Home Improvements to Consider For Maximizing Home Value
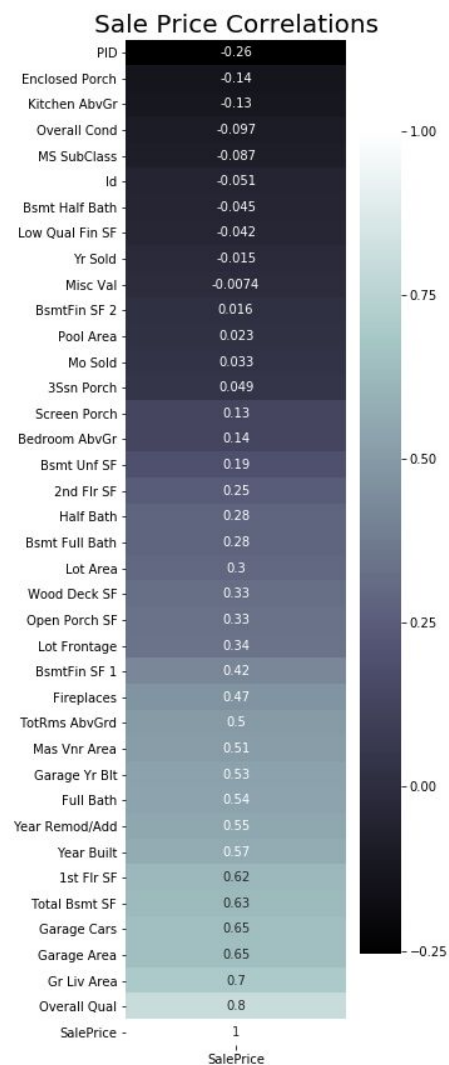
In Beautiful Ames, Iowa!

Data Can be Useful!

Realizing correlations can help us determine what homebuyers value when purchasing a new home.

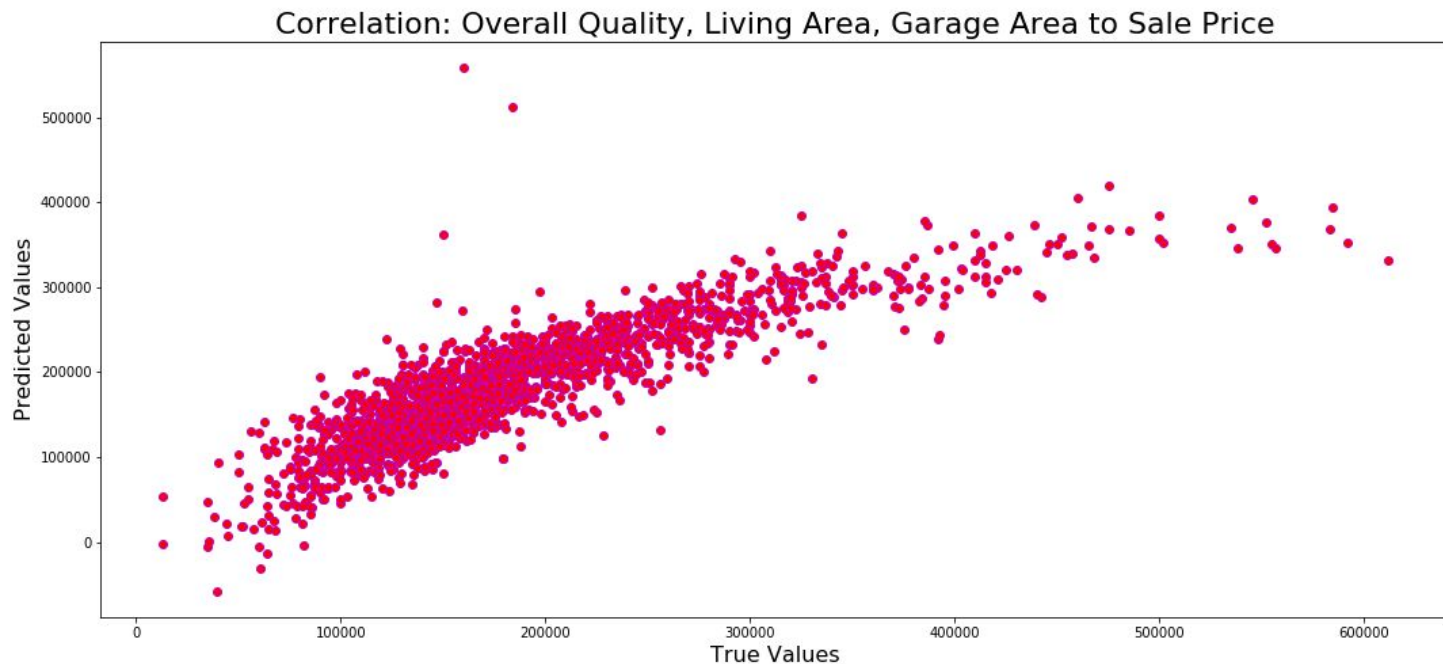What are the best home improvements you can make to improve your house value prior to selling?

