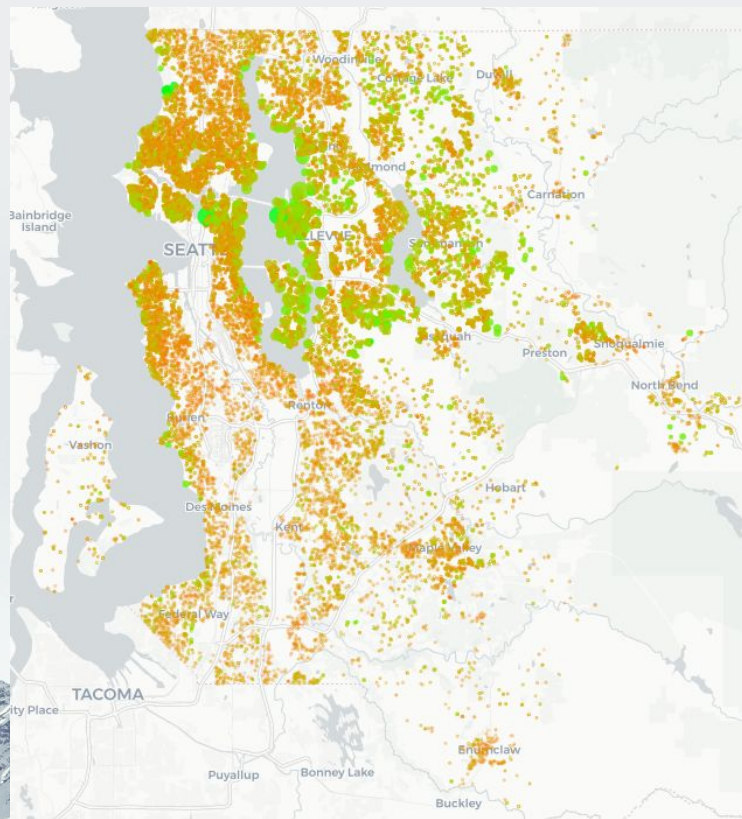


King's County Housing Data

- **Sam Stoltenberg**



Methods:

Obtain

Scrub

Explore

Model

Explore (Again)

Model (Again)

Interpret



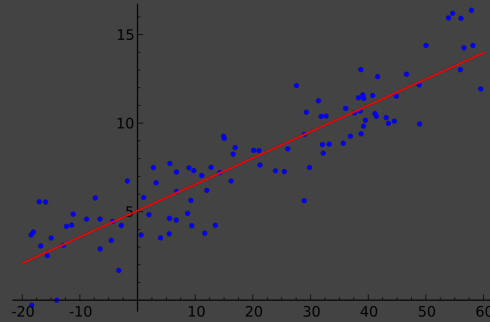
Overview

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



Our model is ~82.6% effective at predicting an increased sale price.

- R-Squared of 0.826



Understanding the market

Price to Grade Relationship

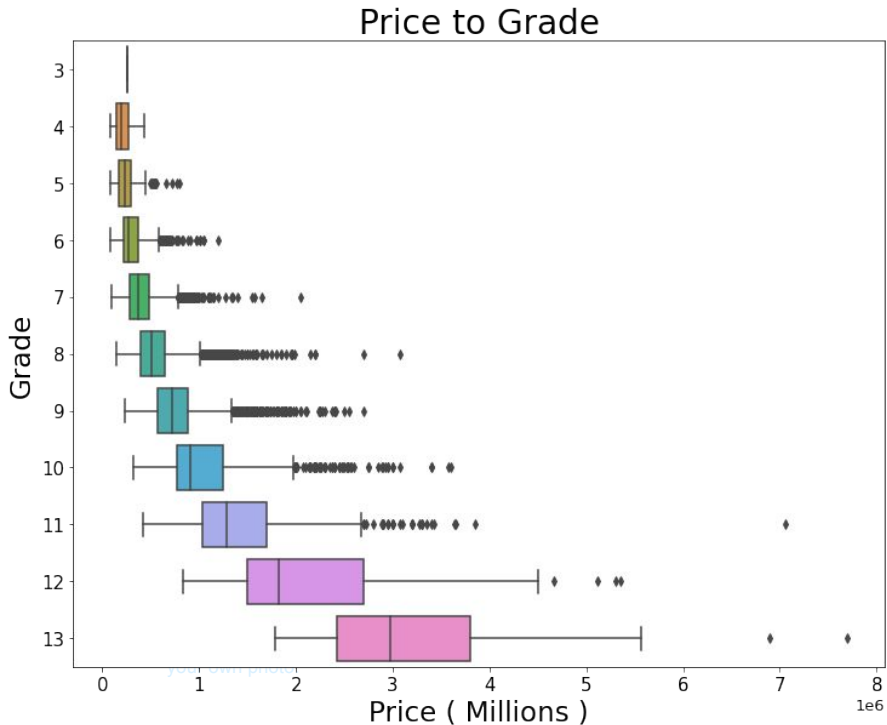
As the grade of a home increases, so does its sale price.

