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

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Devoy

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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](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**Note:** While comprehensive for their time, FEMA's scores are considered to be out-of-date.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??

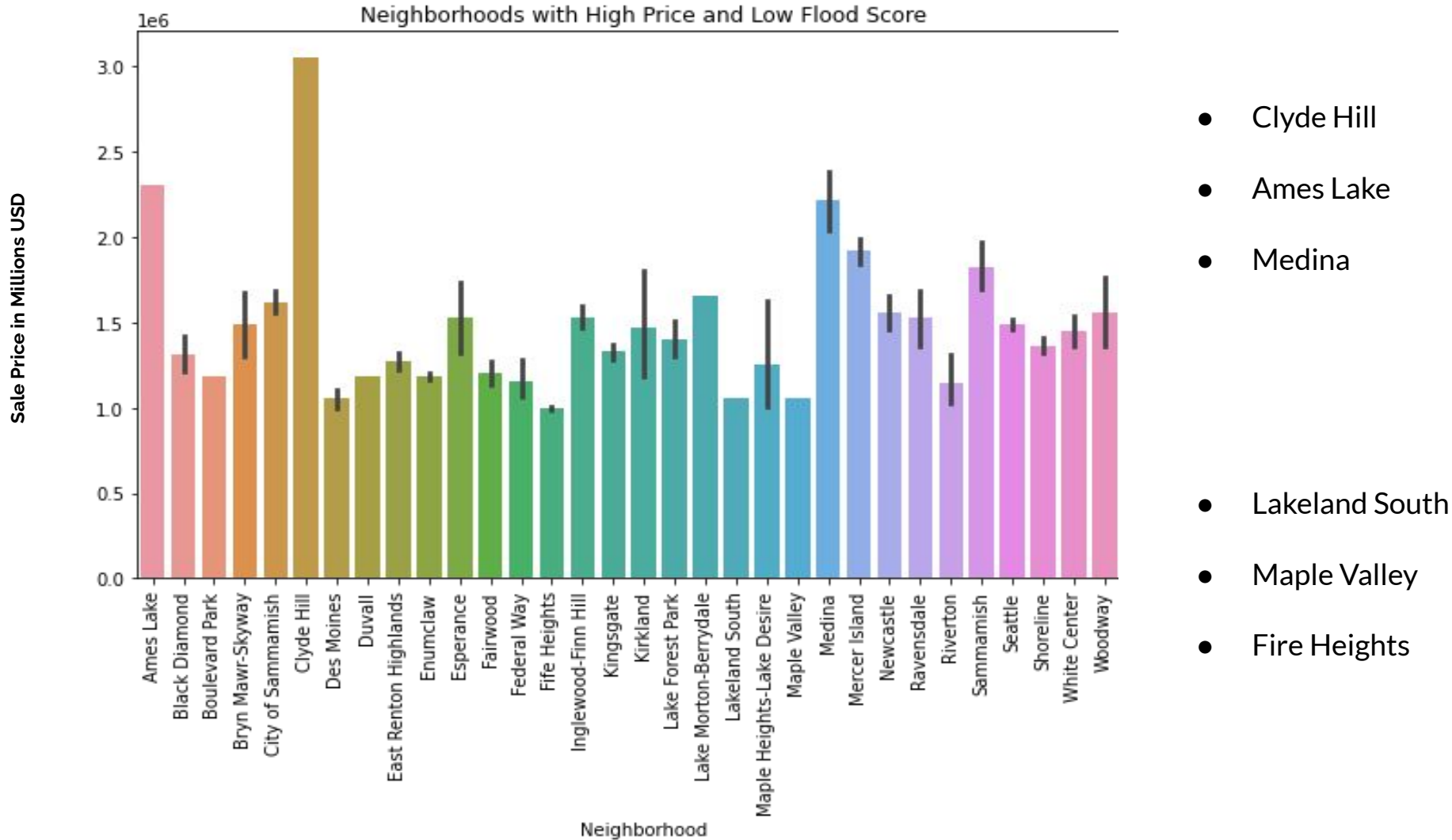
We looked primarily at :

