

# **An Analysis of Housing in King County**

# Summary



## Question 1

What attributes  
affect price the  
most?



## Question 2

How to increase  
the price  
attributes



## Question 3

What areas are  
best to buy in?



## Question 4

Is King County a  
sellers market?

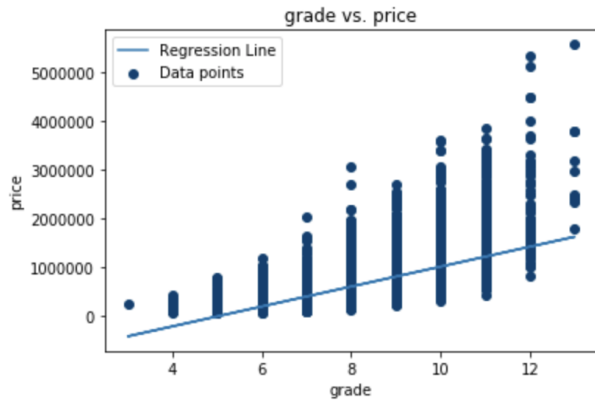


## Question 5

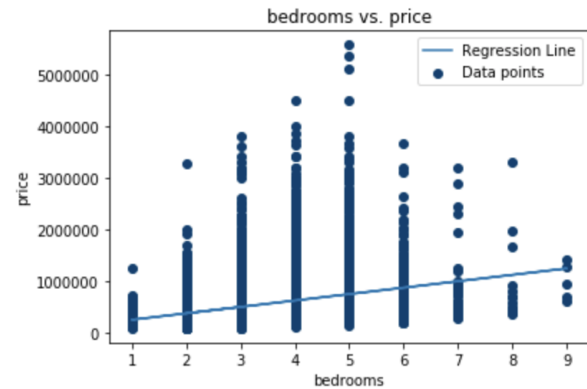
Which month is  
best to sell in?

# Question 1:

## What attributes affect price the most?

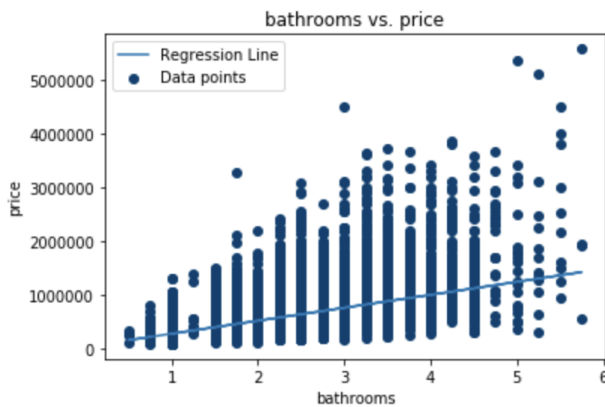


55442.02



34682.48

UIP = Unit  
Increase in  
Price



164.0580



500 units 129619.13

# Conclusions

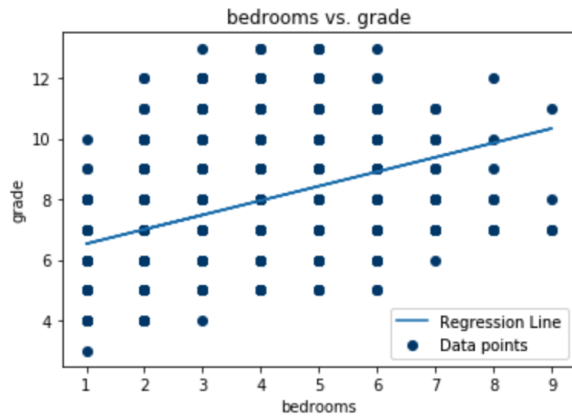
- **We recommend buying properties with a large total lot that would allow for adding additional sq footage**
- **We recommend doing what is possible to increase the grade of the home before selling**



[//plotly.com/~jonmcg01/1.embed](https://plotly.com/~jonmcg01/1.embed)

