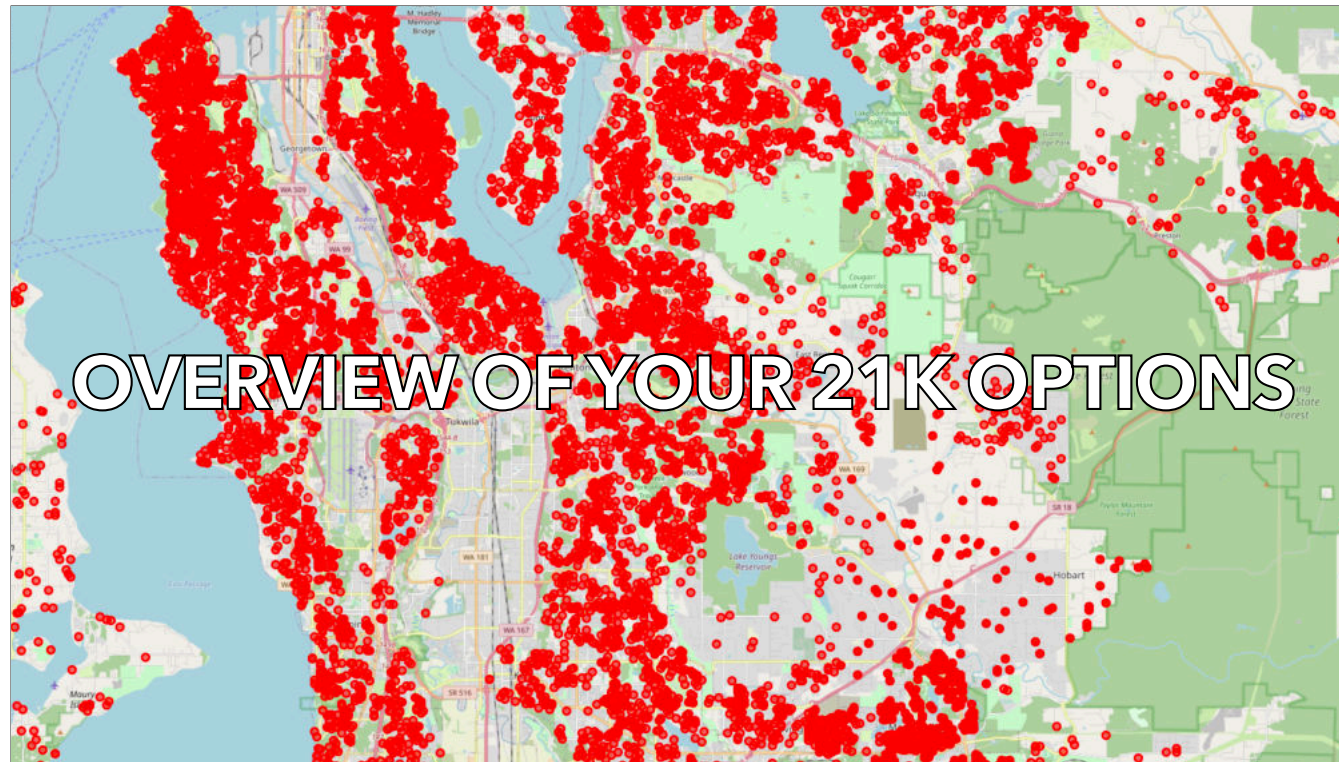


This was a Keynote presentation with 2 videos, e.g. here was a 1-minute mood film of a Day in the Life in King County for my Client's Demographic.

WELCOME TO YOUR NEW HOME: KING COUNTY, USA
Data Science Evaluation of Best Homes & Living Areas for Nicole Johnson.

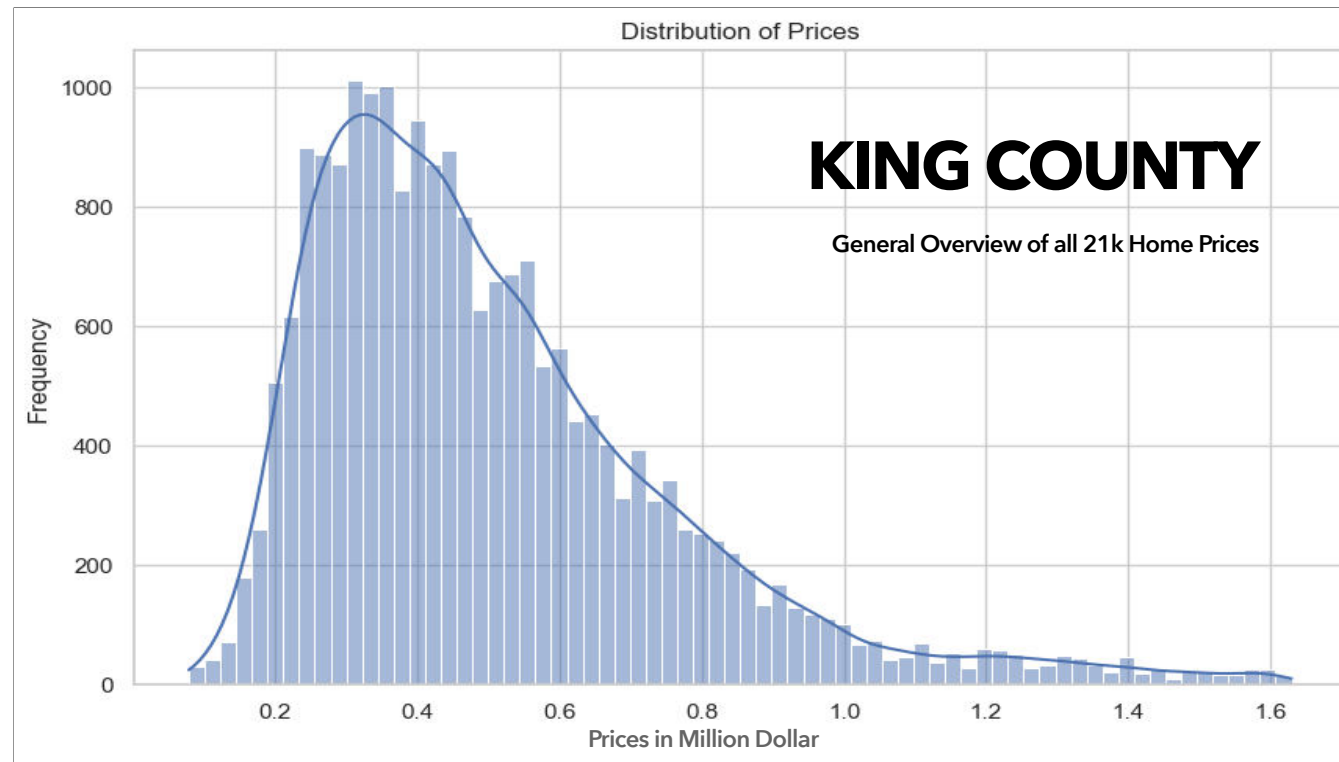
Dear Ms. Johnson – Imagine waking up – savouring breakfast –
while others commute from suburbs – you supercharge ahead – into Seattle's sunrise
enjoy workday – lunch with besties – shopping in boutiques –
nightly adventures into sunset – until returning home – to Seattle's Sky Needle



