



# King County 2021 Home Renovation Recommendations

Robert Cauvy



# Business Problem

King County Residents want to renovate their home to increase its resale value but don't know what factors are important for determining a home's value.

The ACME Real Estate Advisory will provide the client with three things they can do to their property that can increase their property resale value the most.

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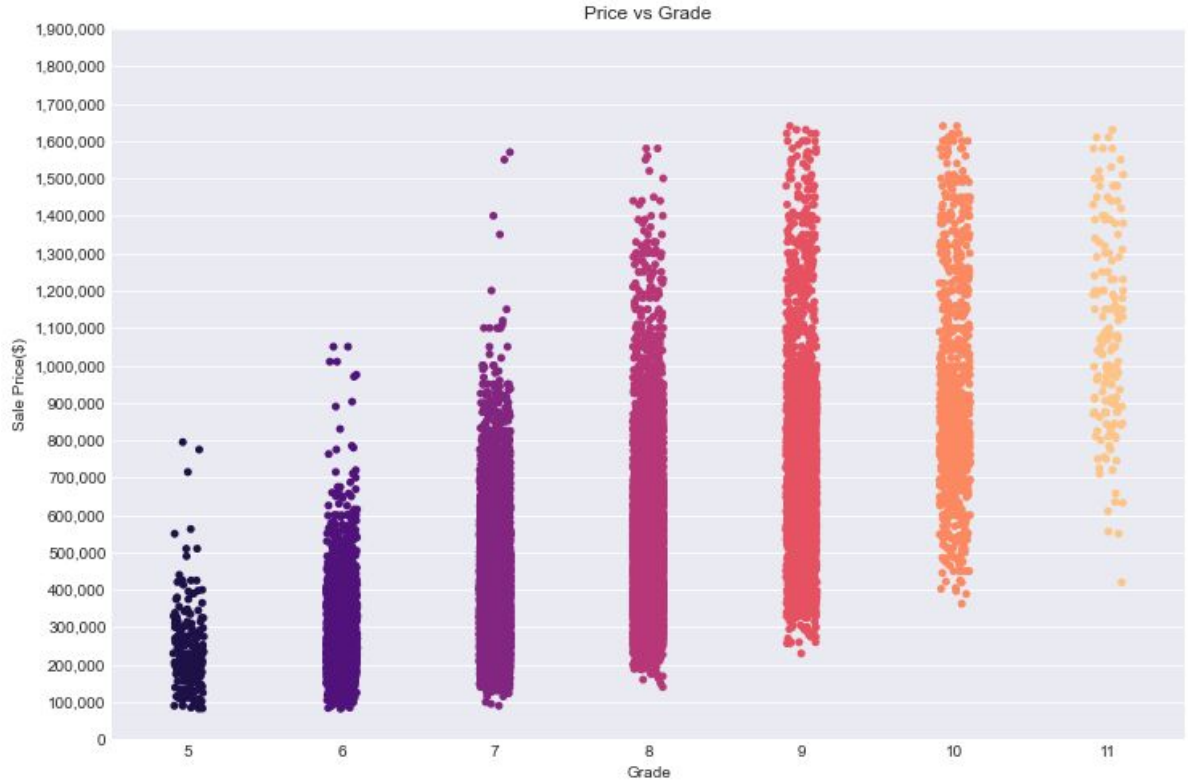
# Data

- Sale prices of homes in King County, WA
- Price will be used as the target variable
- Independent features include square footage, grade, condition, and number of bedrooms and bathrooms.
- Dataset contains over 20,000 unique sales between May 2, 2014 - May 27, 2015



# Grade

Grade	Avg Price (\$)
5	242,883
6	299,883
7	401,312
8	536,465
9	741,211
10	922,544
11	1,085,543



Grade represents quality of construction, workmanship, design, and finishes. Grade 7 is the average.

