

# KING COUNTY, WASHINGTON HOUSING MARKET

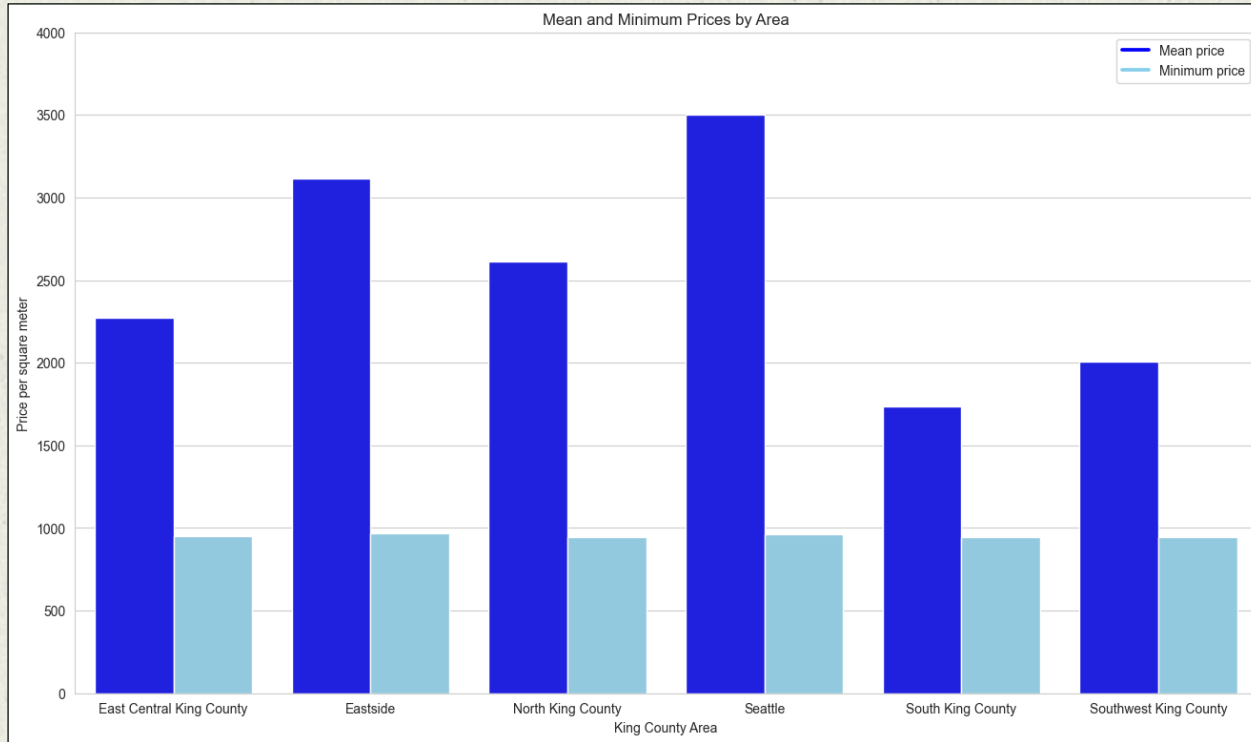
Client: THOMAS HANSEN



21,420

Available houses and apartments in King County

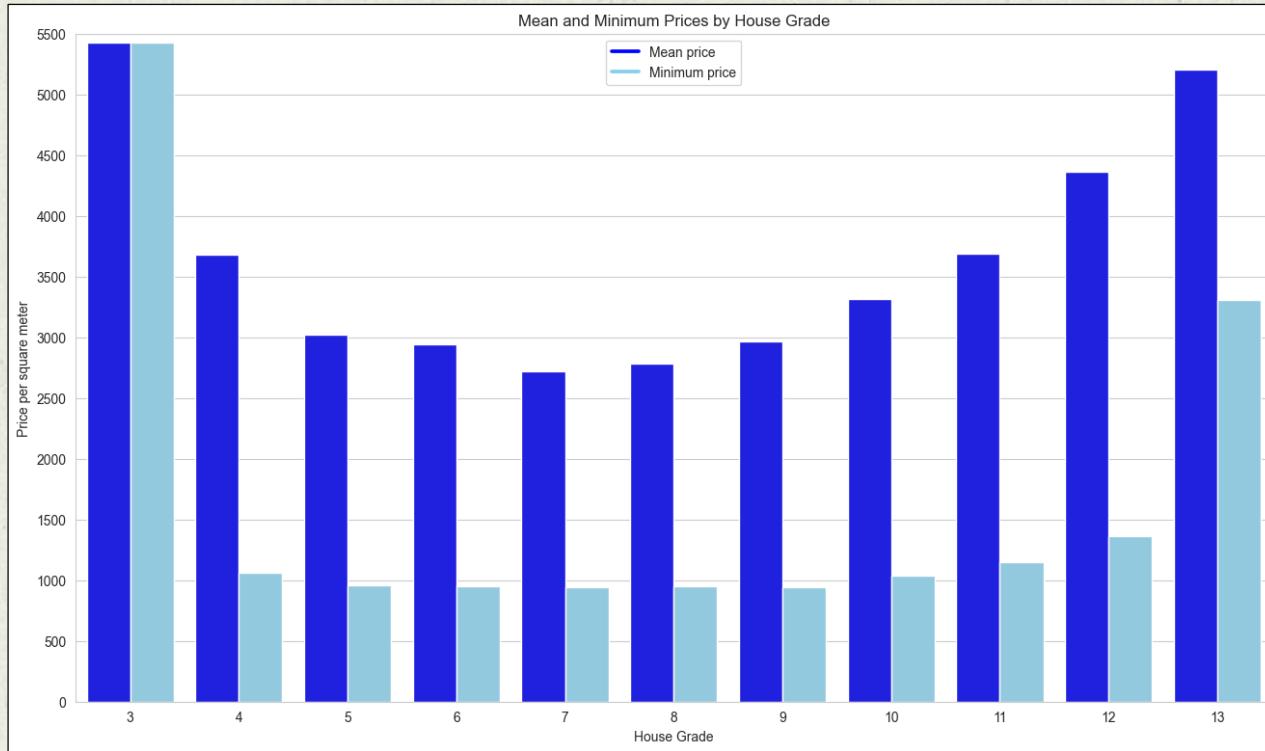
<div>Year of Construction</div> <div>1900 – 2015</div> <div>Average: 1971</div>	<div>Price Range</div> <div>78k – 7.7m</div> <div>Average: 542k</div>	<div>King County Grade</div> <div>3 – 13</div> <div>Average: 7.7</div>	<div>Condition</div> <div>1 – 5</div> <div>Average: 3.4</div>
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## South and Southwest Most Affordable

