

Housing market analysis

Client: William Rodriguez

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Household size: 2 people

1. Country house:

- Best time to buy
- Non-renovated

2. City house:


- ASAP
- Central location

Data set

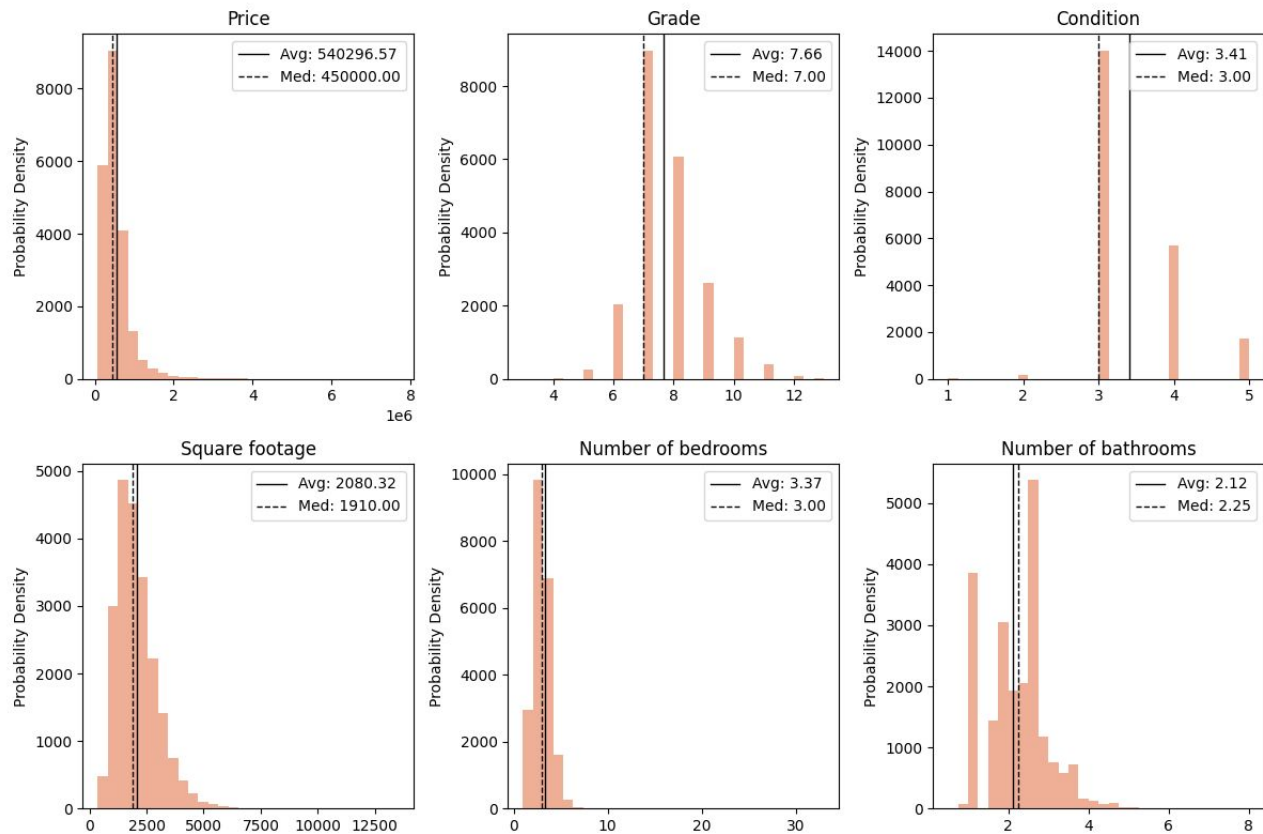
House sales in **King county**, Washington

