

Buying a new home in King county

What to expect and what to look out for





Table of contents

1. Parameters: what am I looking for
2. Where are the houses i am looking at?
3. Is there any qualitative or quantitative difference between the houses i want?
4. How expensive will my new houses be and what are the parameters?
5. Closing remarks



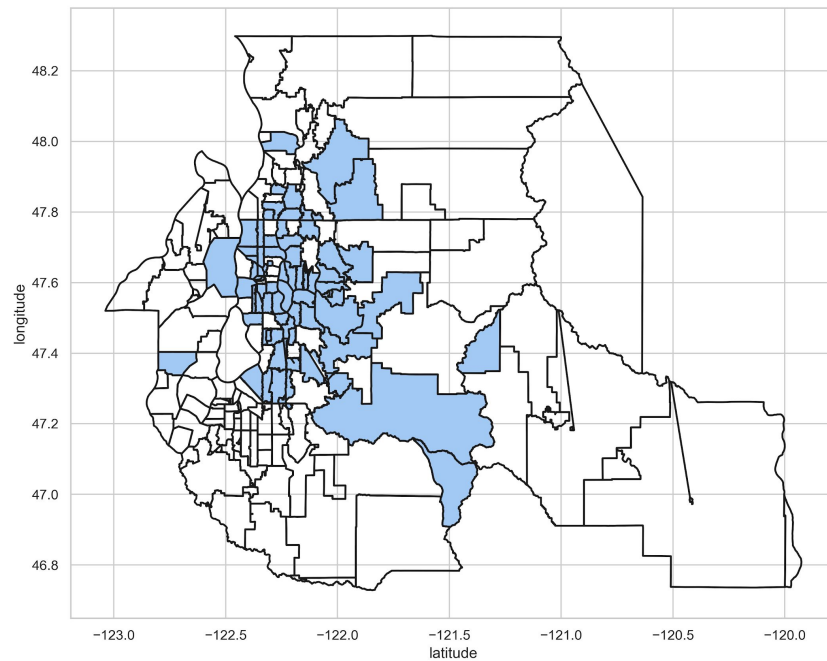
1. Parameters: What am I looking for

- New home (better isolation is good for the environment and for the wallet) -> built or renovated in the last five years
- “Affordable” (we’re all going to be well paid data scientists, so affordable is a flexible term) -> price ≤ 1000000
- “Not” gigantic (I don’t want to mow the lawn all day) -> sqft_lot ≤ 750000 sqft, (roughly equal to 10 soccer fields and sqft_living) ≤ 5000 sqft (roughly 460 square meters)



