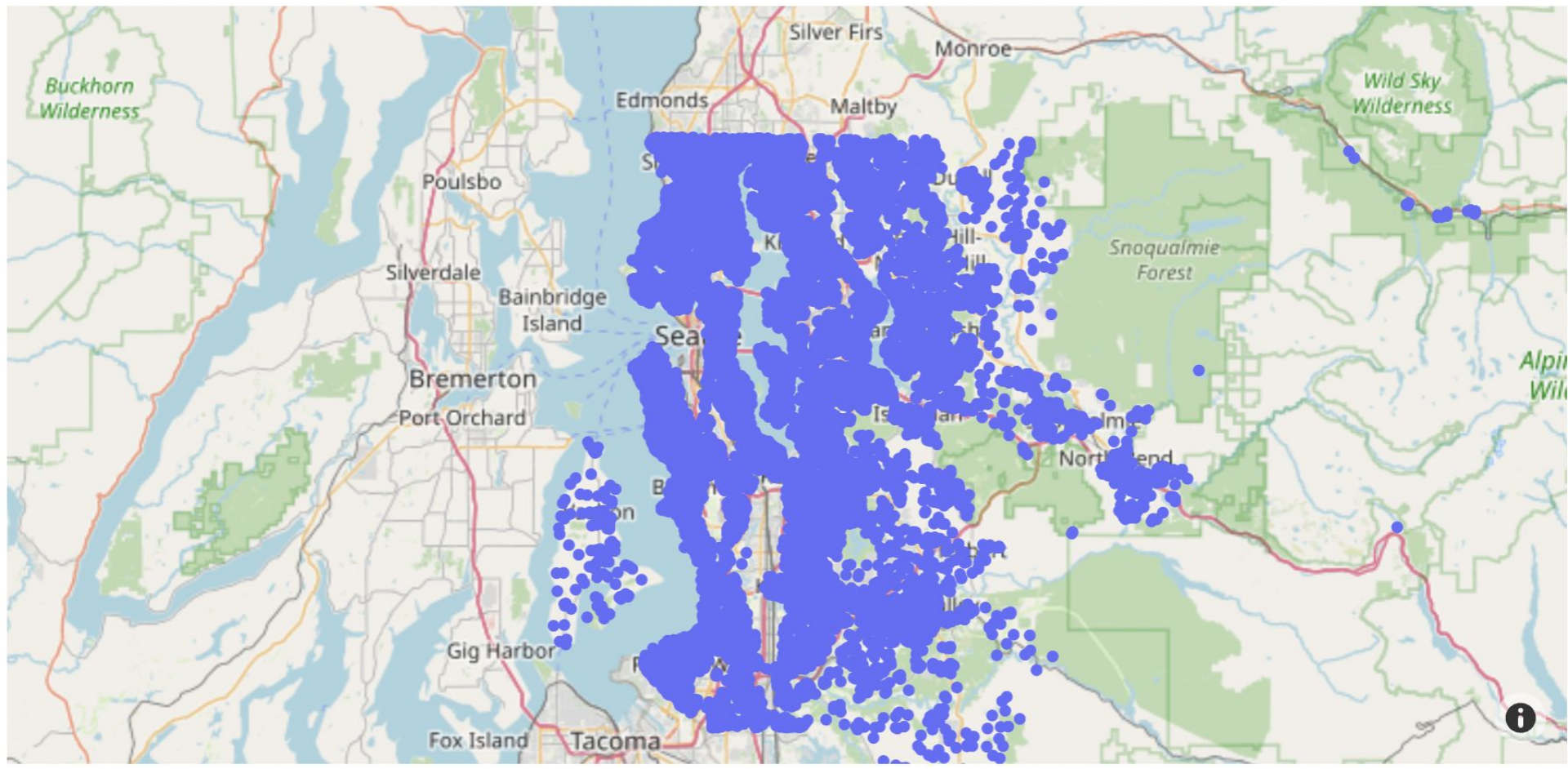


Middle price range?
But the **highest** life
quality - Your
exclusive Seattle
Housing Insight