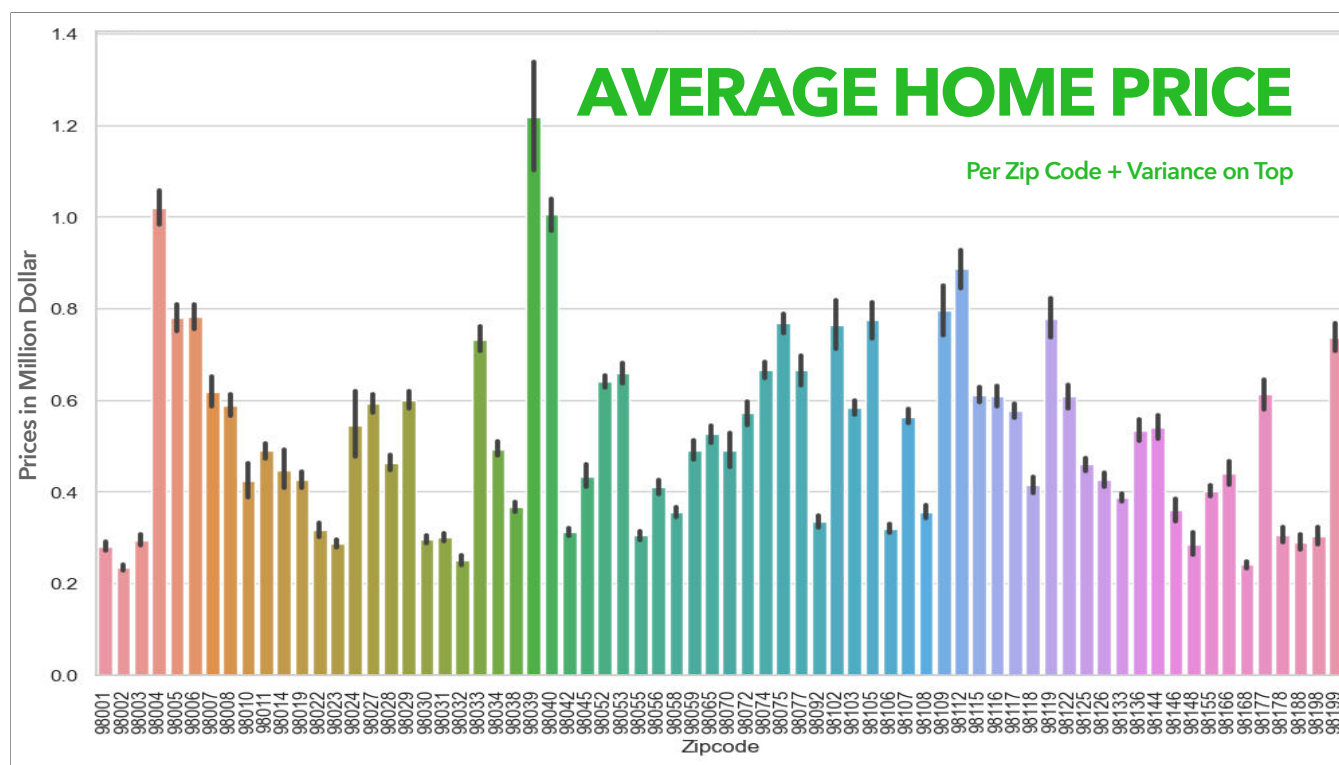
Lively – Central neighbourhood – middle price – available within 1 year

How I filtered down 21.000 homes

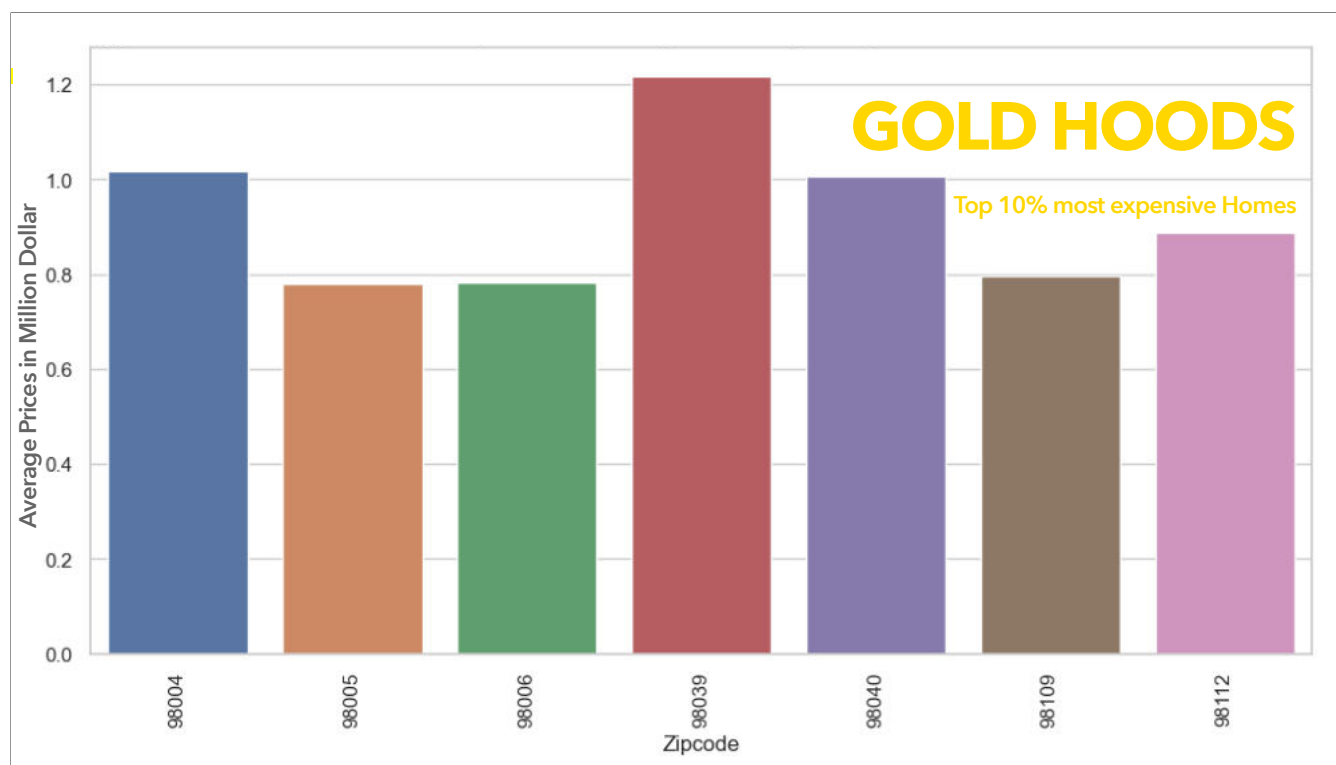
—> top 10 list & 3 recommendations



Getting an Overview + Feel of housing market...