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

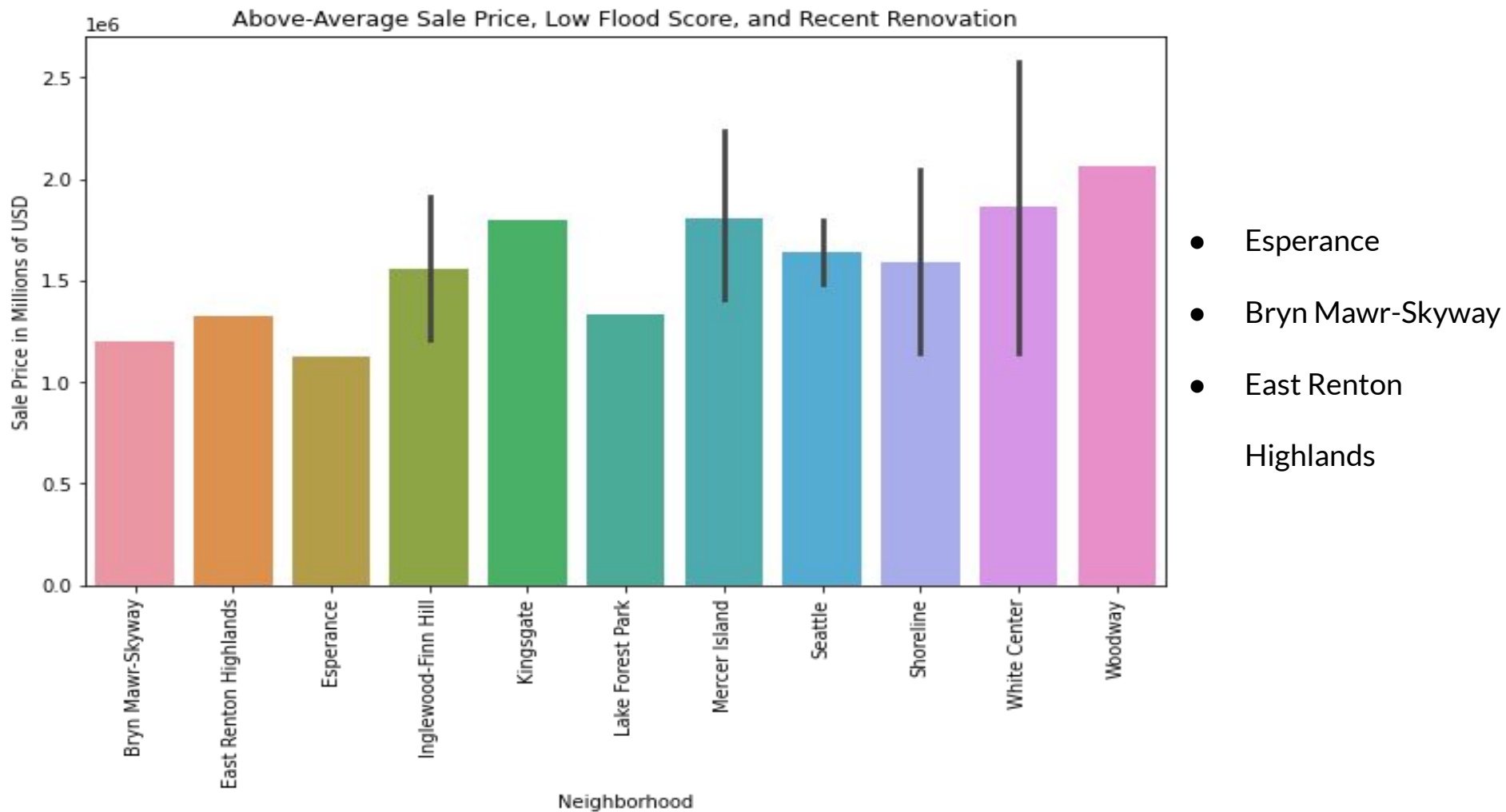
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