

An Analysis of Housing in King County

Summary



Question 1

What attributes
affect price the
most?



Question 2

How to increase
the price
attributes



Question 3

What areas are
best to buy in?



Question 4

Is King County a
sellers market?

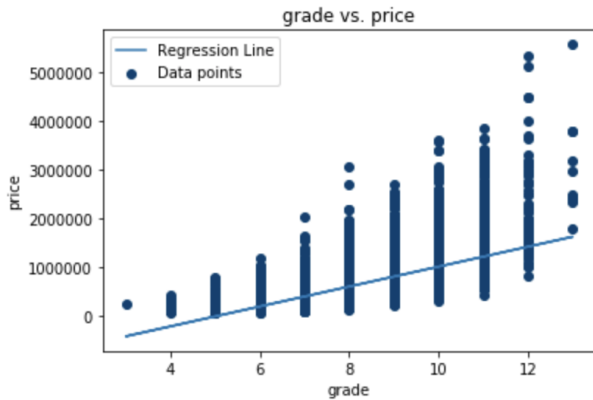


Question 5

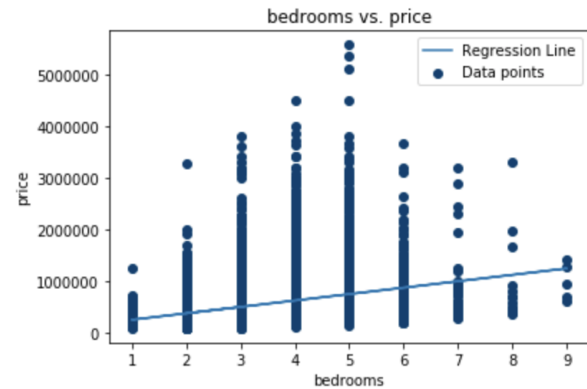
Which month is
best to sell in?

Question 1:

What attributes affect price the most?

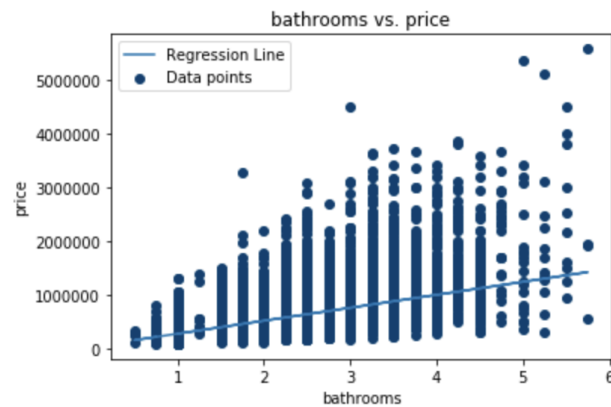


55442.02



34682.48

UIP = Unit
Increase in
Price



164.0580



500 units 129619.13

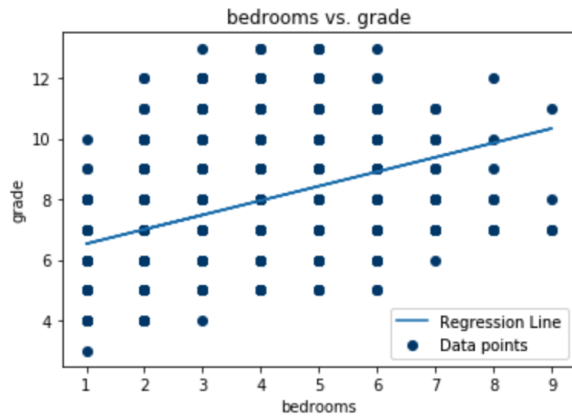
Conclusions

- **We recommend buying properties with a large total lot that would allow for adding additional sq footage**
- **We recommend doing what is possible to increase the grade of the home before selling**

[//plotly.com/~jonmcg01/1.embed](https://plotly.com/~jonmcg01/1.embed)