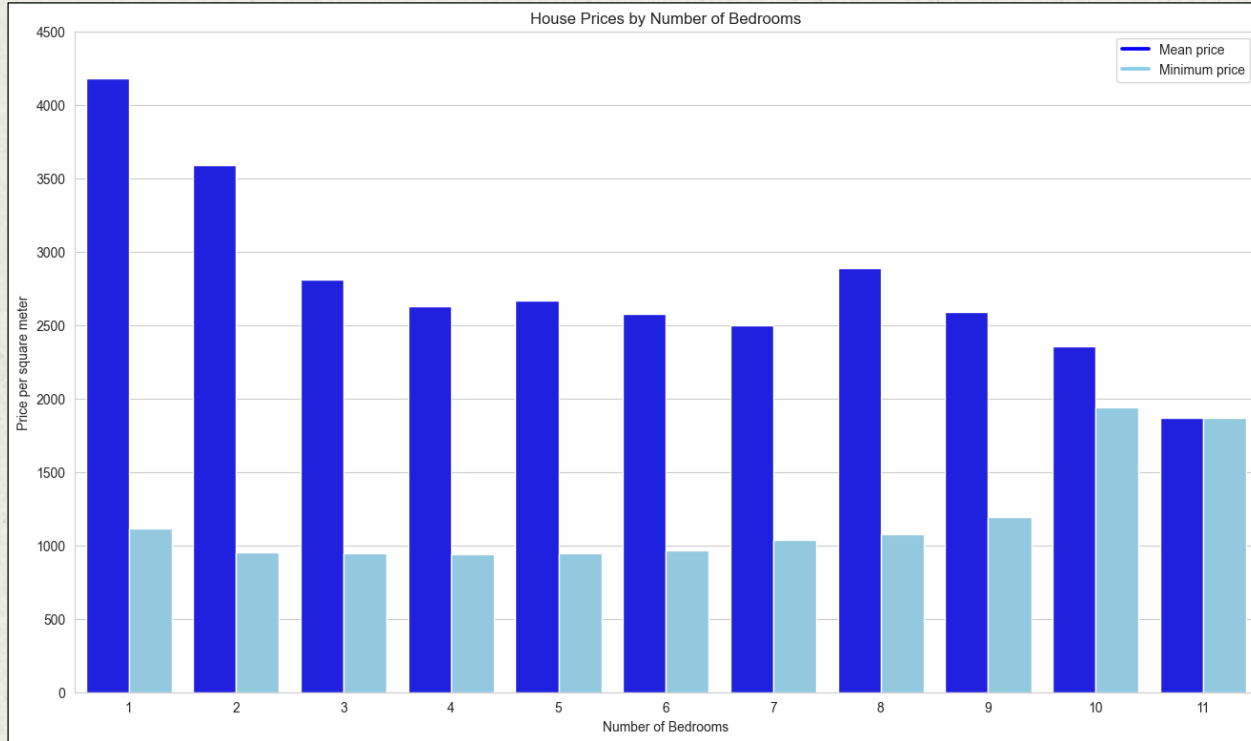
- Comparatively cheap housing (<1000 per sqm) is available in all King County areas
- South and southwest with lowest mean prices, Seattle with highest





