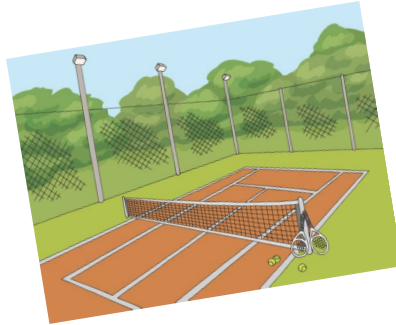
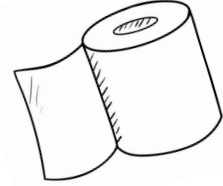


A panoramic view of the Seattle skyline at dusk or dawn. The Space Needle is prominent on the left, with its red observation deck glowing. The city's skyscrapers are illuminated by the low sun, creating a warm, golden light. In the background, the snow-capped Mount Rainier rises majestically against a clear, light blue sky. The foreground shows some lower-rise buildings and trees, partially in shadow.

Navigating the Real Estate Landscape Seattle

Jacob Phillips



Key hypotheses

- Historic houses are more expensive than modern houses
- Houses without a waterfront have lower view ratings
- Historic houses have smaller lots

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Historic houses are more expensive than modern houses

historic: built before 1940

modern: built after 1940

Historic houses are more expensive than modern houses

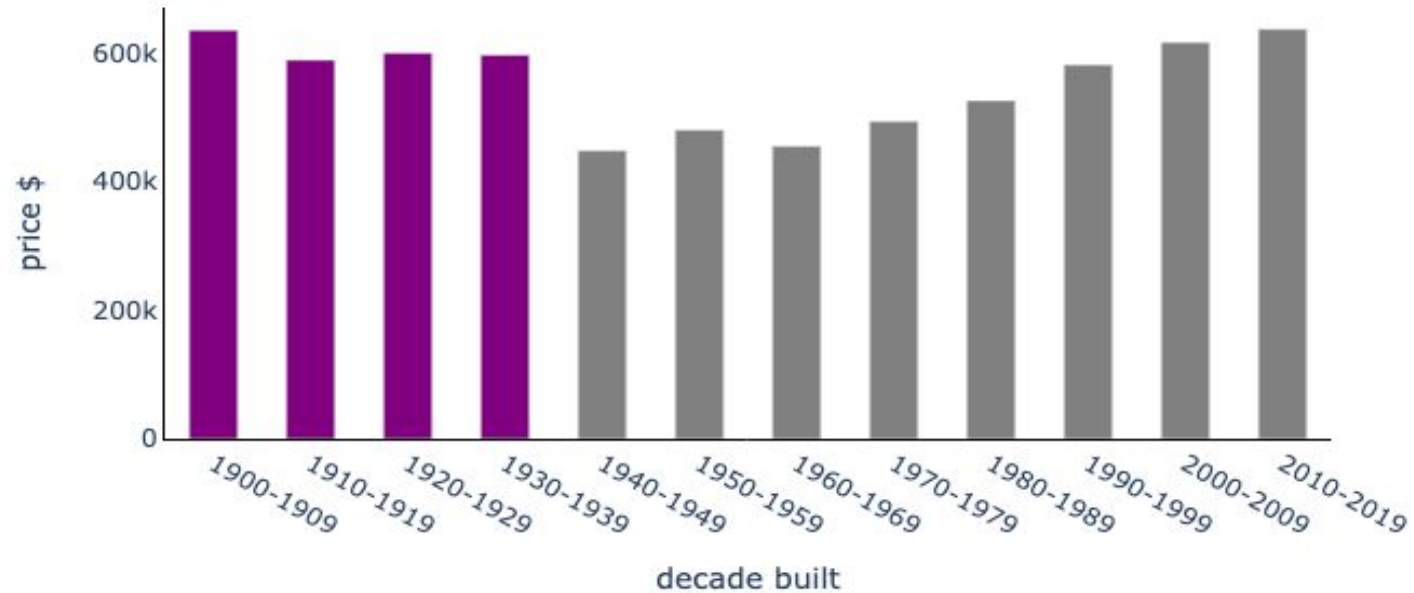
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modern: built after 1940



