



The Garage Problem

Solving the Renovation Question in King's County, Washington

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Business Problem

Realtors of King's County are interested in whether or not they should renovate homes before trying to sell. Specifically, they'd like to know how much adding a garage might affect price, and if so, what size of garage.



Primary Goals

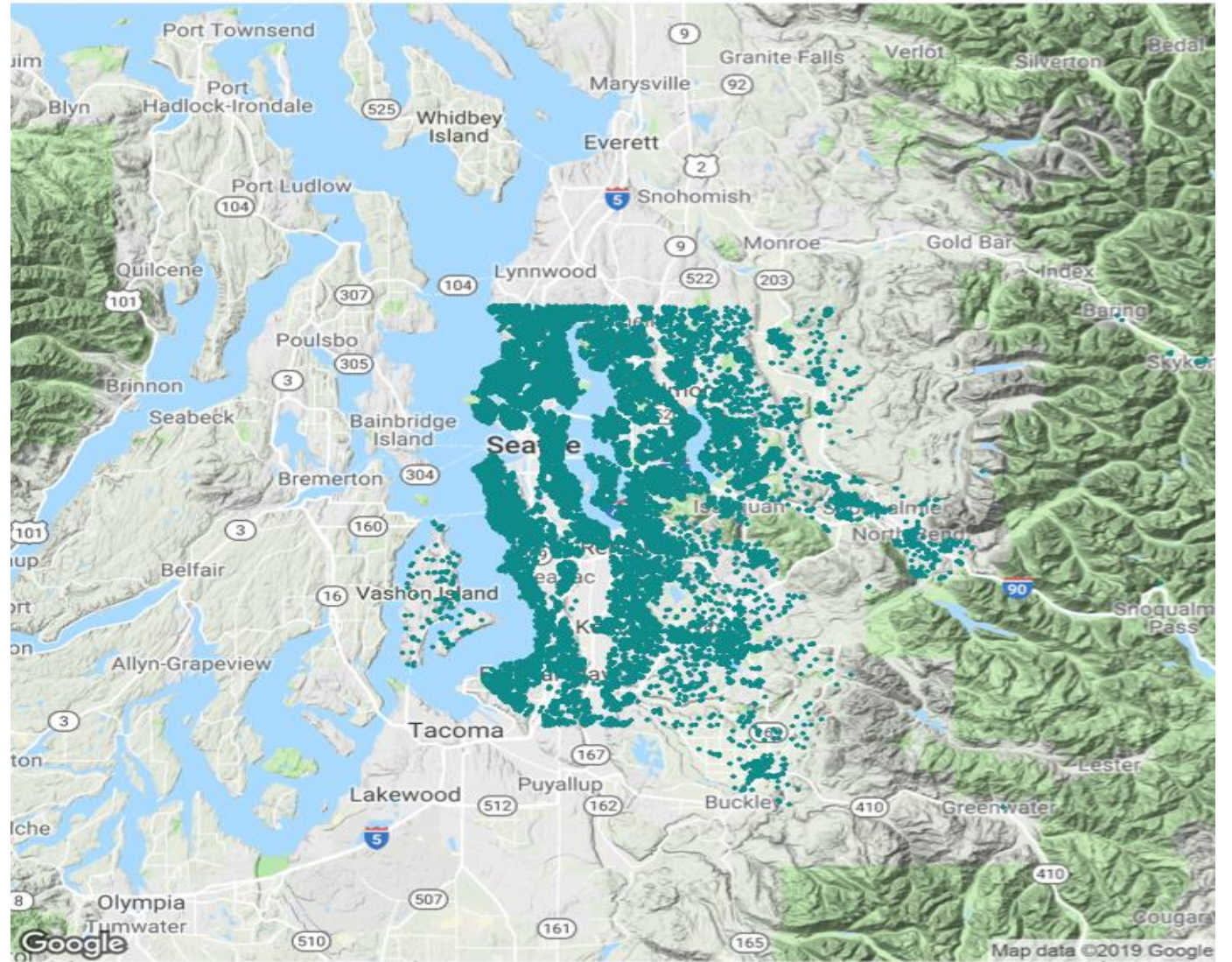
- What is the possible monetary value return on renovating a home?
- How much will adding a garage increase possible sale price?
- How does size of garage effect price?