Source:

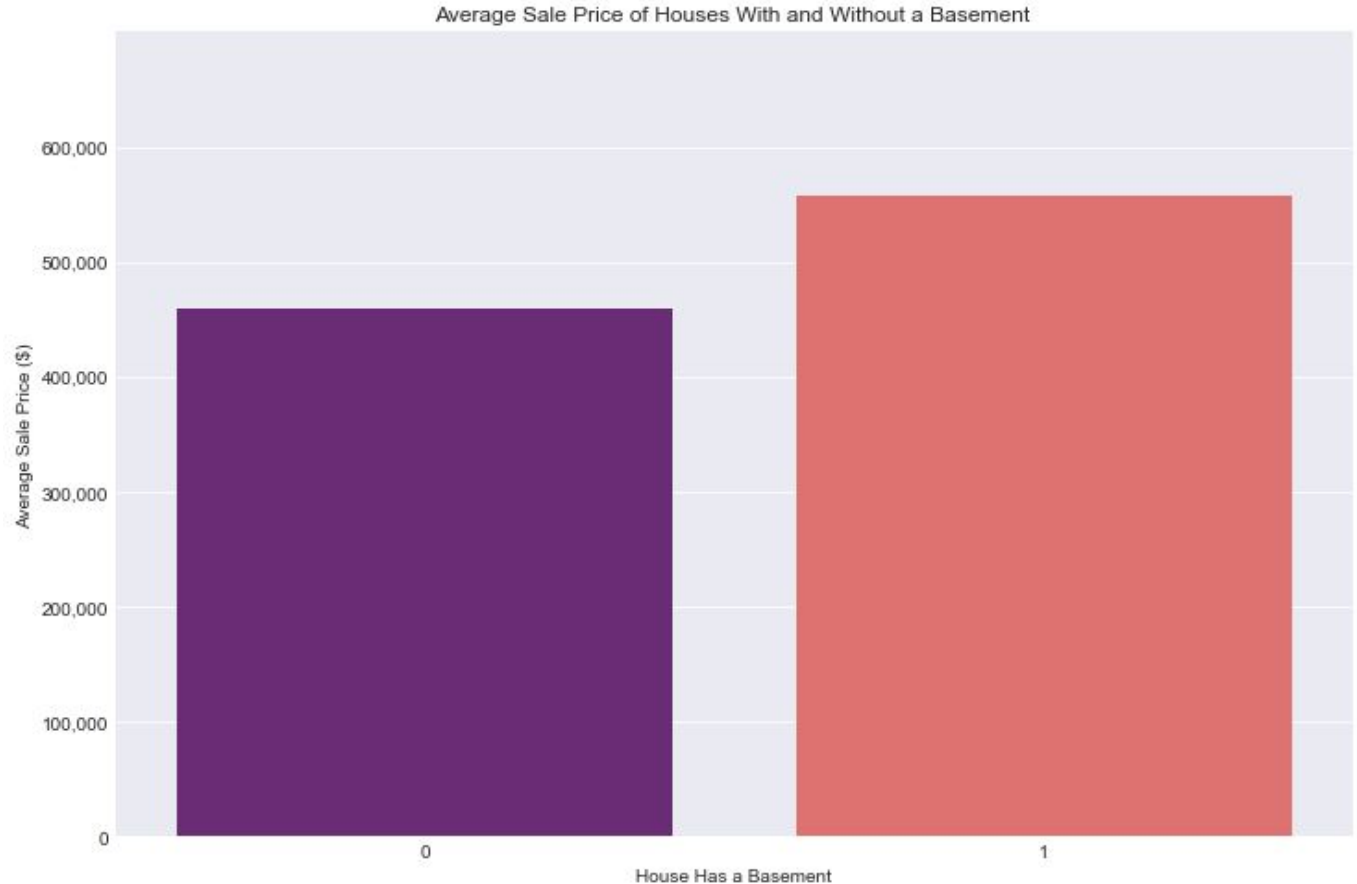
<https://kingcounty.gov/depts/assessor/Reports/area-reports/2020/residential-westcentral/-/media/depts/assessor/documents/AreaReports/2020/Residential/013.ashx>

