



Flip That House!



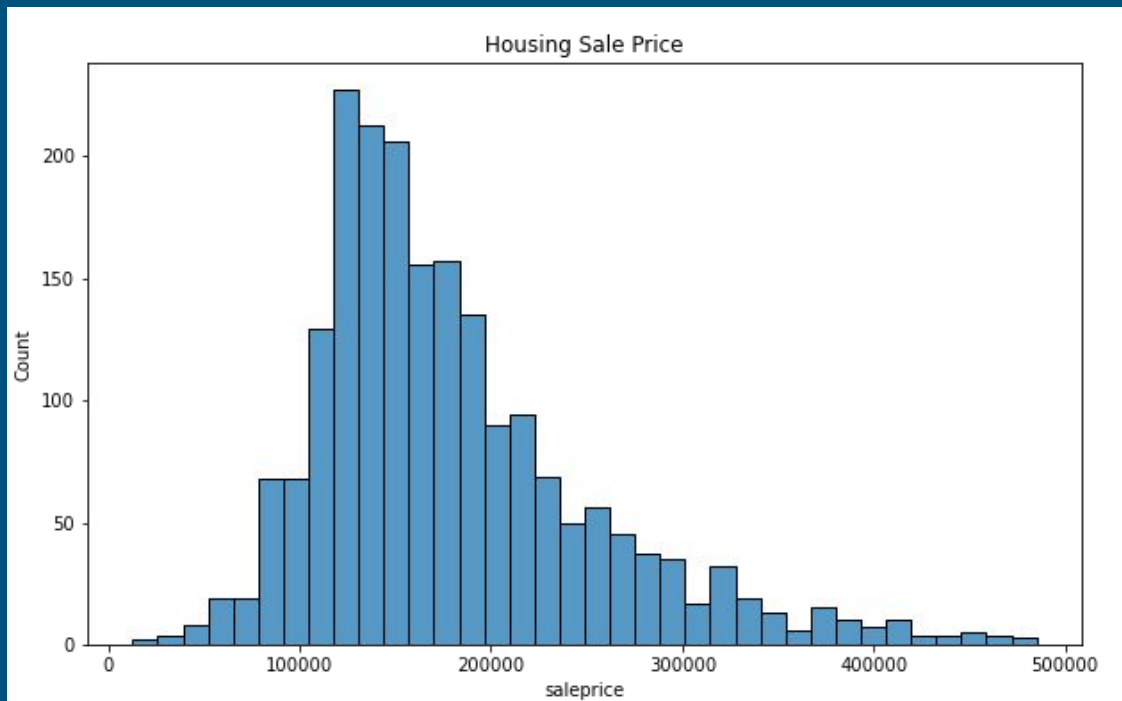
Project 2 - Jackie Petersen



Problem Statement

- What brings value to a home?
- What things can be renovated for a higher sale price?

Sale Price Distribution



Square Footage of House



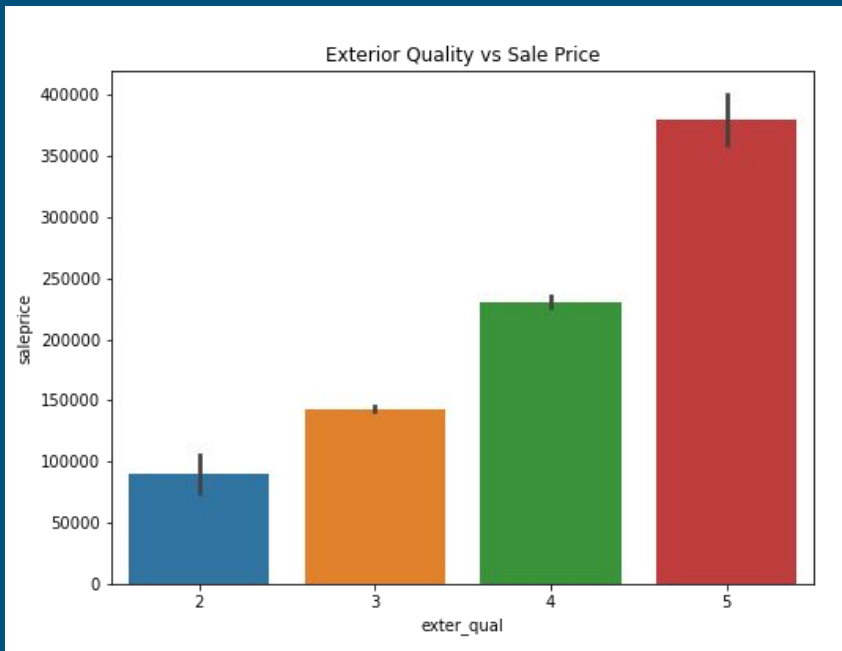
- Increase in square footage of house increases sale price positively

