King County

Moxie Group

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So you're a real estate company looking to flip some homes and you're asking yourself....

How do you increase a home's value?

What is it about a home that determines its price?

-King County Home Sales From 2021-2022

- Homes equal to or under $5MIL

-Housing categories that did not have a lot of overlap

-There is an estimated Million Homes in King County
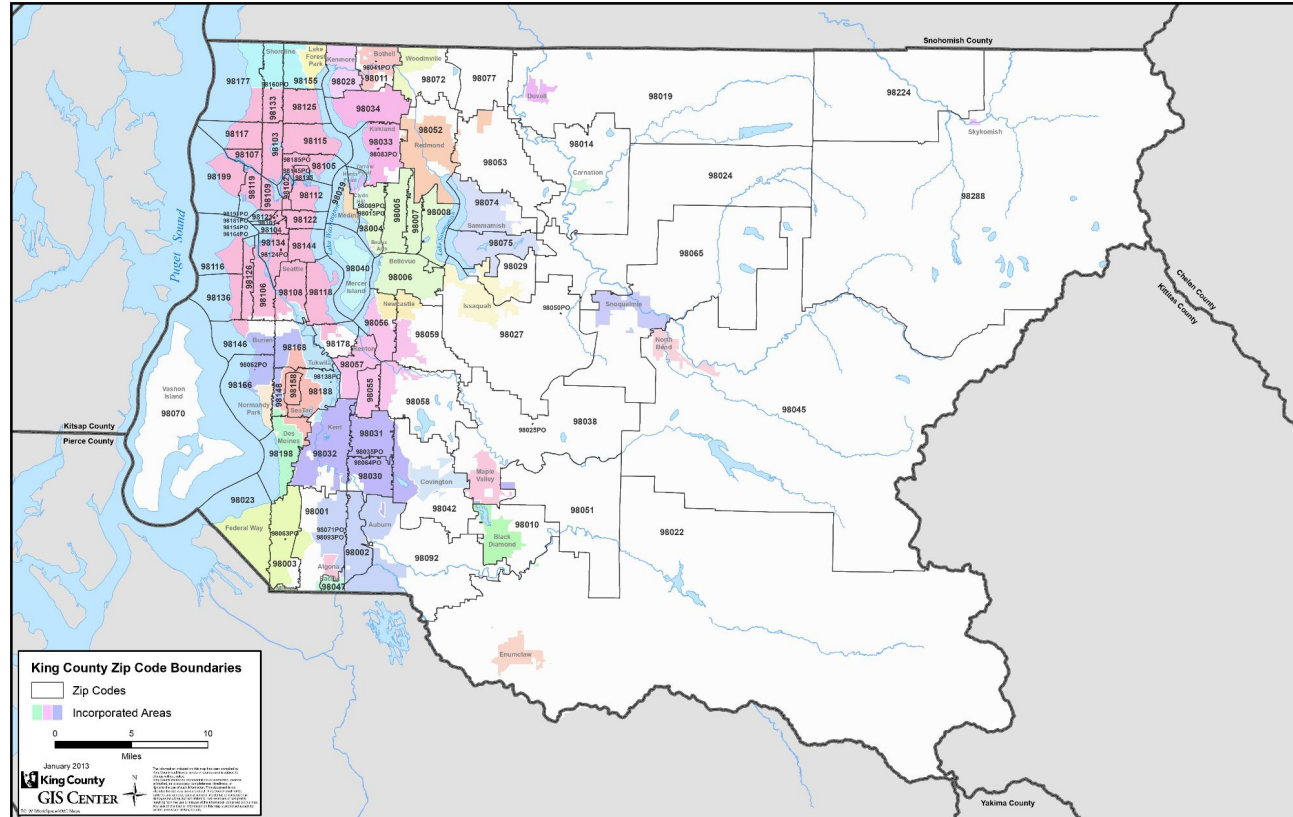
Example feature:

Square Foot Of Living Space

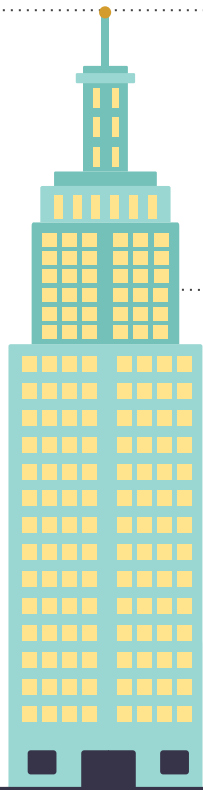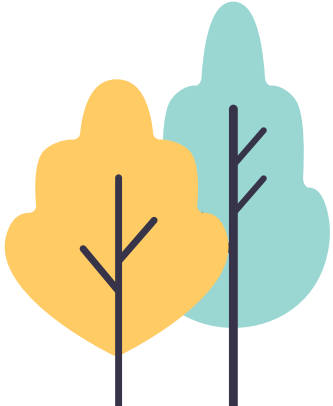$382

R-Squared

(want 80% or more)

