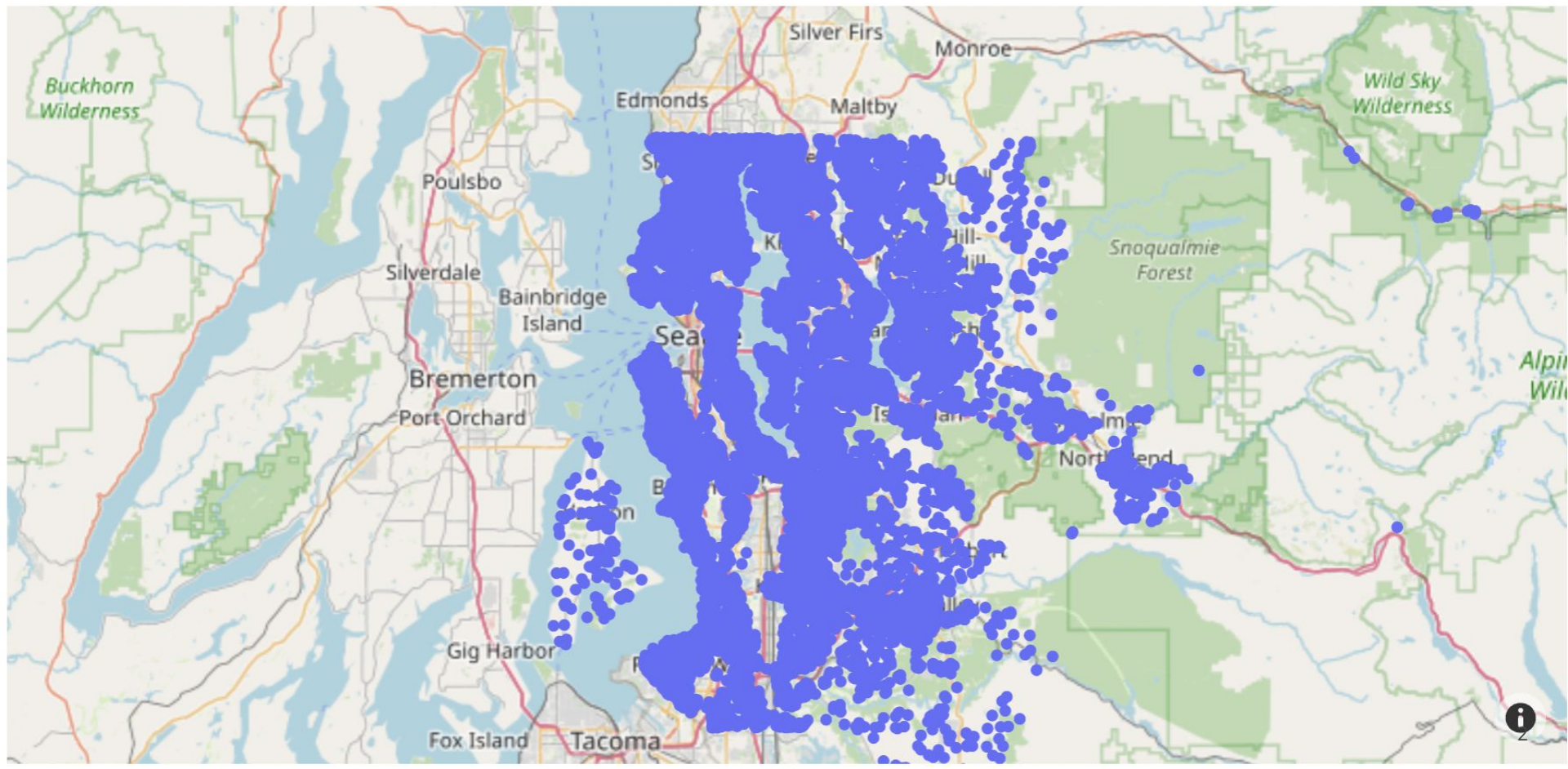


**Middle** price range?  
But the **highest** life  
quality - Your  
exclusive Seattle  
Housing Insight