- 21,597 sales
- 21,420 houses
- May 2014 to May 2015

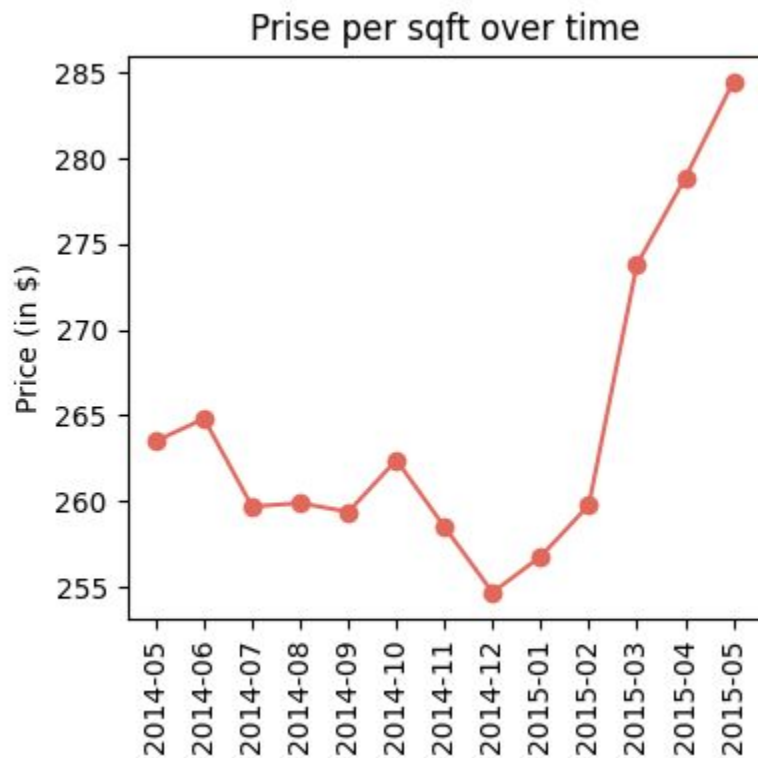
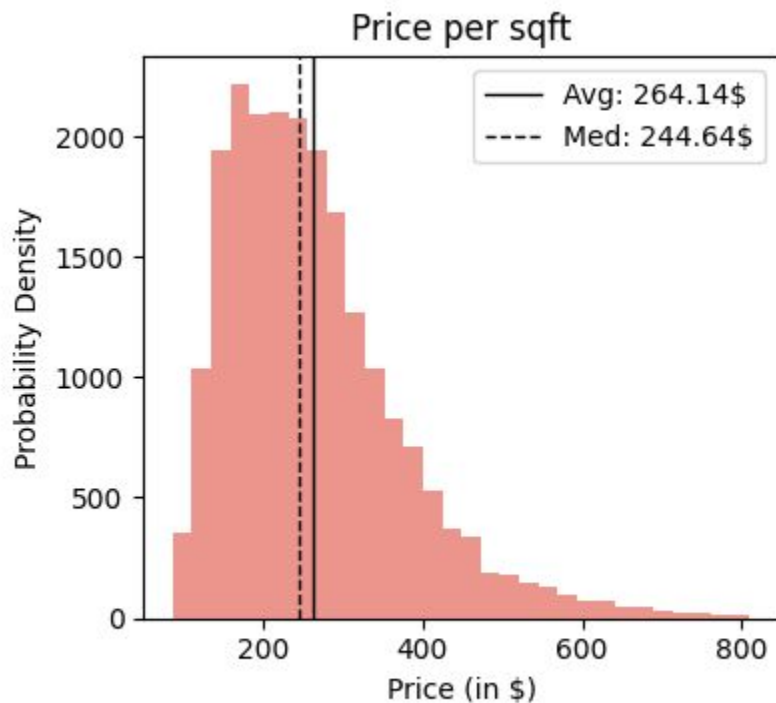
Disclaimer: analysis is **backward looking**