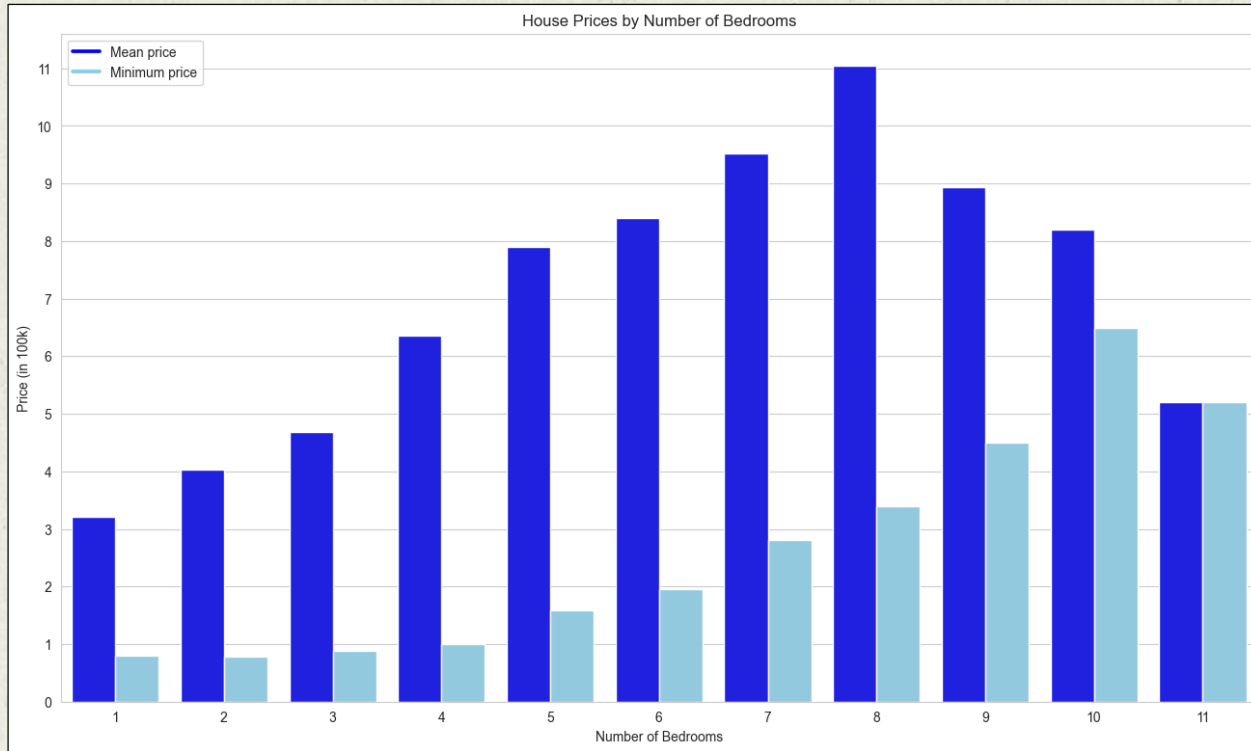
## Grades 7 and 8 with lowest prices

- Better house grade does not necessarily mean higher price
- Houses under 1000\$ per sqm available in grades 5 to 9
- Exception: house grade 3 (only one available object)



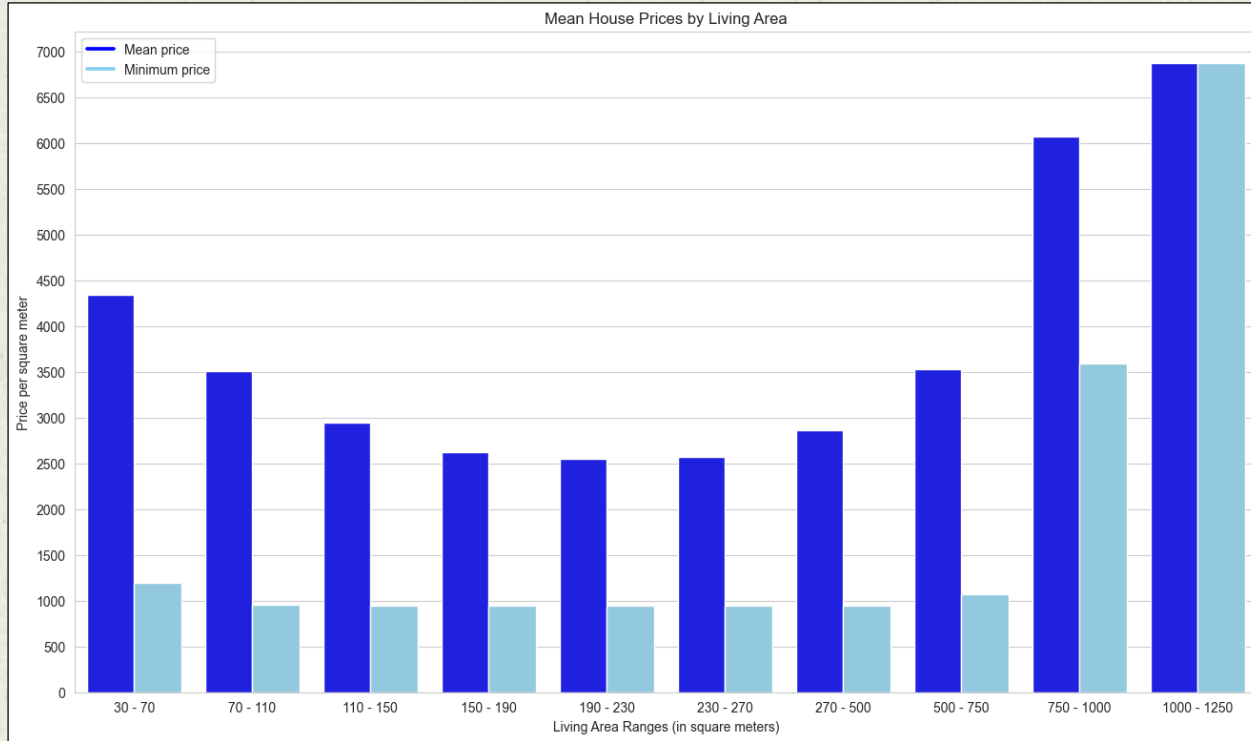
## More value for money with more bedrooms