Overall Material and Finish of the House



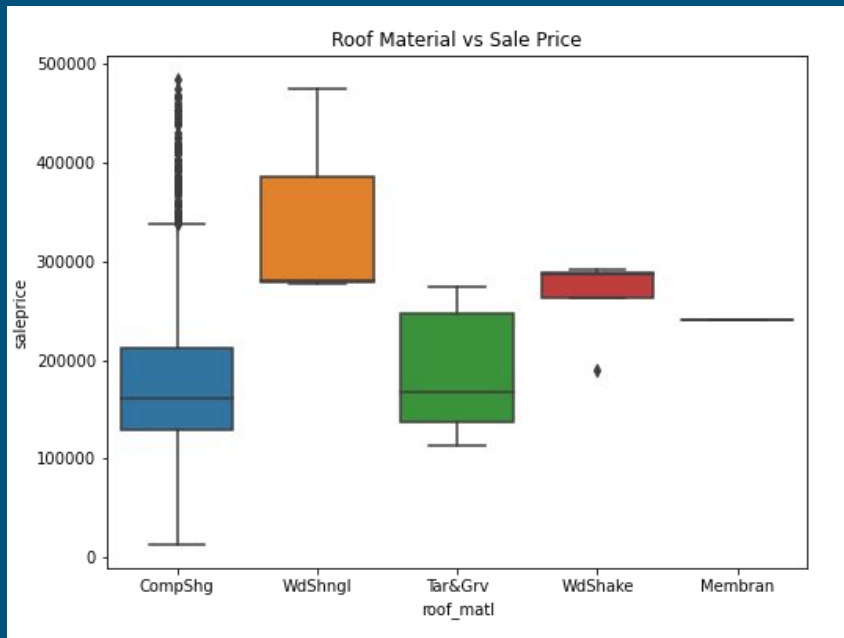
<u>Overall Quality</u>	<u>Sale Price Increase</u>
10 - Very Excellent	\$84,908.62
9 - Excellent	\$53,680.72
8 - Very Good	\$24,705.53
7 - Good	\$9,755.50

Quality of Exterior Material



<u>Exterior Quality</u>	<u>Sale Price Increase</u>
5 - Excellent	\$17,903.81
4 - Good	\$7,638.42