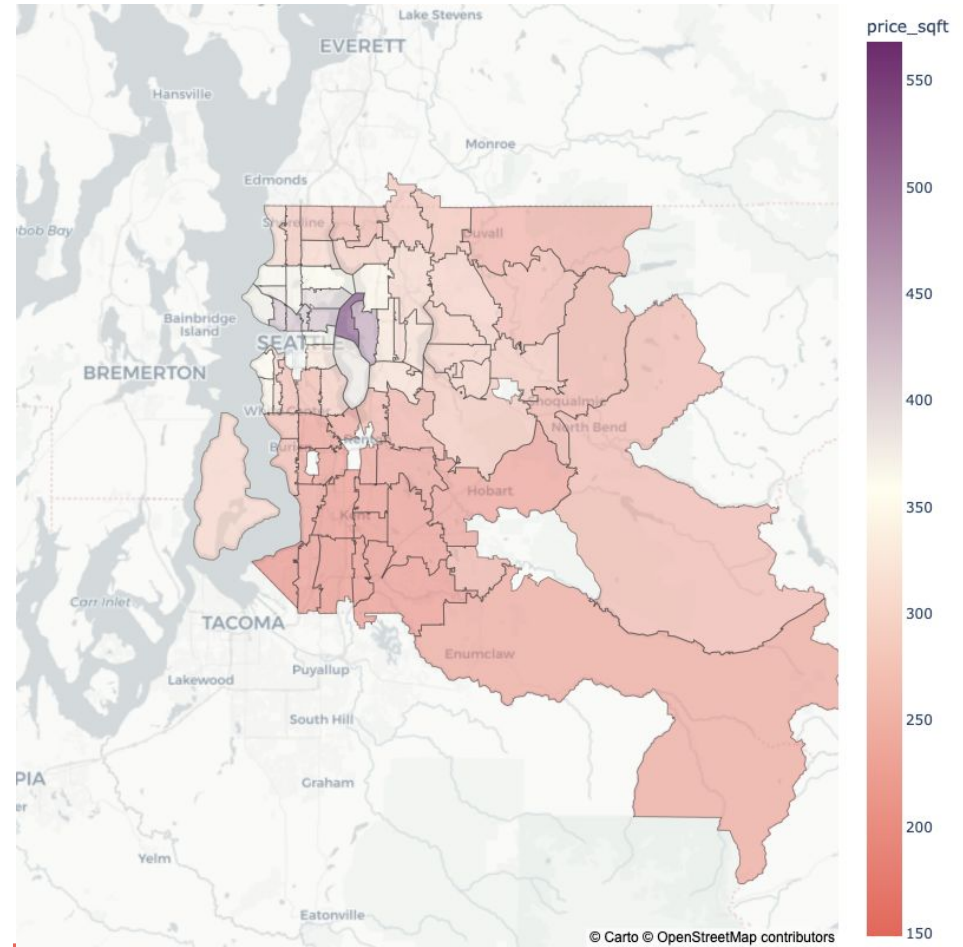
Distribution of house characteristics of interest



Price per sqft analysis



Average square foot price per zip code



Defining country and city

1. Country:

- Zip codes where **population density** is <500 per sqm (13)

