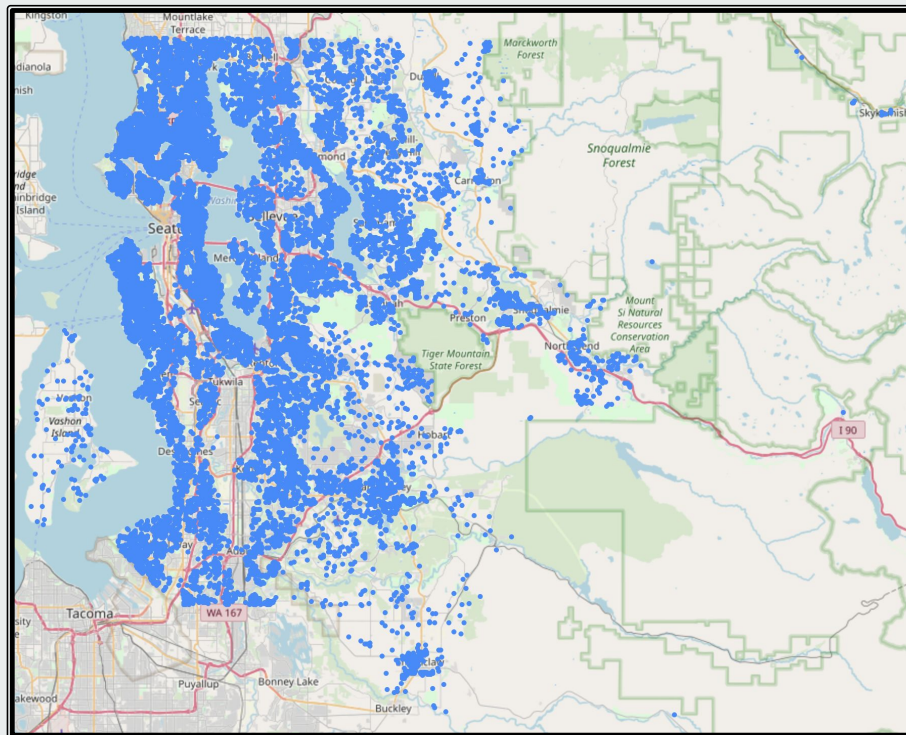




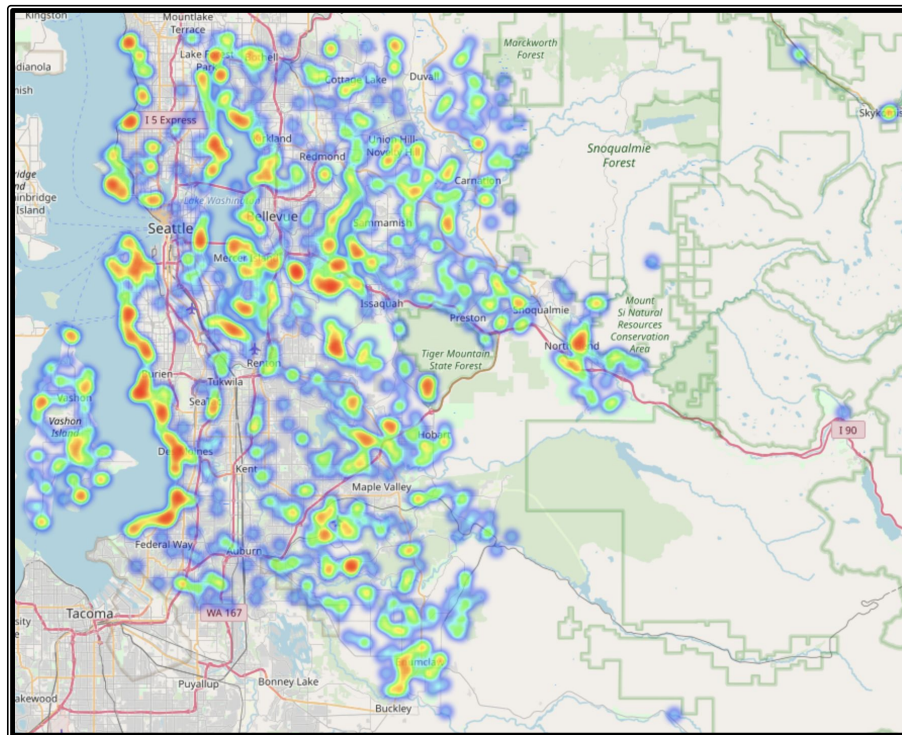
Sell My Home (SMH) King County, WA

A startup that helps homeowners maximize price when selling their home.