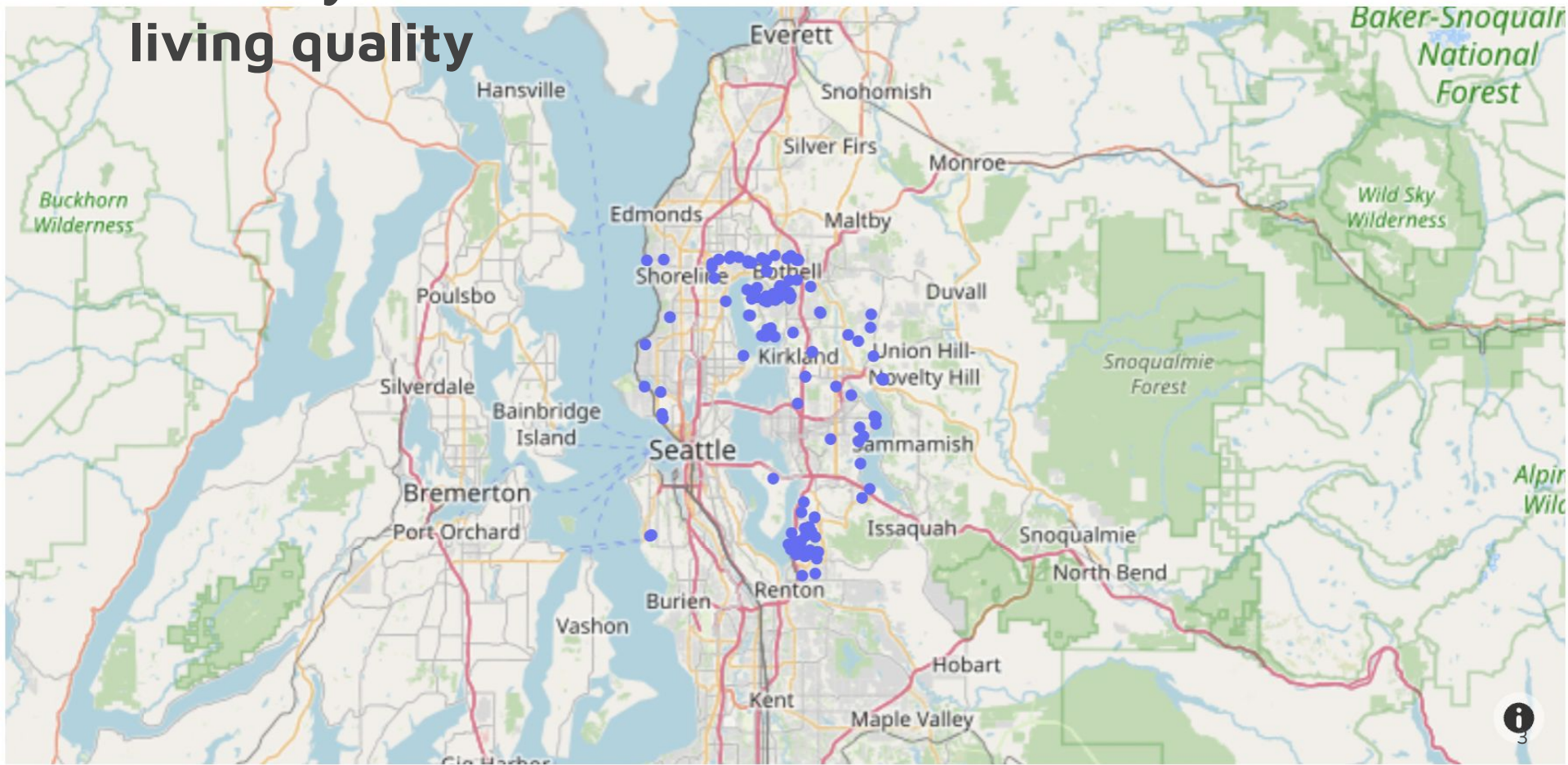
Ivy



# 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 (1840 sqft) 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