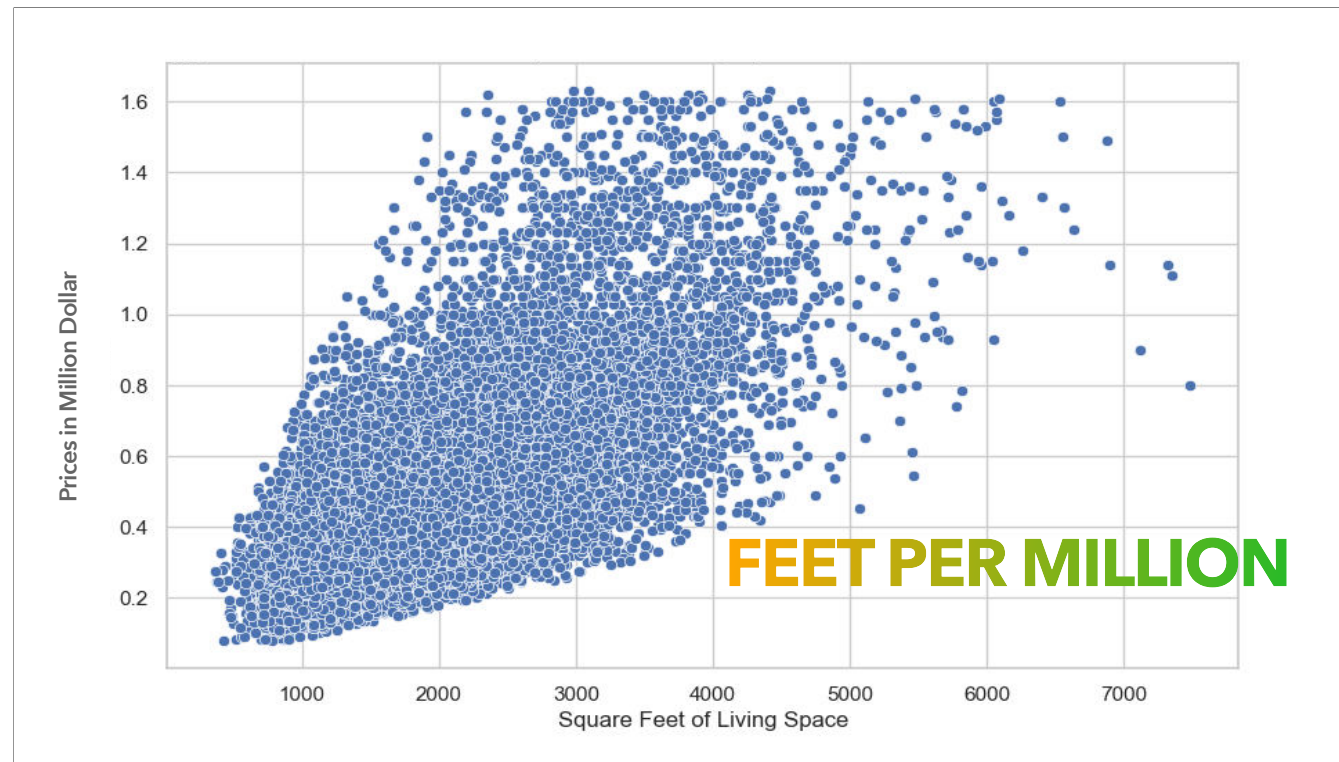
average prices per zip code + variance on top...



Side note!

If you meet someone from those 7 zip codes:

KEEP THEM 😊



No surprise – living space increases with price!

Pretty proportionally – few outliers ...

BUILDING CONDITIONS OVERVIEW

1 = Poor - Worn out

Repair and overhaul needed on painted surfaces, roofing, plumbing, heating and numerous functional inadequacies. Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction; reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

2 = Fair - Badly worn

Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and systems all shortening the life expectancy and increasing the effective age.

3 = Average

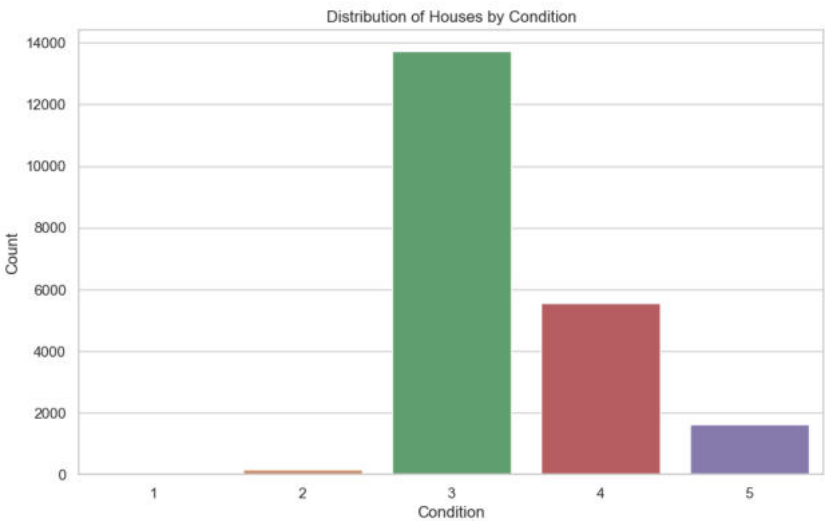
Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. All major components still functional and contributing toward an extended life expectancy. Effective age and utility is standard for like properties of its class and usage.

4 = Good

No obvious maintenance required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the typical property.

5 = Very Good

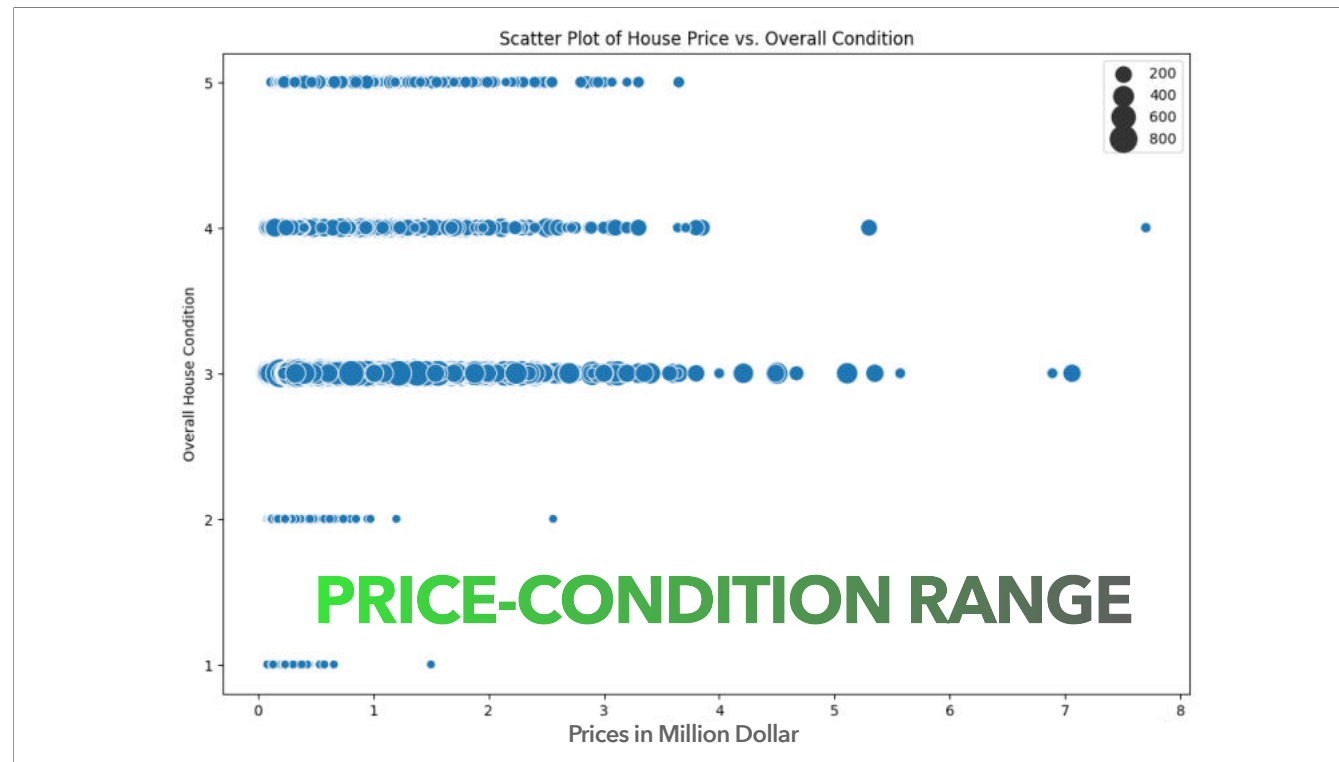
All items well maintained, many having been overhauled and repaired as they have shown signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.