2. Location of Houses sold

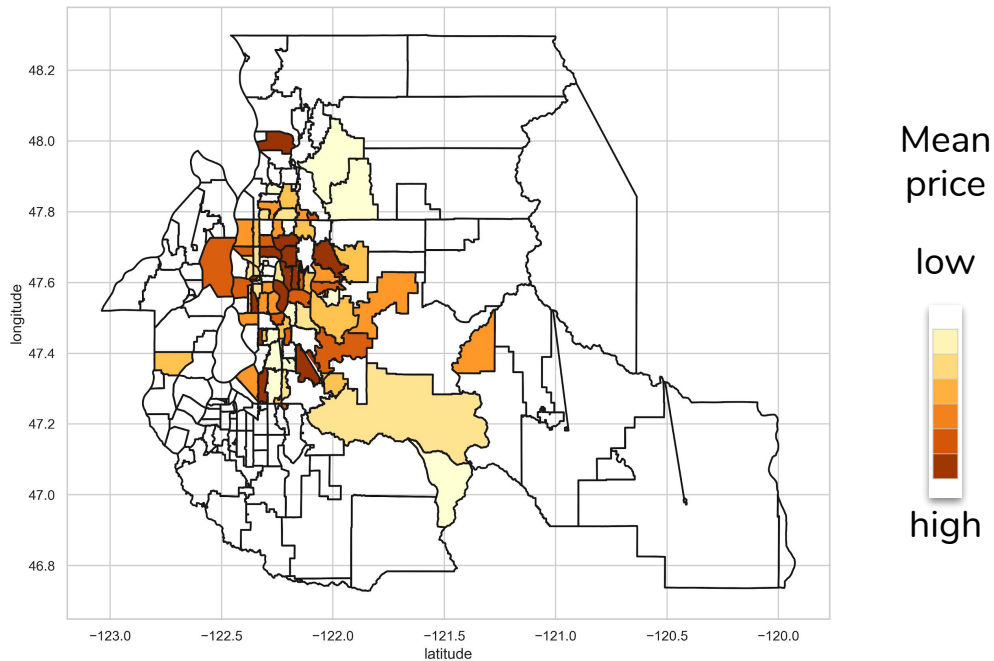
location of all houses





2. Mean price niveau by zip code

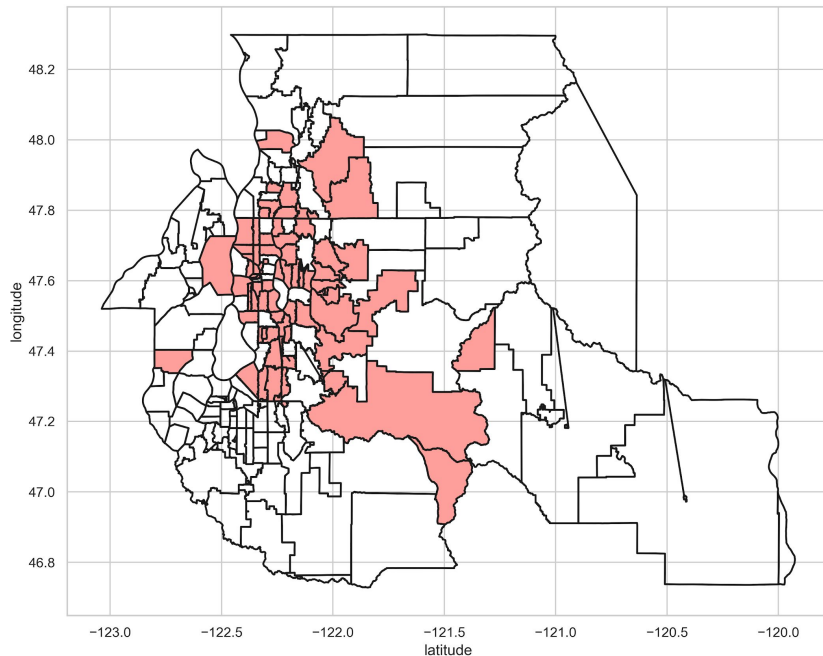
zip code ranks (price mean) of all houses





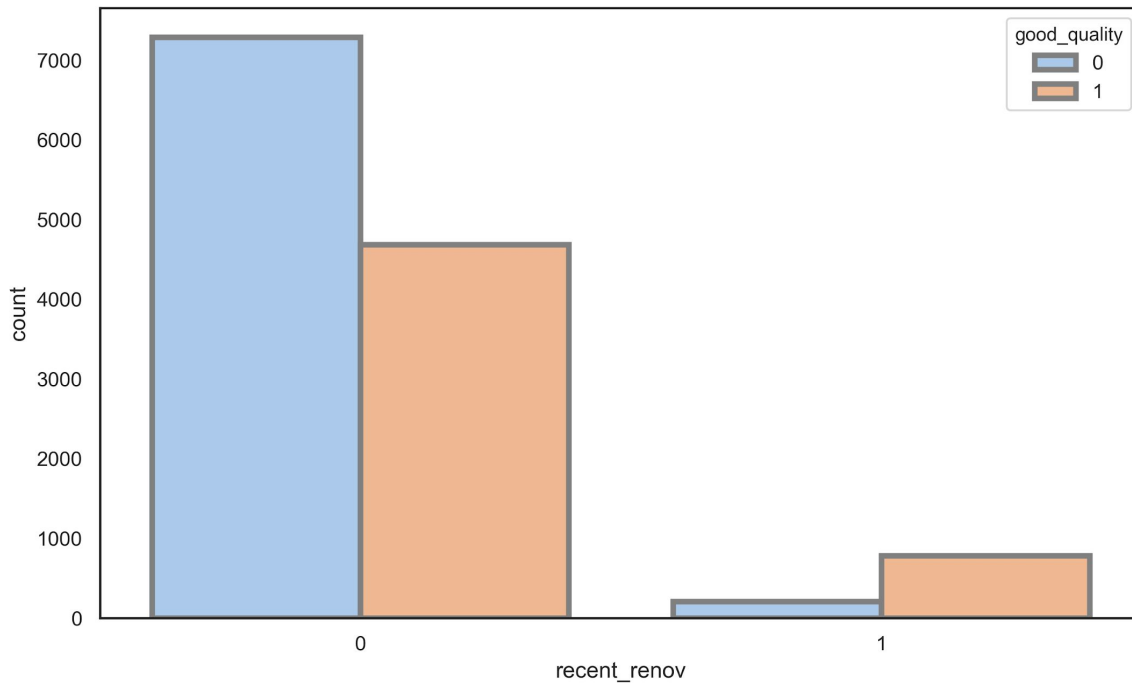
2. Areas of houses fitting the parameters

