

# Do you want to buy a home in King County, Washington?



Presenter: Paul V Narducci

# Who is this Presentation for?

- Lower to middle class families who:
  - Are seeking work in the Metropolitan area.
  - Are looking to purchase and flip their home in the future.
  - Are seeking a home to raise a family.



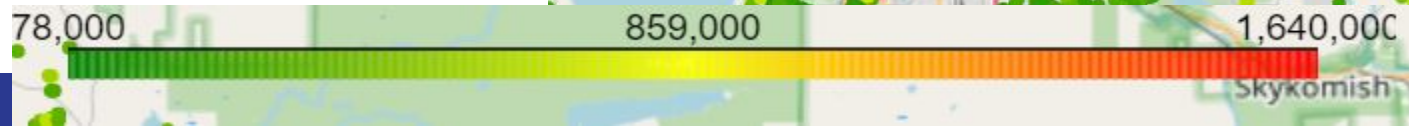
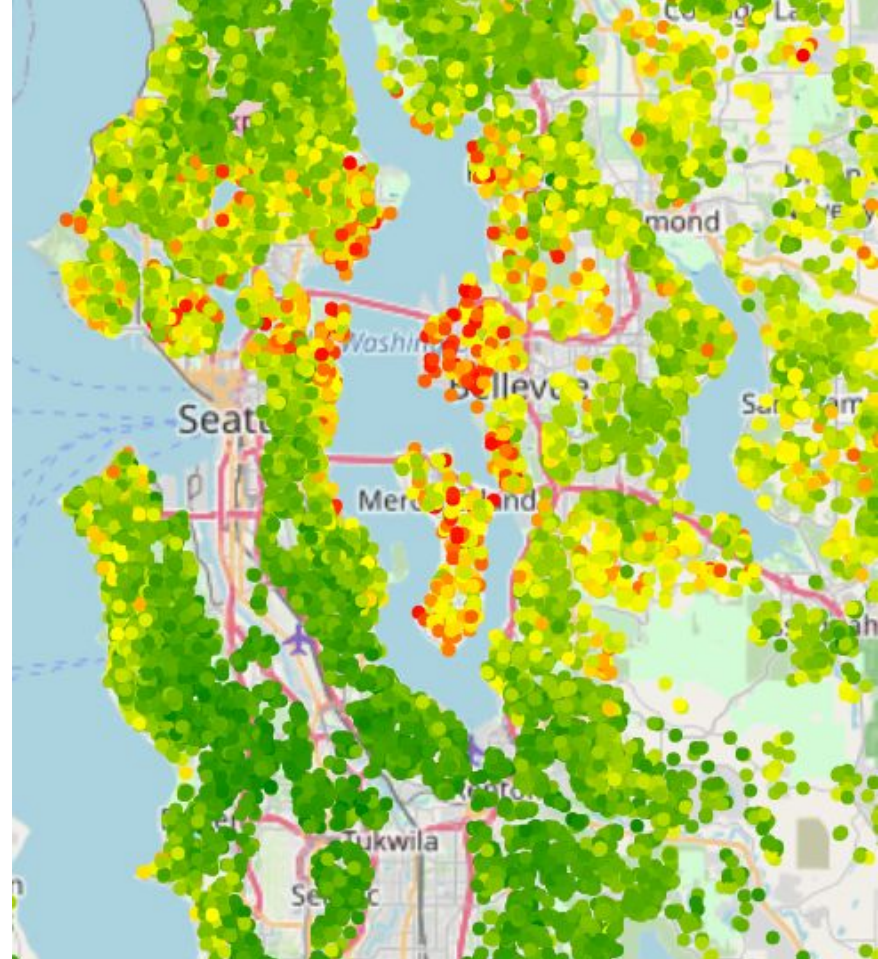
# Is King County Affordable for You?

- Average Home Mean Price: Roughly \$480,000
- But, roughly half of the homes are priced at around \$400K.