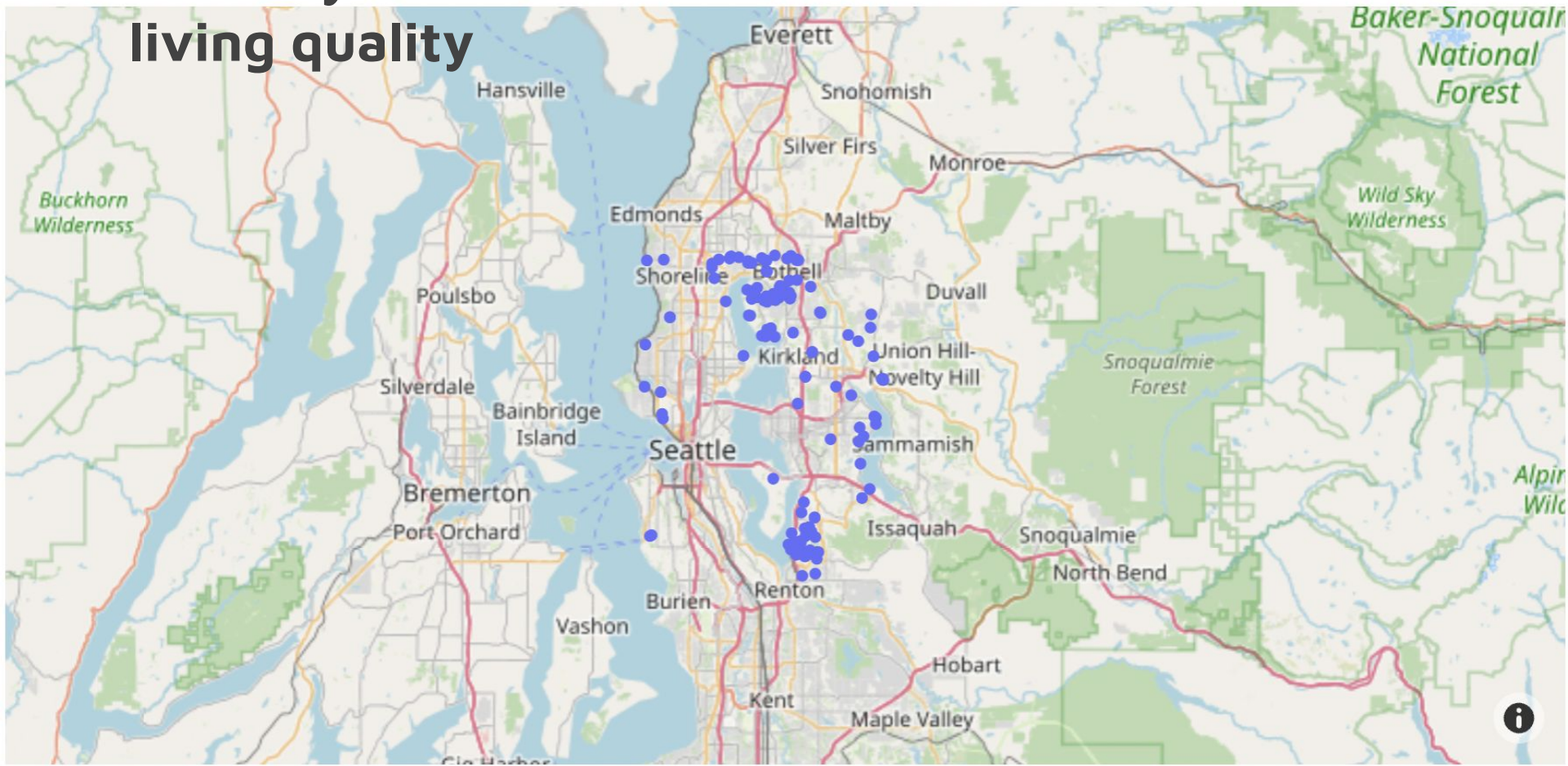
Ivy



Overwhelmed? Not knowing what to choose?