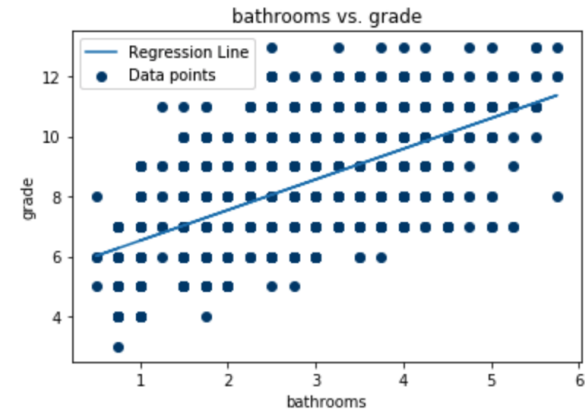
## Question 2

How to increase the grade of a property

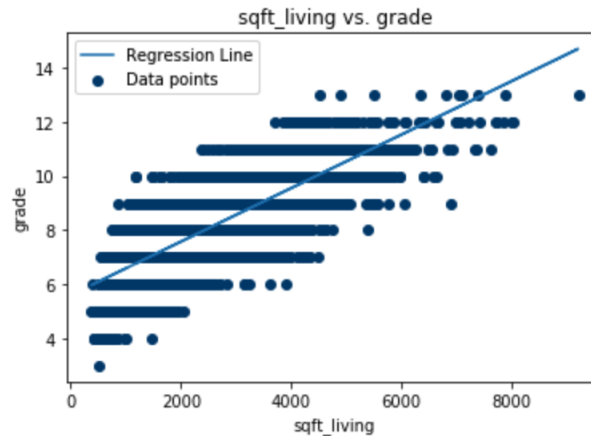


0.23

Grade  
change  
per unit



0.9



0.46 per 125

## Our Recommendations

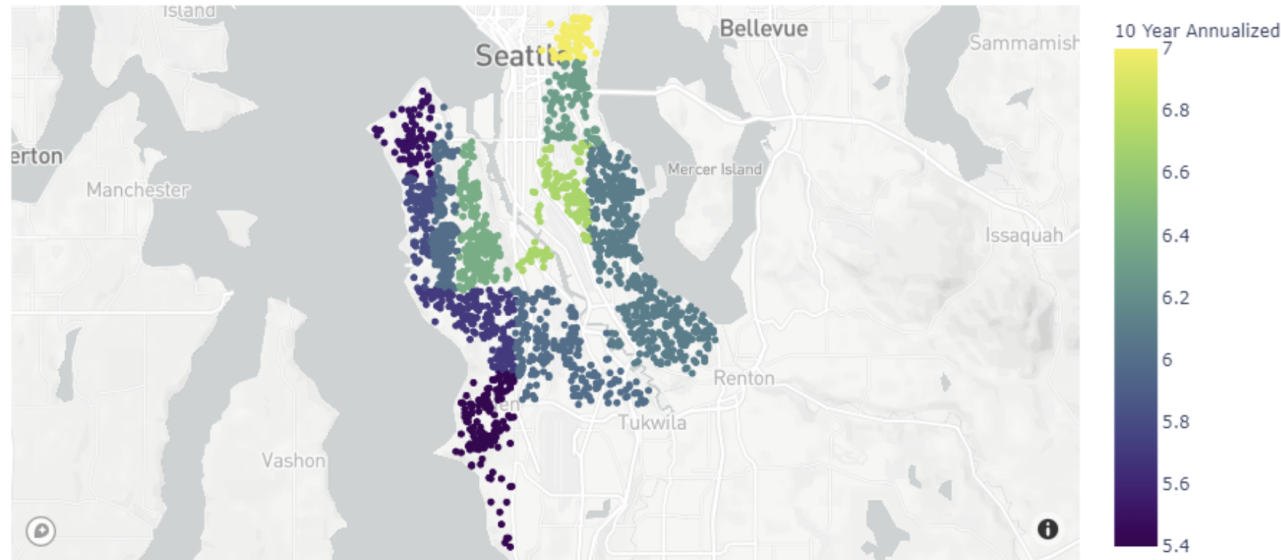
We recommend adding a bedroom ensuite extension that is above 125 sq feet in area as these 3 factors together will near take you to the next grade