Historic houses are more expensive than modern houses

Avg price USD per decade



Historic houses are more expensive than modern houses

Price distribution



Key hypotheses

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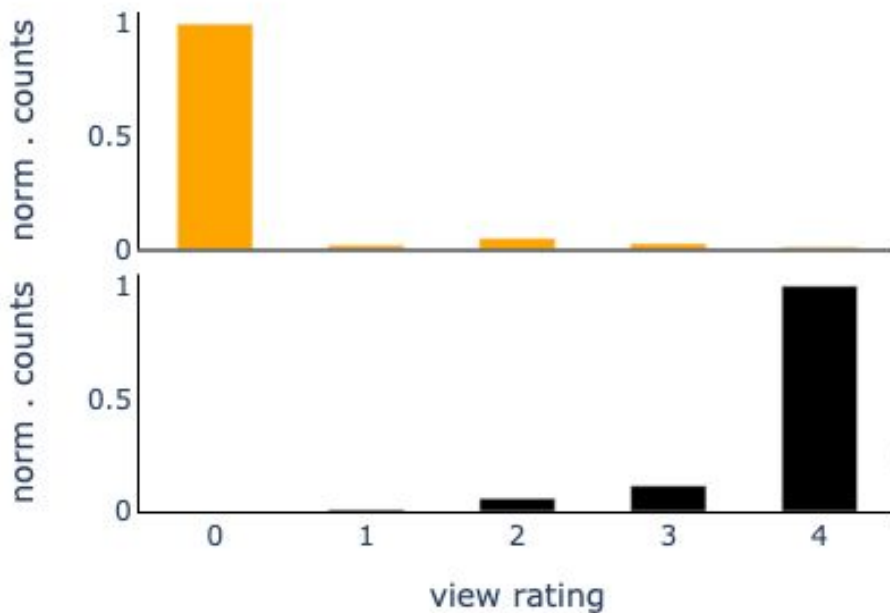


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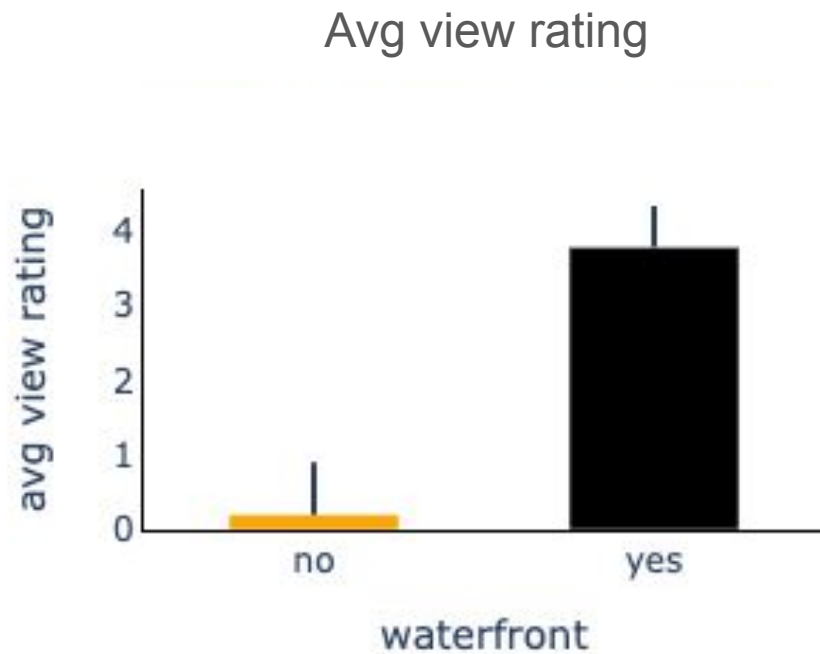
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Houses without a waterfront have lower view ratings