Sale Price Correlations

Correlations!

Unscaled

Top 3 variables

Train: .75

Test: .78

Correlation: Overall Quality, Living Area, Garage Area to Sale Price

Correlations!

Scaled

Top 3 variables

Train: .74

Test: .79

Scaled Correlation: Overall Quality, Living Area, Garage Area to Sale Price

Correlations!

Scaled

Top 5 variables

Train: .75

Test: .83

Correlation: Top Five Variables to Sale Price
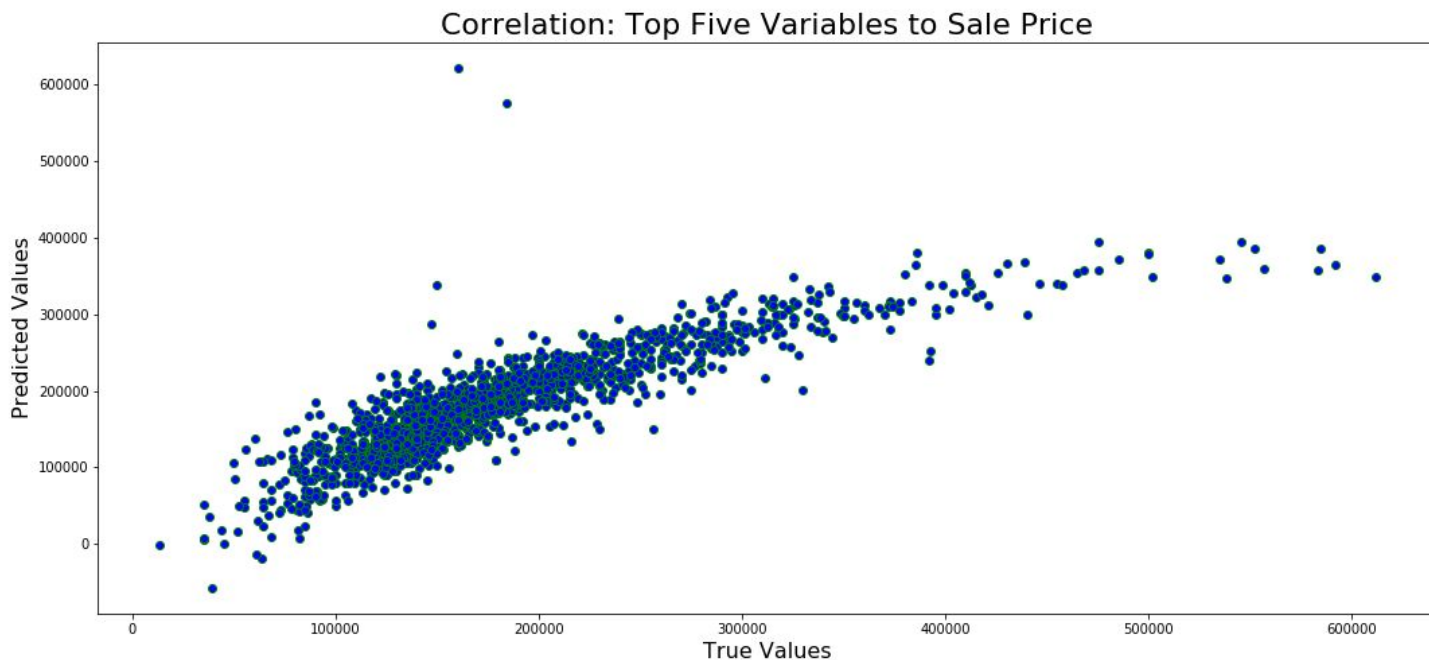
Correlations!