location of houses fitting the criteria



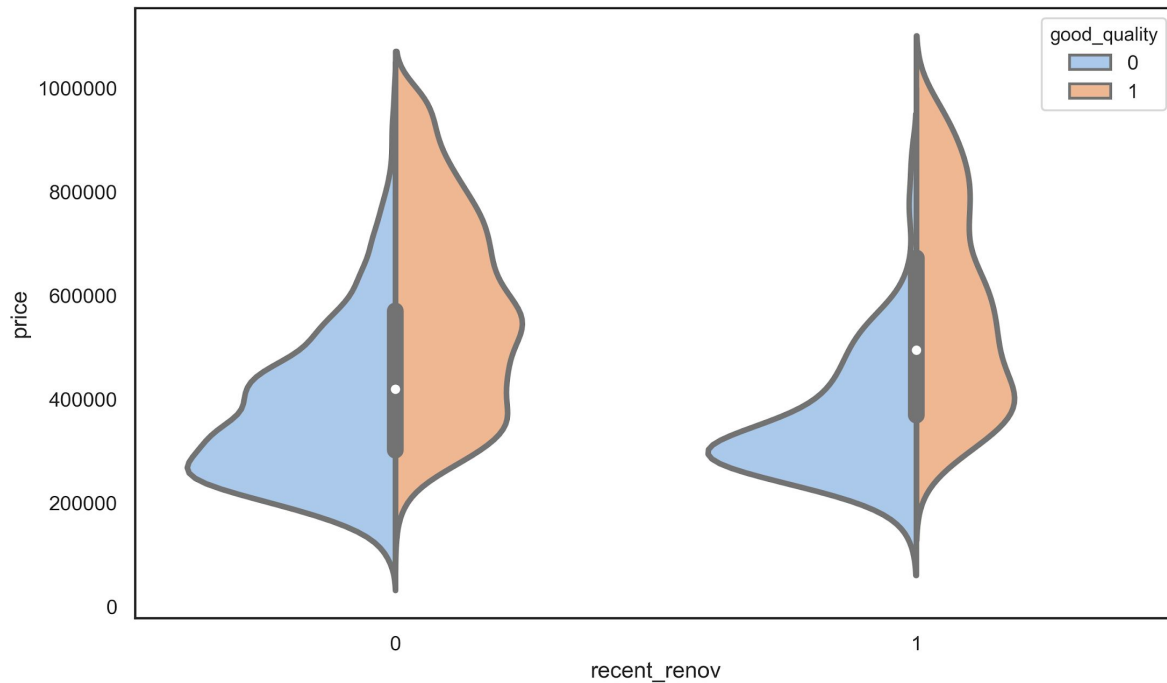


3. Quality of homes in new condition



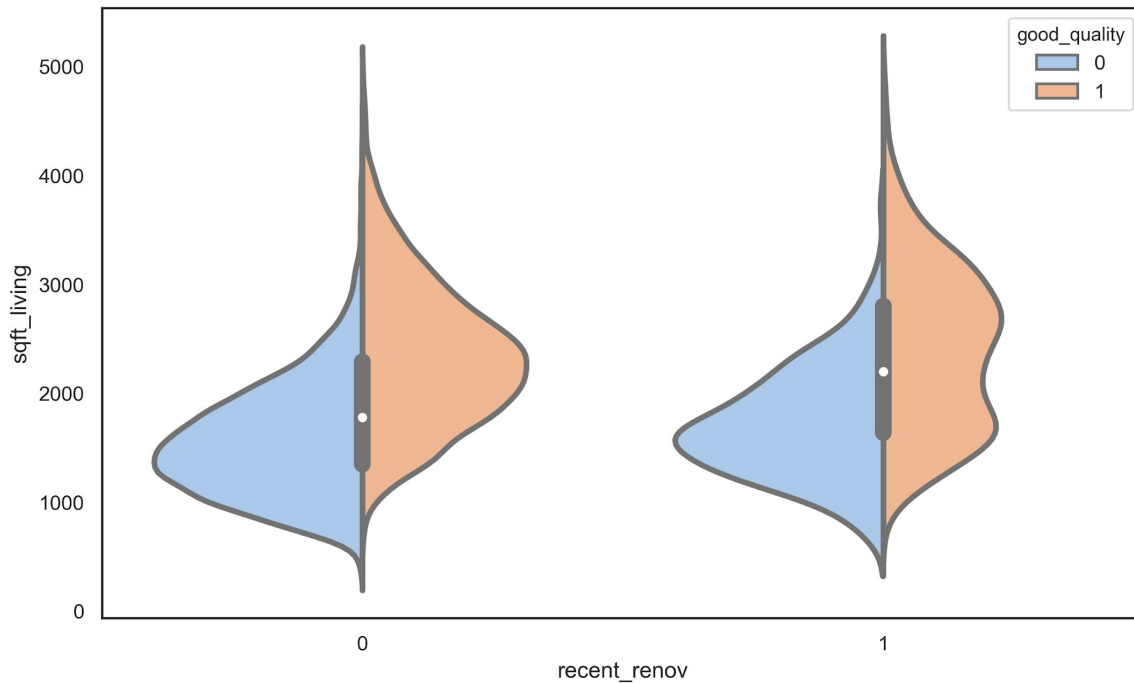


3. Price of homes in new condition



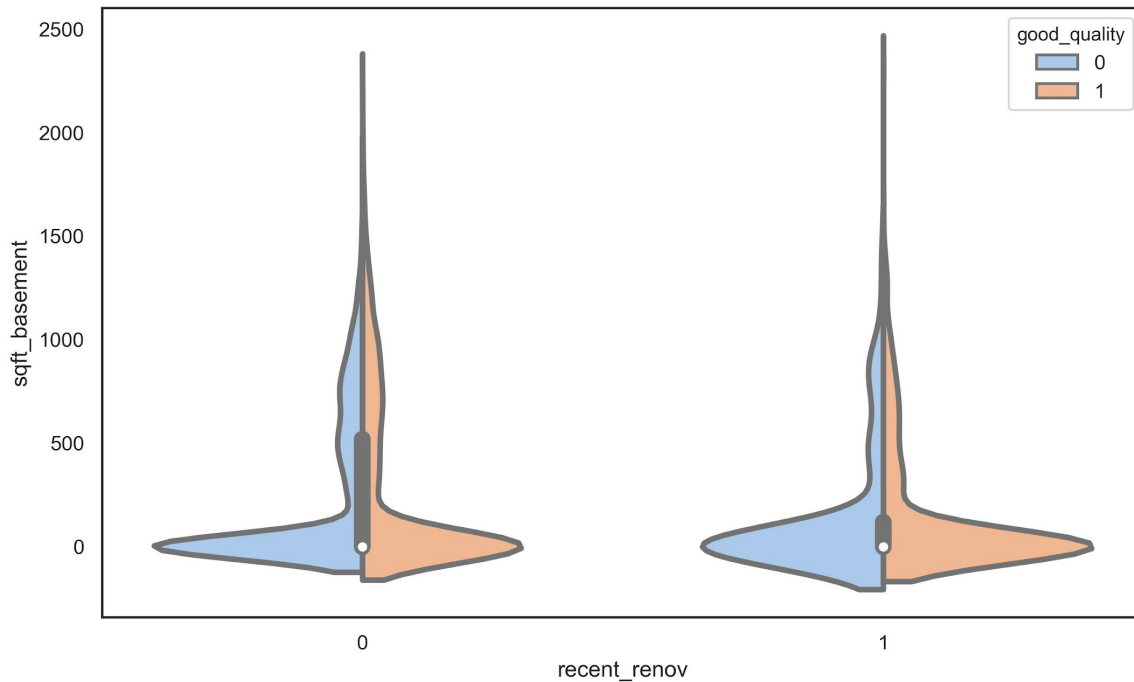


3. Living area of homes in new condition



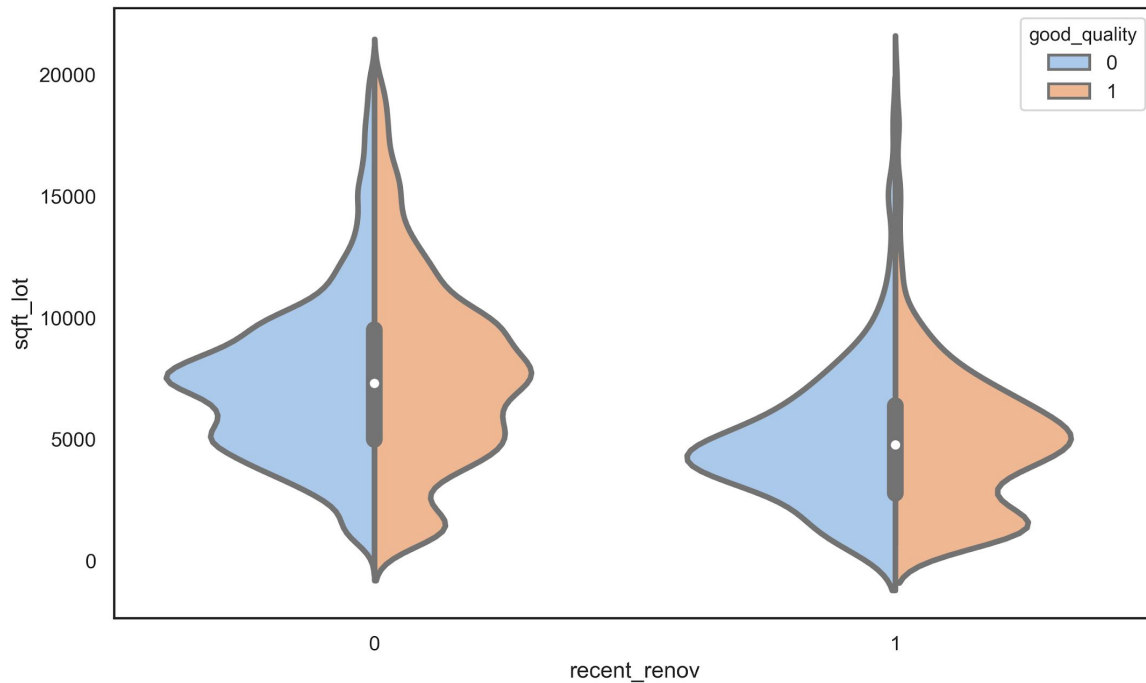