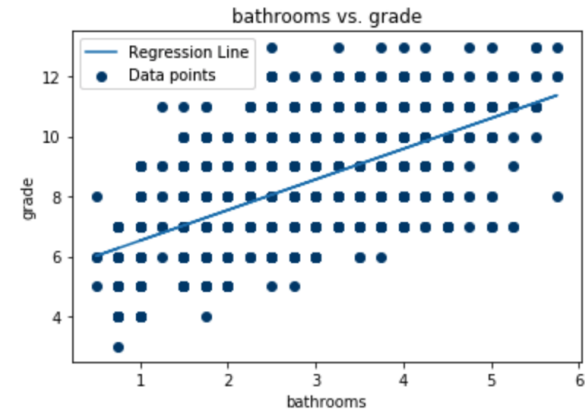
Question 2

How to increase the grade of a property

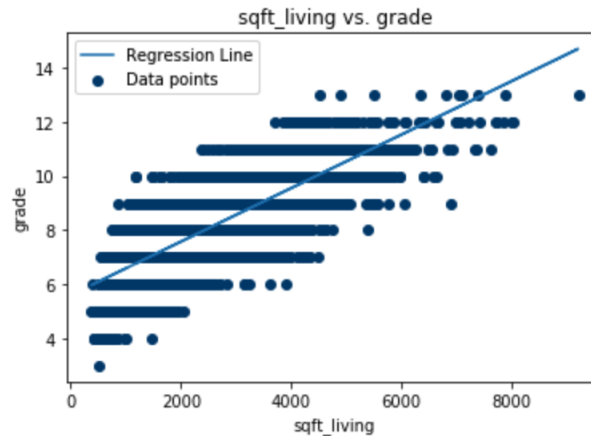


0.23

Grade
change
per unit



0.9



0.46 per 125

Our Recommendations

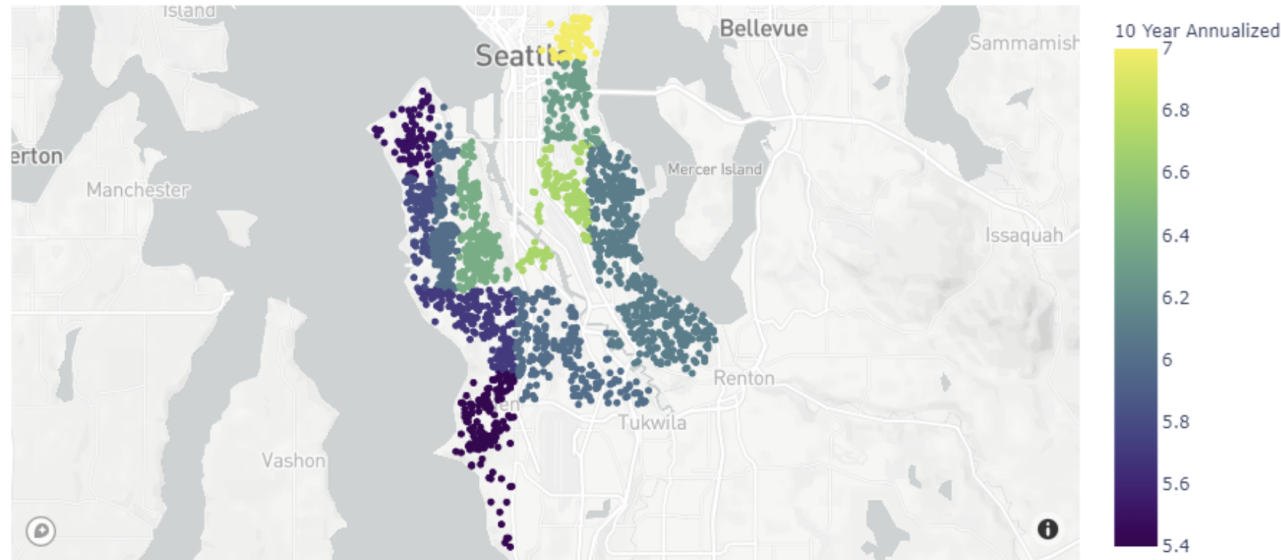
We recommend adding a bedroom ensuite extension that is above 125 sq feet in area as these 3 factors together will near take you to the next grade