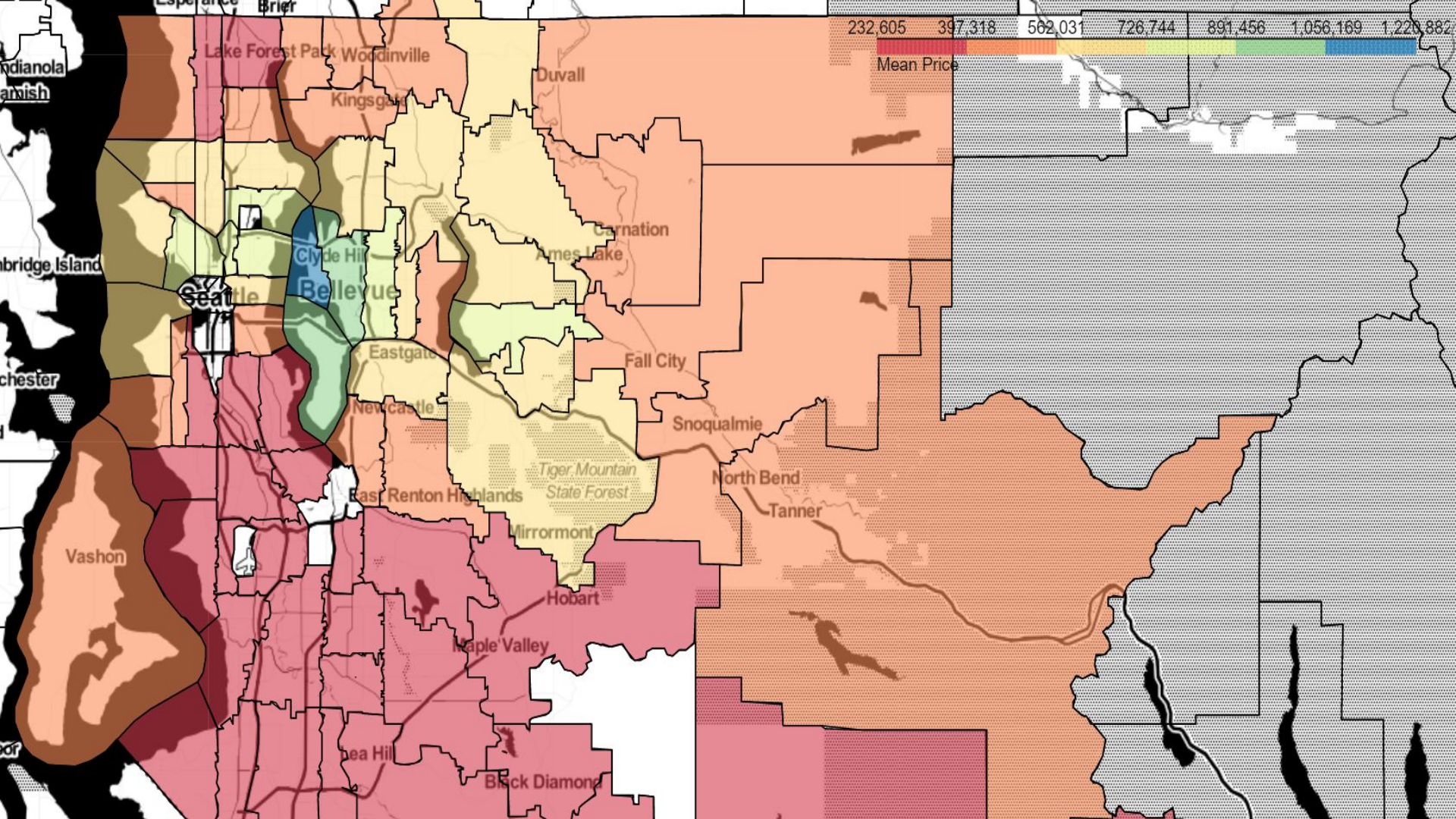


# Location, Location, Location

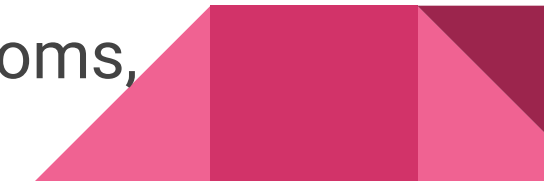
- Location has a big affect on home value
- Homes located in major city areas, around waterways, and within the central area of the county are nearly unaffordable.