3. Basement of homes in new condition



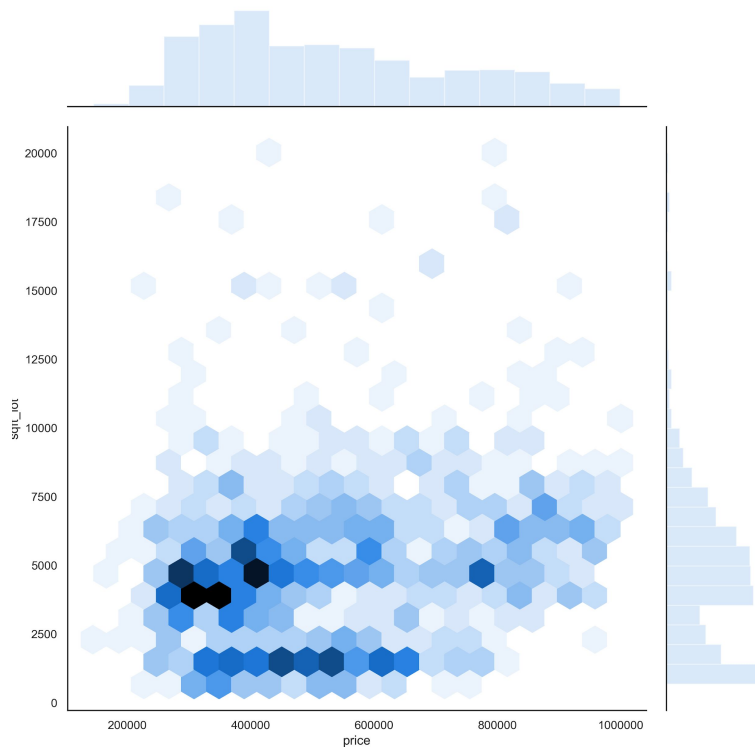


3. Lot area of homes in new condition





3.Price of lots of homes in new condition



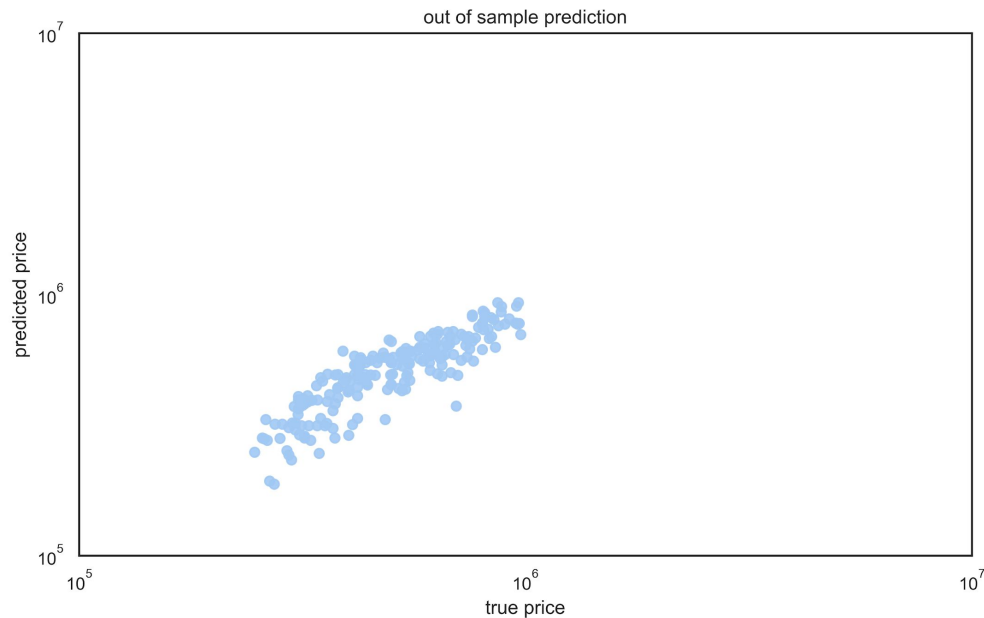


4. Prediction of prices of homes in new condition

- Most important factors determining price of homes in new condition:
 - Size of living area
 - Location of homes (determined by zip code)
- Accuracy of prediction: within 17% of average price of past sales



4. Prediction of prices of homes in new condition





5. Closing remarks

- Homes in new condition are found in almost all areas covered
- Homes in new condition are not necessarily more expensive
 - But they are on average in a better condition
- Homes in King County rarely have basement
- Living area and location are most important factors for determining the price
 - Homes in new condition and small living areas are available, but of lower quality
 - As these homes are found in almost all areas covered, we can offer homes in inexpensive locations

Thank you for your attention