- Generally, the higher the number of bedrooms, the lower the per sqm price
- Peak of average price at 8 bedrooms
- Highest minimum price at 10 bedrooms



## More Bedrooms Usually Means Higher Price

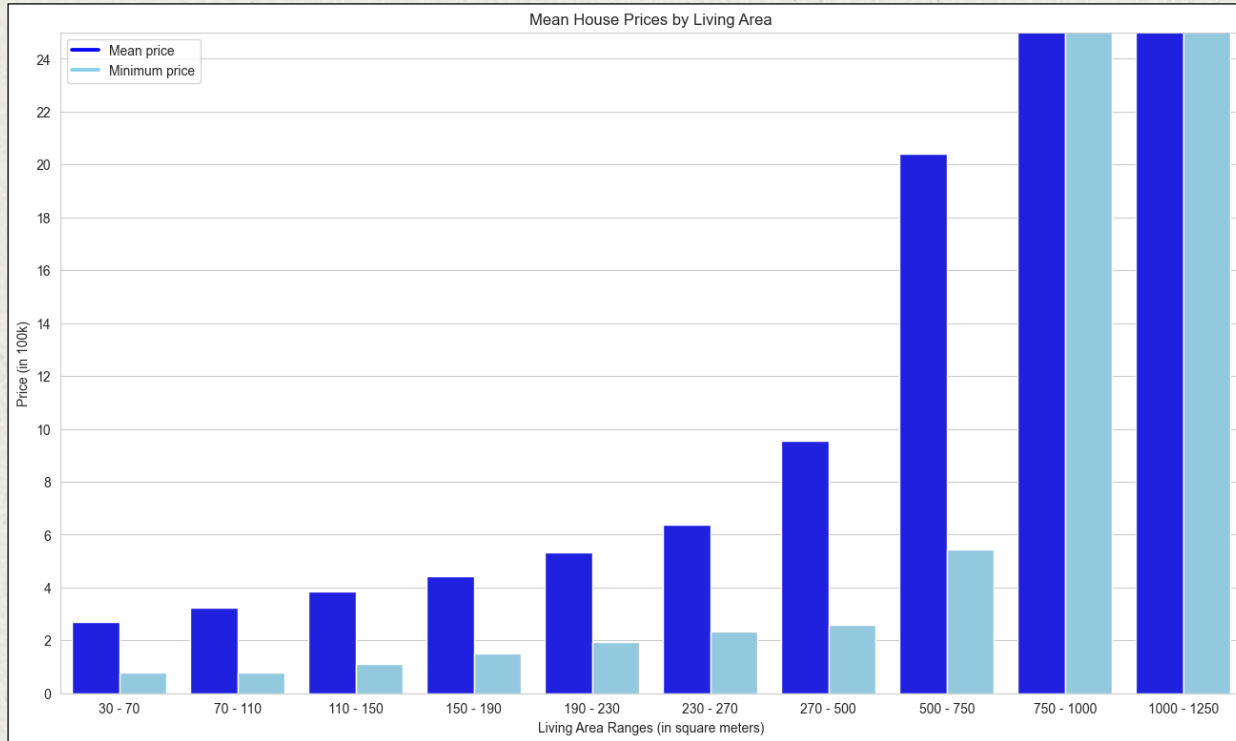
- Peak of average price at 8 bedrooms
- Highest minimum price at 10 bedrooms
- Affordable (<200k) houses with 5 or 6 bedrooms on the market



## Living Area by Price per Square Meter

- More living space does not necessarily mean higher price per sqm
- Houses with a sqm price under 1000\$ available in the ranges from 70 to 270 sqm

