
Climate Change and Home Purchasing in King County: *a Brief Guide for Savvy Homebuyers*

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Climate change impacts the whole world, but we often don't think of it when buying a home.

One of the biggest concerns is flooding: – estimated that between \$66 billion and \$160 billion worth of real estate will be below 2050. This doesn't even take into account flash flooding, which is an increasingly major risk in Seattle!

For more, see: this report by RIHA:

https://www.mba.org/docs/default-source/research---riha-reports/22847-research-riha-september-2021-report-wb.pdf?sfvrsn=cd87eb81_0



FLOOD RISKS IN KING AND NEARBY COUNTIES

1 KING COUNTY

Major Flood Every 2 years
\$9B buildings at risk
9,630 individual flood insurance policies

2 SNOHOMISH COUNTY

Major Flood Every 2 years
\$1B buildings at risk
2,934 individual flood insurance policies

3 PIERCE COUNTY

Major Flood Every 3 years
\$1.8B buildings at risk
3,681 individual flood insurance policies

4 LEWIS COUNTY

Major Flood Every 2 years
\$700M buildings at risk
2,636 individual flood insurance policies

5 SKAGIT COUNTY


Major Flood Every 3 years
\$156M buildings at risk
5,692 individual flood insurance policies



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Data summary from the 2013 Washington State Enhanced Hazard Mitigation Plan,
Cost to buildings at risk for each county are within 100 year floodplain.
Photos: Top (TNC/Julie Morse, Middle: King County, Bottom: TNC

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We used *FEMA's NFIP* (National Flood Insurance Program) data with recent real estate data



Note: While comprehensive for their time, FEMA's scores are considered to be out-of-date. Real risks are probably much higher!

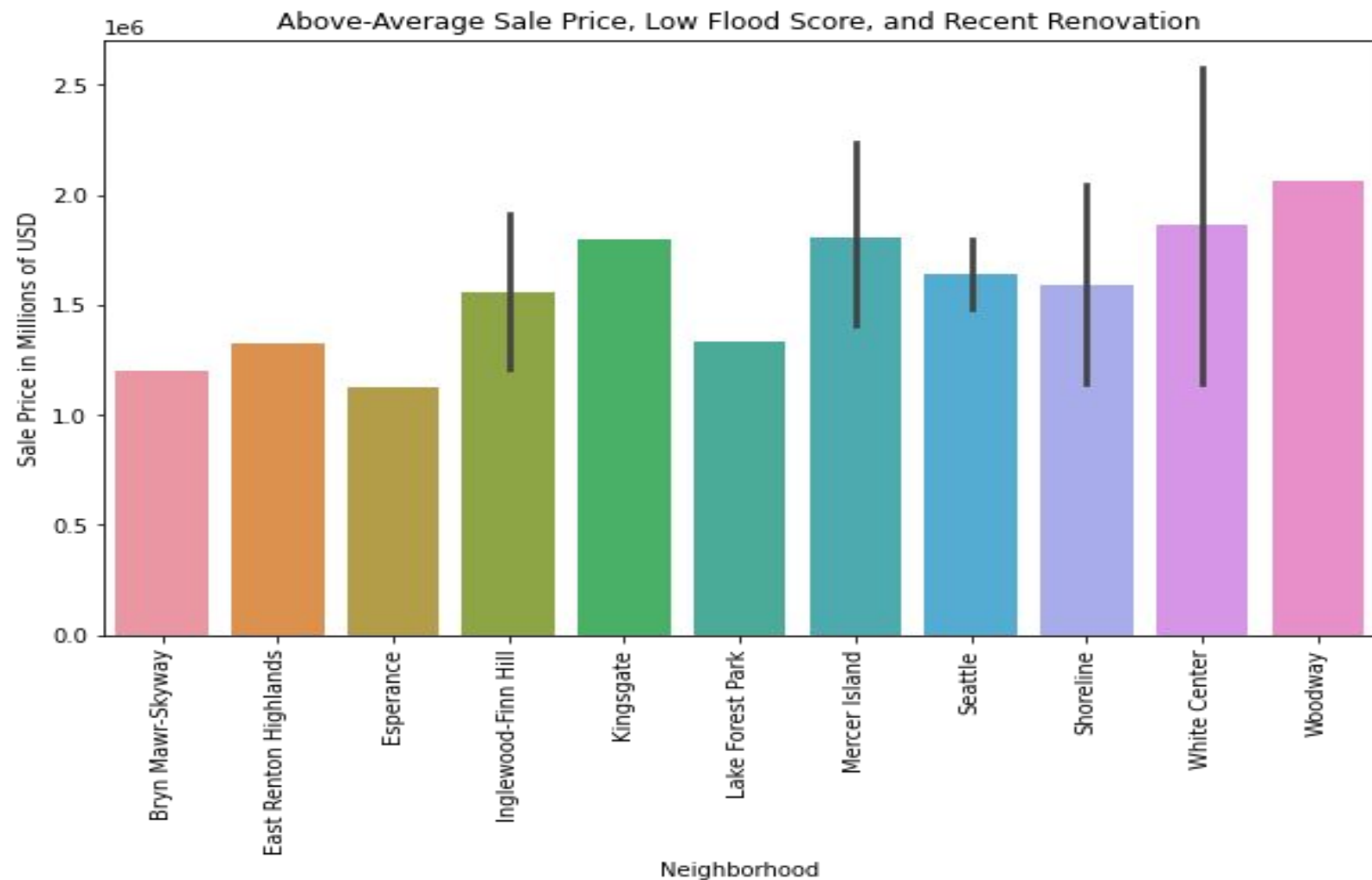
Homebuyers (not
flippers!) want a
stable, safe place
to live that also
adds to assets!