Average grade increase = \$55,000

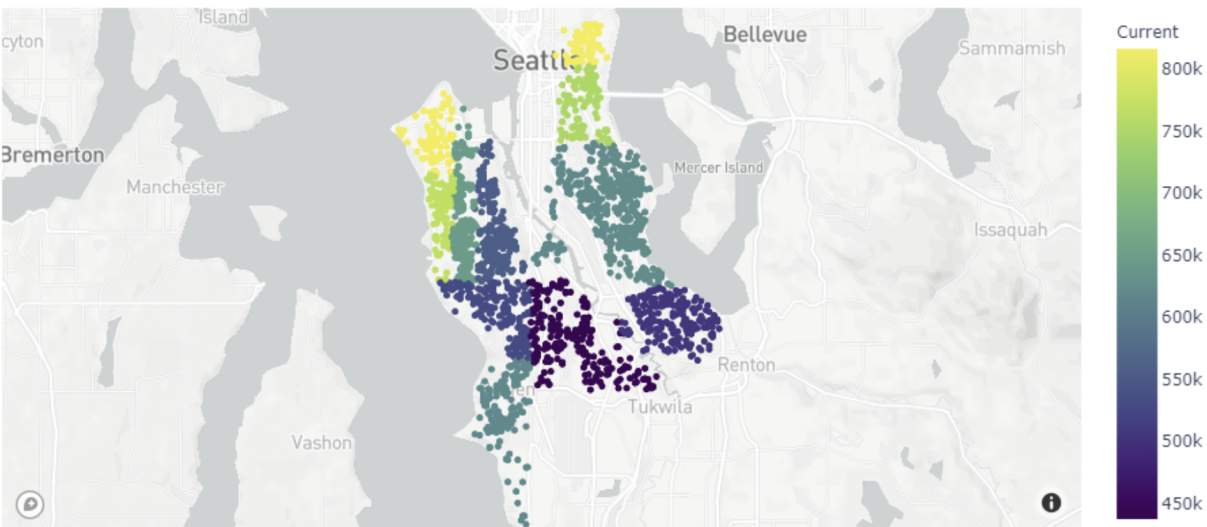
Average cost of extension= \$30,000

# Question 3

What areas are best to buy in?