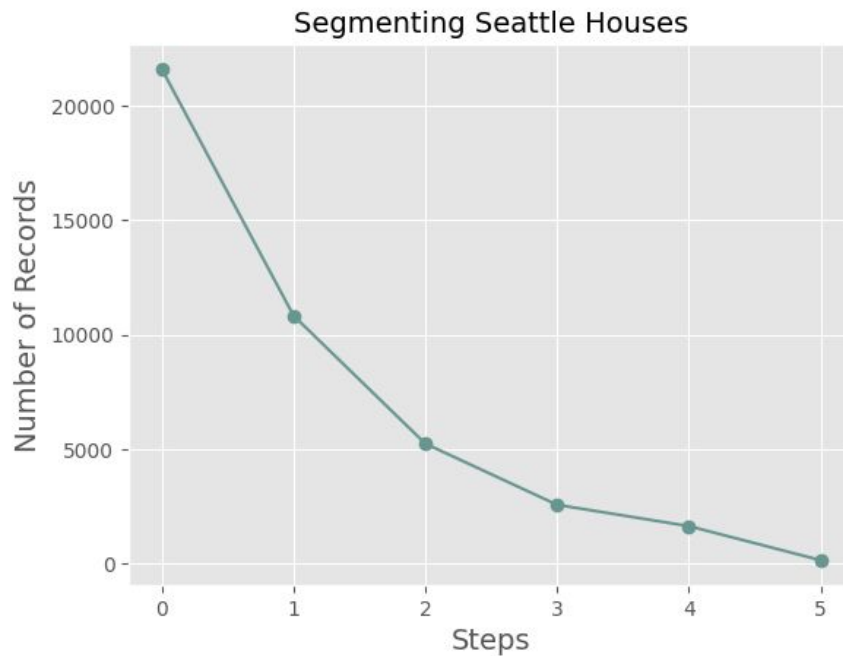


## 5. Quality of living

Condition of the house: at least 3

Grade of the house: at least 9

From 1644 to 155

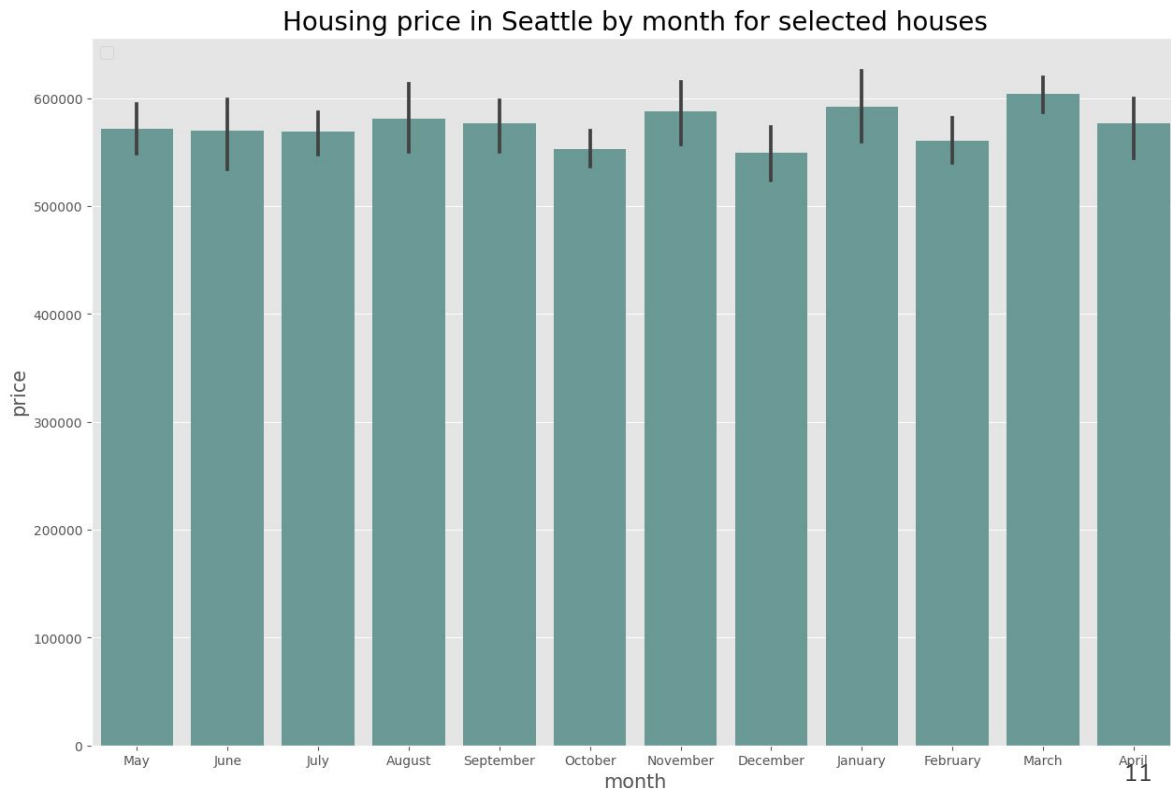


**Make your best decisions**



# 