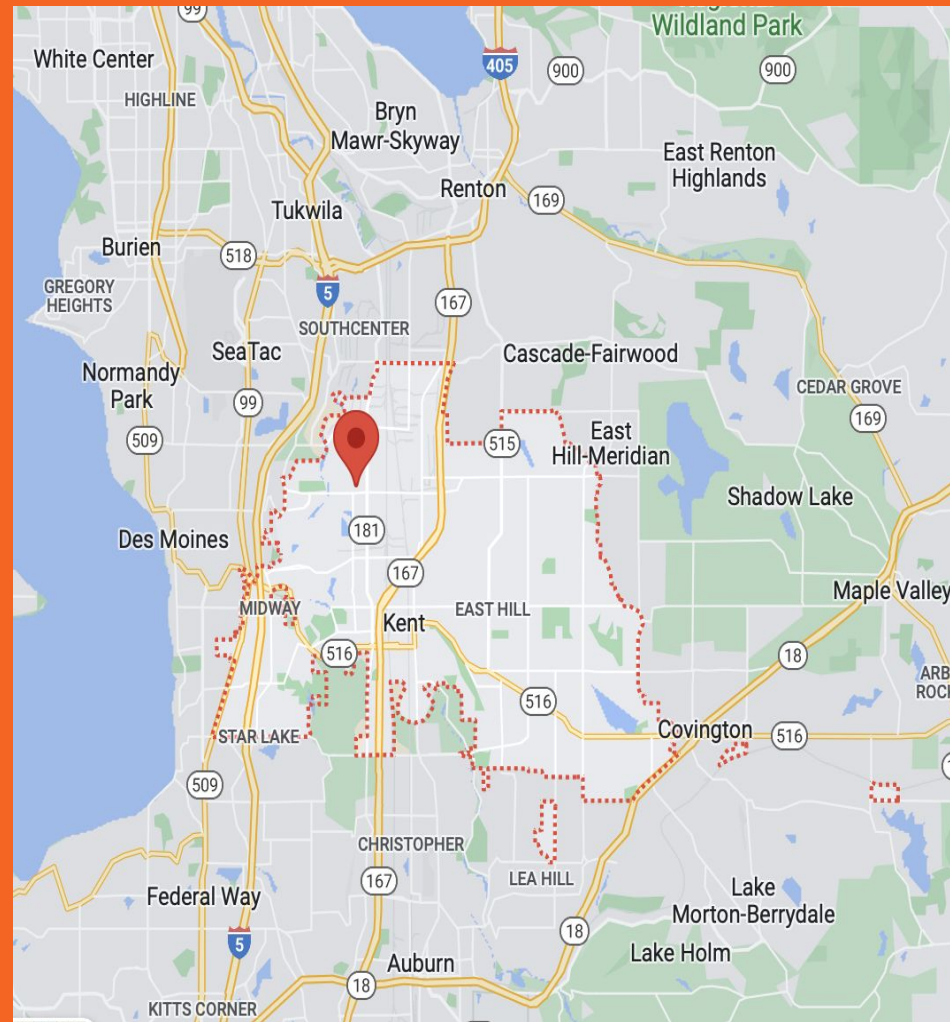
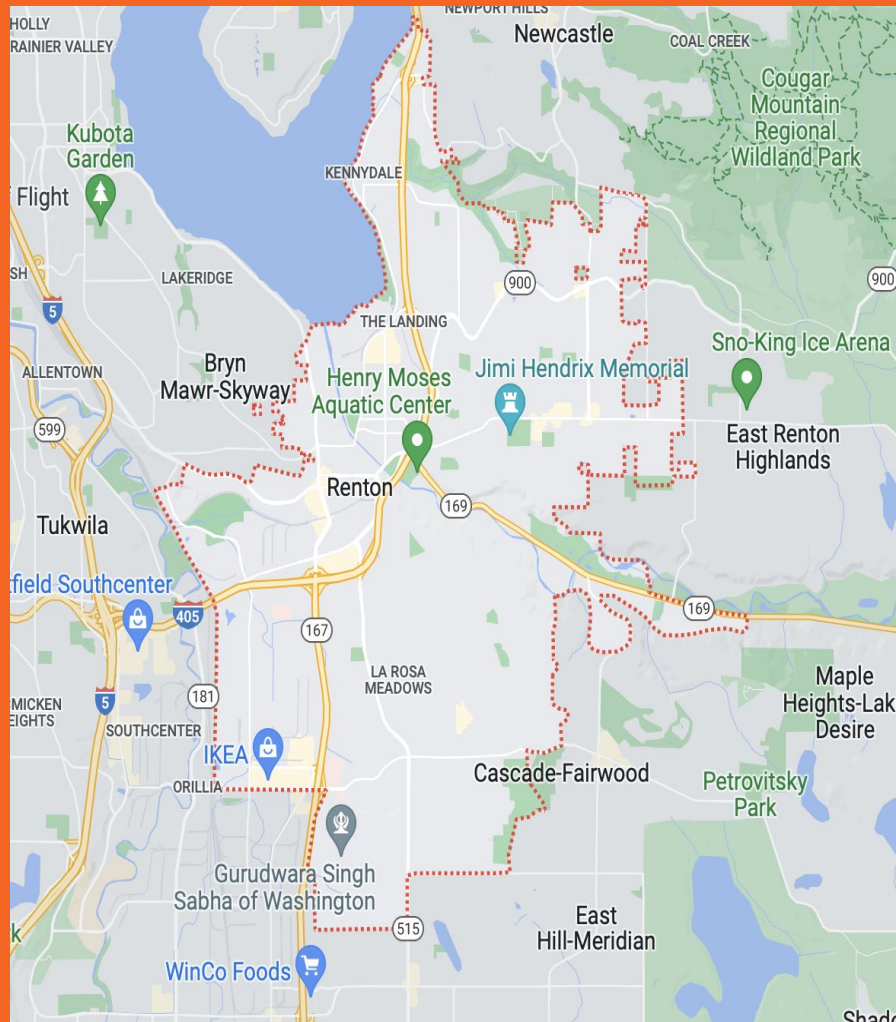
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