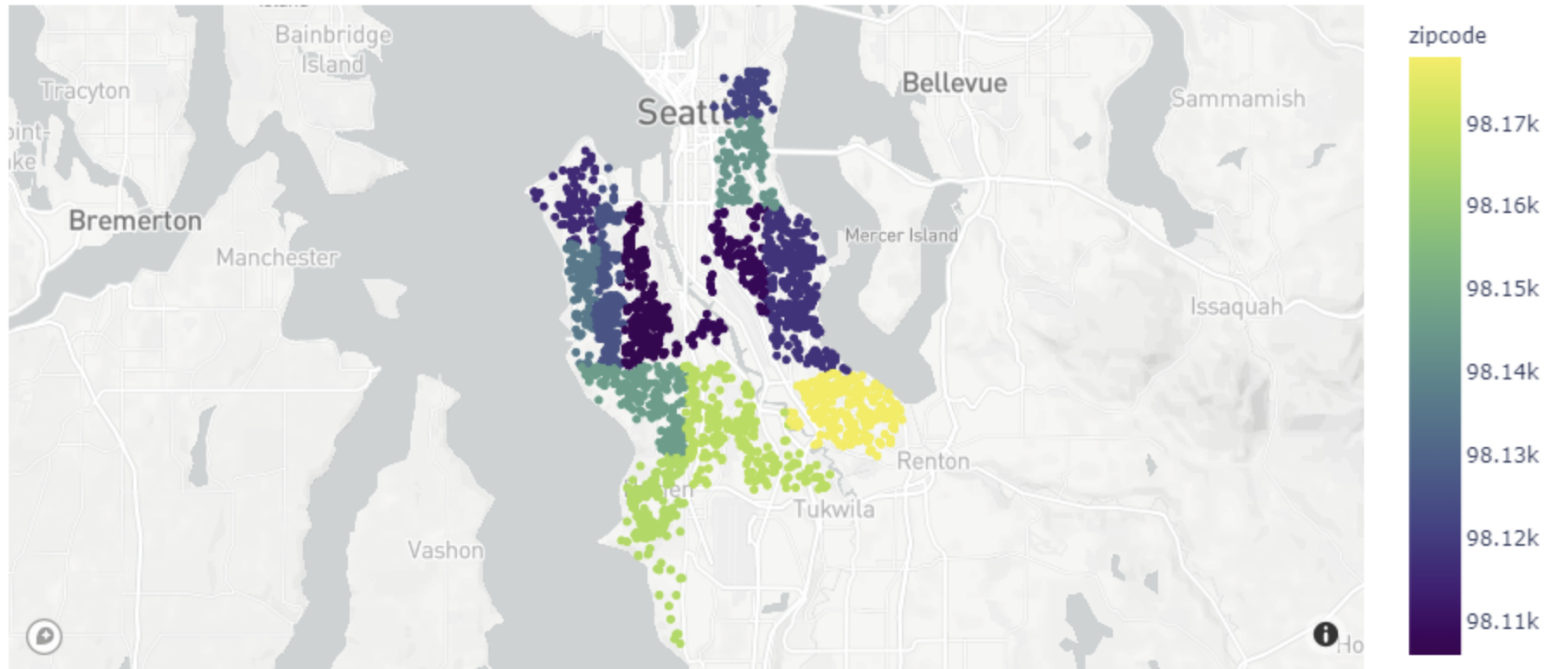


Midwest : High  
%increase



House prices  
between 450-550k

# Recommendations:



Target: 98106

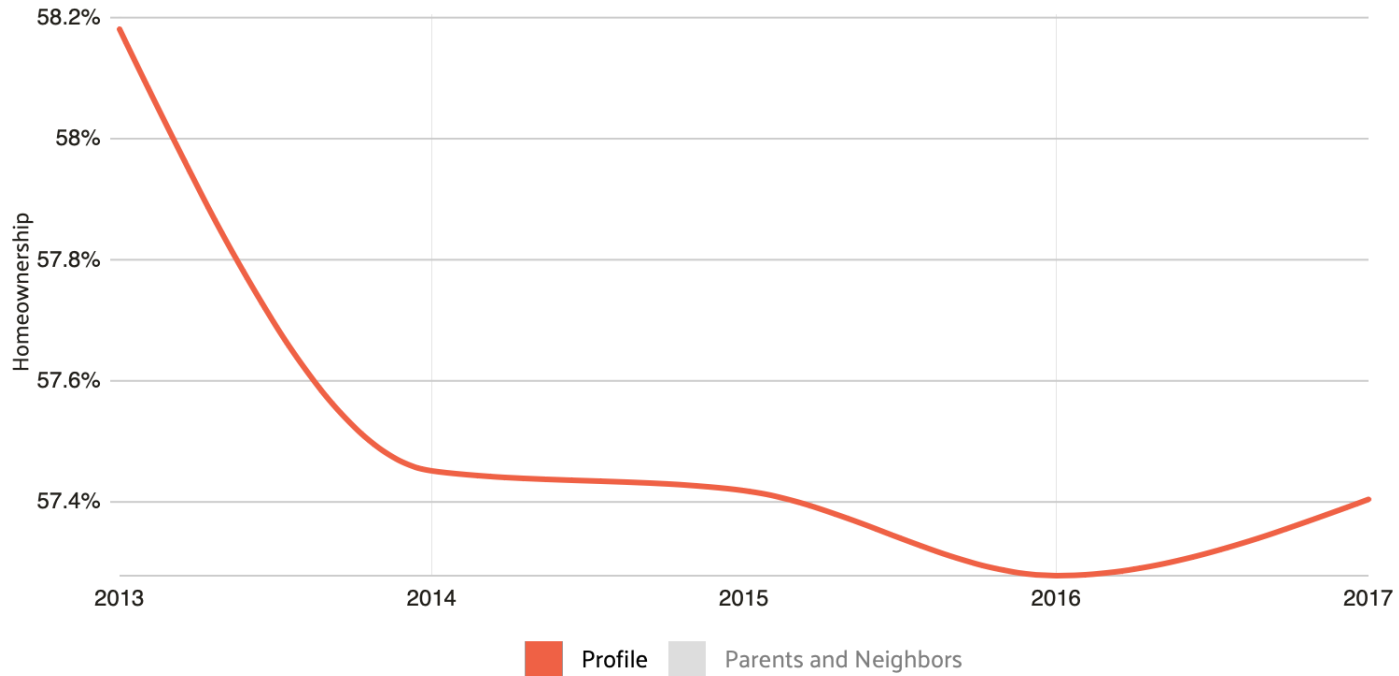
Delridge

- High yearly value increase 6.6-7% for past 10 years
- Currently at some of the lowest prices in the county



## Question 4

### Is King County A Sellers Market?



- Over 40% of county renting