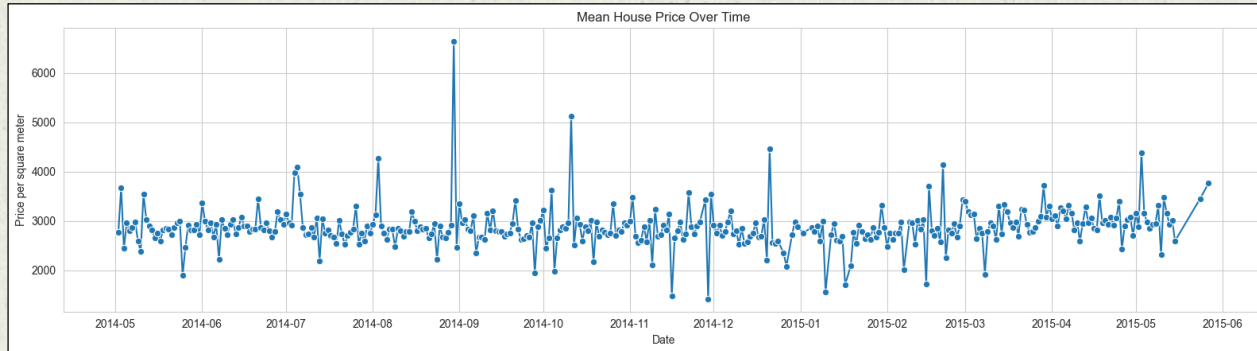
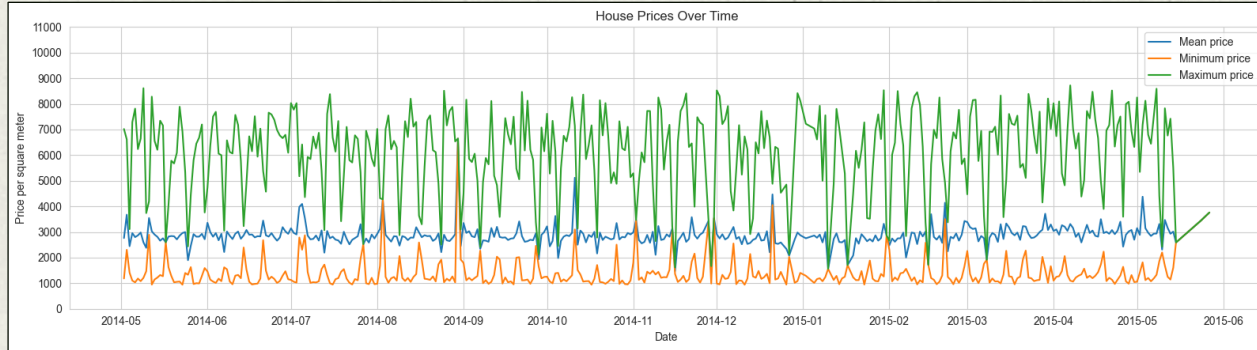




## Living Area by Total House Price

- The bigger the living area, the higher the house price
- Affordable houses (<200k) available up to 230 square meters living area





Solid  
Average  
Prices  
Around  
3000\$ per  
square meter

- Relatively stable average prices around the 3000\$ mark
- Last peak (end of May 2015) due to only one entry at that date

# Recommendation #1

**5697 167th Pl SE, Bellevue, WA 98006, USA**

- Living area: 1,680 sqft (156 sqm)
- Property area: 8,400 sqft (780 sqm)
- Bedrooms: 5
- King County Housing Grade: 7
- Overall condition: 4
- Price: 175,000 \$
- Price per square meter: 1121.25 \$





## Recommendation #2

**30244 25th Ave SW, Federal Way, WA**

**98023, USA**

- Living area: 1,710 sqft (158 sqm)
- Property area: 8,100 sqft (753 sqm)
- Bedrooms: 5
- King County Housing Grade: 7
- Overall condition: 4
- Price: 158,550 \$
- Price per square meter: 998.03 \$





## Recommendation #3

**2826 10th Ave E, Seattle, WA 98102, USA**

- Living area: 1,740 sqft (161 sqm)
- Property area: 8,750 sqft (813 sqm)
- Bedrooms: 5
- King County Housing Grade: 7
- Overall condition: 4
- Price: 199,950 \$
- Price per square meter: 1236.93 \$