The Data

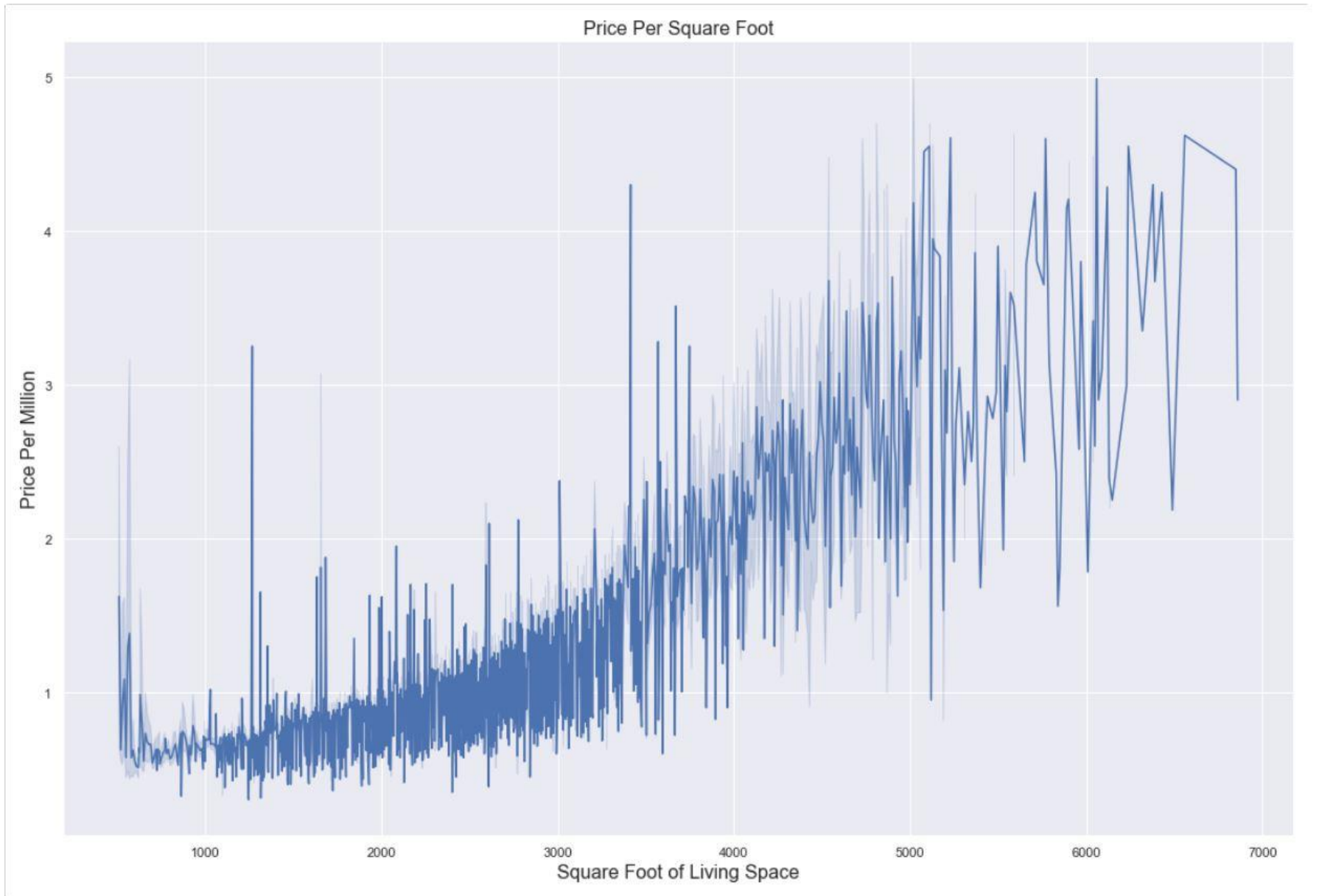
King County House Sales dataset

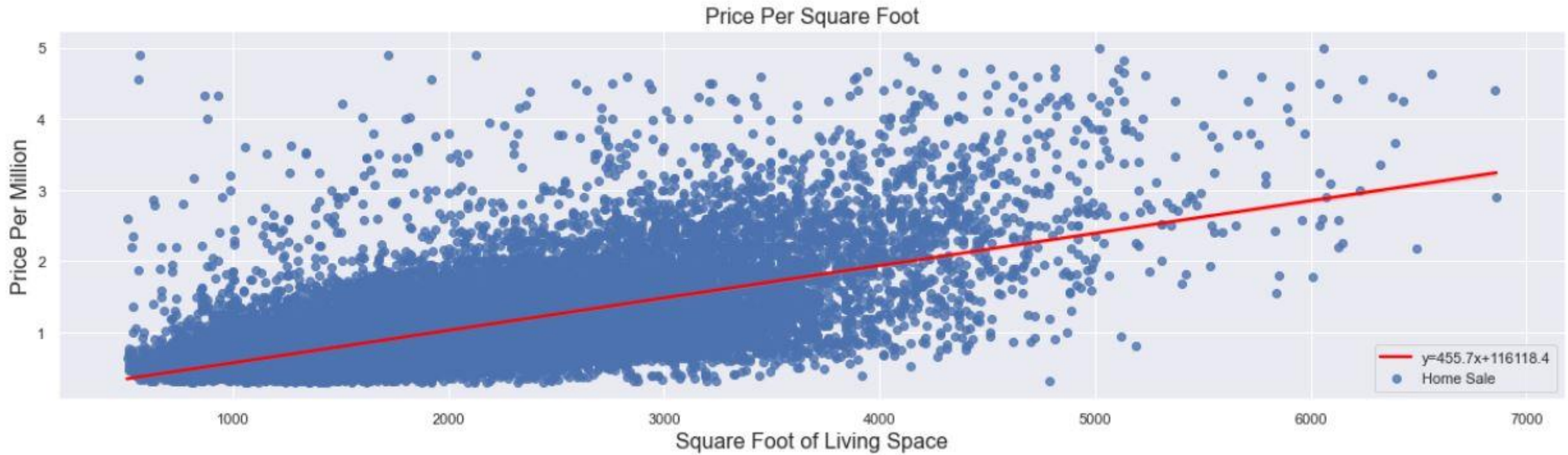
The data was pulled from
[www.Kaggle.com](https://www.kaggle.com) and provided by
the Flatiron School.