5 condition grades = quality of maintenance

everything at least average maintained

+ many options beyond



Surprise!

Expectation = more costs, more quality —> not necessary!

Possible —> huge quality for tiny costs!

BUILDING GRADES OVERVIEW

5 Low construction costs and workmanship.

Small, simple design.

6 Lowest grade currently meeting building code. Low quality materials and simple designs.

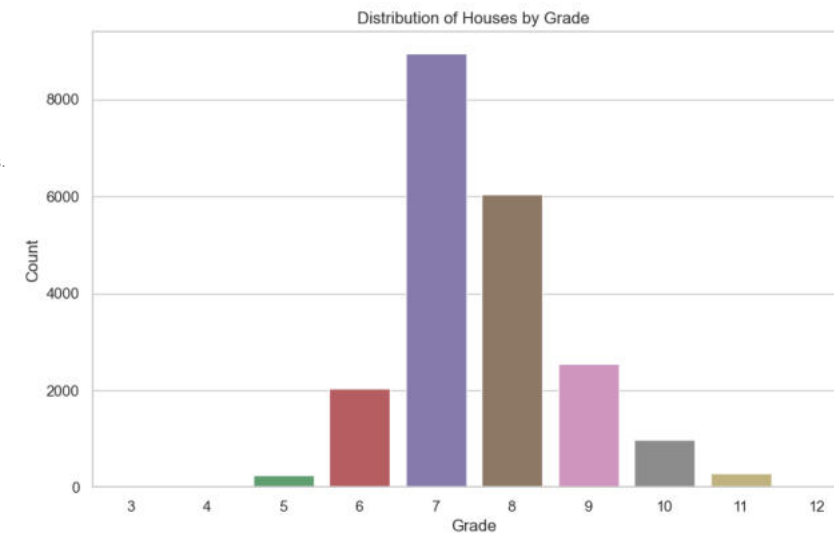
7 Average grade of construction and design. Commonly seen in plats and older sub-divisions.

8 Just above average in construction and design. Usually better materials in both the exterior and interior finish work.

9 Better architectural design with extra interior and exterior design and quality.

10 Homes of this quality generally have high quality features. Finish work is better and more design quality is seen in the floor plans. Generally have a larger square footage.

11 Custom design and higher quality finish work with added amenities of solid woods, bathroom fixtures and more luxurious options.



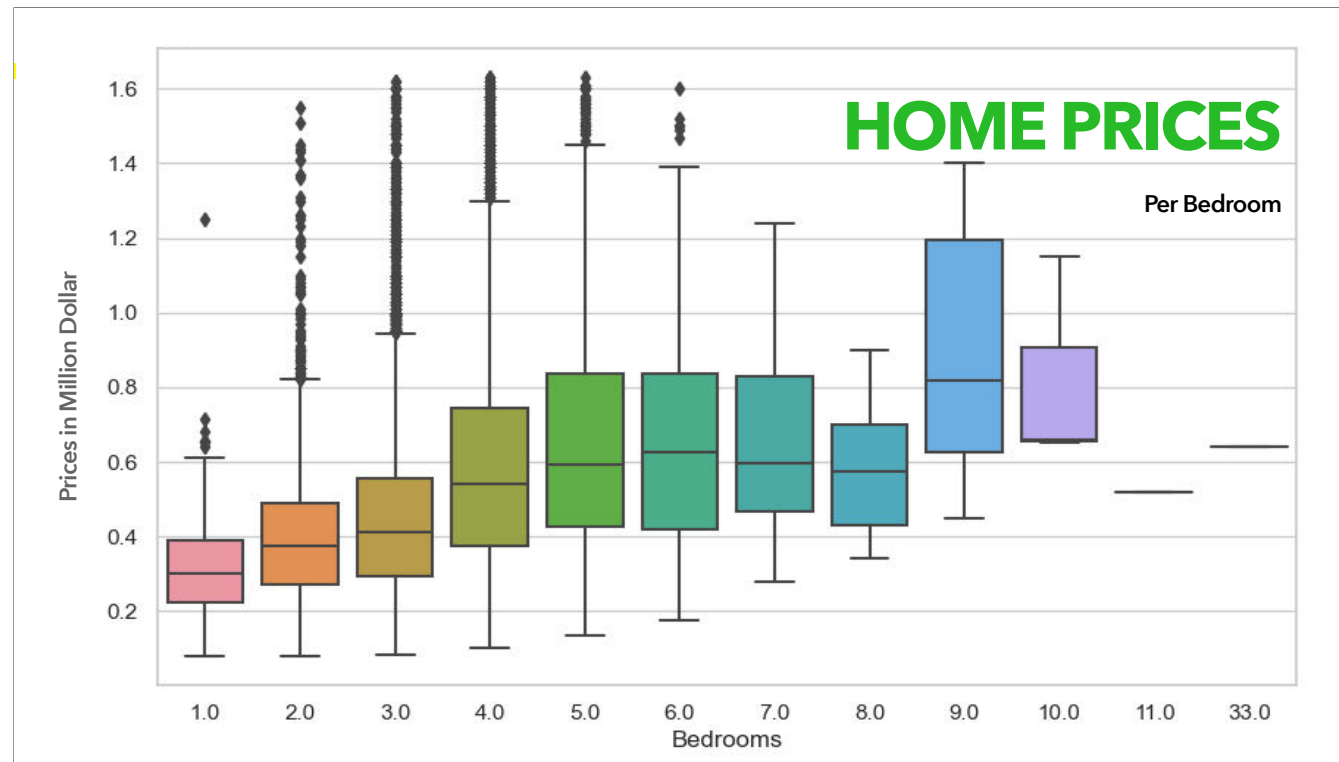
13 home grade levels = the quality of workmanship + individual design features + extras

—> King County offers abundant Style + Splendor + Swankiness!



Expected: higher price —> higher quality!