Roof Material



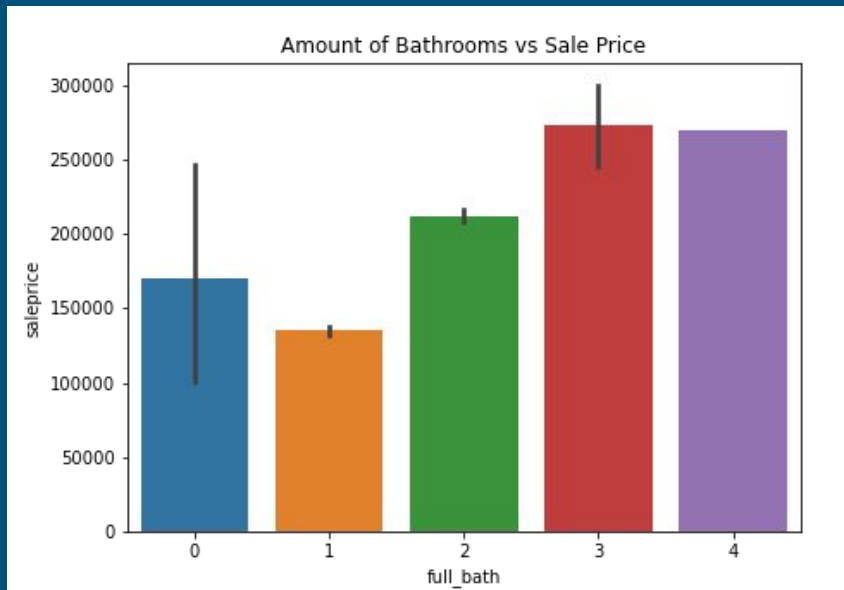
- Materials
 - Standard (Composite) Shingle
 - Wood Shingles
 - Gravel & Tar
 - Wood Shakes
 - Membrane
- Wood Shingles commands the highest sale price
 - Increases value by \$35,417.52

Kitchen Quality



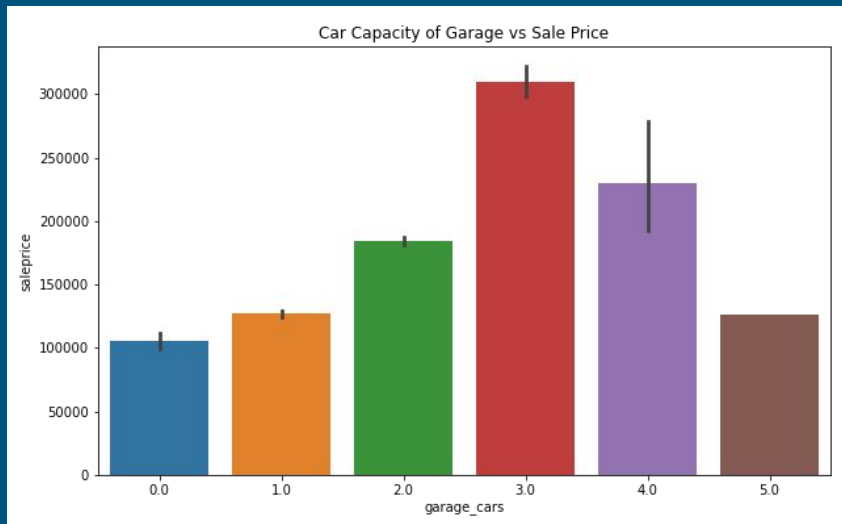
- Excellent quality (5) increases value by \$21,991.72.

Number of Bathrooms

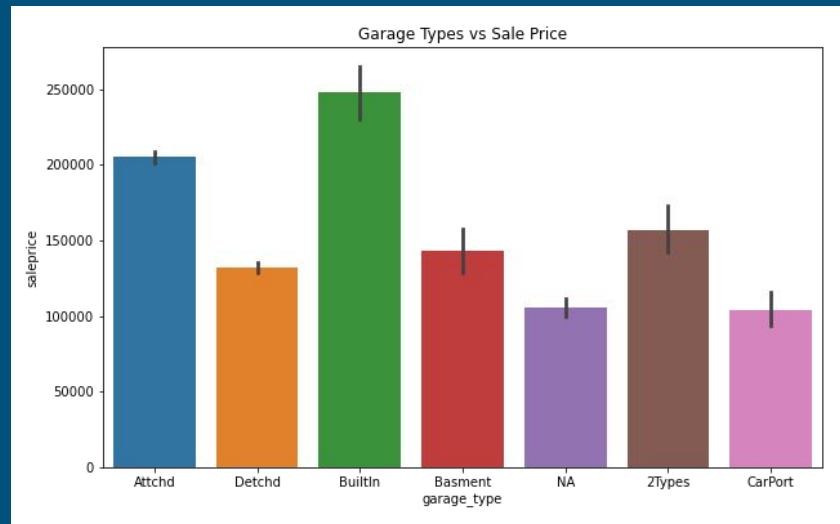


- 3 full bathrooms increases value by \$13,731.16.
- There isn't much difference between 3 and 4 bathrooms

