



# Real Estate Analysis

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# Agenda



I. Address Stakeholder



2. Data Background



3. Predictive Model



4. Conclusion/ Recommendations



5. Next Steps

# Business Question

- King of the Deck Co.
- Expand Business
- Ideal Deck Size



# Data Understanding

- Over 30,000 within USA
- Sold in 2021-2022
- Built 1900-2022



# Data Understanding

- Data Information
  - Numeric (Square Footage, bedrooms, bathrooms, etc.)
  - Categorical (View, Condition, Noise, etc.)

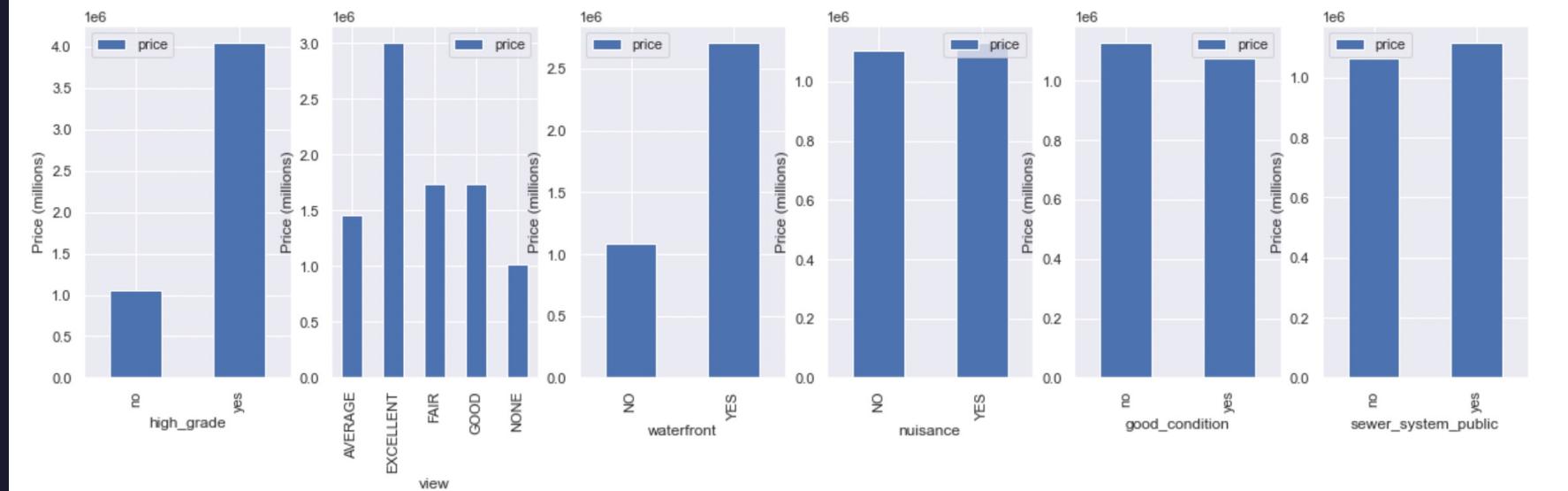
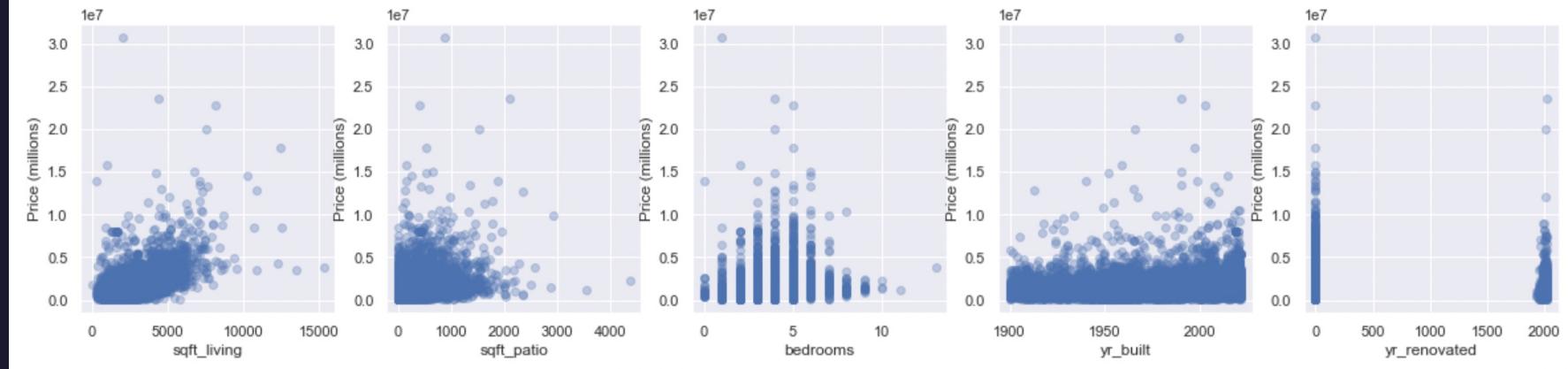