Locate your dream house: best area with best living quality



Housing Segmentation

Breaking down **21597** housing data to **155** records that are tailored to your needs





1. Middle price range

25% : \$322000

50%: (median;) \$450000

75%: \$645000

From 21597 to 10832





2. Lively neighbourhood

Bigger living space in neighbours' houses → More neighbours living around

Above median living space in neighbouring 15 houses

From 10832 to 5244



3. Central neighbourhood

Higher population density → More central location

Top 100 zip codes in Washington state (among 500+ zip codes)

From 5244 to 2574



4. Higher-income neighbourhood

Higher income level → Better living quality

Top 100 zip codes in Washington state (among 500+ zip codes)

From 2574 to 1644

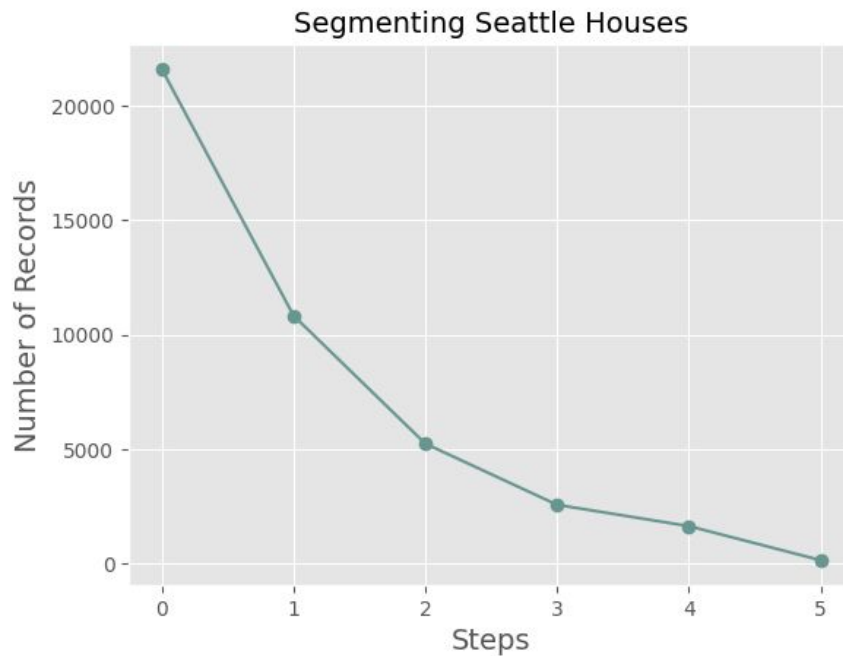


5. Quality of living

Condition of the house: at least 3

Grade of the house: at least 9

From 1644 to 155



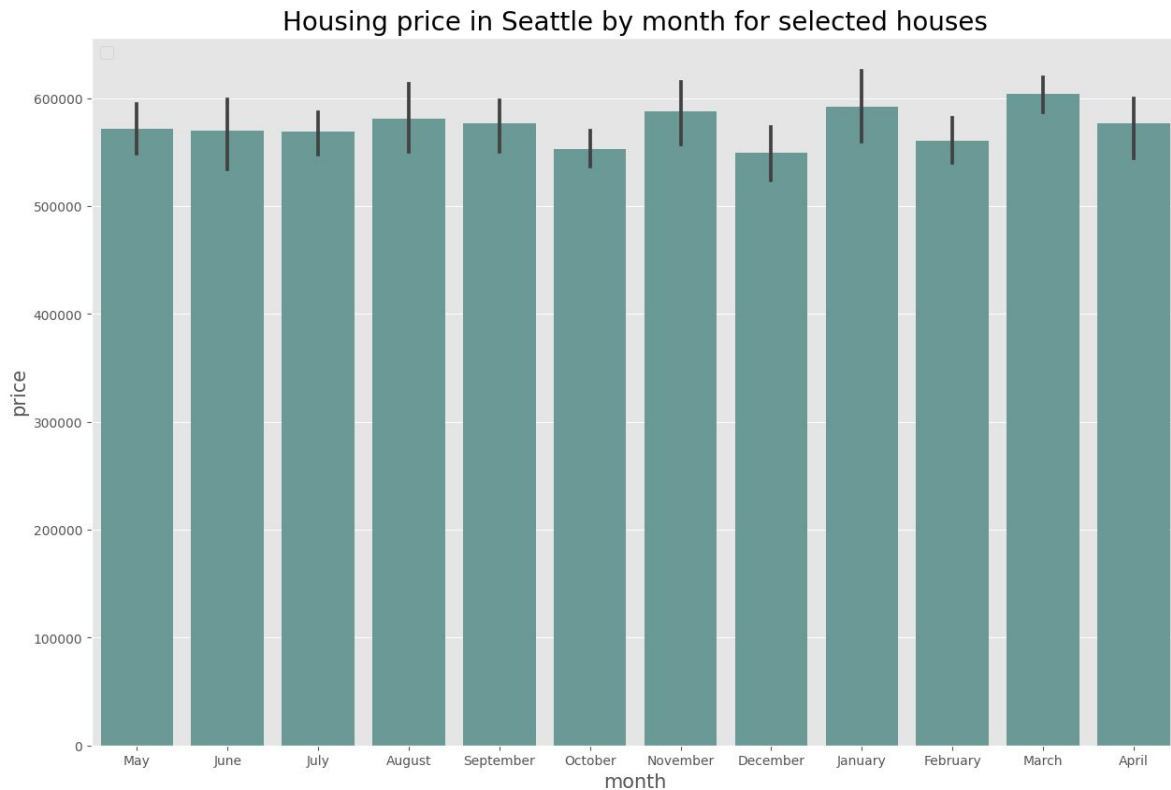
Make your best decisions





1. Best time of year to buy

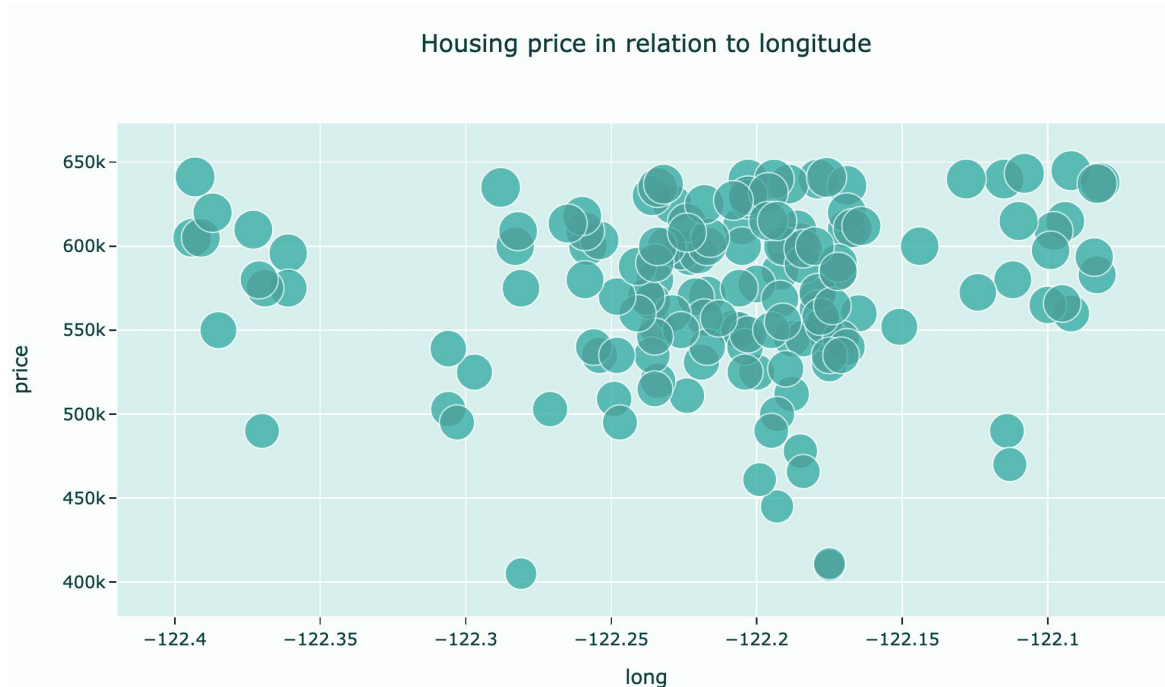
December stands the best chance to buy an agreeable house at the lowest price, as it is the month with both the lowest mean price and the lowest minimum price.