Garage

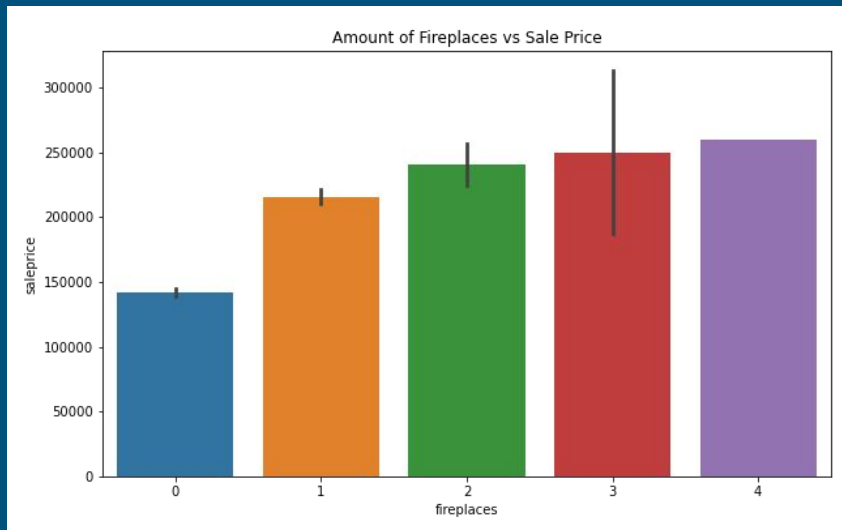


- 3 car garage increases value by \$12,968.80.

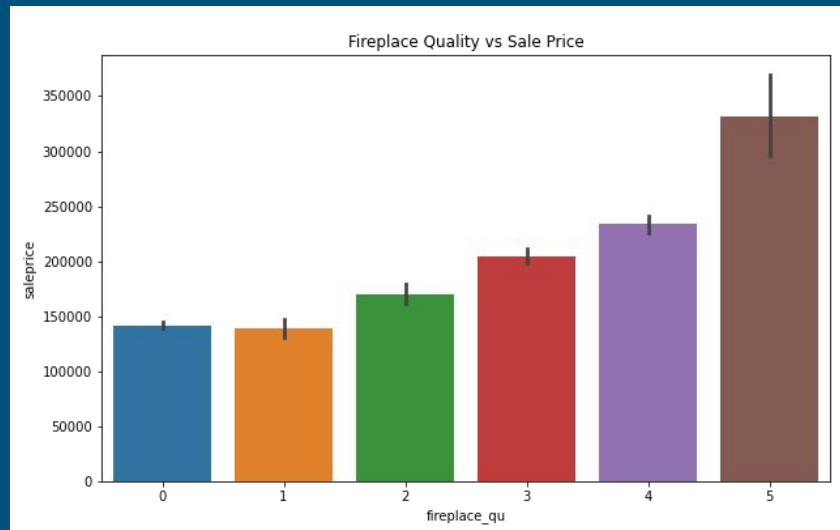


- Built-in increases value by \$12,193.99.
- Attached increases value by \$11,902.03.