View ratings: Waterfront yes or no



Houses without a waterfront have lower view ratings



Key hypotheses

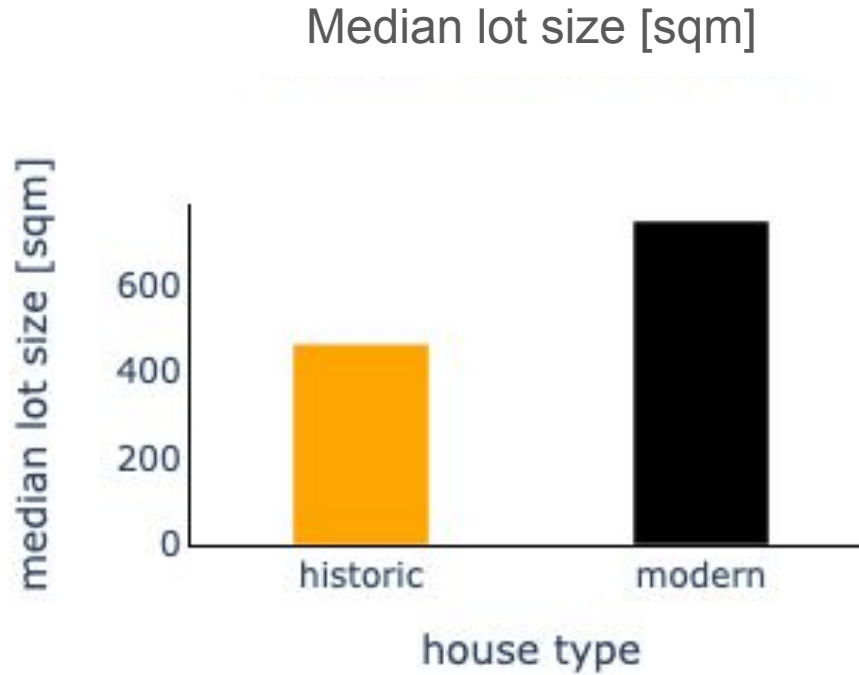
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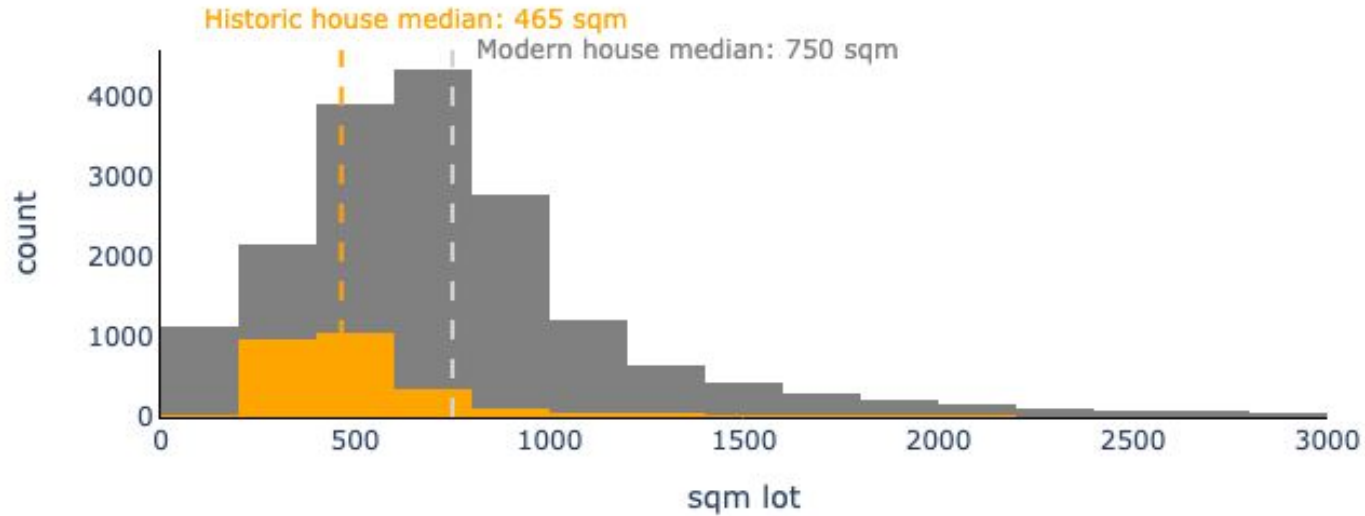
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Historic houses have smaller lots

