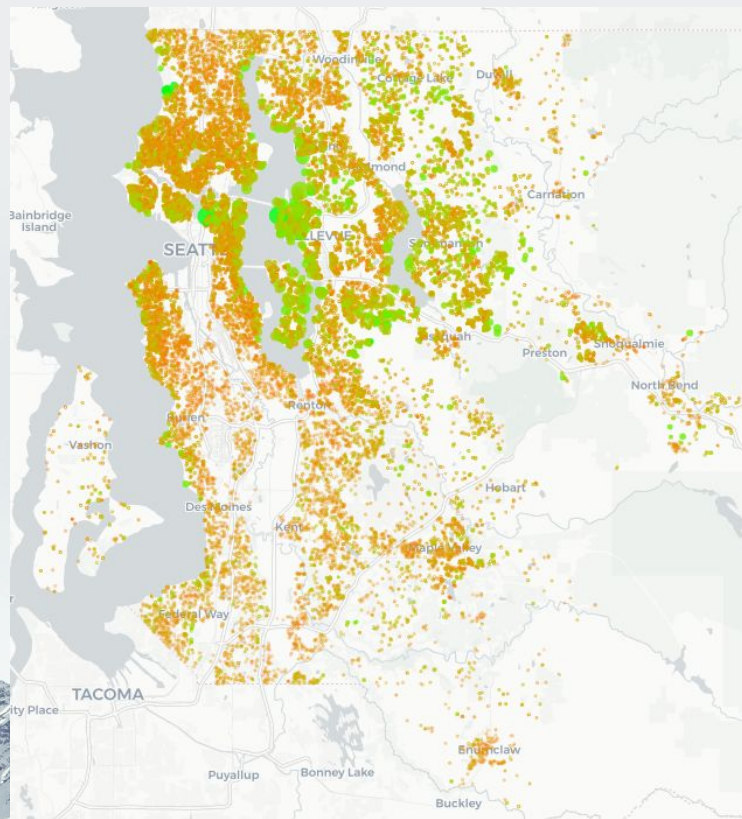




King's County Housing Data

- Sam Stoltenberg





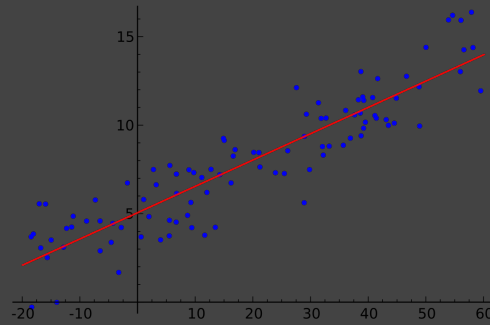
Overview

- What should you change about your home to increase its value?
- How many rooms should you add, should it be a bedroom or bathroom?
- How many square feet should you add, and in what form?
- The condition or overall grade of the home?





Linear Regression



- R-Squared of 0.826

Our model is able to explain ~82.6% of the variability in sale price.

- This is for houses that are between \$78,000 and \$1,120,000.

What Mattered to our Model.

- Bathrooms
- Bedrooms
- Zip code
- Square feet of living
- Grade of home
- Value of neighbors homes