Fireplaces

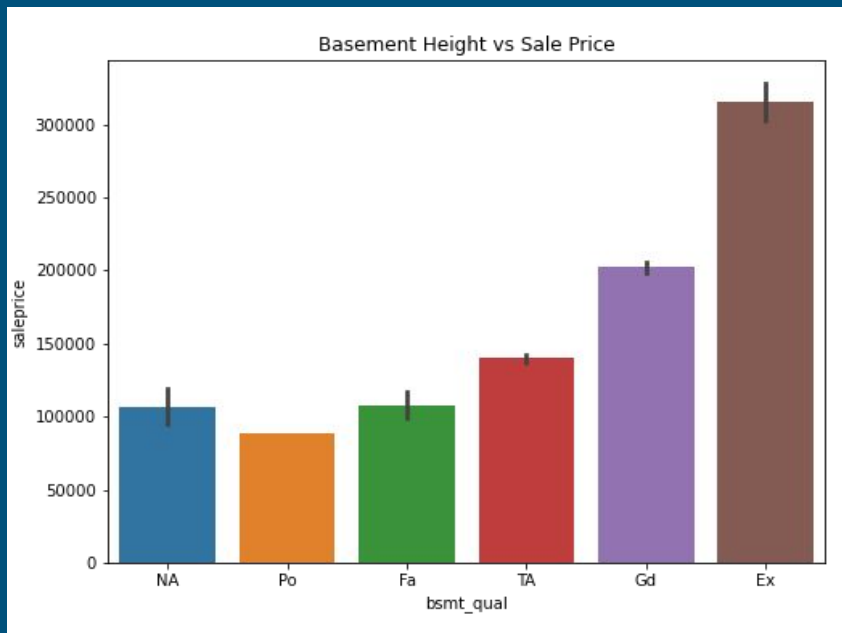


- 2 fireplaces increase price by \$12,723.63.

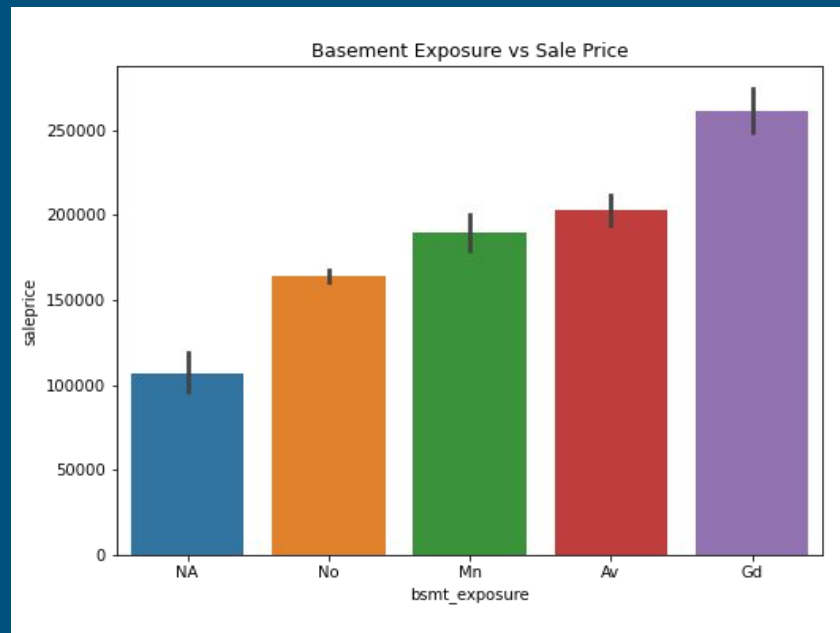


- 5 - Excellent Masonry Fireplace increases price by \$6,891.65.
- 4 - Good - Masonry Fireplace in main level increases price by \$5,541.91.