- Renting on a gentle increase since 2013

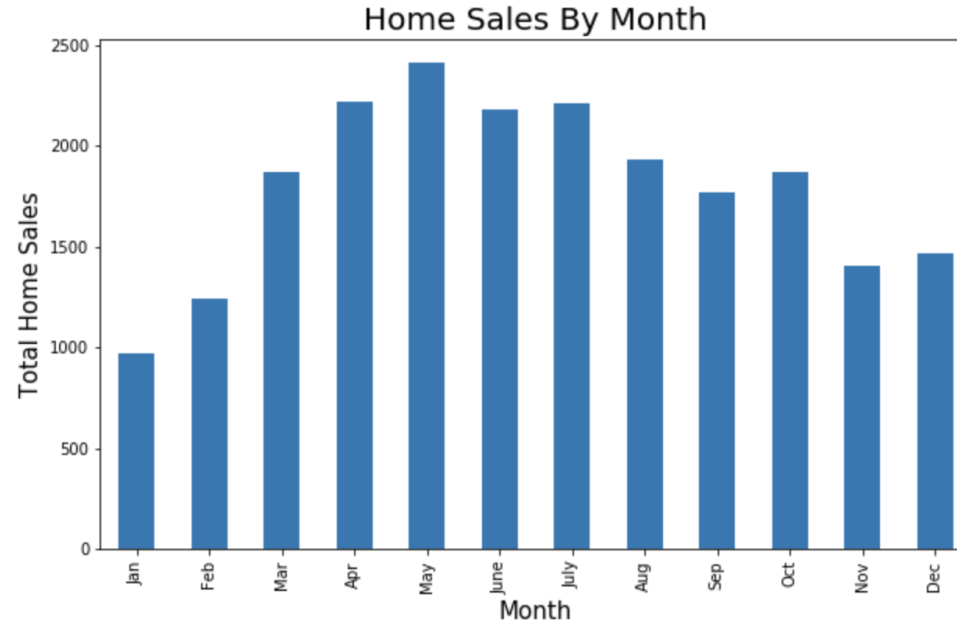
[//plotly.com/~jonmcg01/5.embed](https://plotly.com/~jonmcg01/5.embed)

### Recommendations:

- Consider renting out your property, use the rental capital to improve the grade of the house
- Average cost of adding a bedroom: \$31,000

## Question 5

Which month is best to sell in?