Understanding the market

Price to Grade Relationship

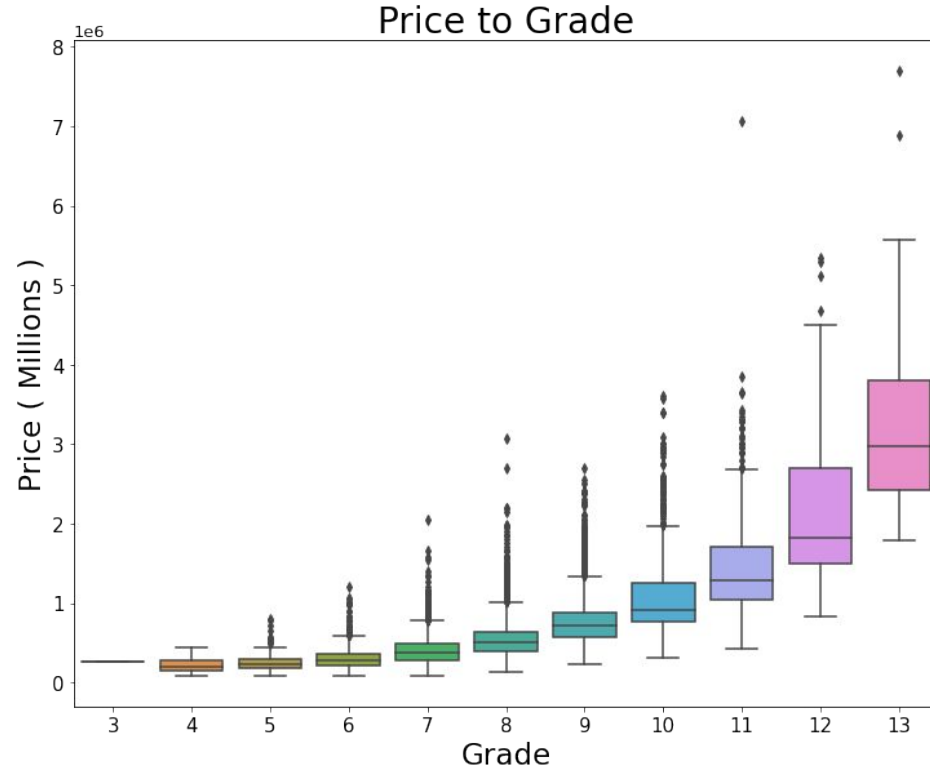
As the grade of a home increases, so does its sale price.

How to improve grade:

- Adding items like a garage or jacuzzi may increase the grade.
- Getting a new roof, carpets, or siding may increase the grade.
- Gardening may increase the grade.

“Grade is in the eye of the misnomer”

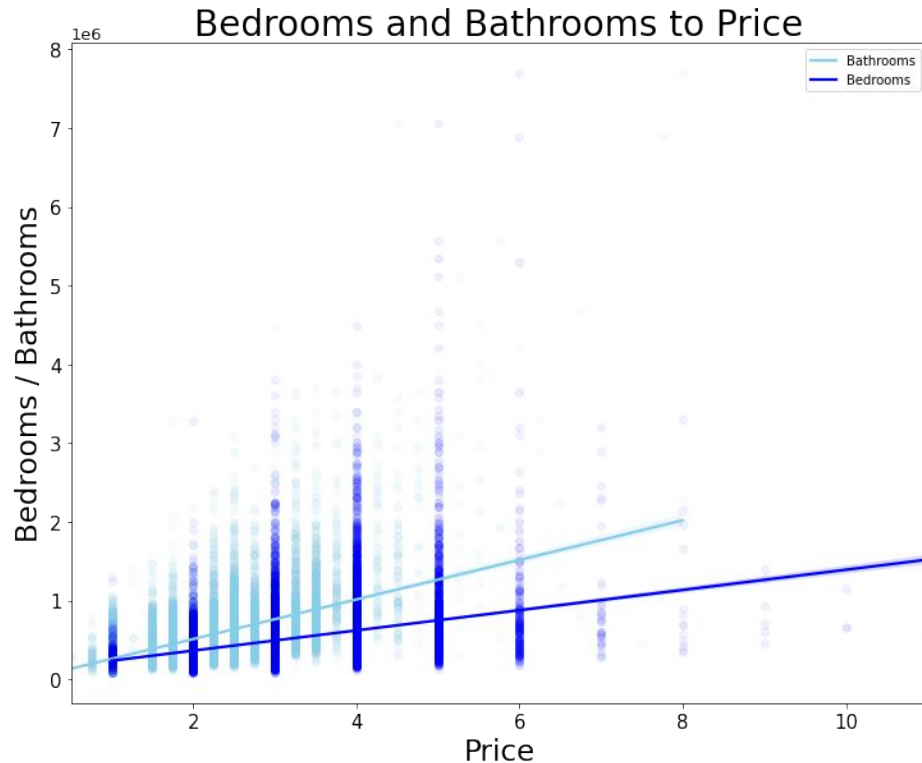
- Smart Person



How many rooms should you add, should it be a bedroom or bathroom?