Basement

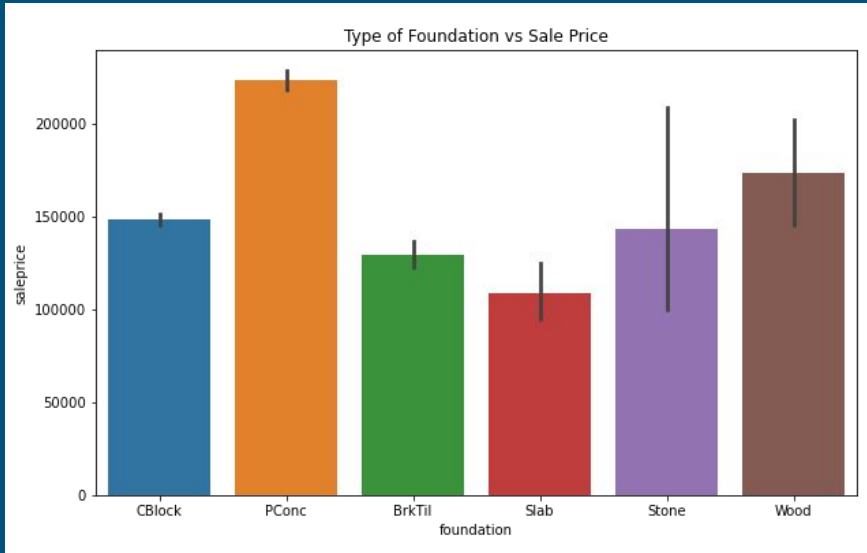


- Excellent height (100+ inches) in basement increases price by \$12,150.19.



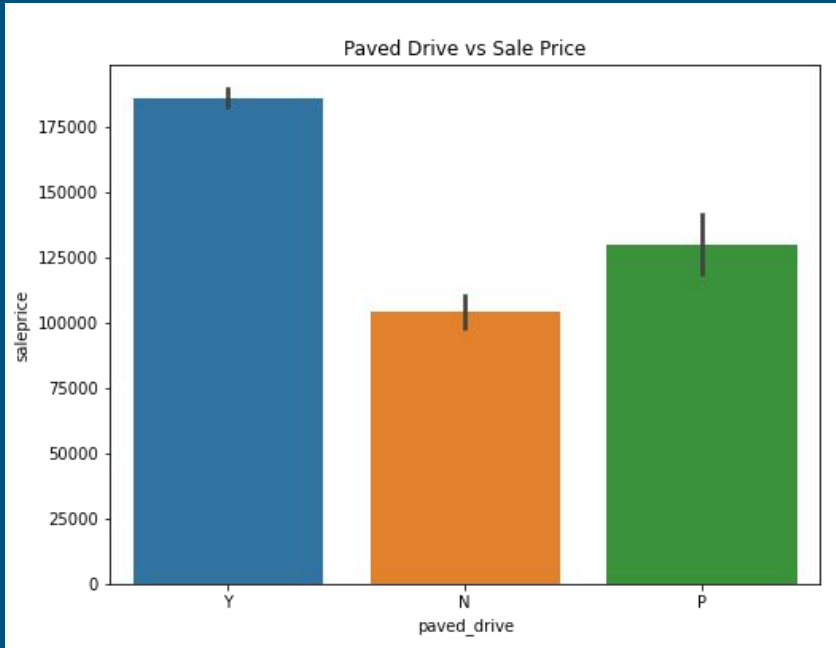
- Good exposure (walkout or garden level walls) increases price by \$10,473.26.

Foundation



- Types of Foundations
 - CBlock - Cinder Block
 - PConc - Poured Concrete
 - BrkTil - Brick & Tile
 - Slab - Slab
 - Stone - Stone
 - Wood - Wood
- Poured Concrete Commands Highest Sale Price
 - Increases price by \$11,909.54.

Paved Drive



- Types of pavement
 - Y - Paved
 - N - Dirt/Gravel
 - P - Partial Pavement
- Pavement increases price
 - Paved drive increases price by \$9,301.08.

Key Takeaways

- Each monetary increase is if we only updated that one feature
- Can you imagine if they were all updated at once?

What can be renovated to
increase sale price?

Features to Renovate/Update

- Material and finish of house / Roof material
- Additional square footage - addition?
- More bathrooms
- Fireplace - at least 2, excellent masonry
- Garage - additional car capacity, attached or built-in
- Separate basement entrance
- Concrete foundation
- Paved driveway



Thank you!

Any questions?

