

King County Housing

EDA Project NeueFische

Client/Stakeholder: Nicole Johnson

Stakeholder

- Nicole Johnson, Buyer
 - Lively neighbourhood
 - Central location
 - Middle price range
 - Right timing (within a year)

General insights of the data

Hypotheses

- The higher the house is rated (grade), the more expensive it is
- Sale price goes up with increasing house square footage
- Amount of house sales is independent of the time of year

The higher the house is rated (grade), the more expensive it is

- What is the average house price on the market in King County?



Count	21,597.00
Mean	540,296.57
Std	367,368.14
Min	78,000.00
25%	322,000.00
50%	450,000.00
75%	645,000.00
max	7,700,000.00

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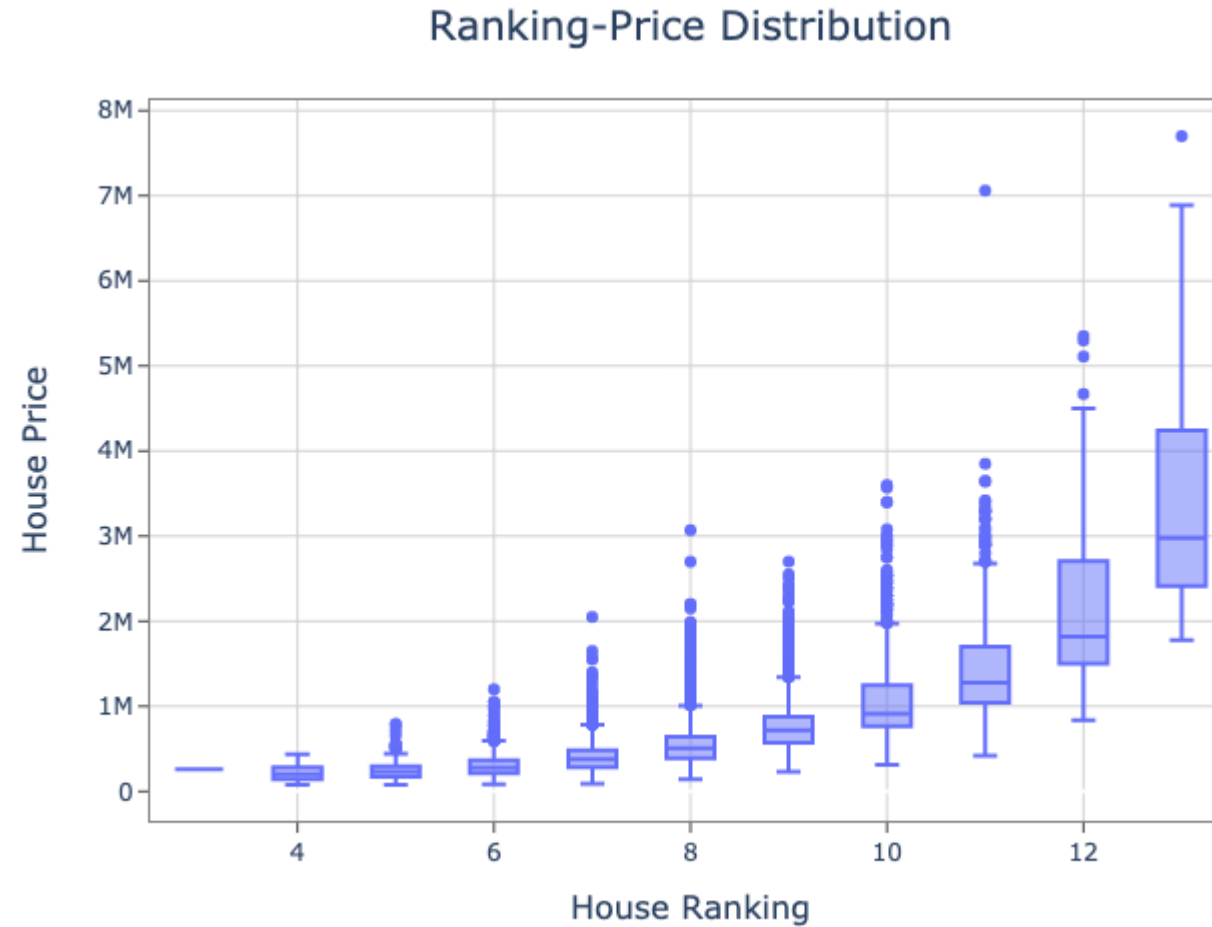
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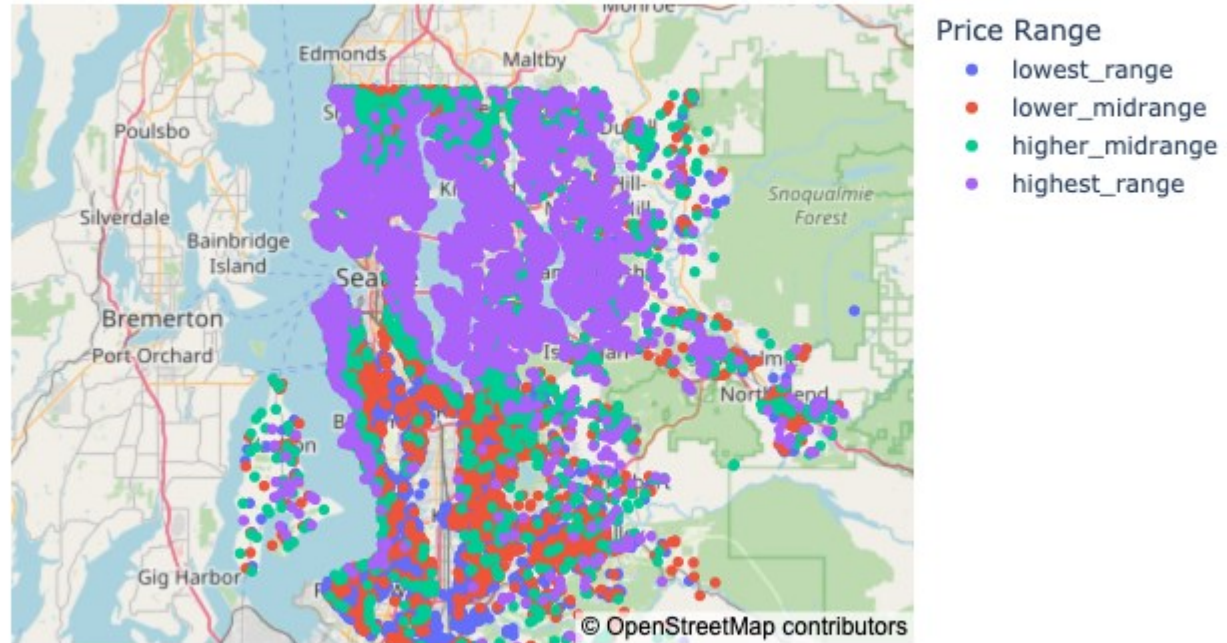