1. Best time of year to buy

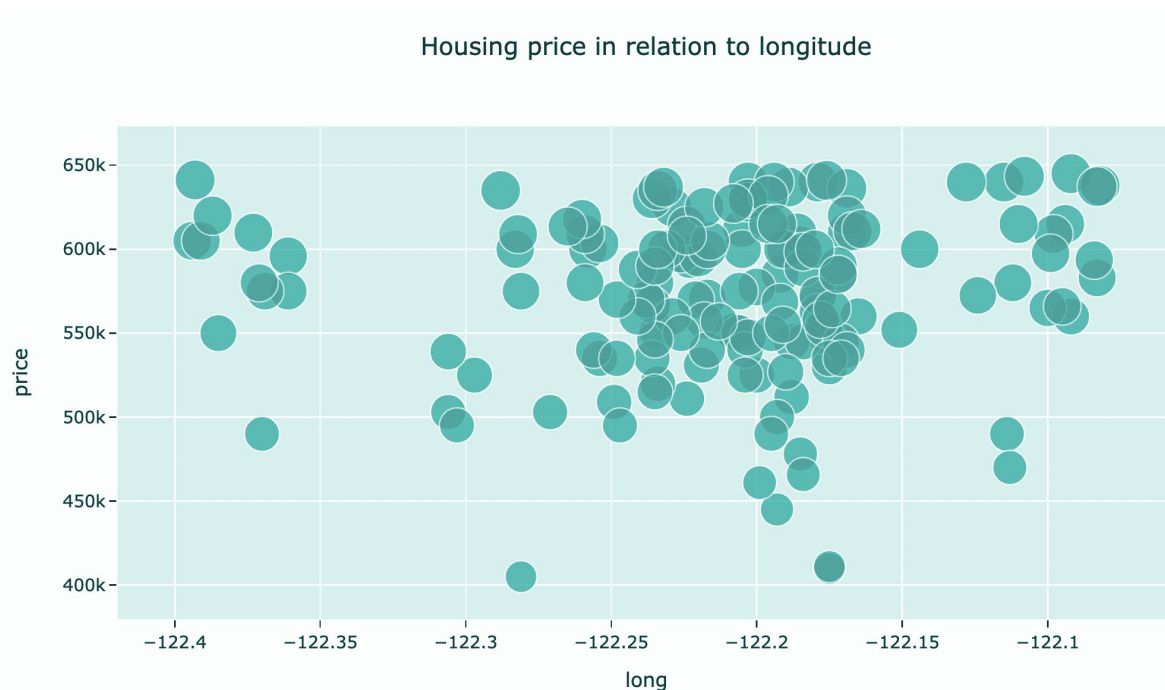
**December** stands the best chance to buy an agreeable house at the lowest price, as it is the month with both the lowest mean price and the lowest minimum price.