Average grade increase = \$55,000

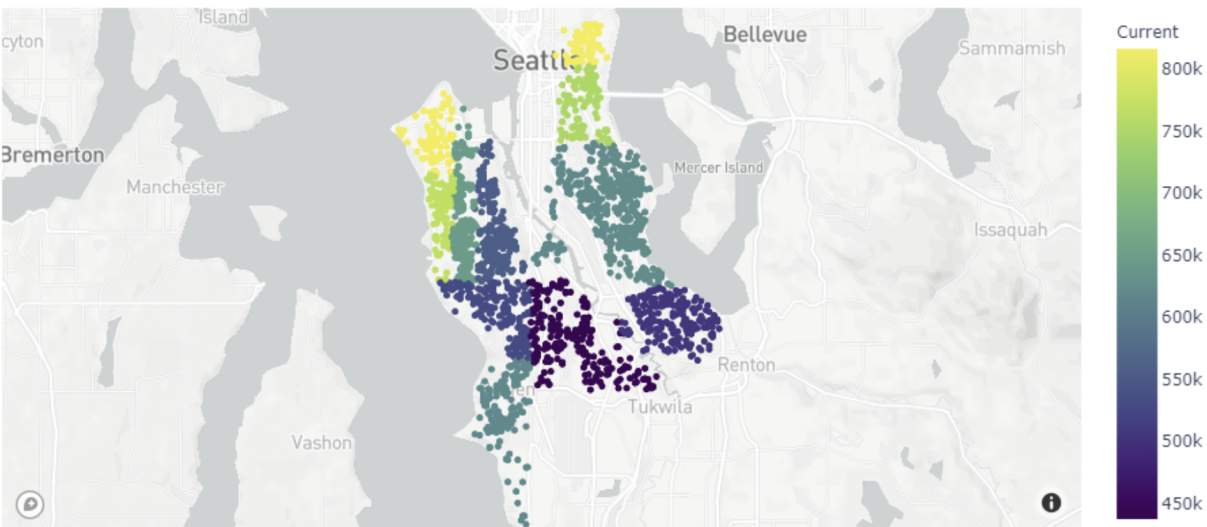
Average cost of extension= \$30,000

Question 3

What areas are best to buy in?