What were our results??

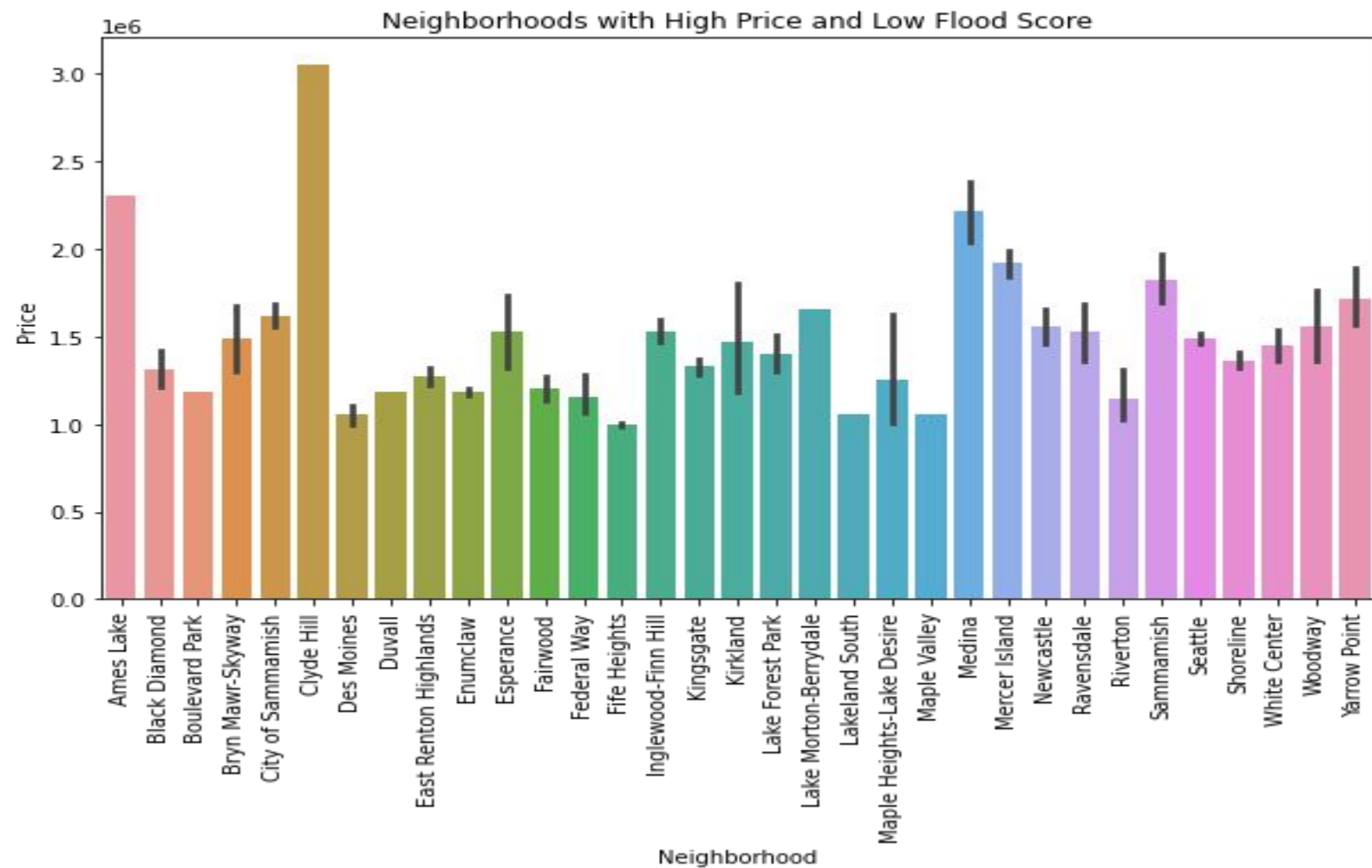
We looked primarily at:

- Average sales price of typical homes
- Homes with recent renovations
- Flood scores
- Neighborhood data



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**If you are primarily
concerned with
price and flood
score, these are the
results!**



QUESTIONS?



Happy hunting!

We hope you'll use these tips to purchase a home a beautiful and resilient area of King County! Thanks for listening!!

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