Sale price goes up with increasing house square footage

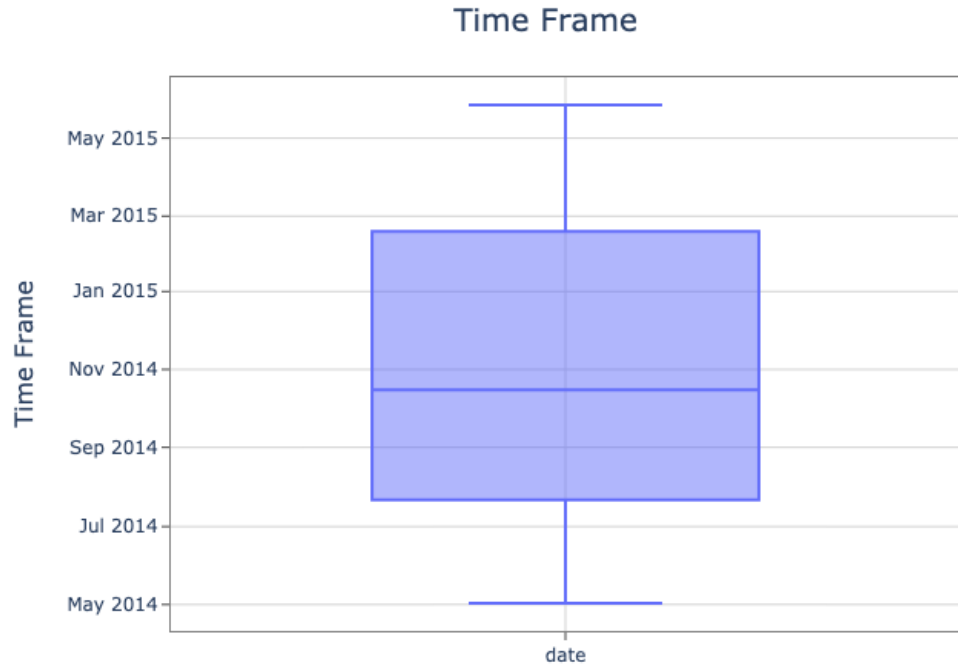


Sales Map

