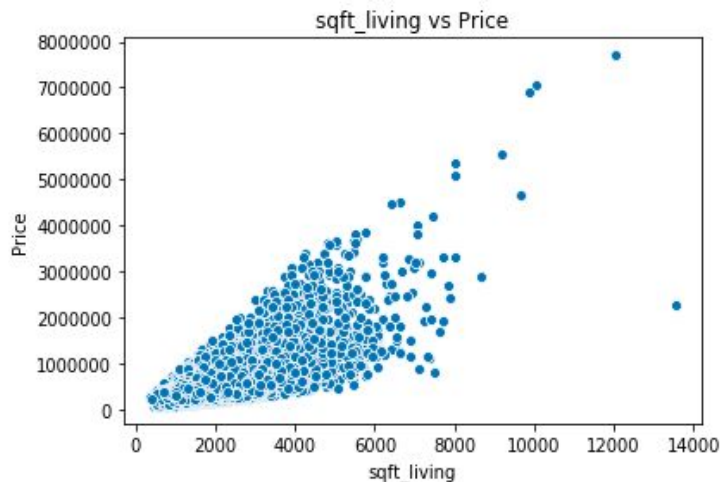
Grade: overall grade given to the housing unit, based on King County grading system

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.

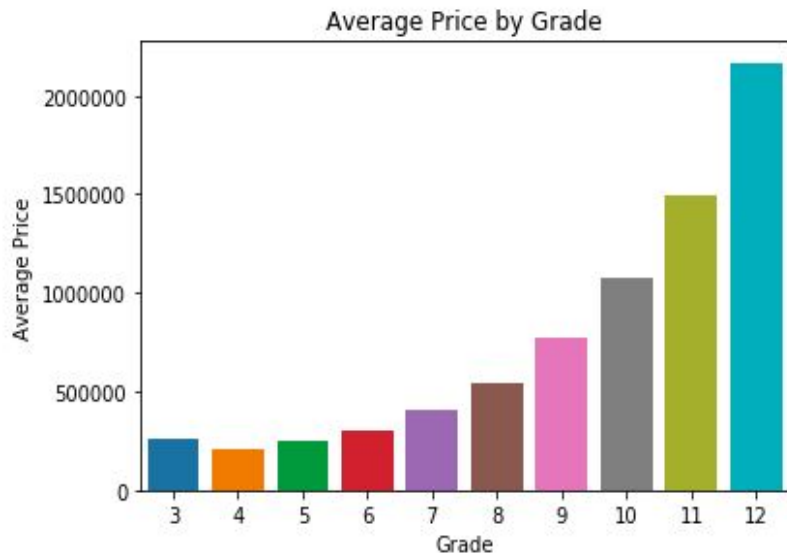
Sqft Living Impact



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
1500 -2000sqft	1.2m	\$424k
2000 -2500sqft	1.51m	\$300k
2500 - 3000sqft	2.14m	\$503k
3000 - 3500sqft	4.2m	\$2.06m

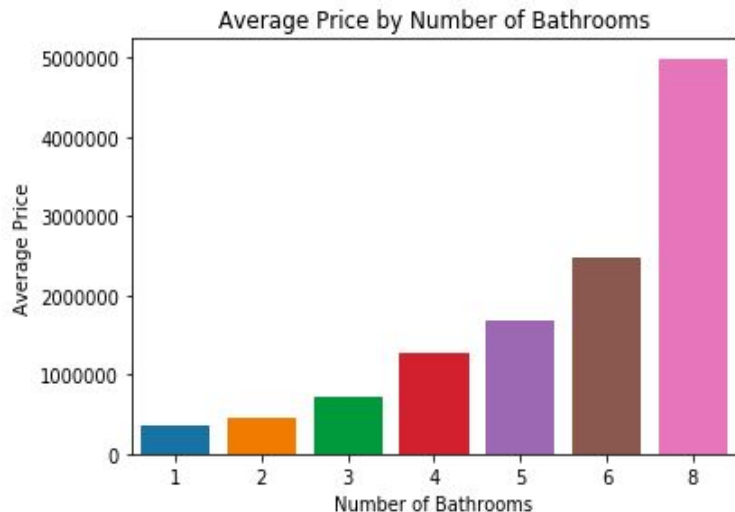
Grade Impact



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

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

Number of Bathrooms Impact



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.**

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

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 separating 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.

The image shows a modern, open-plan office or co-working space. In the foreground, a woman with red hair, wearing a blue beanie, glasses, and headphones, is sitting on a couch and working on a laptop. She has a tattoo on her left arm. Next to her, another woman is also working on a laptop. In the background, there are more people working at tables and a counter area with shelves and plants. The space has a high ceiling with exposed wooden beams and a brick wall on the left. A large white text box is overlaid on the center of the image.

Thank You. Any Questions?