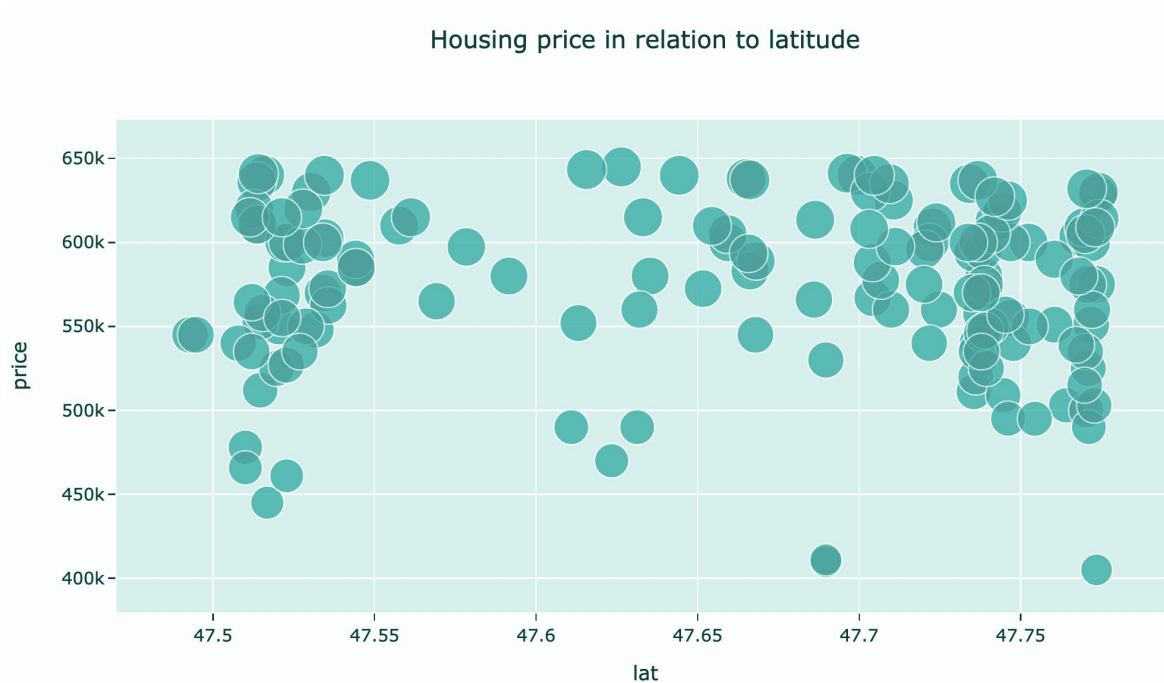
## 2. Best place to buy

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



## 2. Best place to buy

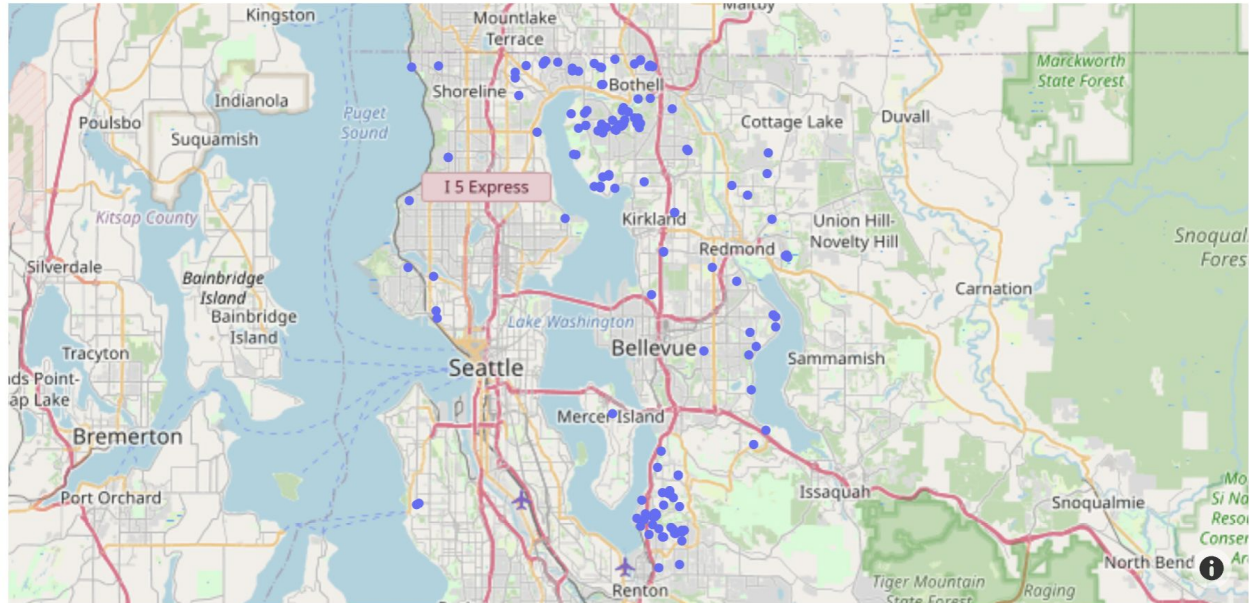
**Latitude:** the more to **either