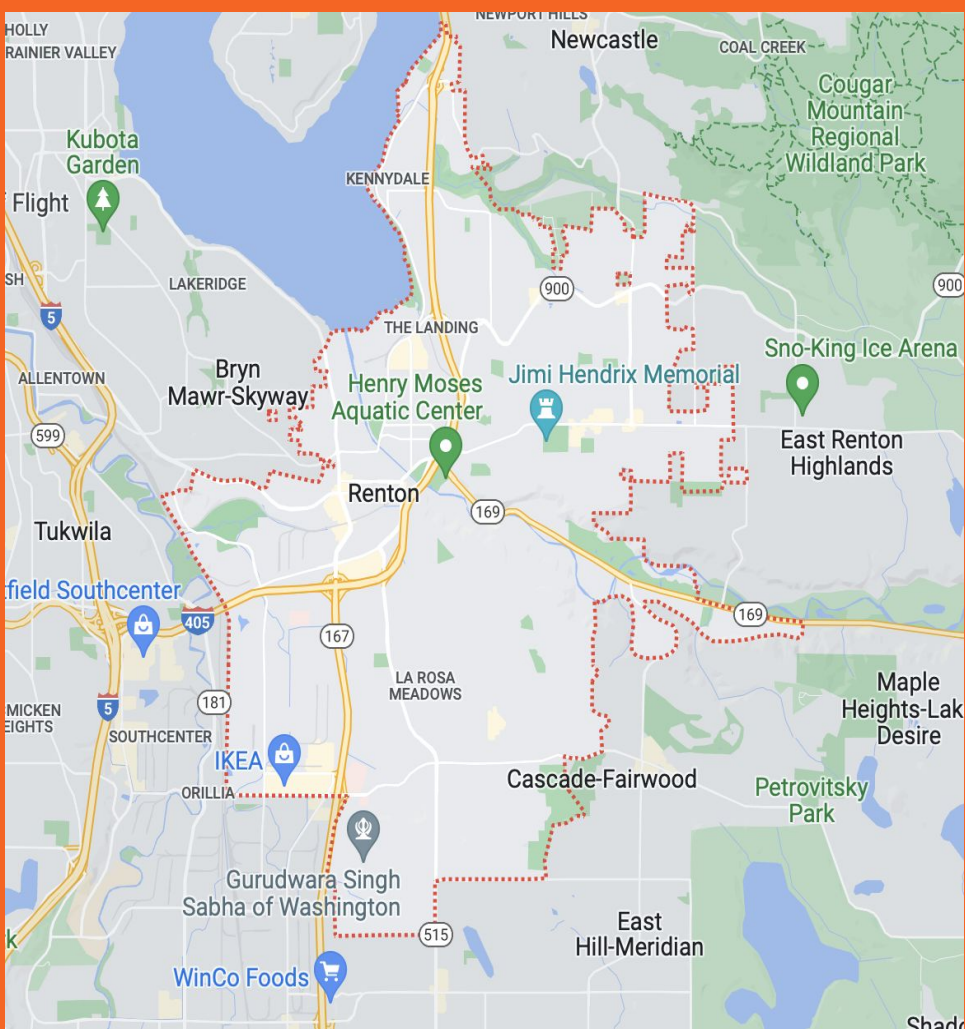
**If you are primarily  
concerned with  
price and flood  
score, these are the  
results!**