Note: Cropped x-axis

Distribution lot size [sqm]

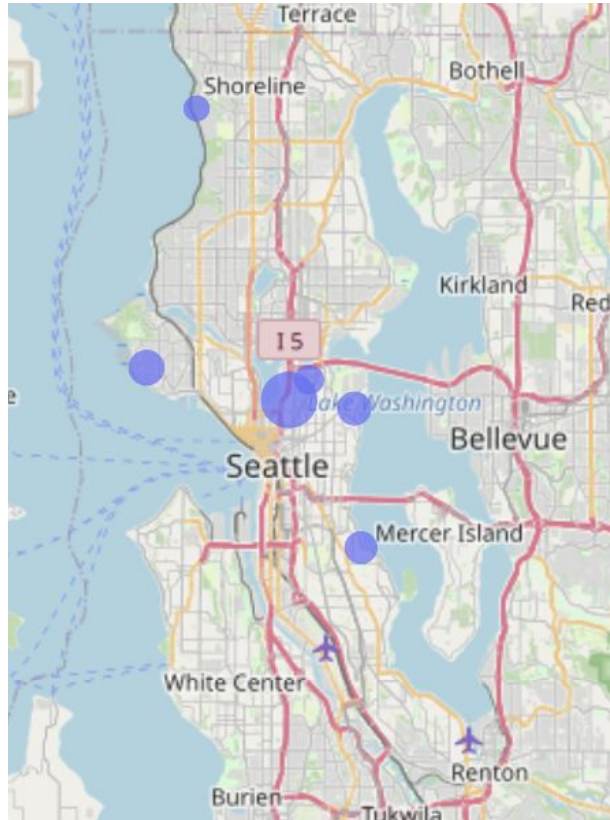


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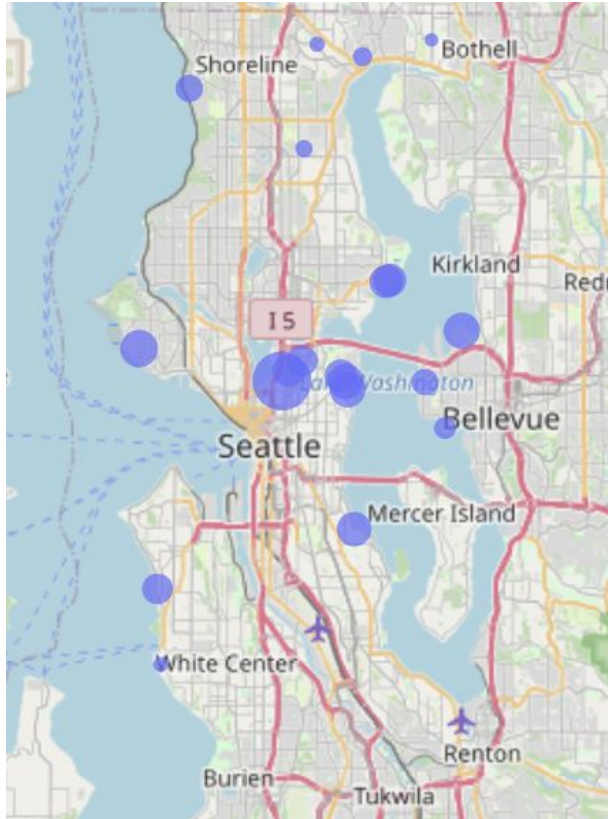


Suggestions



Only 6 houses fit the criteria in 2014/2015

Suggestions



Soften the requirements. E.g. allow for 3 bathrooms

Houses from 1940-1970 are much cheaper than historic houses

Median lot size in modern houses is bigger than in historic house