70.2%
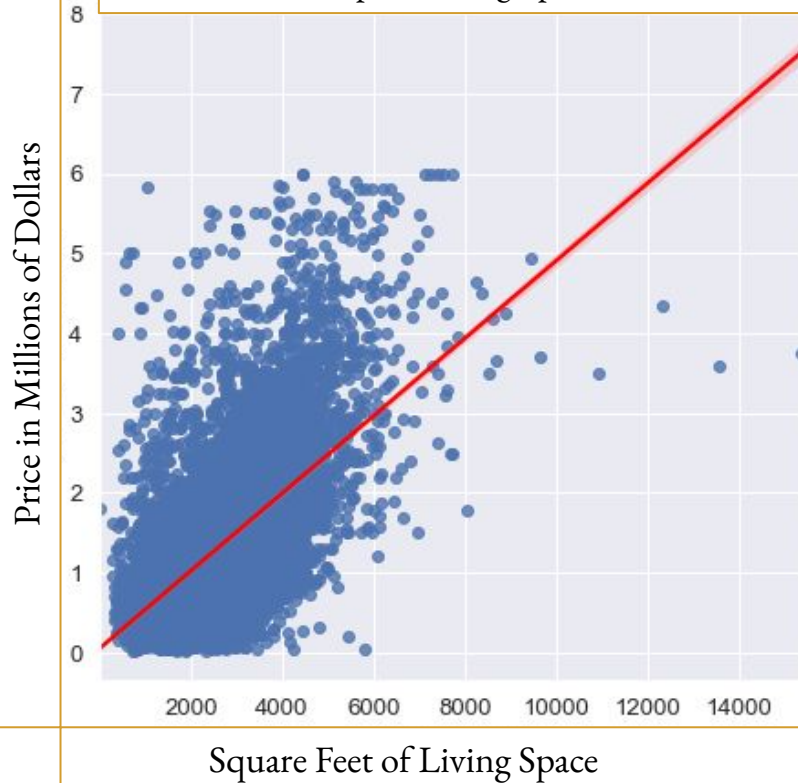
Of the change in price accounted for by our features.

Key Takeaways On Average

1. $382 per square foot on average

2. $72,000 extra on average if at all renovated in its lifetime

3. $682,000 Extra If Waterfront Property

4. Zip Code is a Key Factor for Price

Relationship of Living Space To Price

Price in Millions of Dollars

Square Feet of Living Space

- ⅓ of homes were over 1 Million Dollars

- ⅔ of homes were below 1 Million

Relationship of Price To Living Space

House Price by SQFT for Renovated/Not

Price in Millions of Dollars

Square Feet Of Living Space

Renovation Status

- Renovated
- Not-Renovated

- Renovated Homes have a higher rate of change in the cost per square foot of property.

Waterfront Property Having More Price

- Water Front Property Price Per Square Foot Is Higher. Than Inland Property

-Some zip codes prices are much higher than others

-The Data is unable to quantify why.

Prices Compared

What Makes A Zipcode Hot

We like to see what it is about zip code that makes it a huge factor. Proximity to freeways, malls, shopping, parks, playgrounds, bus stations?

Are There Any Zipcodes that could get Hot?

Are There Any Zip Codes that are starting gentrify?

Renovation Deep Dive

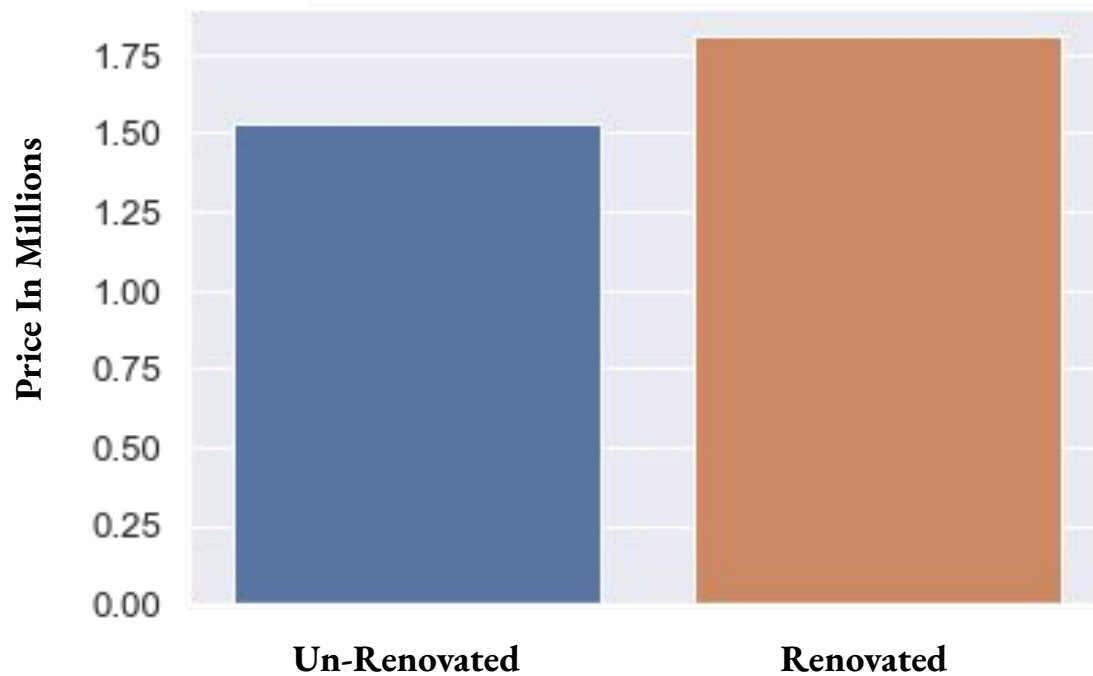What specific types of renovations are going to provide the most value. In flipping a home?

Average Sales Price Of Water Front Properties

304 waterfront Homes
Un-renovated

84 waterfront already
renovated

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