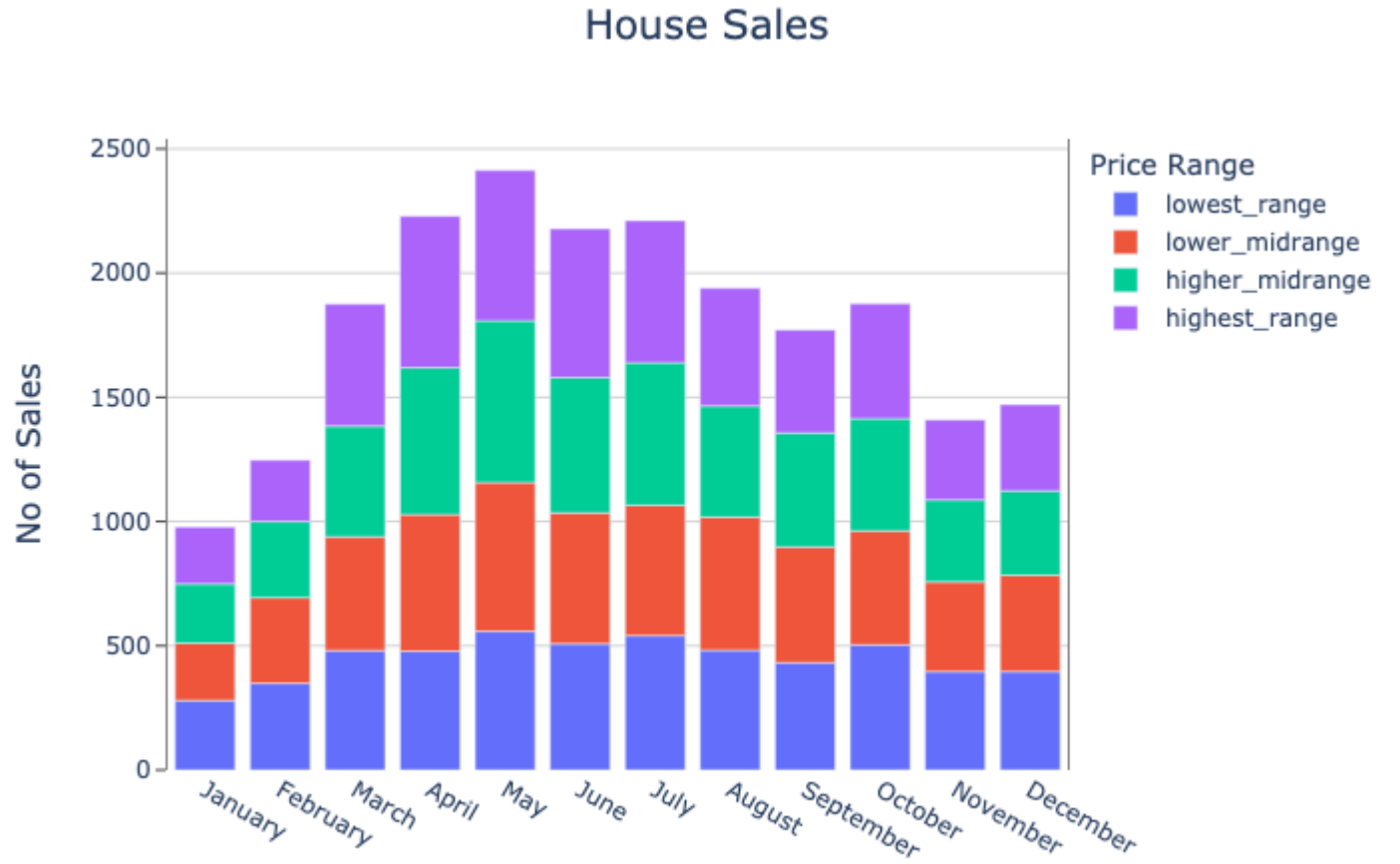
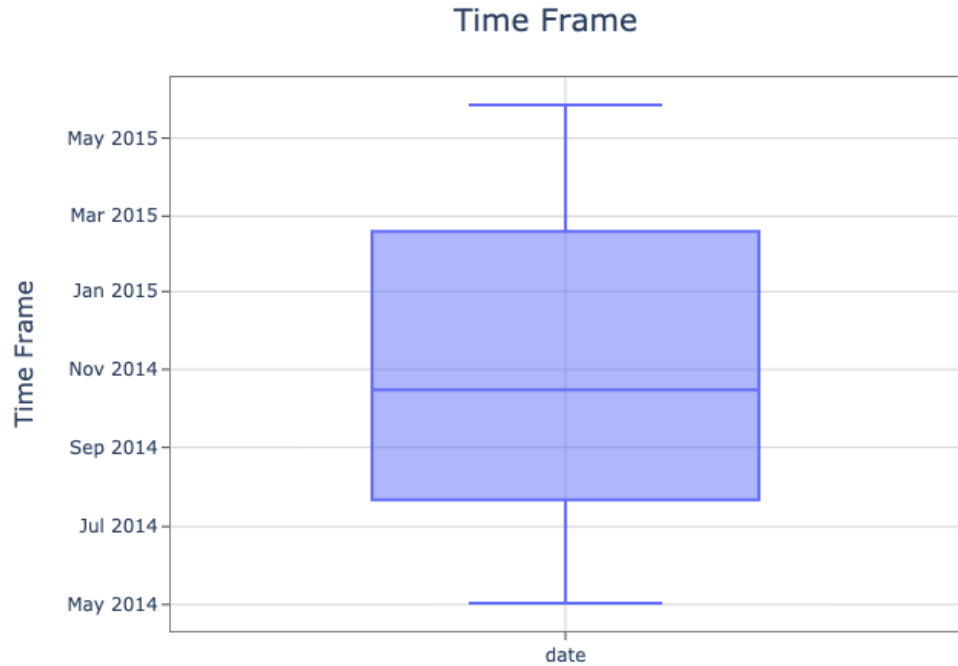
King County Houses for Sale