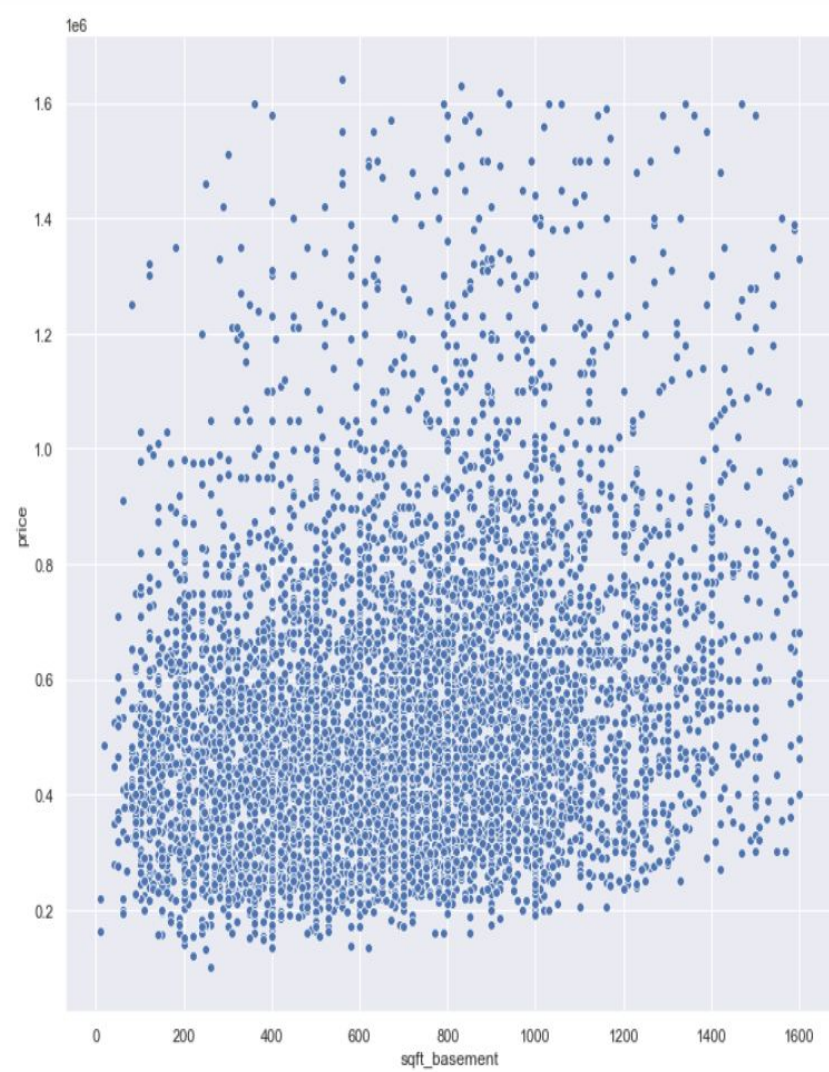
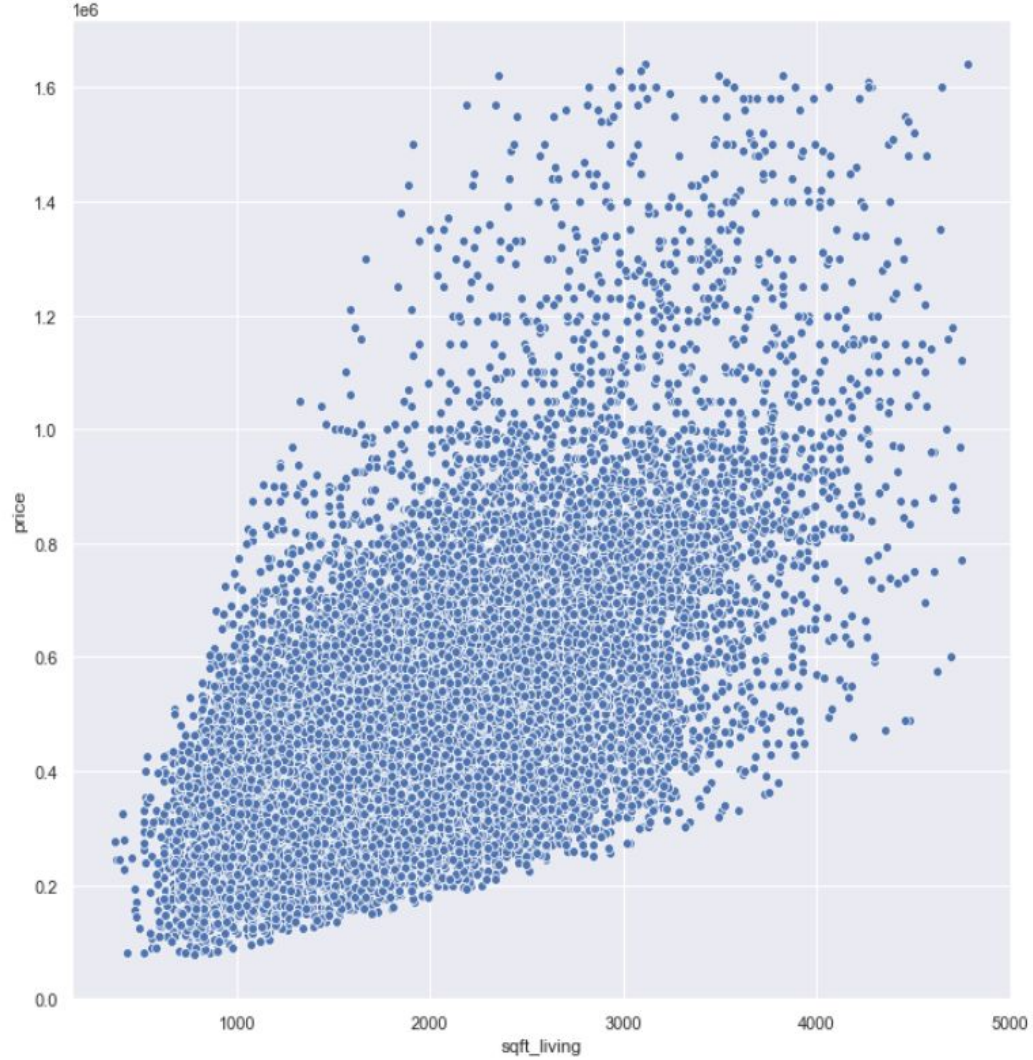