Recommendations:

6yr data suggests that March - July is the best time to sell

# Future Analysis



Crime trends to neighborhood value



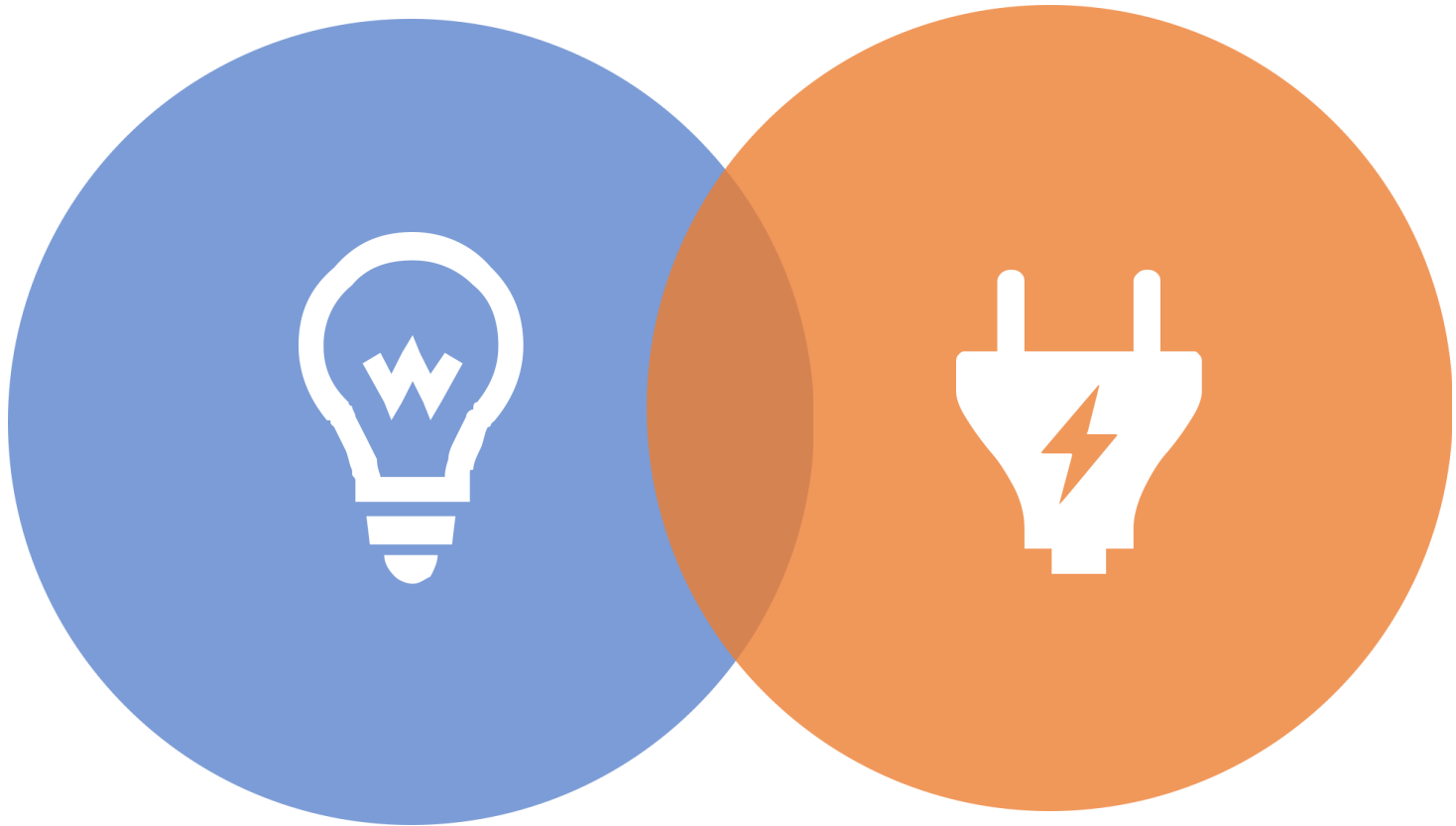
Schooling to zipcode price



Commuter methods to price



Commute time



Thank You