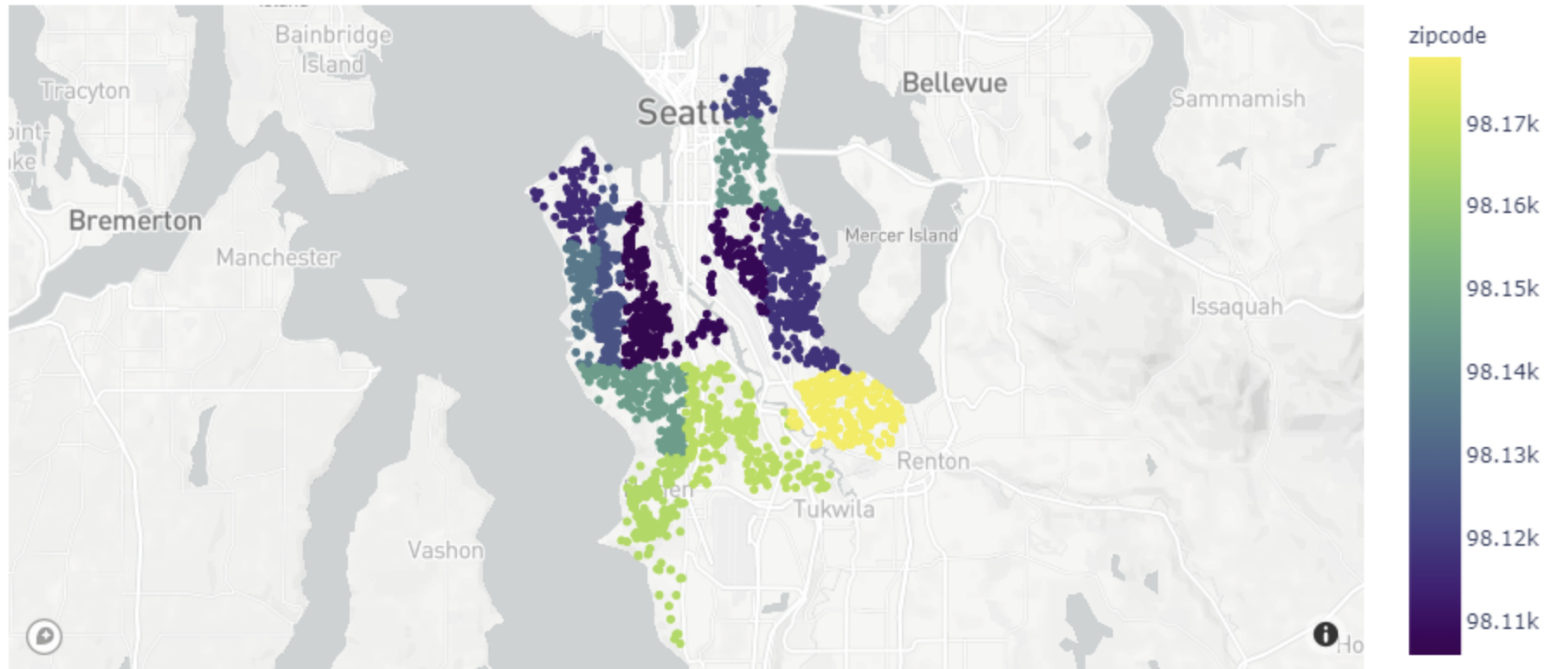


Midwest : High
%increase



House prices
between 450-550k

Recommendations:



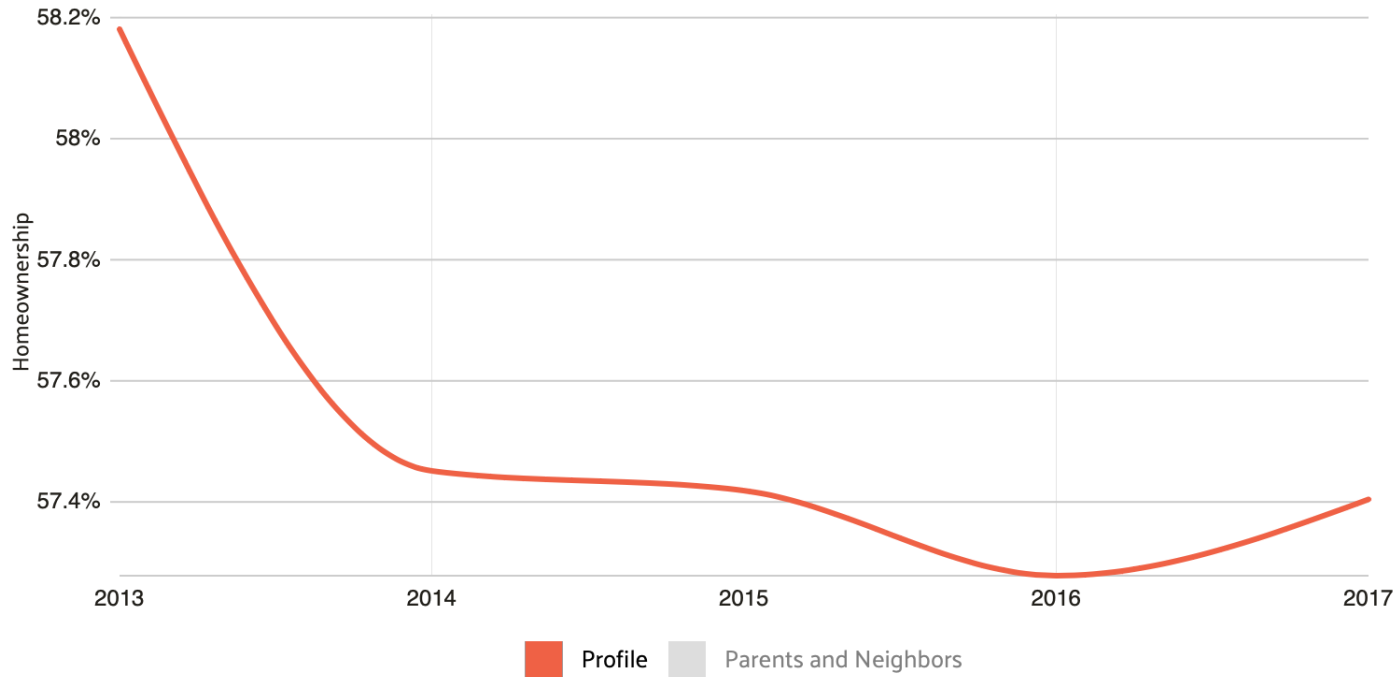
Target: 98106

Delridge

- High yearly value increase 6.6-7% for past 10 years
- Currently at some of the lowest prices in the county

Question 4

Is King County A Sellers Market?



- Over 40% of county renting
- Renting on a gentle increase since 2013

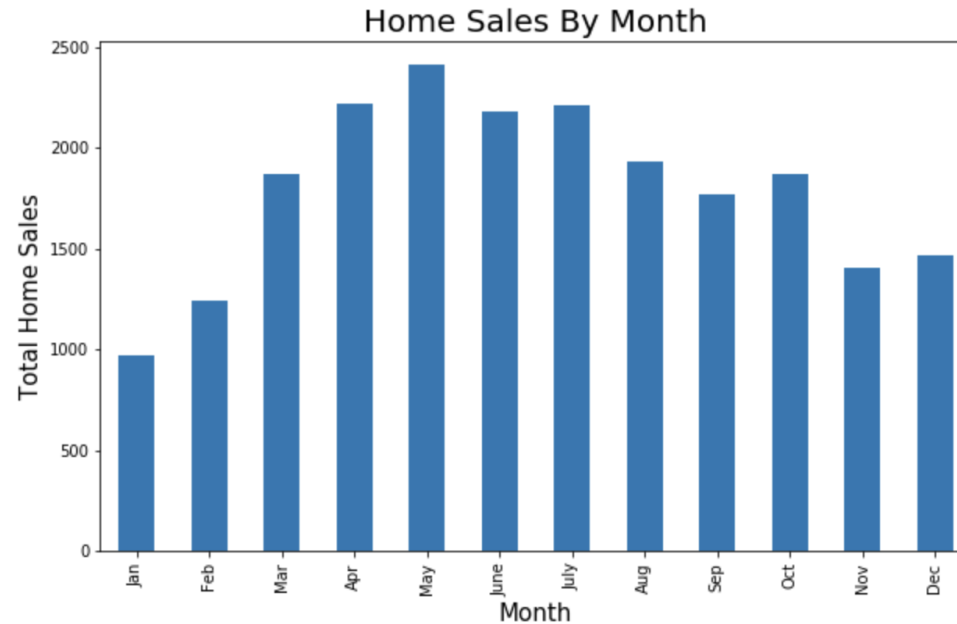
[//plotly.com/~jonmcg01/5.embed](https://plotly.com/~jonmcg01/5.embed)

Recommendations:

- Consider renting out your property, use the rental capital to improve the grade of the house
- Average cost of adding a bedroom: \$31,000

Question 5

Which month is best to sell in?