Where are houses selling in King County?



As demand rises for homes in King County, we decided to give you a visual of where houses have been **viewed** the most.



How can SMH help you?



We identified five features that influenced sales price of by analyzing 19,606 past home sales in King County. We Used Recursive Feature Elimination to choose the best:

- Price per square foot of Living Space
- Ratio of Bathrooms to Bedrooms
- Ratio of Bathrooms to Living Space
- Ration Bedrooms to Living Space
- Actual Size of Living Space

Observations & Recommendations

Price by # of Bathrooms in King County Homes

We identified maximum & minimum prices per number of bathrooms, as well as average & median prices.

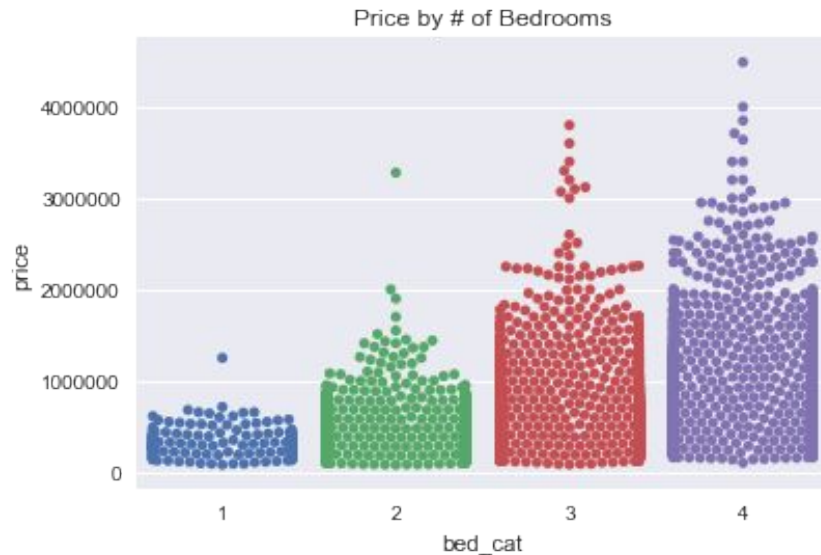
baths	Max	Min	Average	Median
5+	4,000,000	1,060,000	1,985,455	1,860,000
4-5	3,850,000	490,000	1,558,058	1,430,000
3-4	3,710,000	176,000	994,823	850,000
2-3	4,490,000	153,503	566,166	503,000
1-2	3,280,000	107,000	443,303	407,450
0-1	1,300,000	78,000	343,994	317,750



Price by # of Bedrooms in King County Homes

We identified maximum & minimum prices per number of bedrooms, as well as average & median prices.

bed_cat	Max	Min	Average	Median
4	4,490,000	100,000	635,384	549,950
3	3,800,000	82,000	466,352	413,000
2	3,280,000	78,000	401,460	374,475
1	1,250,000	80,000	318,239	299,000