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”

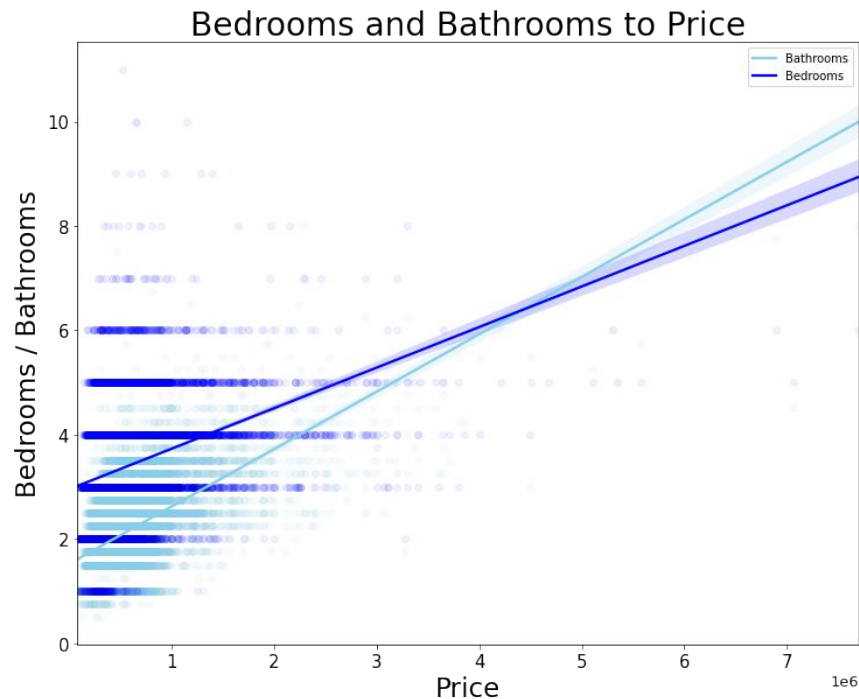
- Smart Person



Price Relationship Bedrooms and Bathrooms

Adding a Bedroom or Bathroom:

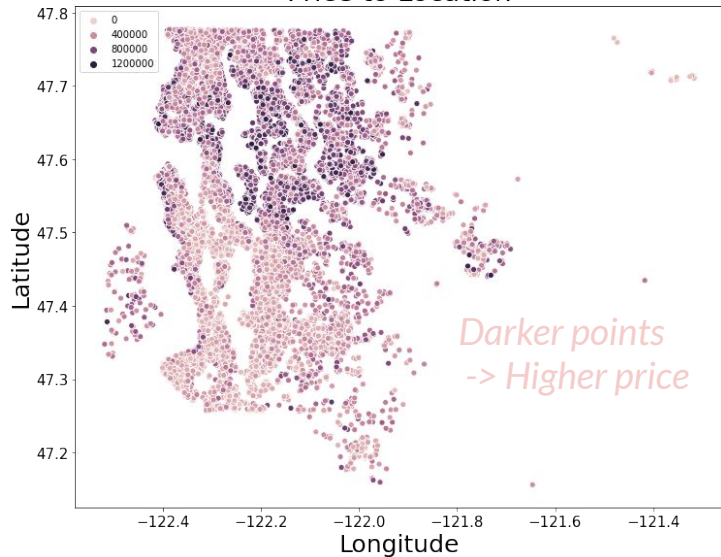
- A bathroom could increase your resale value by ~\$12,000
- A bedroom could increase your resale value by ~\$4,600
- Depending on water, sewage piping and location, you should add a bathroom for the greater value increase.