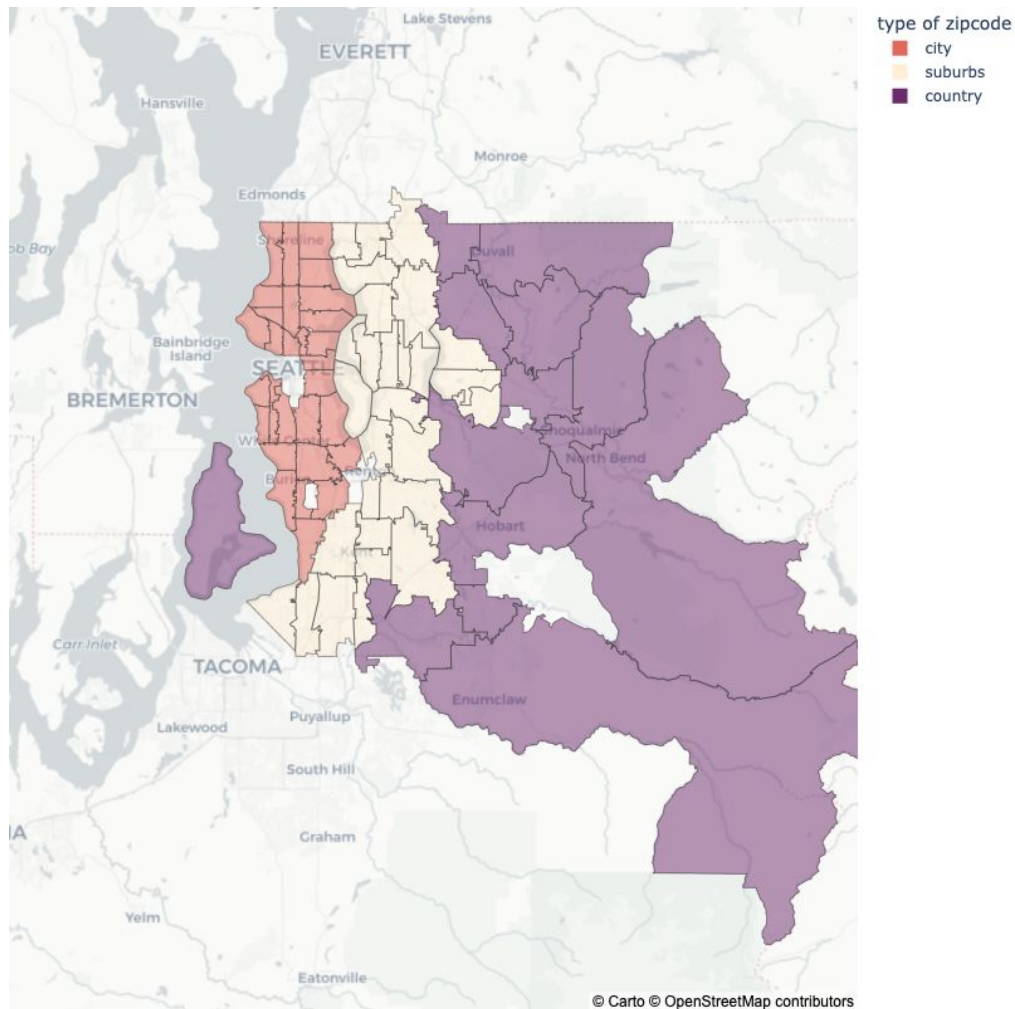
2. City:

- Zip codes which belong to the **city of Seattle**

3. Suburbs:

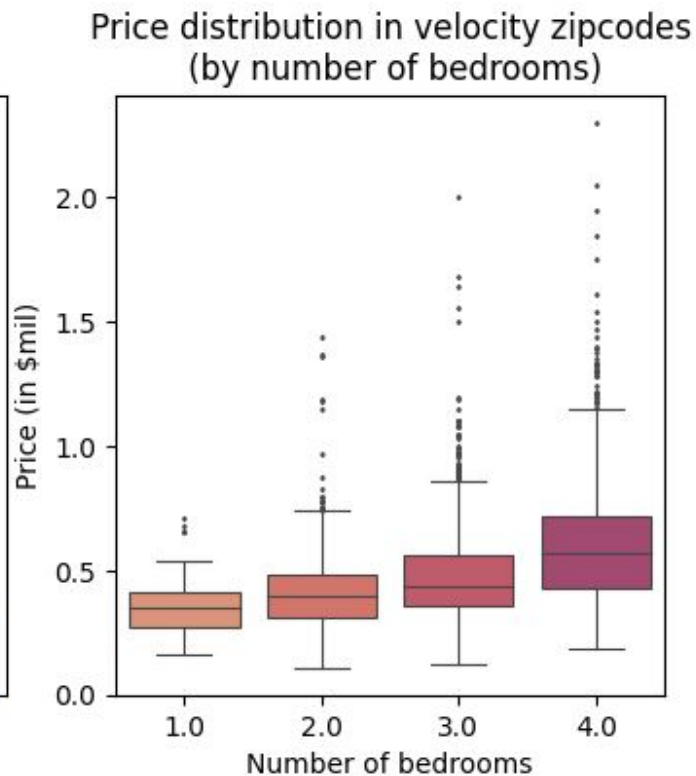
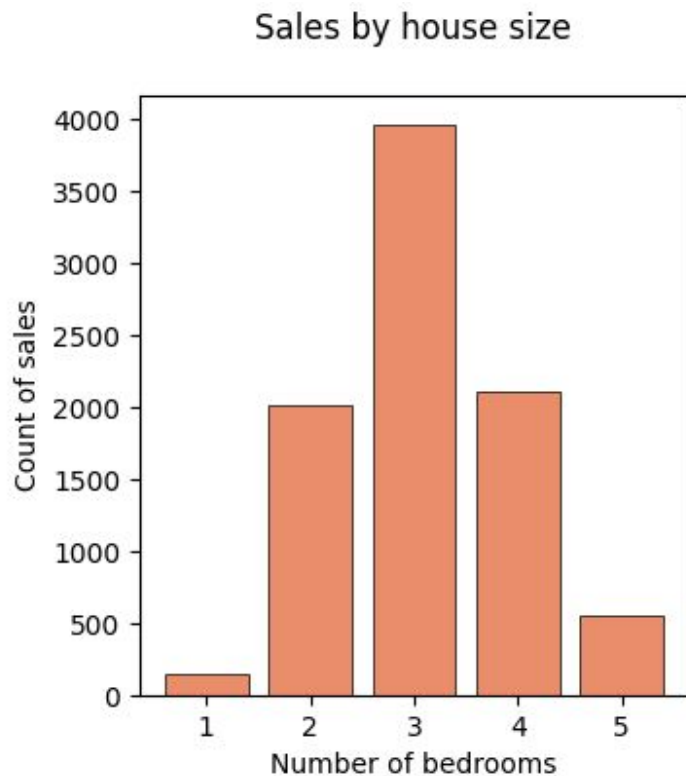
- All else

** Additional demographic data on US zip codes collected from the [US Zip Code Database](#)



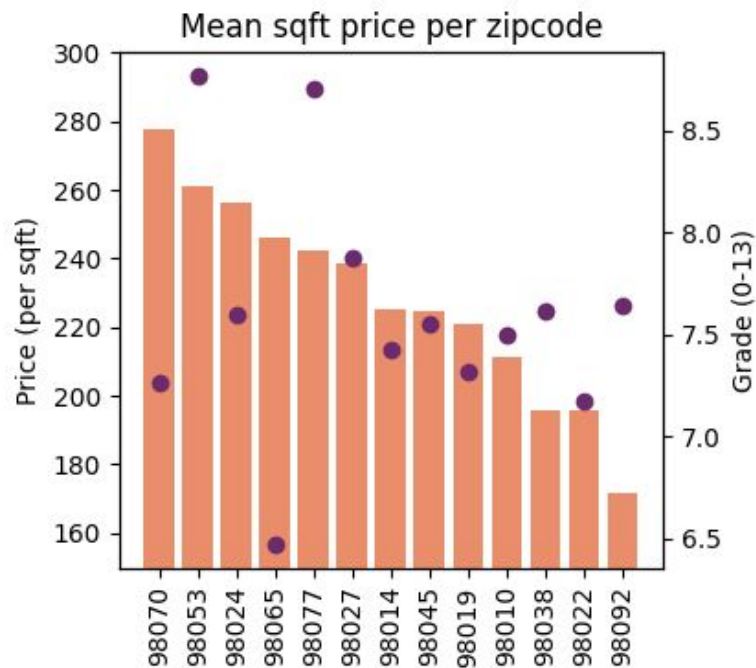
Town home

Decreasing marginal price with an additional room



Country house

Non-renovated houses where **land-to-house ratio** ≥ 5



Final recommendations

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1. City home:

- Consider larger house (3-4 bedrooms): more common and lower price/sqft
- Consider homes in high-velocity neighborhoods
- Inspect high velocity zip-codes for suitability

2. Country home

- Wait until the winter
- There should be suitable number of non-renovated houses
- Consider combination of grade and price
- Consider distance and infrastructure