Recommendations: Bathrooms & Bedrooms

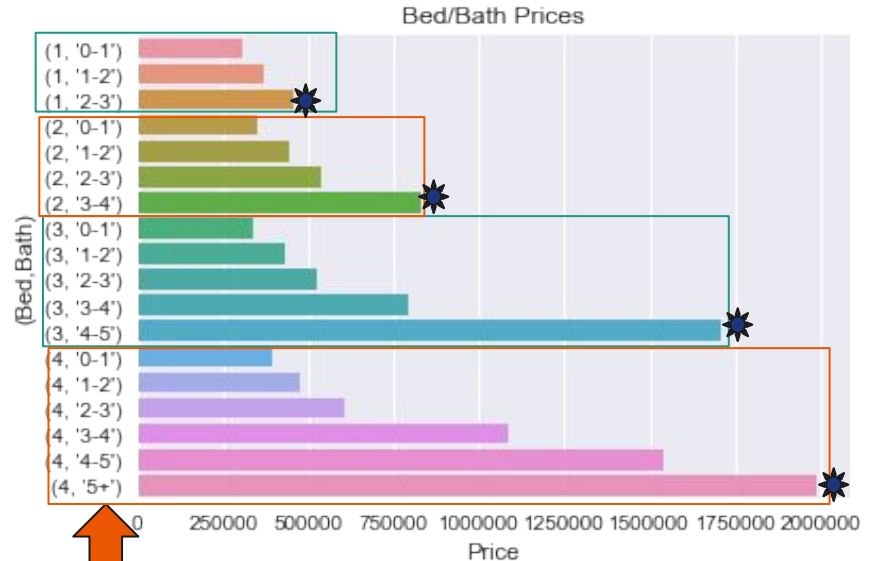
Prediction Results:

Bedrooms can positively affect the price as the number of bathroom per square feet increases. Bathrooms can negatively affect the price as the number of bathroom per square feet increases.

What you should do:

SMH recommends adding bathrooms to increase your price. By adding a full, or half, bathroom, you can increase your sell price. You can also add additional bedrooms to increase your sell price. Be sure to keep your to bath/bed ratio at, or above, 1.

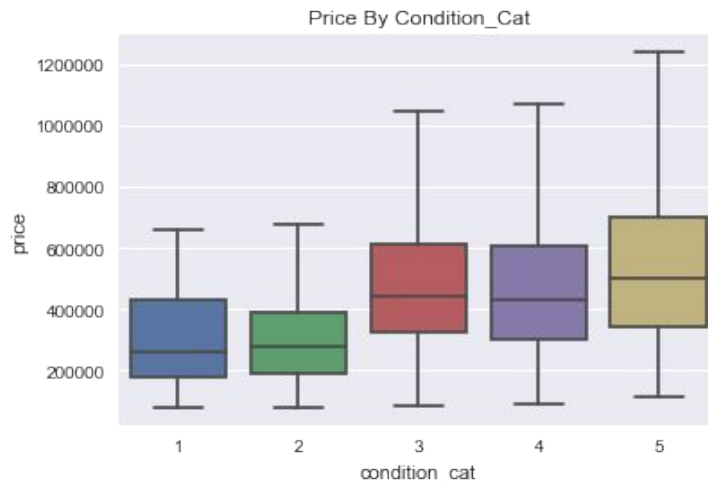
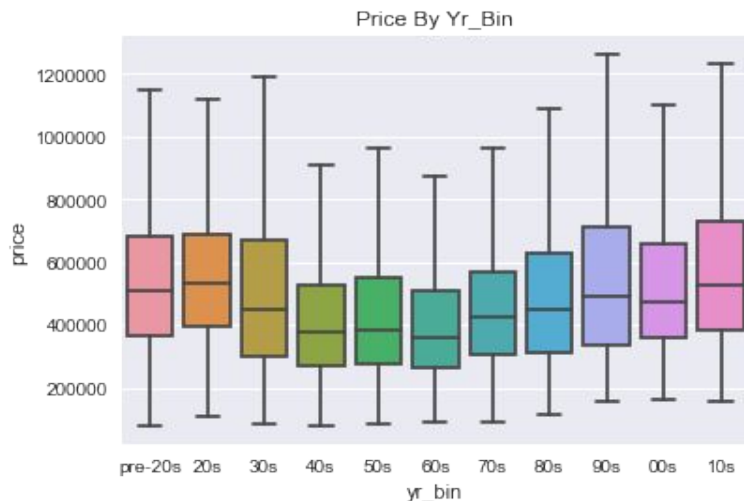
ie: Have more bathrooms than bedrooms
(4 bed / 5 bath sells for more than a 4 bed / 1 bath)



Other Features That Influence Price

'Yr_bin' is the year built. 'Condition_Cat' is the condition your house is in. Based on the features excluded, if you improve your home's condition, or rebuild, you will increase the value of your home.

We can also look at other features that are more tailored to your home's condition to increase your sell price.



Thank You!

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Founder & Data Scientist @ SellMyHome (SMH)

Repository: github.com/cousinskeeta



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