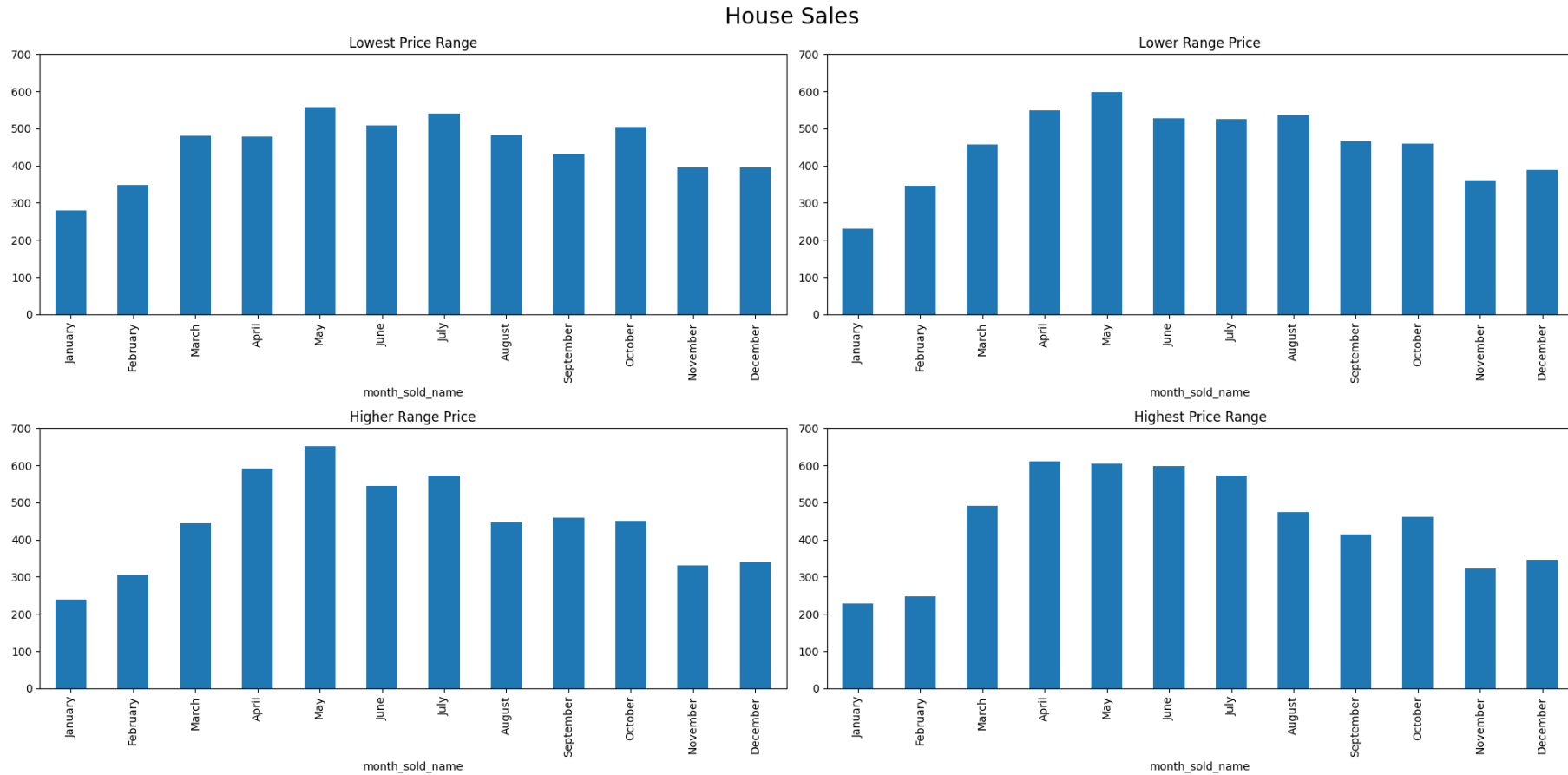
Amount of house sales is independent of the time of year