# Basement

Average House  
Prices

With a basement  
\$556,647

Without a  
basement  
\$459,560



Square Footage vs Price vs Basement



# Bathrooms

Baths	Avg Price (\$)
1	348,174
2	490,042
3	667,363
4	842,454

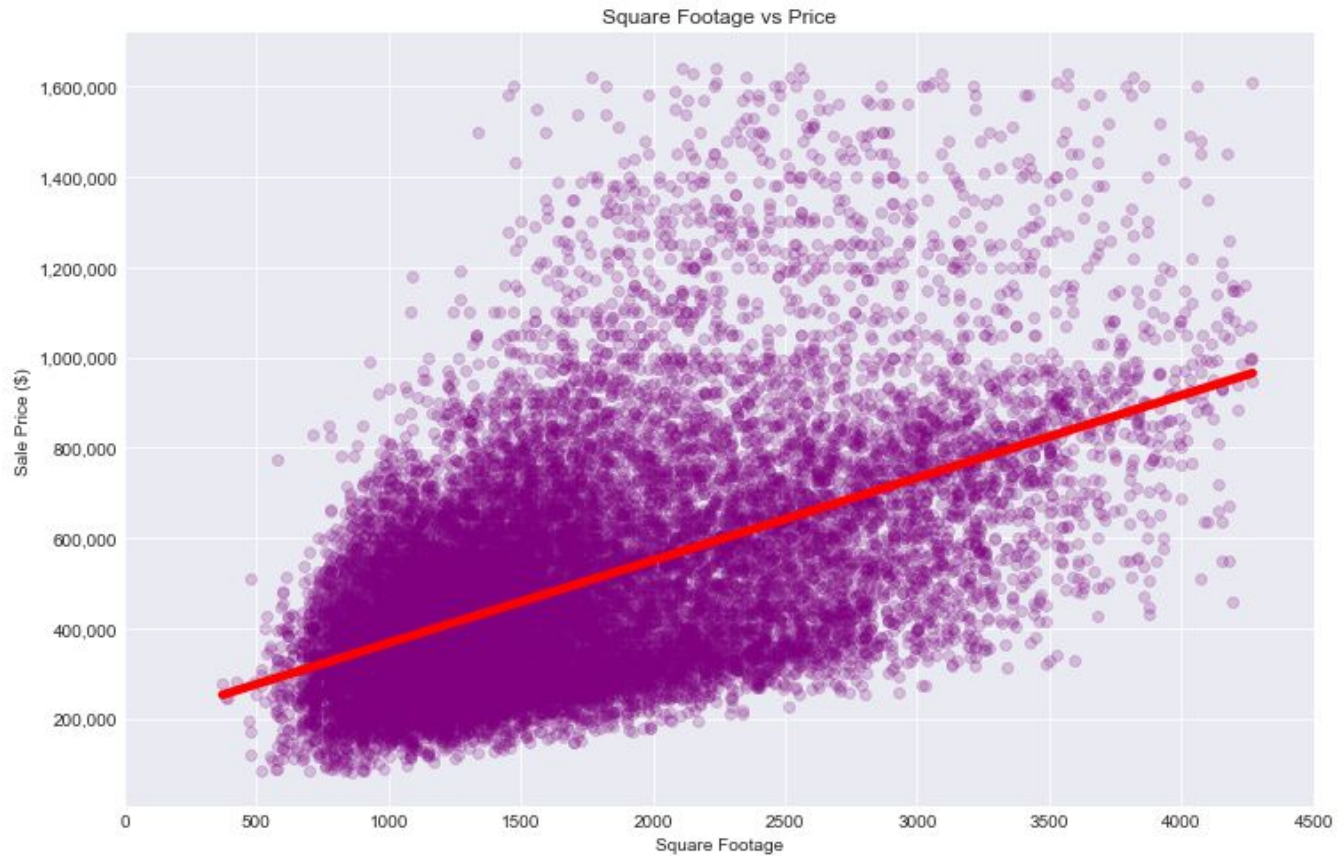


Square Footage vs Price vs Bathrooms





SQFT





## Next Steps and Further Analysis

- Project costs and budgets
- Marketing
- Code and zoning requirements



## Summary Conclusion

- Elevating Grade can increase value up to **\$386,602**
- Basement can add value by **\$46,568 - \$54,691**
- Added bathroom can **\$32,465 - \$39,636**
- Every Sqft added can increase value **\$116 - \$105**
- Further Analysis



# Questions?