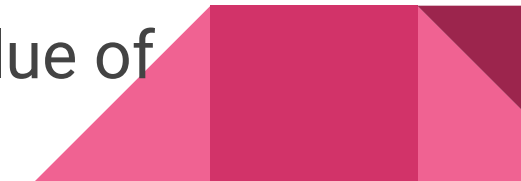
# What Attributes of a home Affect its Price?

- According to our King Count data, Sq. ft. had the greatest effect on home value.
  - Homes between 1 to 2000 Sq. ft. cost anywhere from 250K to 500K.
  - Also, as the amount of bedrooms, bathrooms and floors increase, so does home value.
  - Homes with 2 full bathrooms, 3 bedrooms, and 2 floors run about 400K and up.
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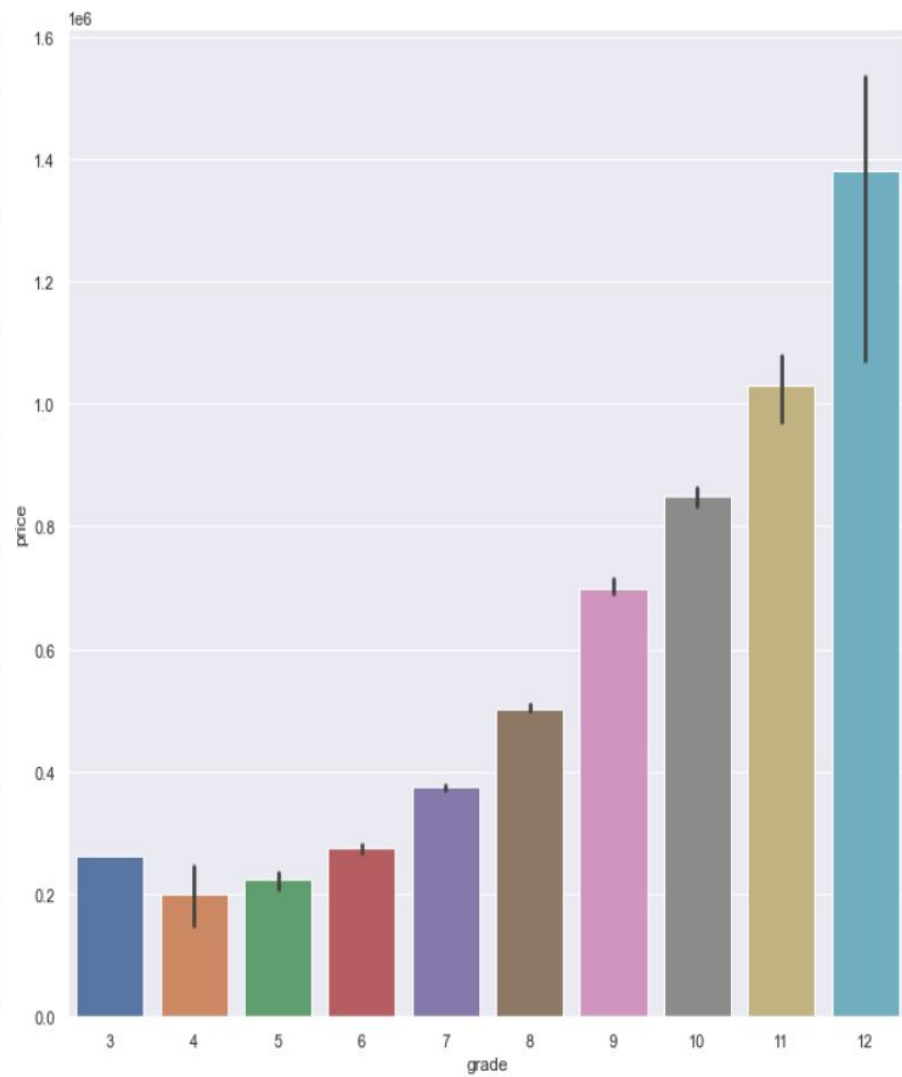
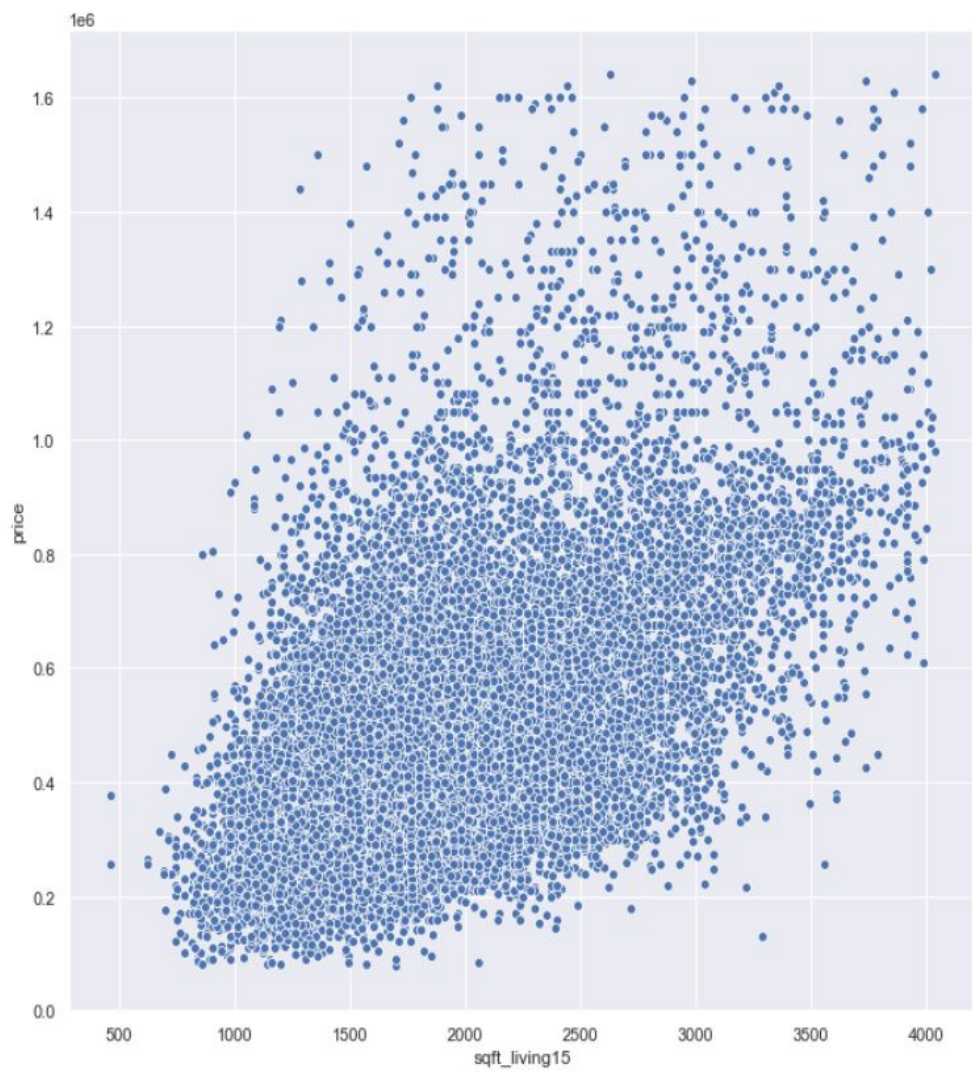




# How do Factors in the Neighborhood Affect Your Home?

- Waterfront homes are outside the affordable range for low to middle class families - Run around 1 million.
  - Sq. ft. of 15 nearest neighbor's home brings up price of home.
  - As the grade of a home increases, so does the price. A grade of 8 or higher puts a home at 500K
  - Renovating a home also brings the value of the home up.
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# Takeaways

- Affordable homes can be found in the southern half of the county (Mapple Valley, Hobart, Lea Hill, etc.).
  - Sq ft. of the home has a major impact on a home's value.
  - Sq ft. of the nearest 15 neighbors has an impact on a home's price.
  - If you want to flip a home, you should invest in renovations first.
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