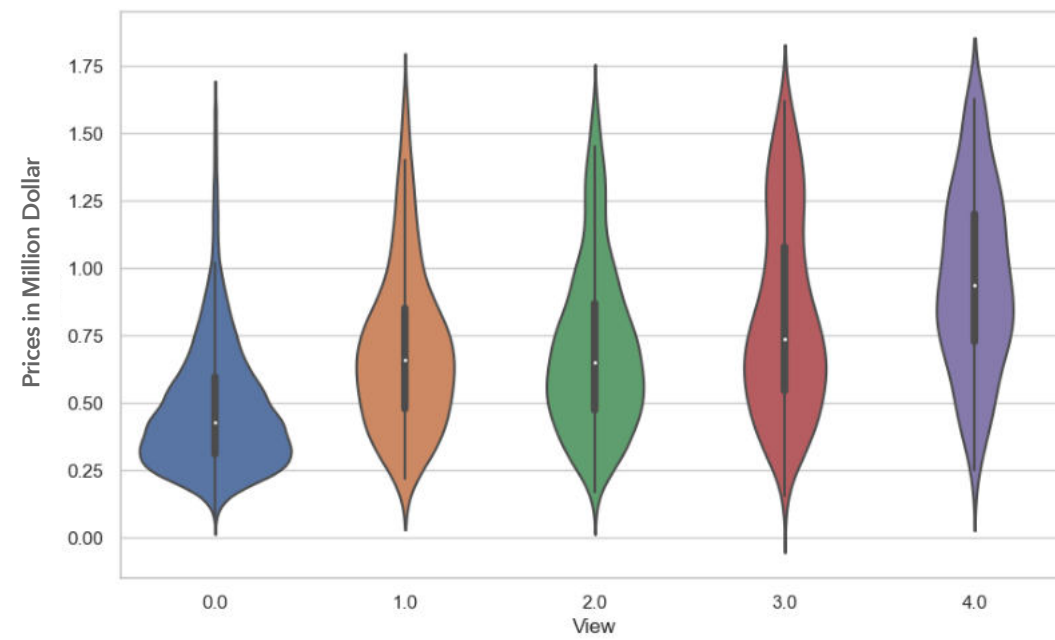
Above average 8, 9 and 10s available for under 0,5 million!



Expected: price increases with number of bedrooms!

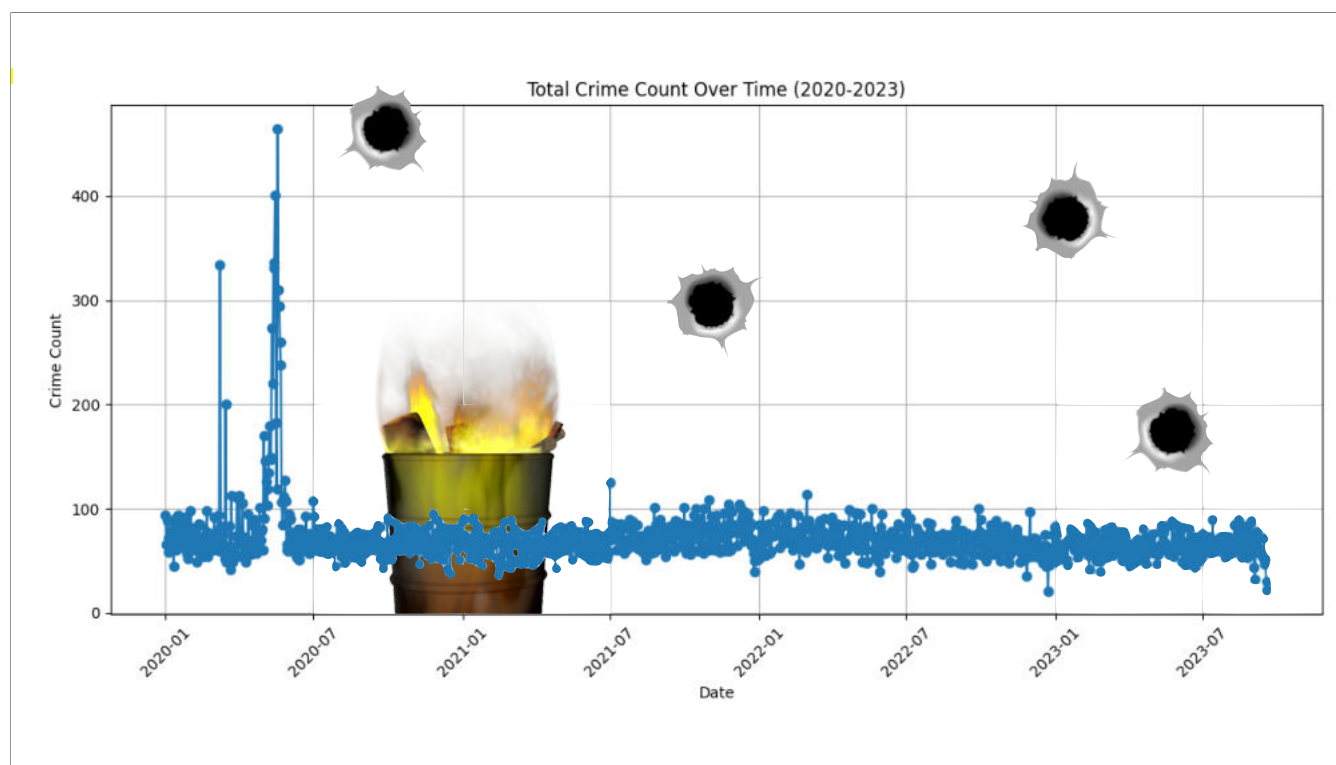
Do you really need 5, 11 or 33 bedrooms?

WOW PER CHI-CHING



Almost any of our 5 view qualities can be found at any price...

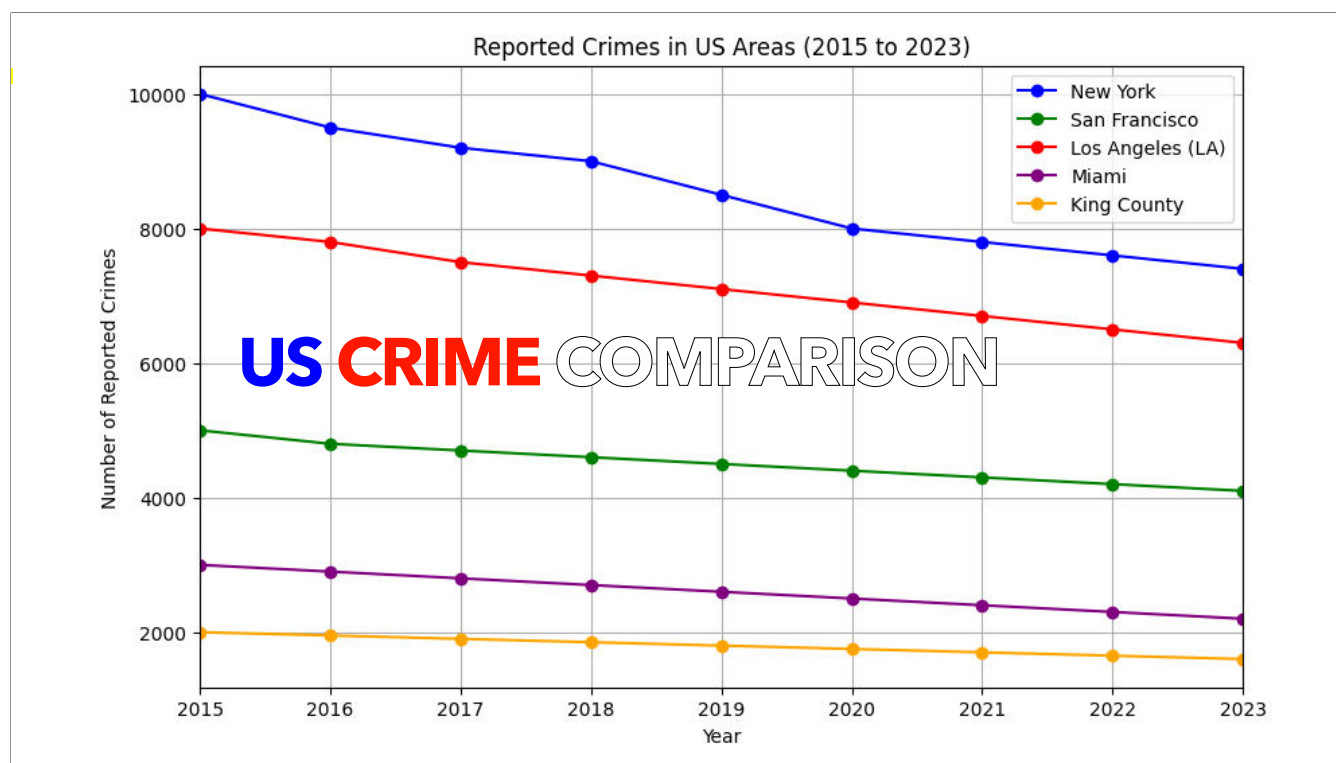
Just distribution improves with costs.