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.



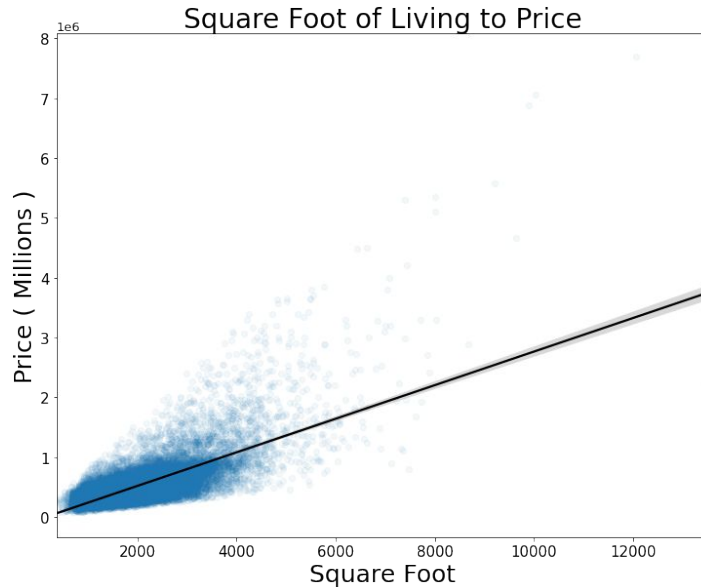


Appendix





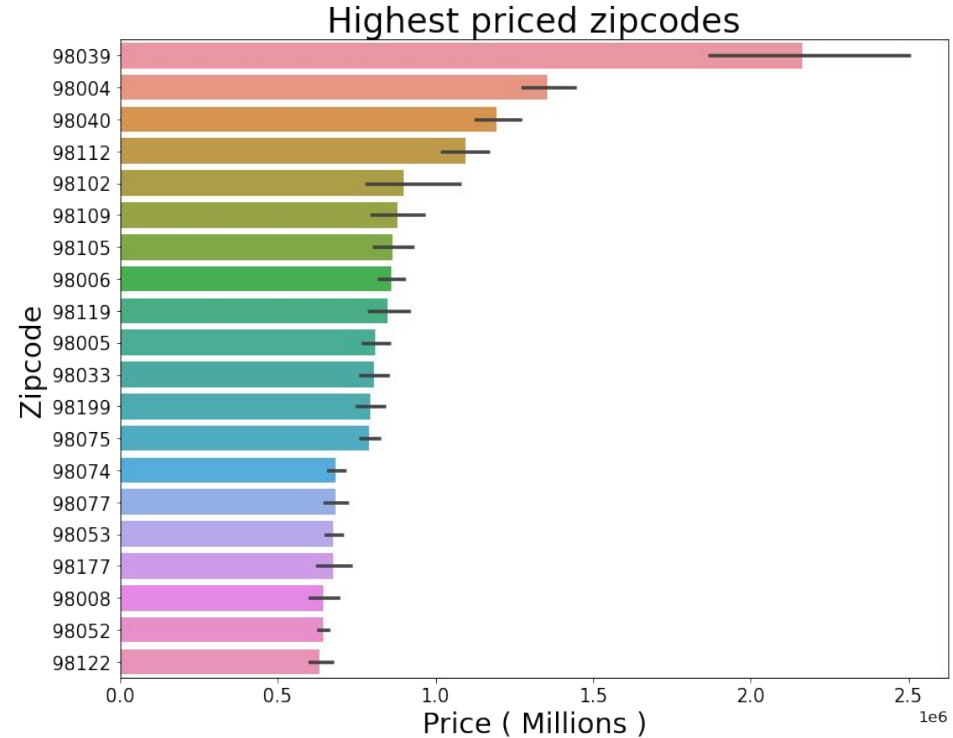
Square Foot of Living

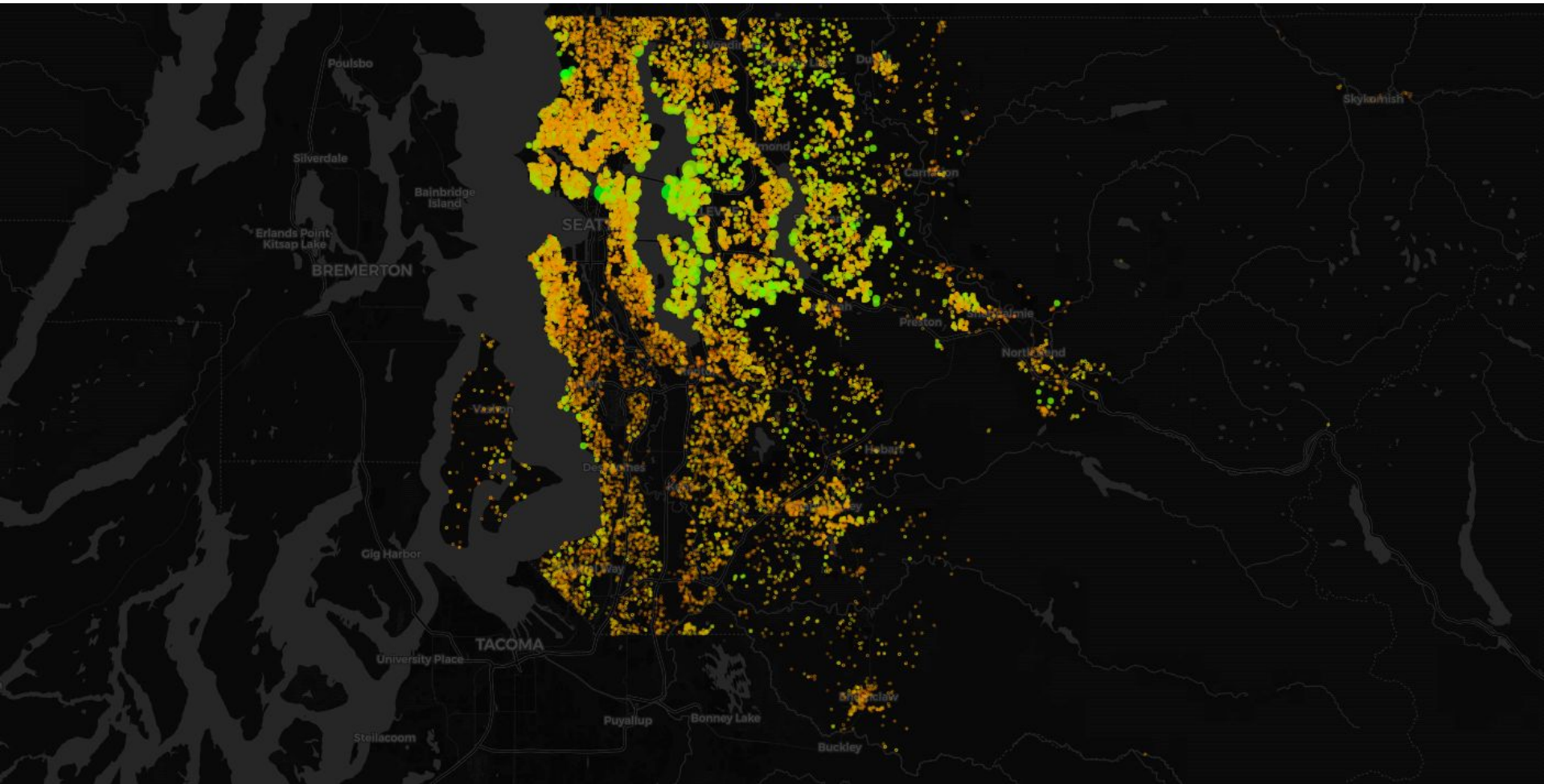


- Strong correlation between Square foot of living area and value of the home.
- Some outliers, skewed on the higher priced side.
- Showing the model could underpredict the value of adding a square foot to your home.

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







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.