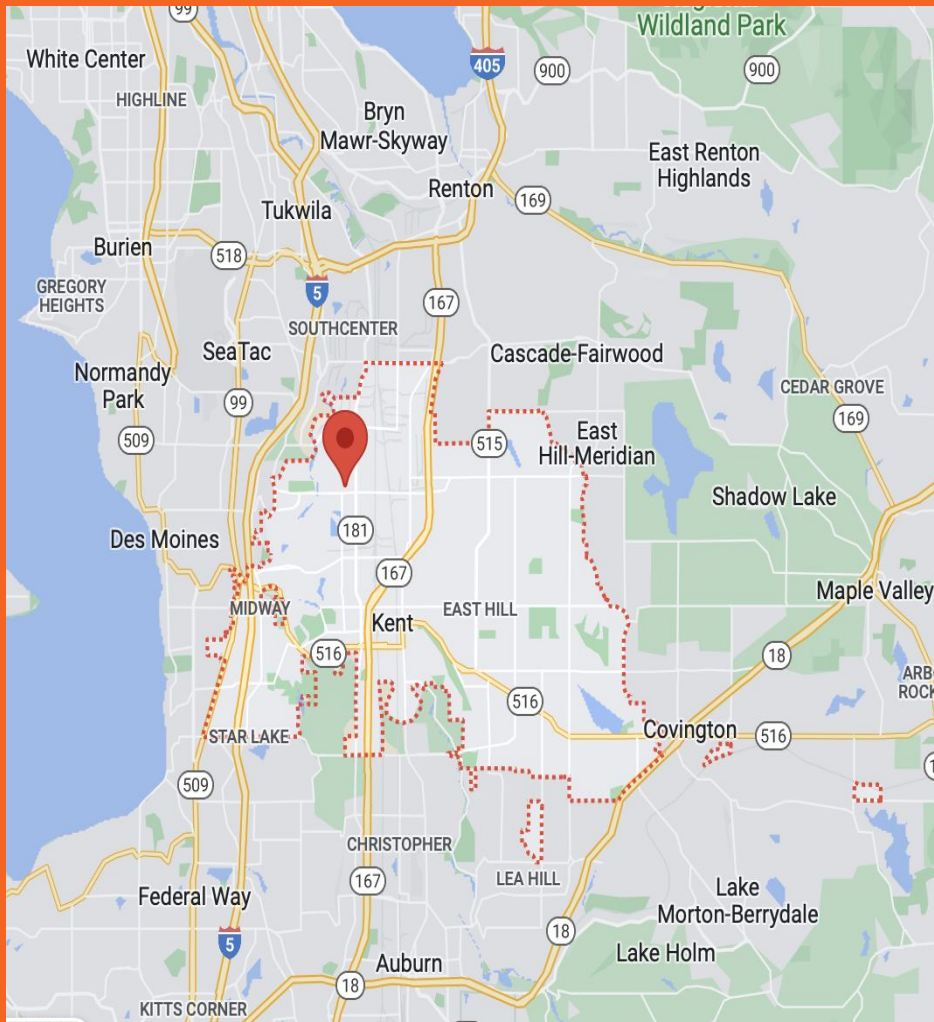




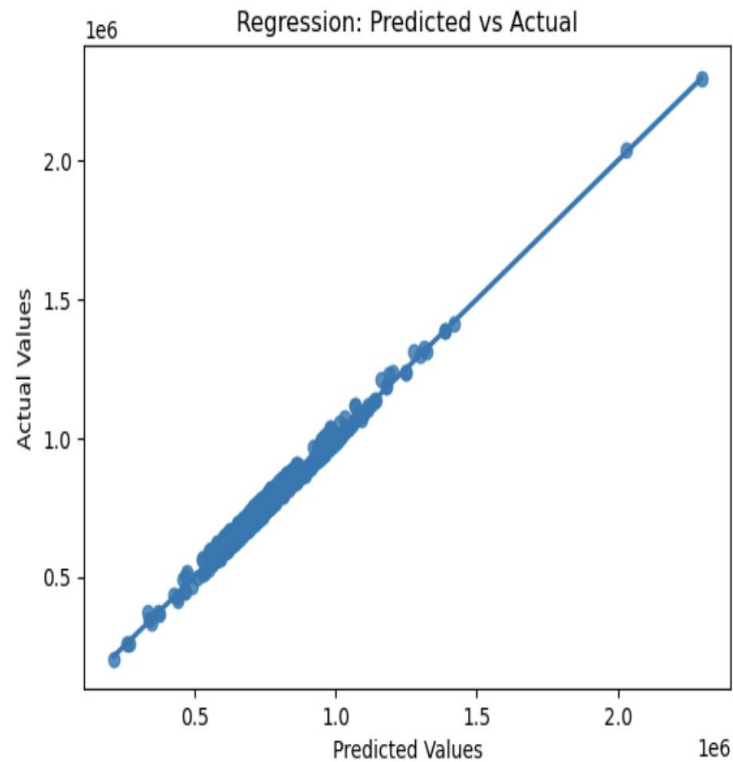
Flood score ranges from 1 - 3  
Renton flood score: 2.35







Mean increase home value of \$150,901



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**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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