Since you're a single 30-ish businesswoman – I focused on your wellbeing and safety!

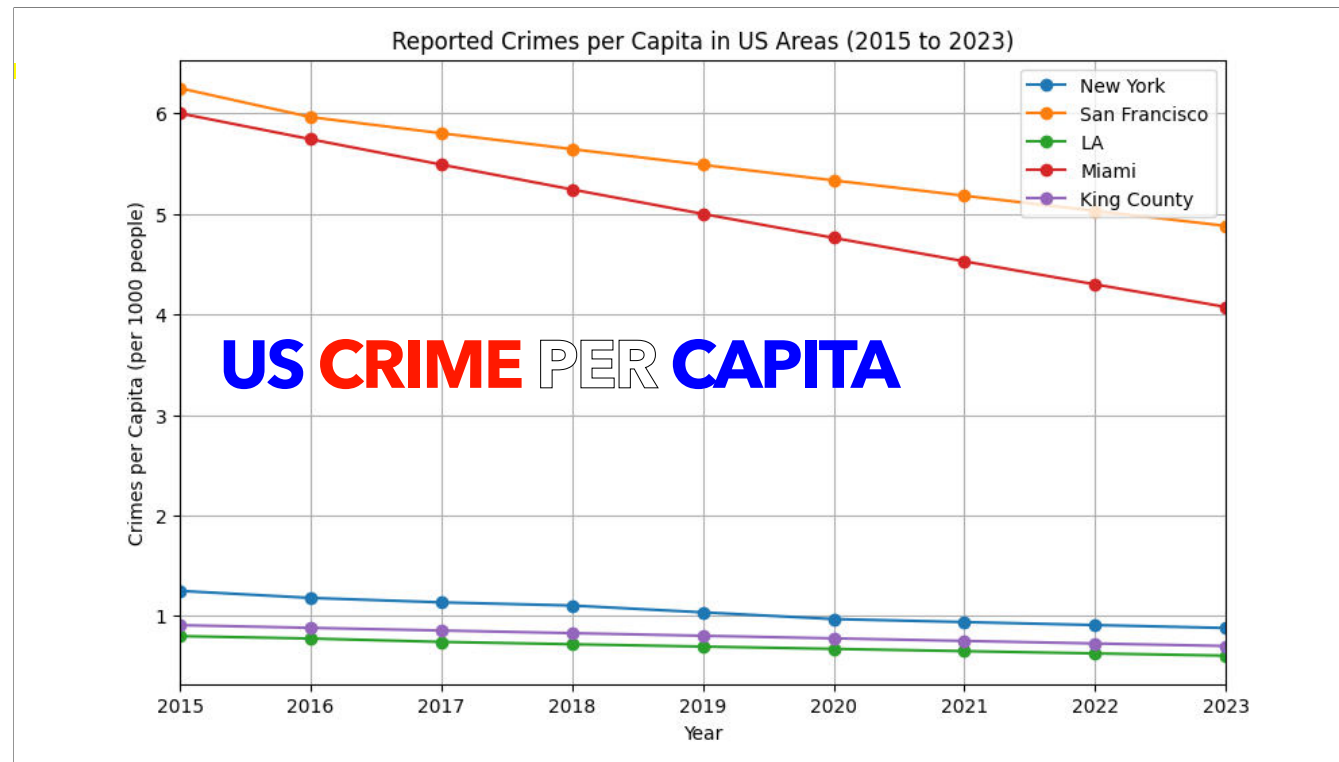
I downloaded crime statistics of King County.

Crazy during Covid ... but what do those numbers mean?!



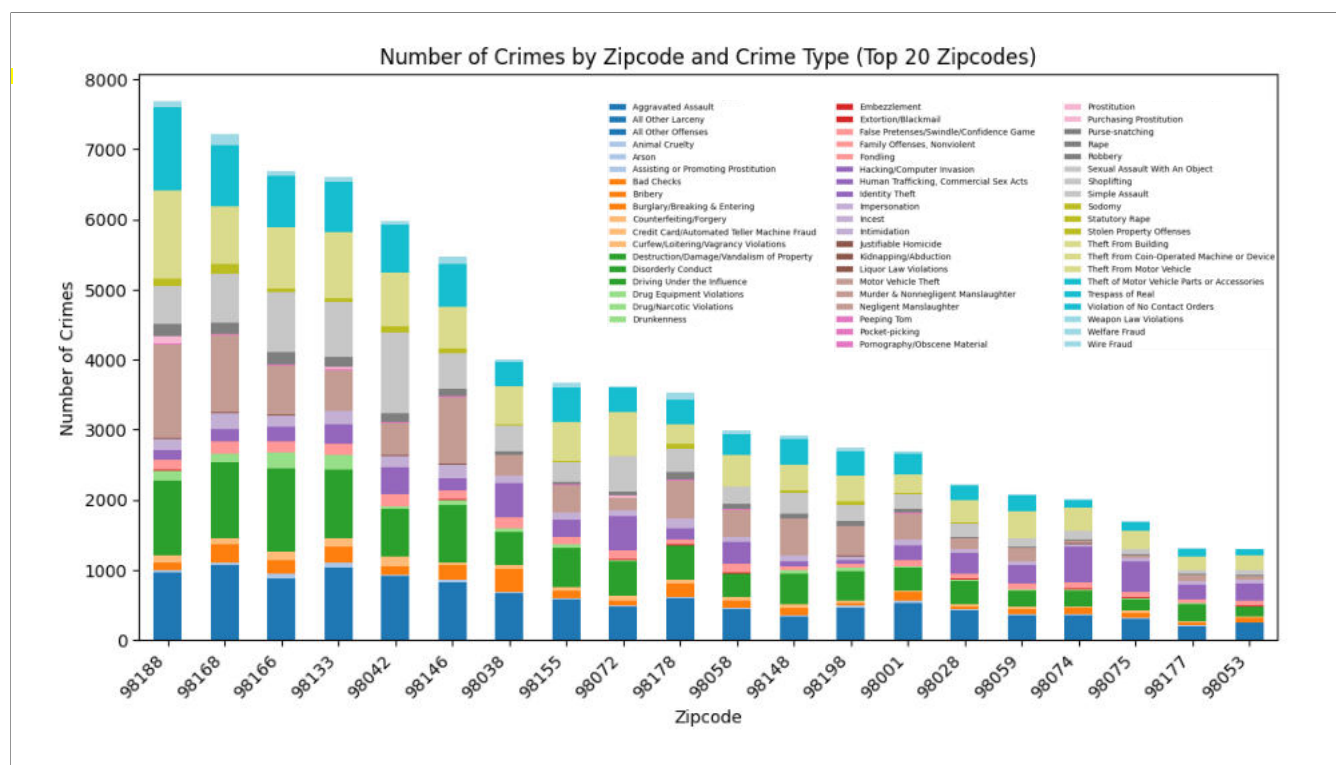
Compared to popular US cities —> King County is safest home zone...