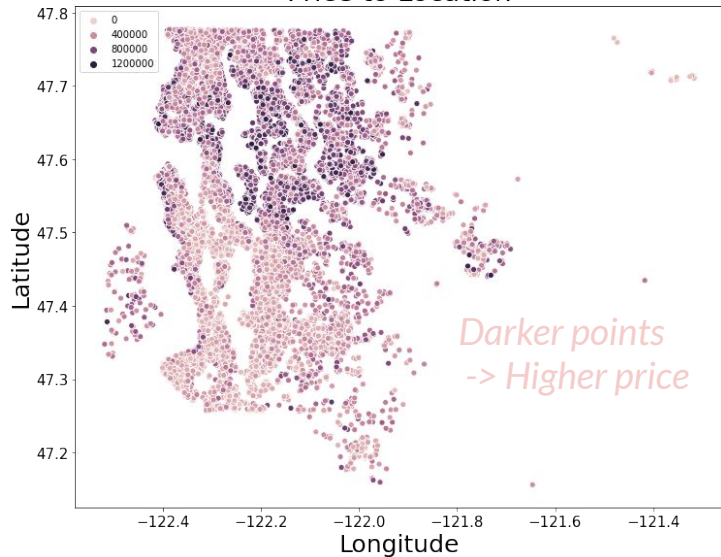
Adding a Bedroom or Bathroom:

- A bathroom could increase your resale value by ~\$12,000
- A bedroom could increase your resale value by ~\$4,600
- Depending on water, sewage piping and location, you should add a bathroom for the greater value increase.



Location, Location, Location

Price to Location

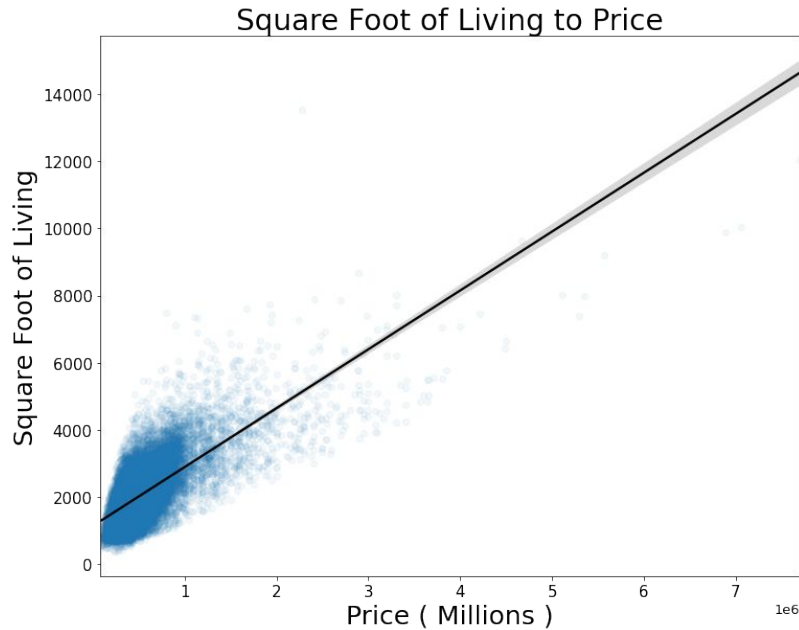


- Some areas are more valuable to be in, or the houses in those areas tend to be larger thus costing more.
- You should consider where you are, and how much your neighbors houses are worth when trying to increase value.
- If the neighborhood grows in value so does your house.
- To increase your sale value, simply convince your neighbors to do the same.





Square Foot of Living



- Strong correlation between Square foot of living area and value of the home.
- Increasing the square footage of your home in anyway seems to increase the value.



Conclusion:

- Adding square feet, a bedroom, or bathroom could increase your home value.
- Depending on water, sewage piping and location, you should add a bathroom for the greater value increase.
- Square feet added in any form should increase the value.
- Focus on the overall grade of your home, and of your neighbors to increase the value.



Future work

- Study more features, garage, roof style, etc.
- Compare our model of King's county to other counties.



Thank you.





Appendix



Different Zip Codes

- Top 20 zip codes in the county.
- 98039 has a mean above 2 million, may be difficult to move a trailer house there for extra value.
- Property value, and location play a role in the value of the home

