## How to Improve the Price of your House in Ames Iowa

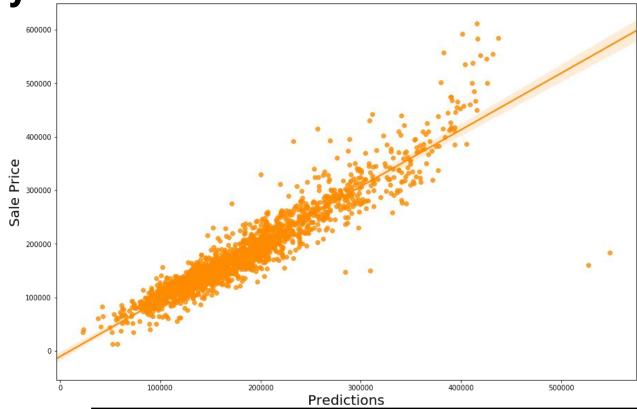
By Carl Lehman

## The Data

- 2930 observations (houses)
- 82 variables, some categorical and some numerical
- Can we make a model that predicts "Sale Price" using the variables we have, and draw inferences from said model?



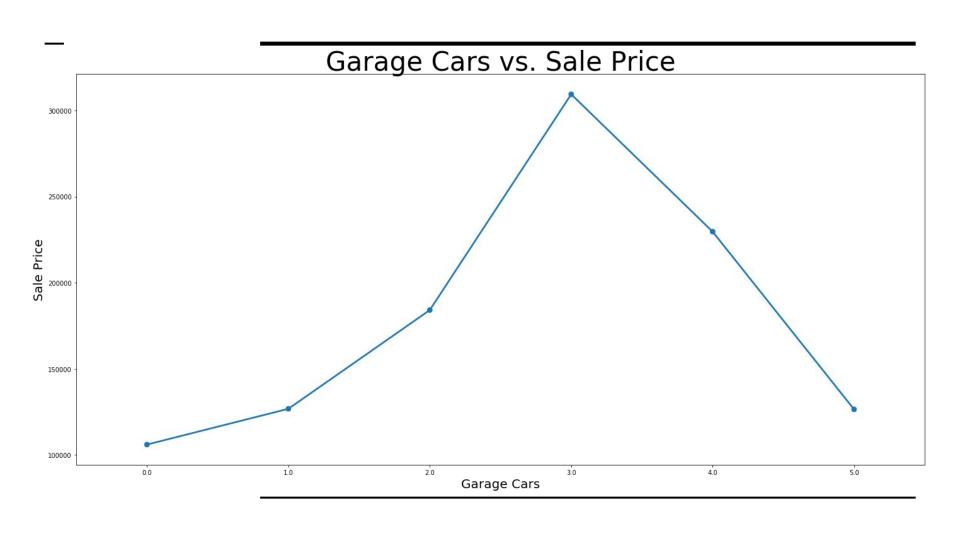
My Model

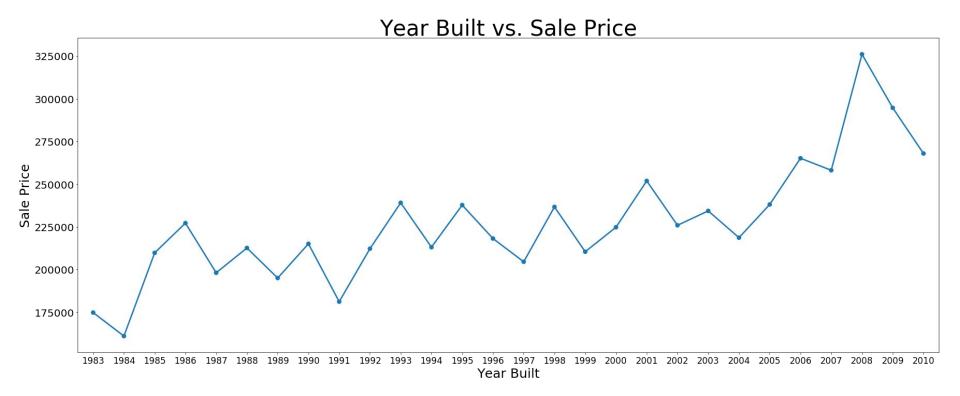


Most Important Features and their Weights Total Bsmt SF Overall Cond Heating QC\_Ex Lot Area Neighborhood\_Edwards Fireplaces\_2 Exter Qual\_TA Neighborhood\_NridgHt Bldg Type\_1Fam Year Remod/Add Fireplaces\_0 Screen Porch Bsmt Full Bath\_0.0 Bsmt Exposure Gd-Bsmt Qual Ex-Year Built Kitchen Qual\_Ex Garage Cars\_3.0 Overall Qual Gr Liv Area -50000 5000 10000 15000 Weights











## What makes your house valuable

- Square feet of living area (size of home)
- Overall quality of material and finish of your house
- Having a 3 car garage
- Kitchen Quality
- Year Built

## How to Reasonably Improve the Price of Your House

- Improve the quality of your kitchen
- Remodel your house in some capacity
- Increase the size of your screen porch