the south or the north**, the easier to find the cheaper price below \$550K



## 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.



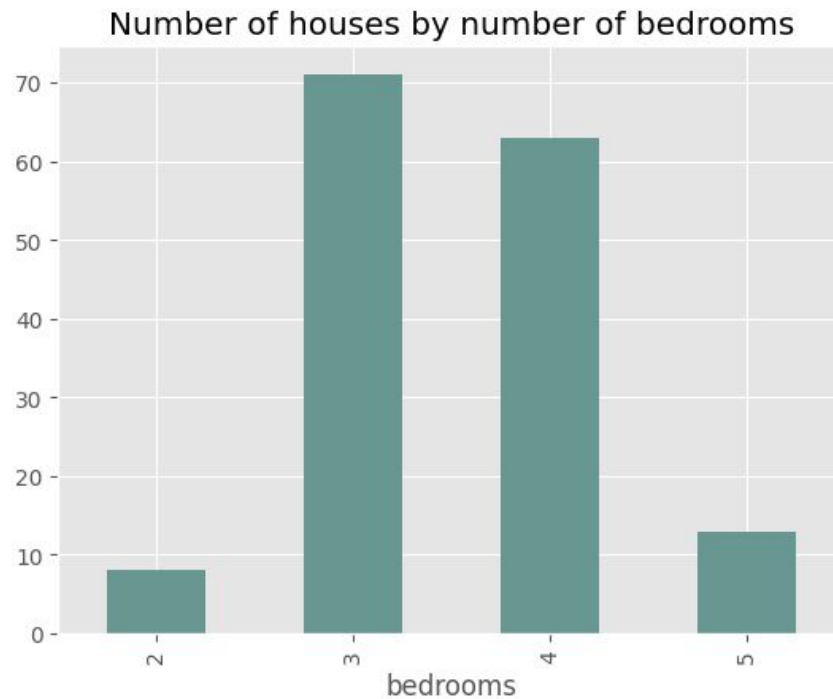




## 4. Living space

Number of bedrooms:

**3 or 4 bedrooms** are  
the most popular.

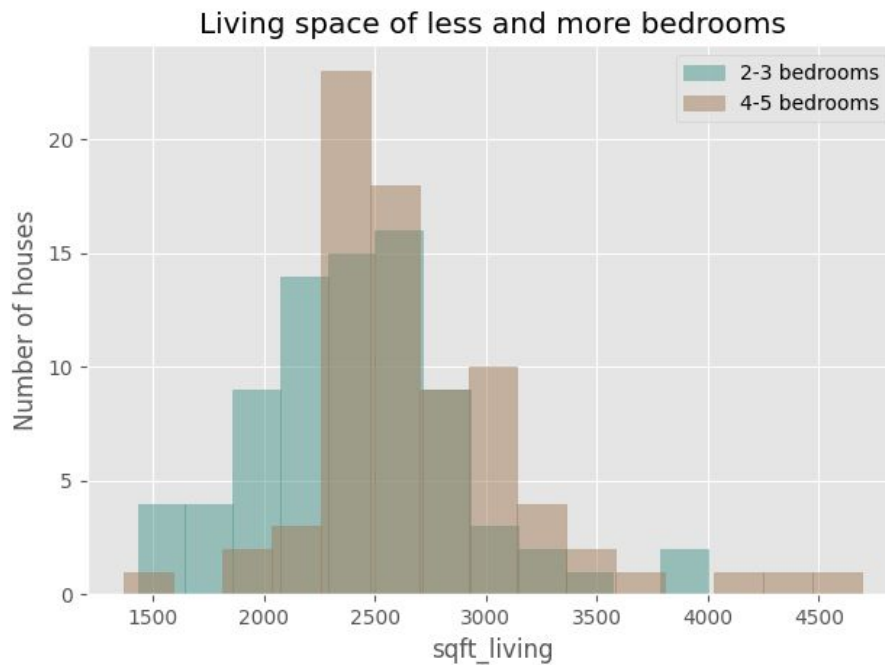




## 4. Living space

### Number of bedrooms:

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

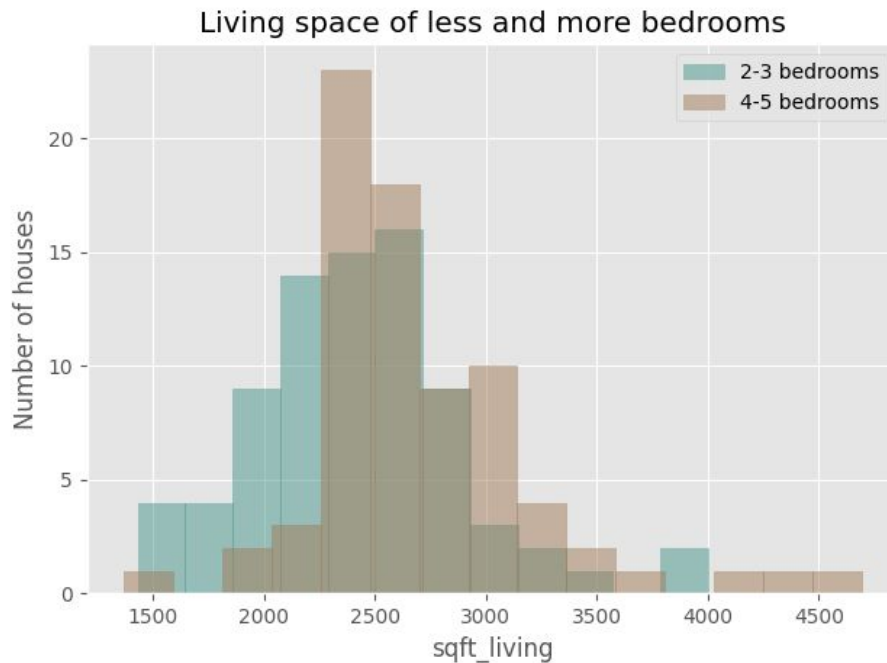




## 4. Living space

### 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**