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Recommendations for N. Johnson

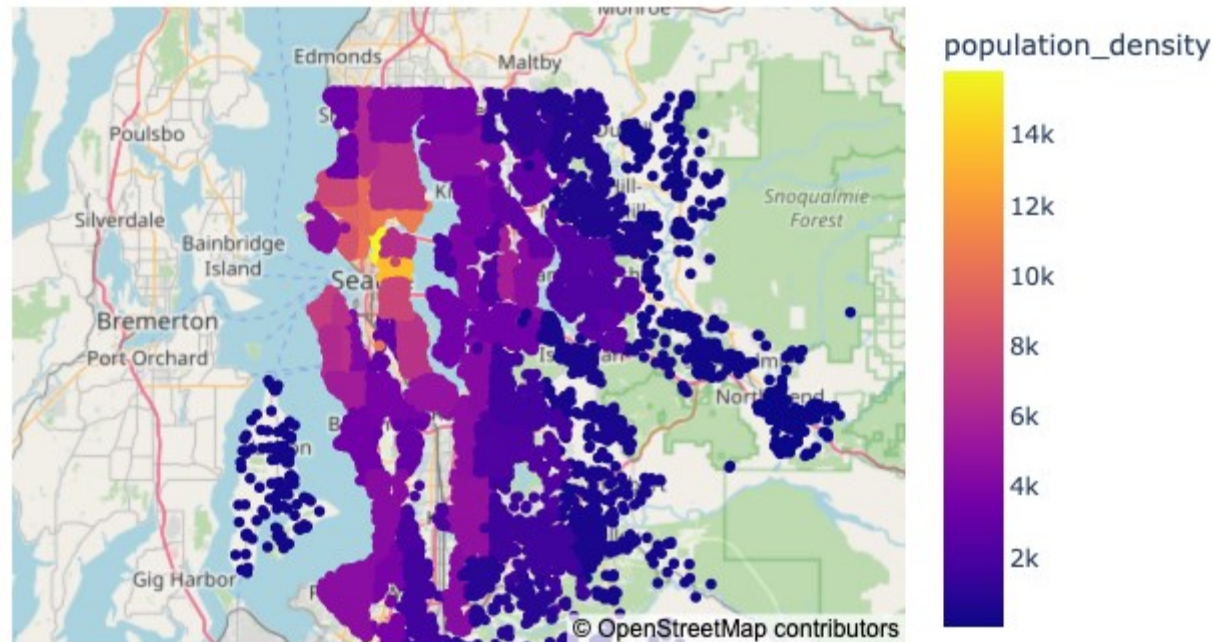
- Within her price range, she should consider buying a house in April or May