WAIT! Those cities have more residents than our 2.3-ish million...

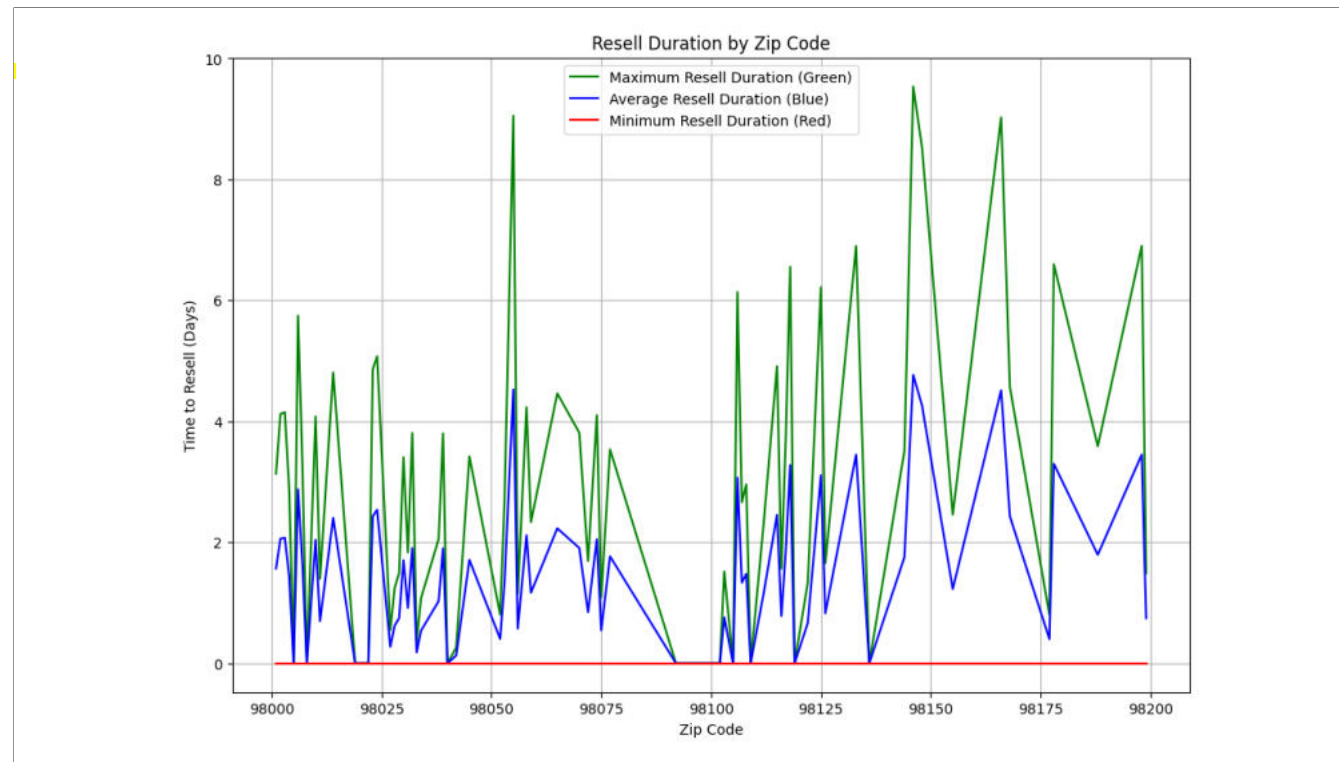


Adjusted to per Capita —> King County still better than most!

LA crime statistics don't include deaths by skin cancer + heat stroke + air pollution?!



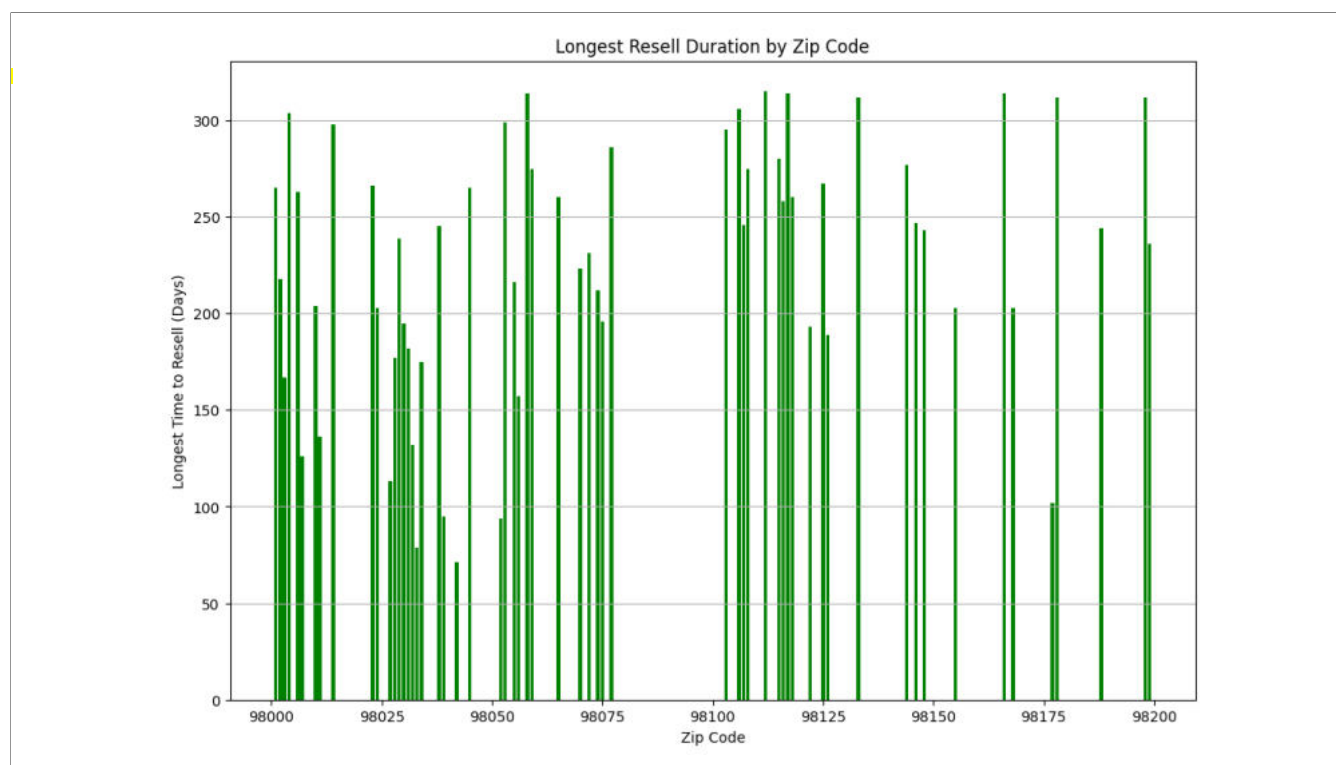
King County's most dangerous neighbourhoods – AND – filtered all out from results!