2. Best place to buy

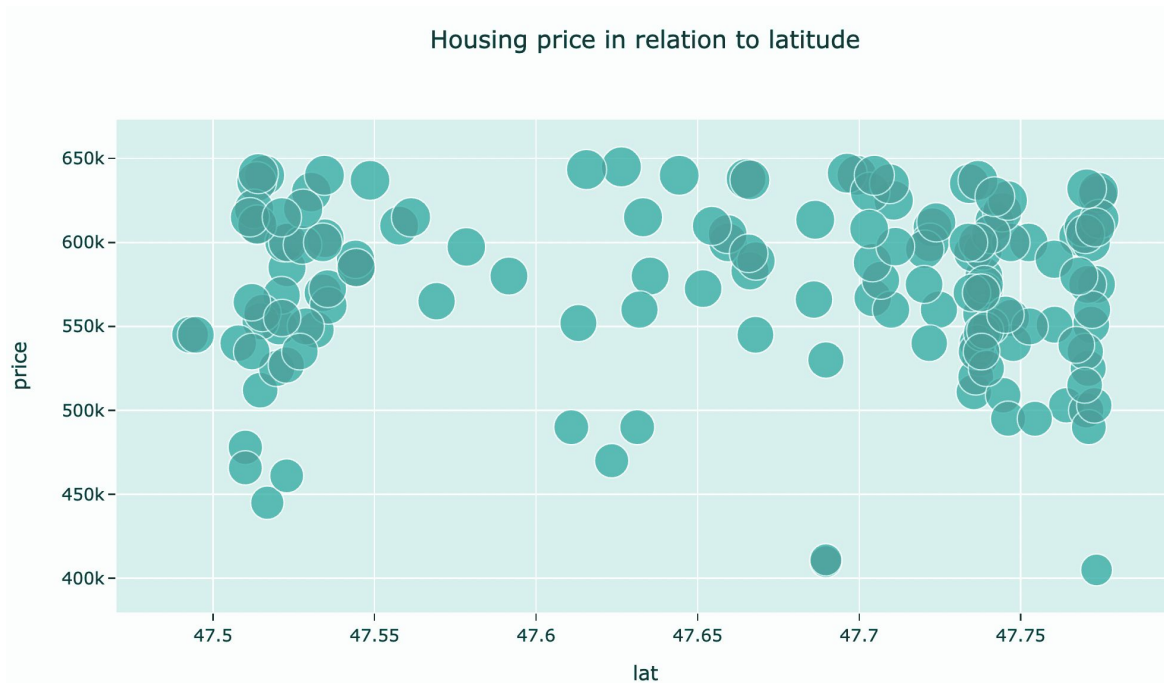
Longitude: the more to the **middle**, the easier to find the cheaper price below 550K