Recommendations for N. Johnson

- She wants to live in a lively, central neighbourhood

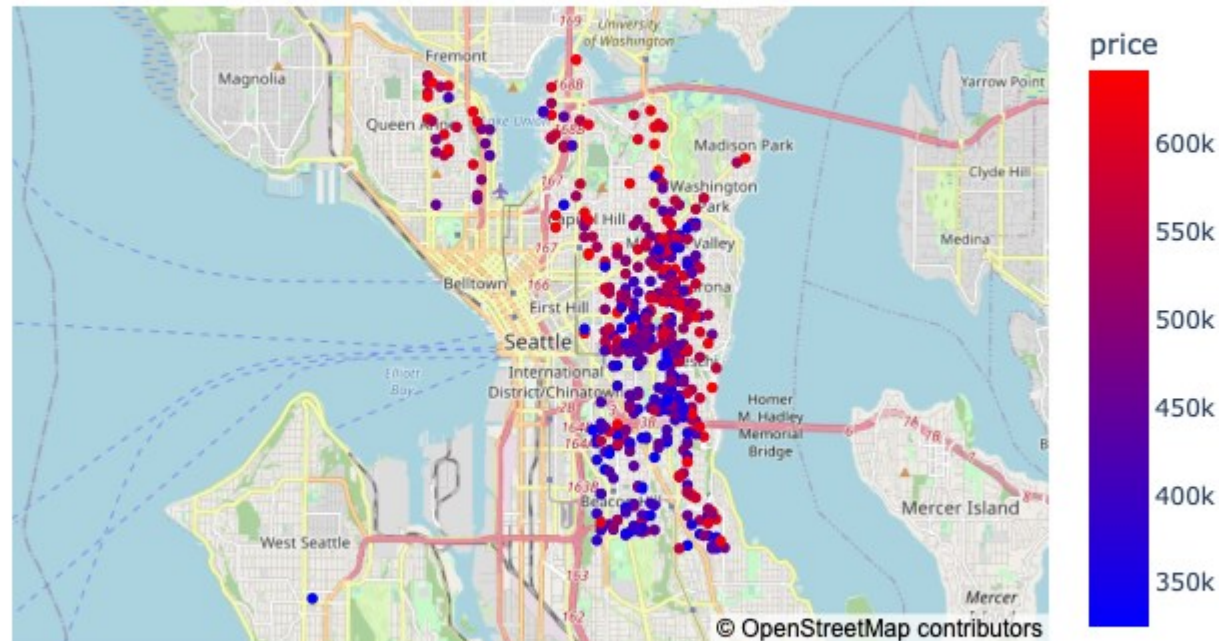
Population Density King County



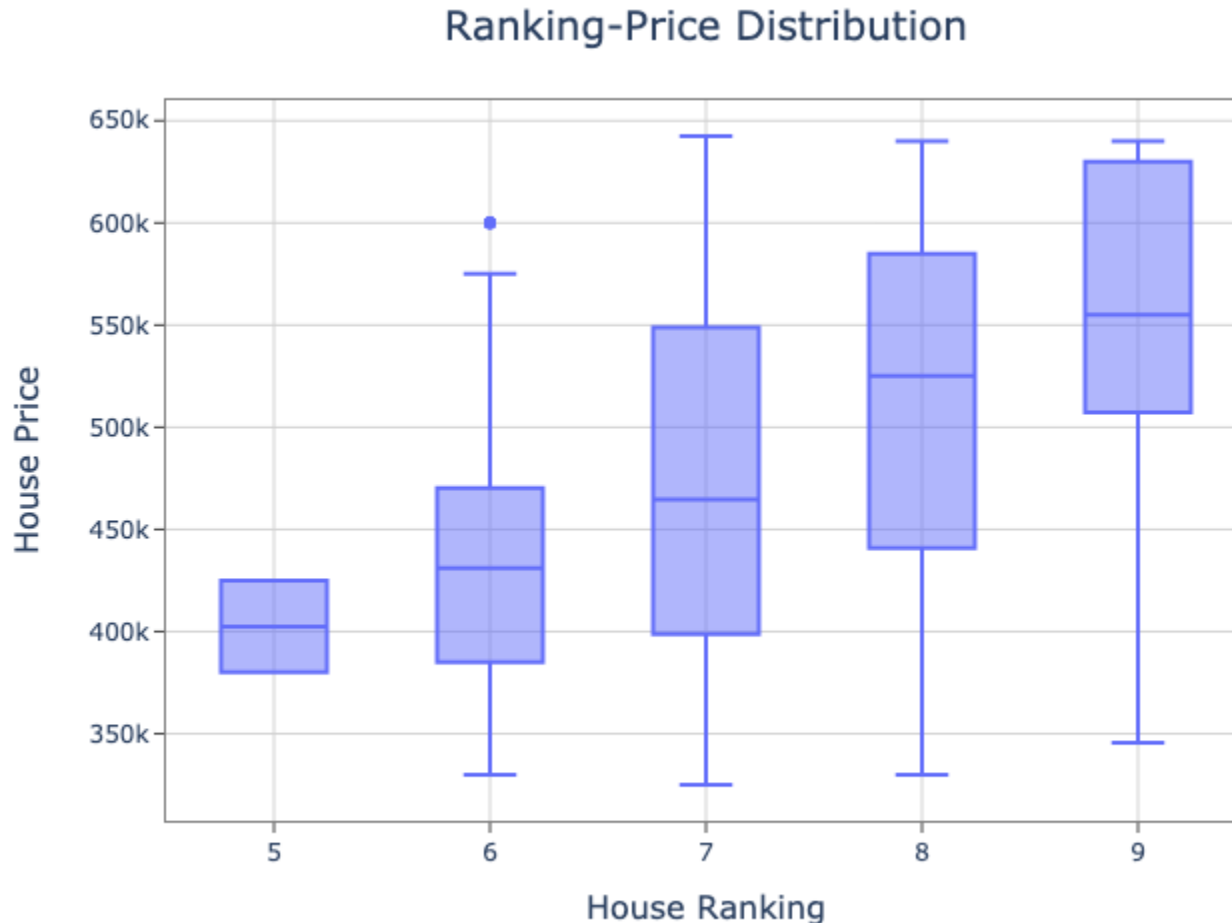
Recommendations for N. Johnson

- Houses in downtown Seattle within her price range

Suitable Houses



Recommendations for N. Johnson



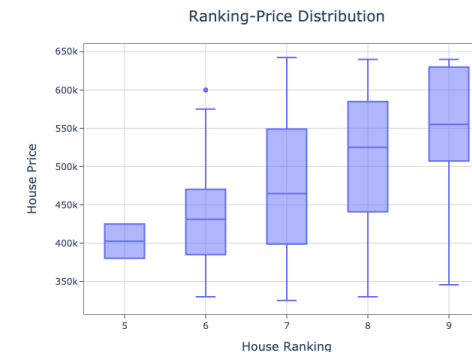
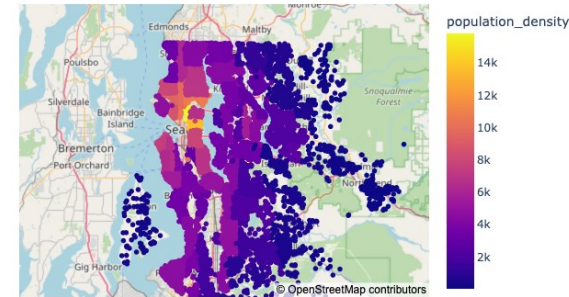
- 5 Low construction costs and workmanship. Small, simple design.
- 6 Lowest grade currently meeting building code. Low quality materials and simple designs.
- 7 Average grade of construction and design. Commonly seen in plats and older sub-divisions.
- 8 Just above average in construction and design. Usually better materials in both the exterior and interior finish work.
- 9 Better architectural design with extra interior and exterior design and quality.

Summary

- Seattle: lively central area
- Best availability: April/May
- Ranking: 5 – 9 (of 13)

→ 542 houses meeting the criteria

Population Density King County



Outlook

- Plot available houses according to times they have been viewed
 - To determine how fast she needs to act
- Further narrowing down her demands
 - How many bedrooms
 - How many bathrooms