Relocation within 1 year?

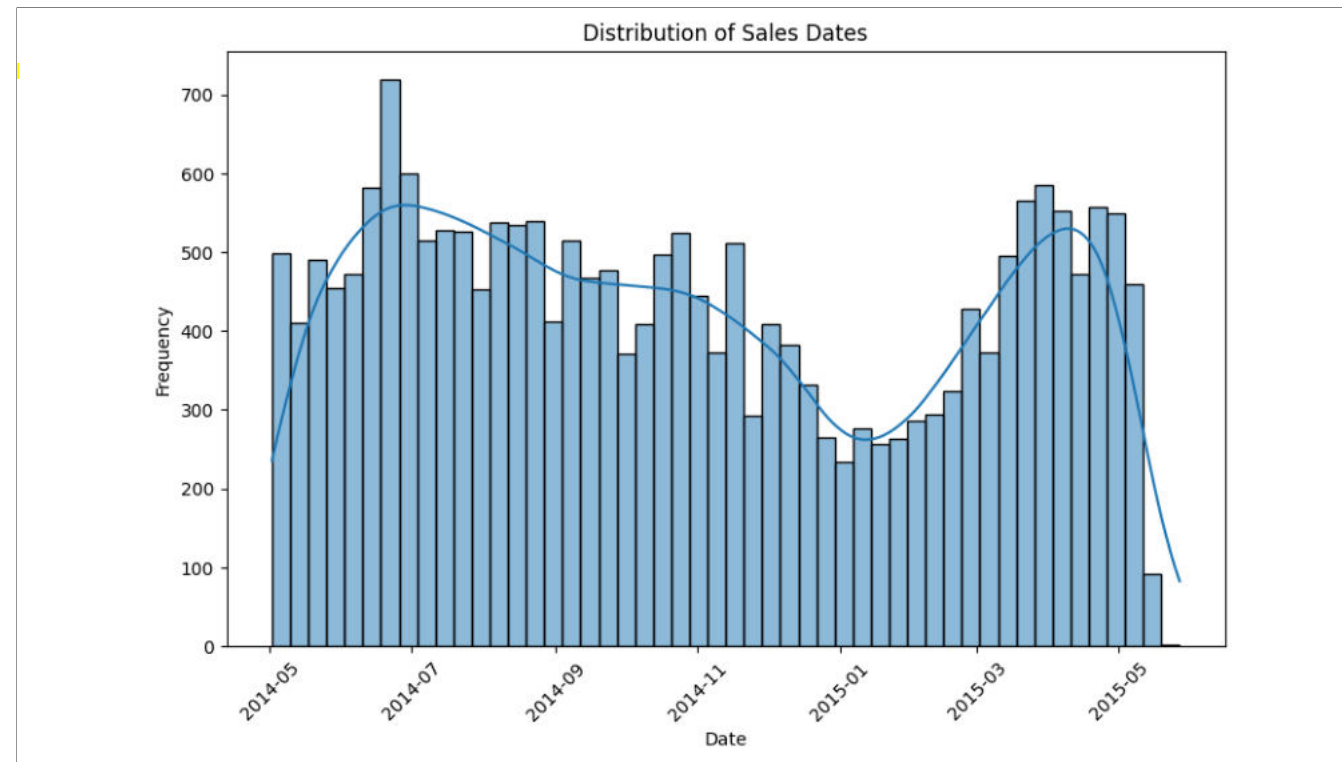
Average time between sales —> predict duration of home ownership in King County.

4 – 6 day average? —> Looks like —> investment speculation?!



Longest time period between house sales per zip code.

No-one stayed longer than 310-ish days —> all shorter than your requested timing.



Past sales distribution —> predict biggest chance + most options —> for new home is spring time.

TOP 10 CITY CENTER & LOWEST CRIME

House ID	Bed	Baths	Living	Lot	Fl.	Con.	Grade	Above	Base	Year	Zipcode	Lati	Long	Price 📍	Miles2Center	
7942601155	2.0	1.0	1095.0	5120.0	1.5	3	7	1095.0	0.0	1901	98122	47.6058	-122.313	302.282,00 \$	0.89	Cheapest
2197600388	2.0	1.5	830.0	1077.0	2.0	3	7	830.0	0.0	2006	98122	47.6058	-122.319	350.000,00 \$	0.61	
7600136	2.0	2.0	1130.0	1148.0	2.0	3	9	800.0	330.0	2007	98122	47.6023	-122.314	411.000,00 \$	0.89	Best
2254501620	2.0	1.0	930.0	3200.0	1.0	3	7	930.0	0.0	1904	98122	47.609	-122.314	500.000,00 \$	0.87	
7942600975	4.0	1.75	1940.0	4800.0	1.0	5	7	1030.0	910.0	1922	98122	47.6054	-122.314	505.000,00 \$	0.87	
4226900211	4.0	1.0	1360.0	5814.0	1.5	2	6	1360.0	0.0	1900	98122	47.6038	-122.314	560.000,00 \$	0.86	
7942600910	1.0	1.0	1310.0	8667.0	1.5	1	6	1310.0	0.0	1918	98122	47.6059	-122.313	575.000,00 \$	0.89	
2197600451	5.0	2.0	2270.0	2400.0	2.0	3	7	2270.0	0.0	1905	98122	47.6051	-122.319	631.000,00 \$	0.62	
1710400007	3.0	2.0	1770.0	2150.0	3.0	3	8	1770.0	0.0	1999	98122	47.6102	-122.314	660.000,00 \$	0.89	
1710400005	3.0	2.0	1770.0	1800.0	3.0	3	8	1770.0	0.0	1999	98122	47.6102	-122.314	690.000,00 \$	0.89	Premium

Top 10 homes = closest to city center + excluding all crime hotspots!

My 3 recommendations + my rationale for why in red brackets.



Cheapest + oldest house from 1901 —> quite nice!

Fun fact —> house left —> also in top 10 list.



If you want to go all out – but stay all in the city center: Your most expensive and luxurious option!



Top recommendation --> best value for money!

Safe neighbourhood + close to center + newest building + 2 floors + 2 bathrooms + 2 bedrooms + basement = rare in downtown!

Only 1 huuuuuge downside --> No more excuses if parents want to visit...

EXPLORE TOP 3 HOMES ON HTML FILE



Small gift —> HTML —> interactive Housing map

—> browser —> explore top 3 homes' neigourhood, Seattle & all of King County!

HAPPY TO HELP

Your Guardian Angel
for Heavenly Homeownership:

👤 Elias Kouloures

📍 Luisenstr. 48, 10117 Berlin, Germany

☎️ +491602448800

✉️ elias.kouloures@gmail.com

🏠 EliasKouloures.com



Questions?

I'm here to help!