Scaled

Top 7 variables

Train: .76

Test: .83

Correlation: Top Seven Variables to Sale Price
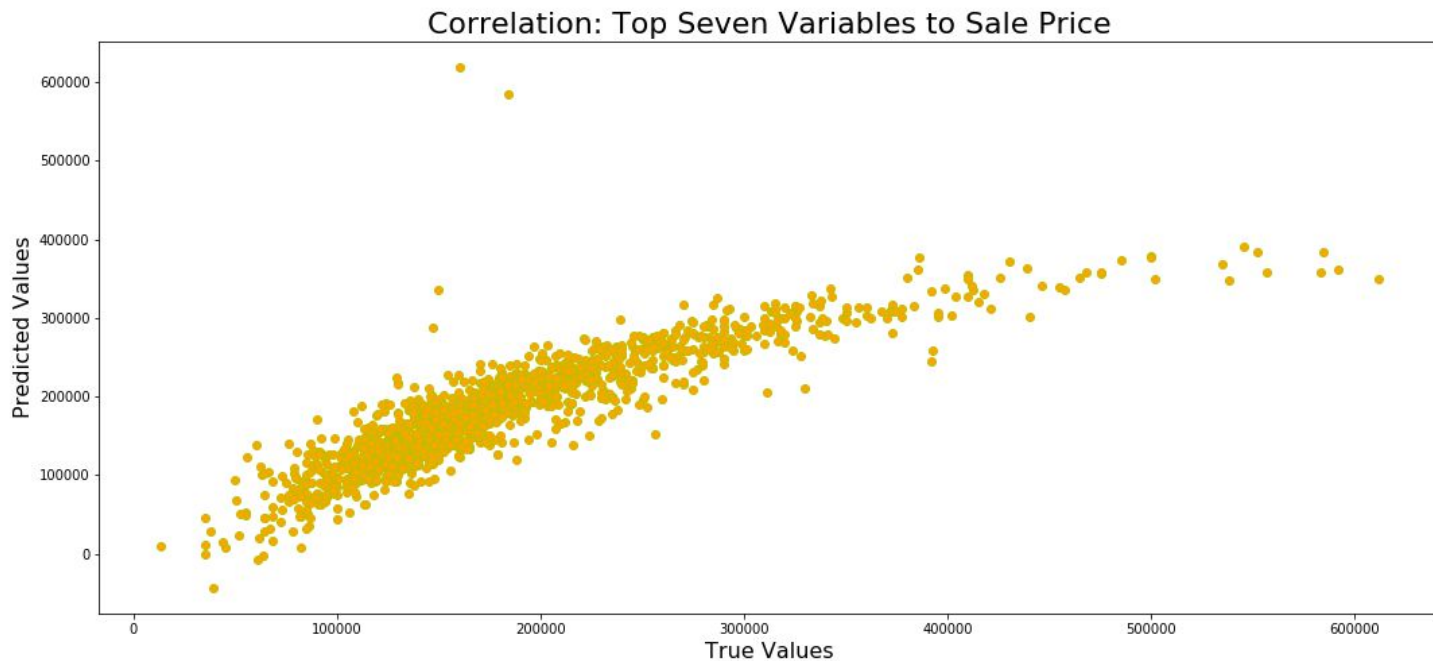
Ridge and LASSO Transformations