Recommendations:

6yr data suggests that March - July is the best time to sell

Future Analysis



Crime trends to neighborhood value



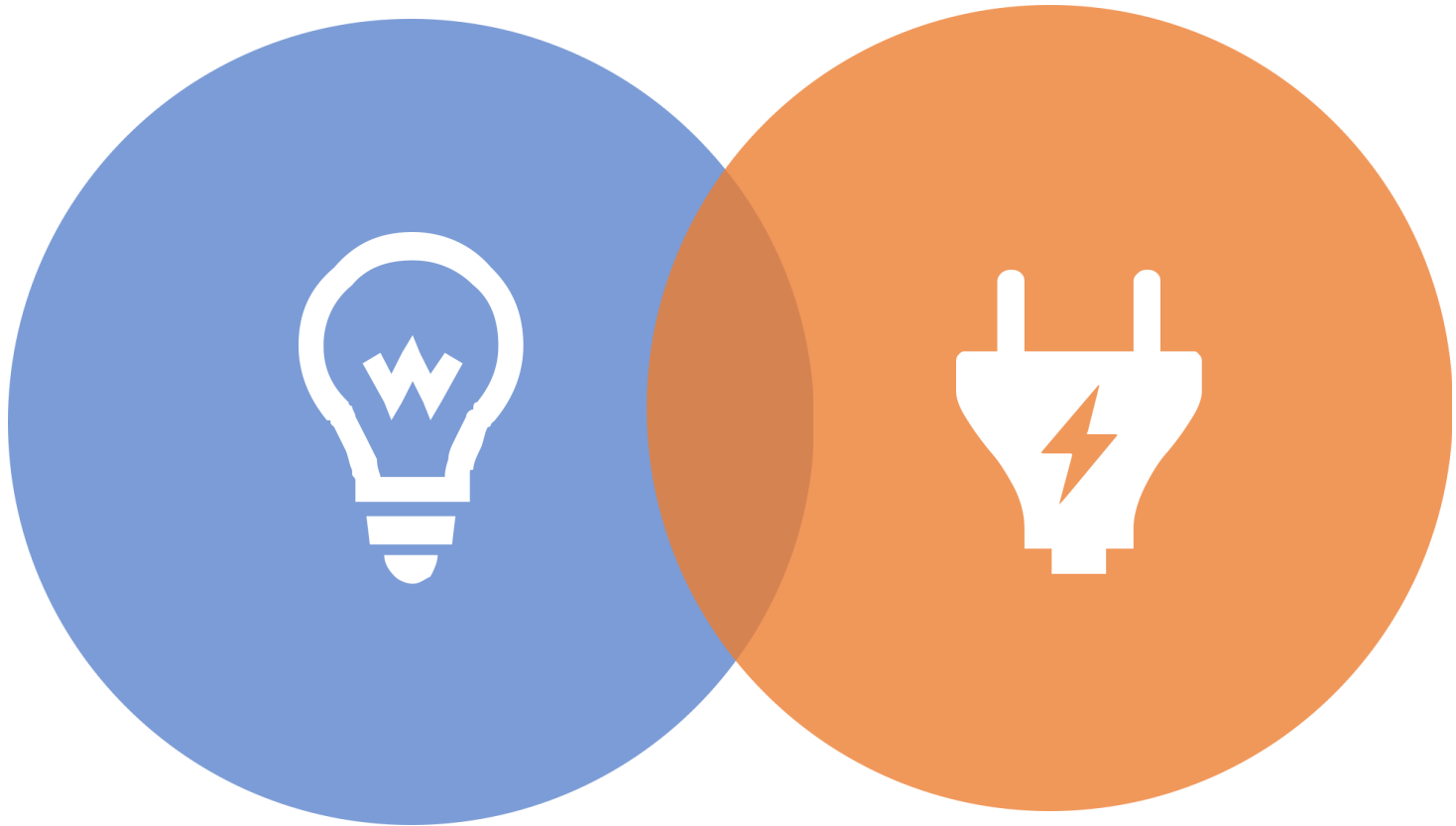
Schooling to zipcode price



Commuter methods to price



Commute time



Thank You