2. Best place to buy

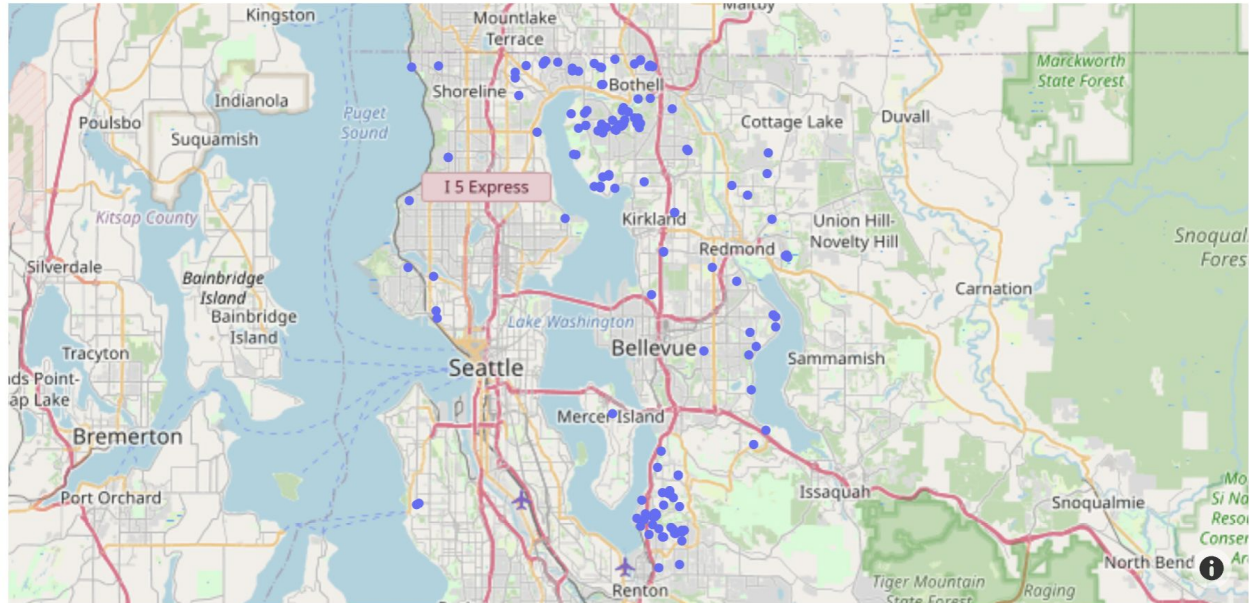
Latitude: the more to **either the south or the north**, the easier to find the cheaper price below \$550K



2. Best place to buy

Zip codes:

98011, 98056,
98052, 98028,
98008, 98155,
98033, 98119,
98034, 98007,
98199, 98177,
98040, 98006,
98004, 98117,
98136, 98115





3. Budget

Prepare \$550K





4. Living space

Number of bedrooms:

slightly **positive**
correlation with the
price.

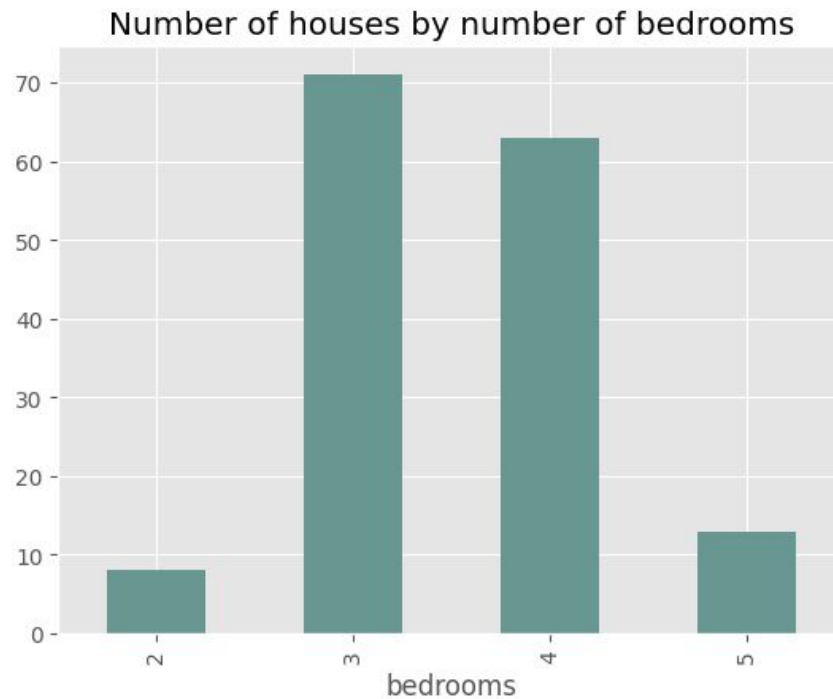




4. Living space

Number of bedrooms:

3 or 4 bedrooms are
the most popular.