Three variables: ~.75

Five variables: ~.74

Seven variables: .75 Ridge and .74 LASSO

Scaling and transforming the data resulted in scores that were roughly the same

What do these correlations mean?
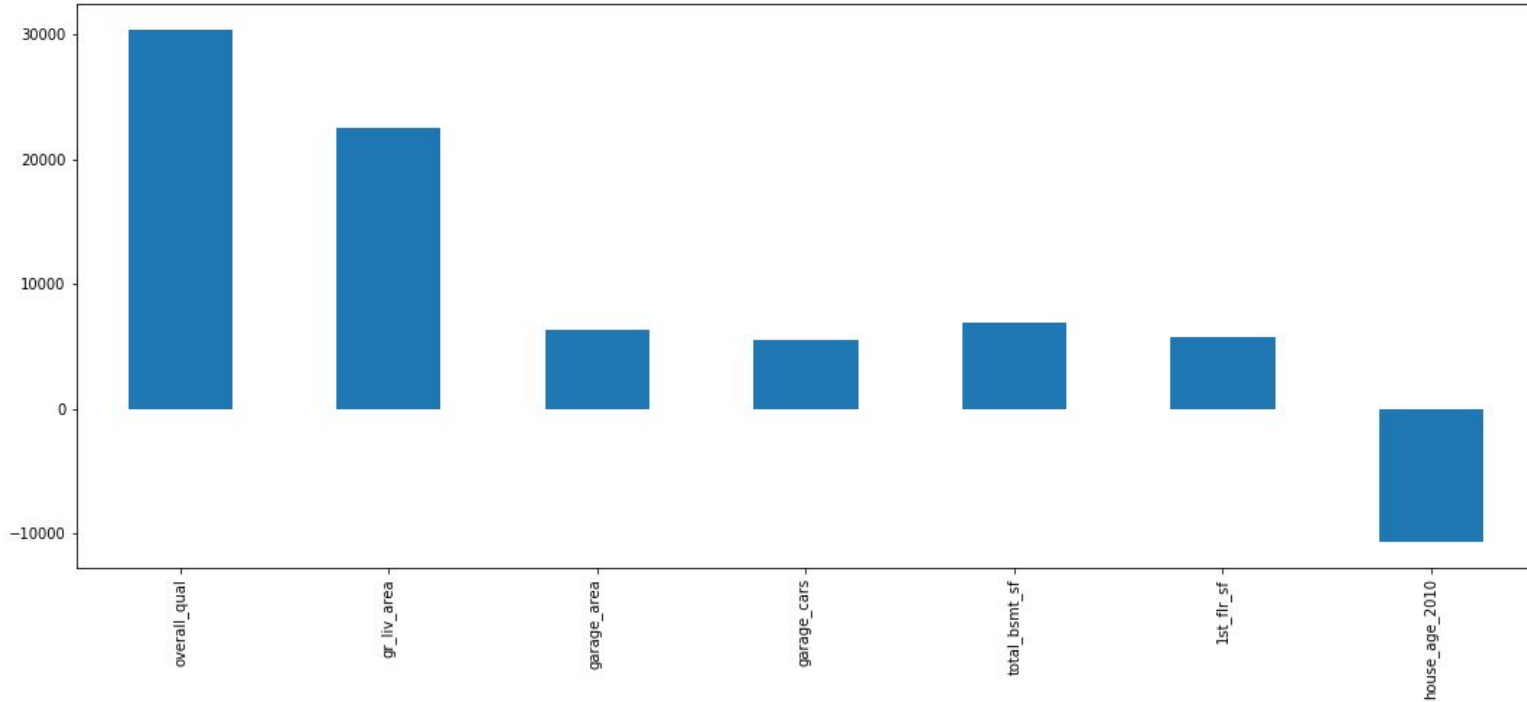
Most Important: Overall Quality of the House

Above Ground Living Area

Garage Area, Cars

Total Basement SF

First Floor SF

What You Can do to Maximize House Value

What You Can do to Maximize House Value

Improve quality!

    Potentially kitchen, doors, windows, etc.

Open up the living area on the first floor

Use good fixtures throughout