



How to buy a house in King County

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AGENDA

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Introduction

02

Recommandation

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Keep in mind

04

Future Prospects

01 Introduction

Together we'll explore the best places and options to buy a house in King County.

Based on different variables like number of bathrooms, timing or zipcode.

01 Introduction

If you are thinking about buying a house.
You have to deal with loads of information
and skyrocketing prices in King County.

01 Introduction

If you are thinking about buying a house.
You have to deal with loads of stuff and skyrocketing
prices in King County.

It's your lucky day!
I'll give you some hints how to save money.

01 Introduction

Evaluate your finances

Buying a house in King County is quite expensive.

- Max price: ca. 7.5 Mio \$
- Min price: ca. 80K \$
- Average price: ca. 450K \$



Recommendations

The city is important

Most expensive cities:

- Medina 2.2 Mio \$
- Mercer Island 1.2 Mio \$

Cheapest cities:

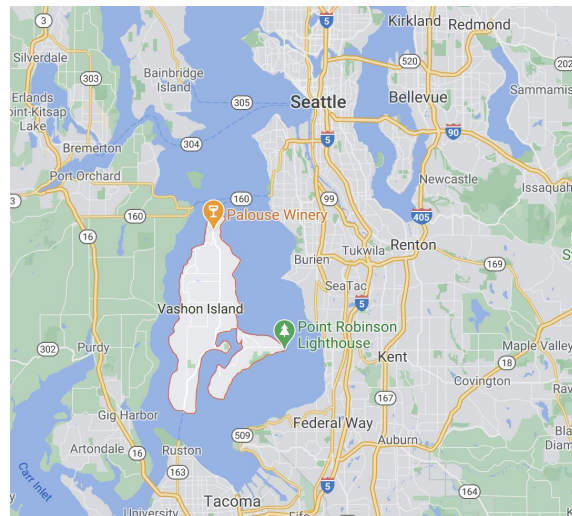
- Auburn 289 K \$
- Federal Way 290 K \$

02 Recommendation

The city is important

Average cities:

- Vashon 491 K \$
- Bothell 493 K \$



02 Recommendation

It's all about the timing

The selection of houses is important:

- In May there are loads of houses on the market - 2014 houses sold in total

02 Recommendation

It's all about the timing

Money Money Money is more important!

Best 3 month:

- February 508520 \$
- November 522360 \$
- December 524800 \$

Worst 3 month:

- April: 562216 \$
- June: 557524 \$,
- May: 55085 \$

02. Recommendation

Don't overlook the bathroom

Price:

- Adding an extra bathroom might be expensive
- Keep in mind: 1.25 is more expensive than 2.25
- So choose only 1 or 2.25 bathrooms





02. Recommendation

Wisdom lies in old age

” New construction homes command higher prices because you’re getting a brand new property. ”



02. Recommendation

Wisdom lies in old age

There is a secret winner!

- Houses with up to 100 years of age: 640 K \$
- Keep an eye on 40 - 70 year old houses
- Min \$ at ca 46 years: (460 K \$)





02. Recommendation

Wisdom lies in age

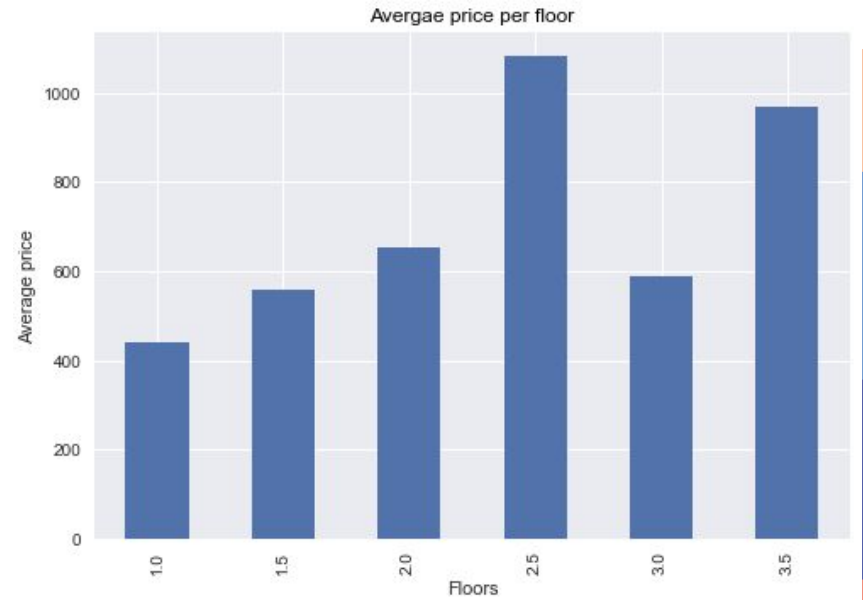
Good to know:

- Most of the houses on the market are around 0 - 10 years of age
- Followed by 40-50 years of age

02. Recommendation

Higher and higher

- 2 or 2.5 floors is not a good idea (652. K \$)
- Stay with 1 (442 K \$) or add an extra floor up to 3 (588 K \$)



03 Keep in mind

01

**Evaluate your
money.**

02

**The city is
important.**

03

Age matters.