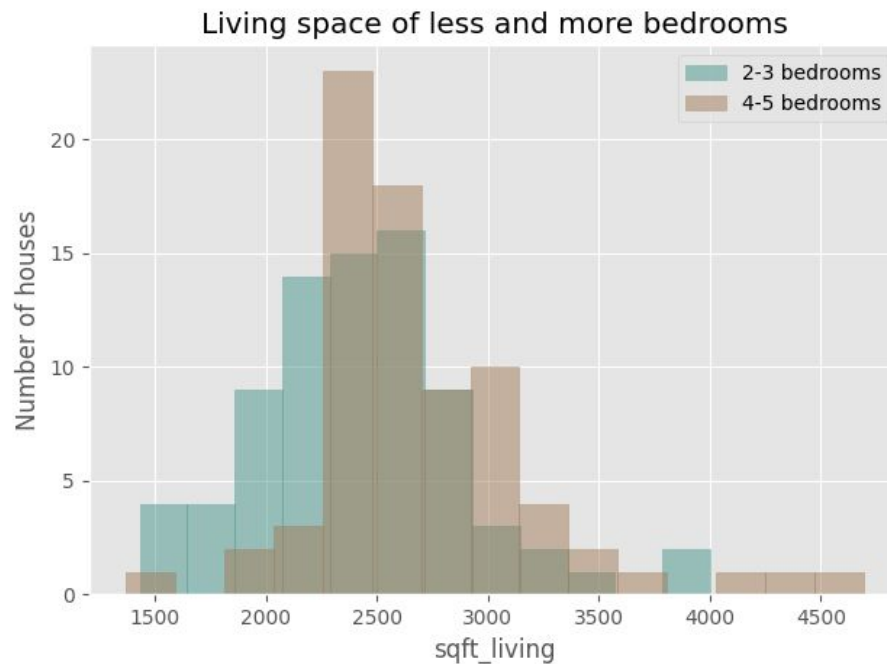




4. Living space

Number of bedrooms:

Overall, the more the bedrooms, the larger the living space are provided.

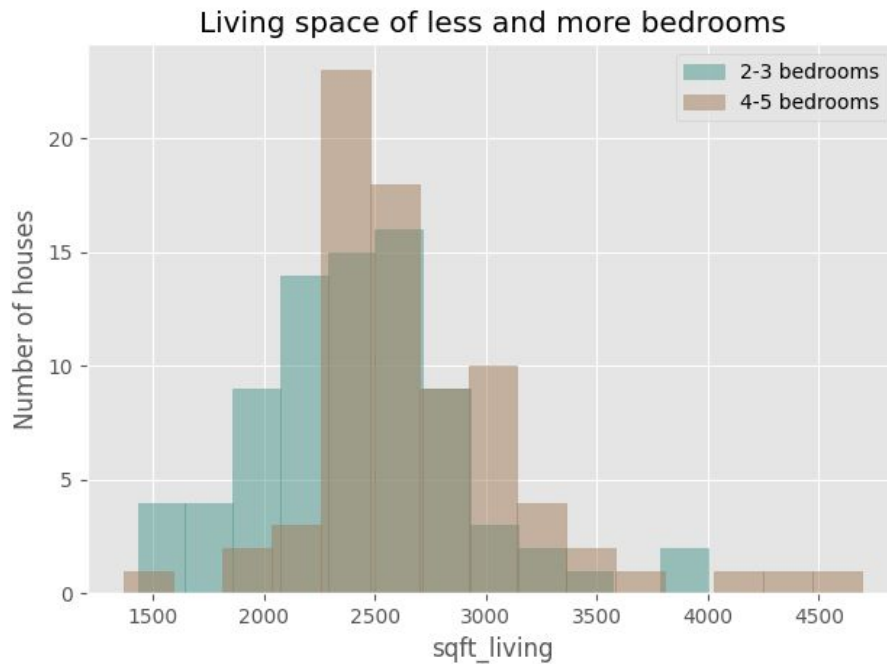




4. Living space

Living space:

Mode of 2-3 bedrooms are just above **2500 sqft**, whereas mode of 4-5 bedrooms are just below **2500 sqft**.





Summary

Best time to buy: December

Best place to buy: to the middle-north or middle-south of Seattle

Budget: \$550K

The number of bedrooms: 3 or 4



Thank you