# Modeling



# Modeling

- Factors:



# Modeling

- Adjusted R Squared: 68%
- Average predictions off by 22%
- Accurate within 2 standard deviations
  - Middle 95% of the data
- High and Low Priced Houses



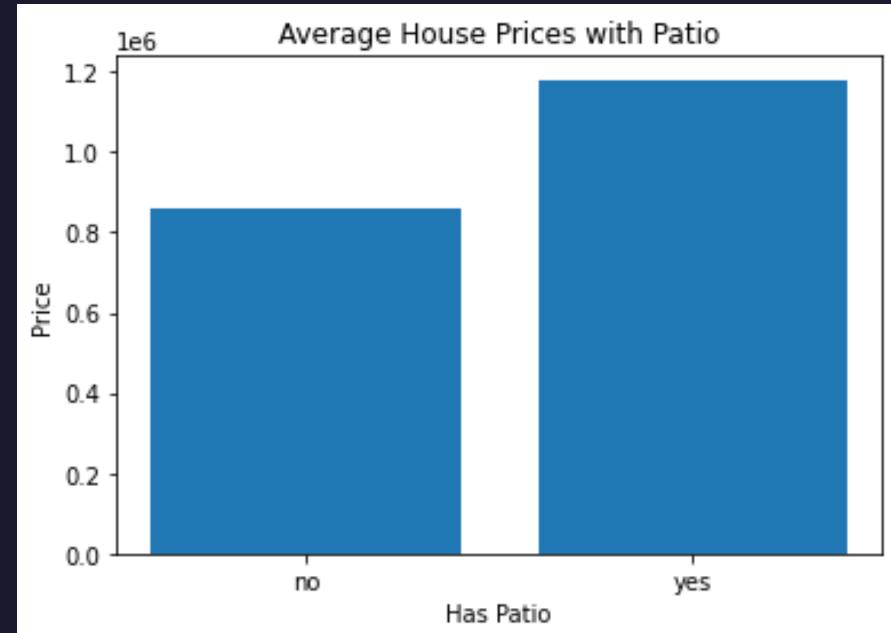
# Regression Results

- Square Foot Living Area:
  - .03% gain
- Square Foot Patio:
  - .006% gain



# Deck Statistics

- Patio adds value to House
- Patio vs Living Area
  - ~10%
- Patio vs Lot Size
  - ~3%





# Recommendations



Consider Expanding	Deck adds value:	Size
<ul style="list-style-type: none"><li>• Indoor Renovations</li></ul>	<ul style="list-style-type: none"><li>• Lower Cost</li><li>• Less Headache</li></ul>	<ul style="list-style-type: none"><li>• 10% of Living Area</li><li>• 3% of Lot Size</li></ul>

# Next Steps

- Option I
  - Look into deck materials
    - Profitability
    - Add value
    - Aesthetically pleasing



# Next Steps(II)

- Option II
  - Create more accurate model with more Data:
    - House of worship
    - Proximity to parks
    - Landscaping (pool, courts, green area)
    - Social and Economic Factors





A bright, modern outdoor terrace featuring a light-colored wooden deck. The space is furnished with a large L-shaped sofa and a smaller sofa, both with light blue and white cushions. A round wooden coffee table sits in the center, surrounded by two wooden armchairs with white cushions. Large, round, textured ottomans are placed in front of the seating. The terrace is decorated with various potted plants, including a tall palm-like tree on the right and several smaller greenery arrangements. In the background, a dark wooden fence is covered with a string of small white lights, creating a starry effect. The scene is set against a backdrop of lush green trees and a clear sky.

# Thank You

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