04

**It's all about
the timing.**

05

**Don't overlook
the bathroom.**

06

**Higher and
higher.**

04 Future Prospects

Good to know:

- **Predict the price** - it's possible but I am still improving
- **Construction Quality** - Grading System - good idea to keep in mind

04 Future Prospects

Still working on:

- **Far far away** - price difference city center vs suburb
- **Infrastructure** - Distance to airport
- **Waterfront** - keep a closer eye on that



Thanks

Do you have any questions?



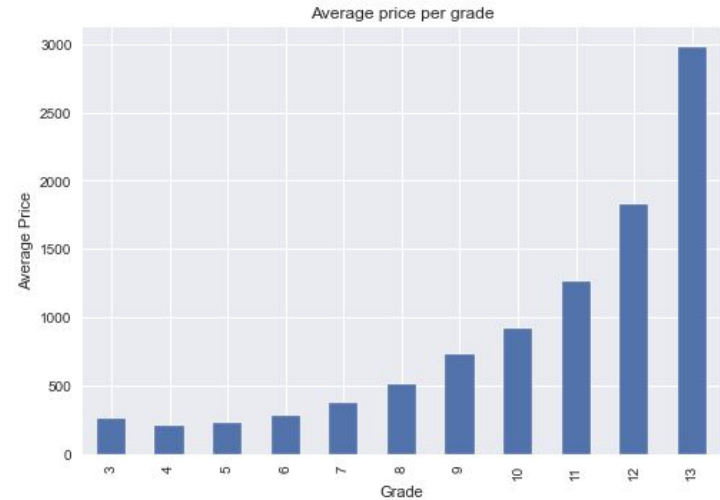
Appendix

02. Recommendation

Keep an eye on construction quality

King County does have a grading system (runs from 1 to 13)

- 1-3: Min. building standards (normally cabin)
- 13: Generally custom designed and built. Mansion level.

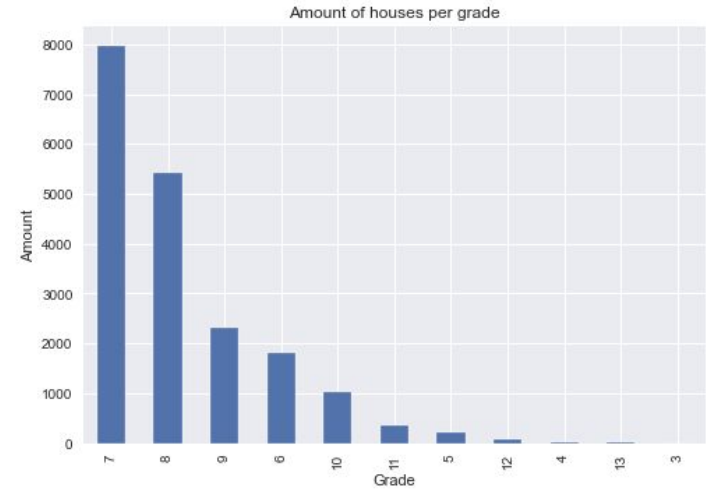


02. Recommendation

Keep an eye on construction quality

Most of the houses do have a grade 7

- Average grade
- If you are looking for something very special & custom made, the selection of houses decreases



02. Recommendation

Sizes Matters

Not a secret: The larger the house, the more expensive

- Max price per sqm: ca. 9K \$
- Min price per sqm: ca. 1K \$
- Average price per sqm: 2.6 K \$
- For each sqm you pay 3600 \$

City center vs suburb

Still working on it:

- Do homes get cheaper the farther out you live from Seattle (city center?)

Airport

Still working on it:

King County International Airpiort

- Lat 47.5298212
- Long -122.3017912
-

Airport Seattle / Tacoma

- Lat = 47.443546
- Long -122.301659

Average price each city

City	Average price
Auburn	289171.0
Federal Way	290139.0
Kent	299320.0
Enumclaw	317560.0
Maple Valley	368986.0
Renton	407956.0
Black Diamond	408242.0
Duvall	432502.0
North Bend	452377.0
Carnation	454154.0
Kenmore	461903.0
Vashon	491582.0
Bothell	493258.0
Snoqualmie	525052.0
Seattle	536358.0
Fall City	588140.0
Issaquah	612211.0
Woodinville	612788.0
Kirkland	654726.0
Redmond	662356.0
Sammamish	738536.0
Bellevue	903406.0
Mercer Island	1204552.0
Medina	2187438.0