Results

- strong correlation between price and square foot of living space.





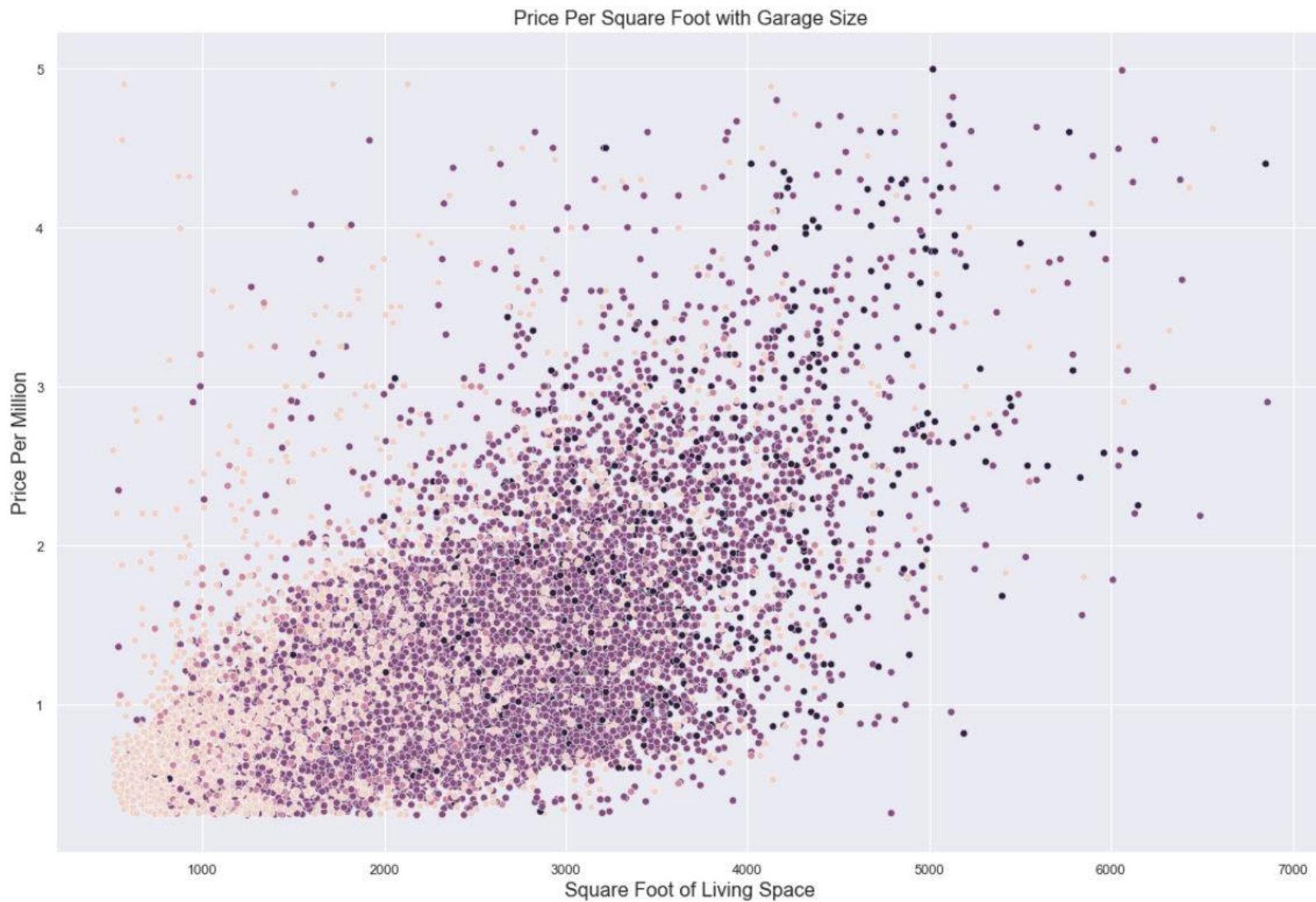
1 square foot = increase in price of about \$455.

expected range for California homes suggested by www.fixr.com.



Price per Square Foot

Houses with larger square footage in living space tend to have garages, but it is unclear if garages add to the sale value of the home



Adjusted for Garage Size

Again, houses with larger square footage in living space tend to have larger garages, but it is unclear if garages add to the sale value of the home

Summary



Renovations are worth doing before trying to resell.



For max value, target square footage of living space.



Adding a 1-car garage seems to only add about \$4k in value to a home that does not already have one.



All other factors being equal, it looks like homes with larger than a 1-car garage actually sell for less.

Thank You

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