

ANALYZING HOUSE VALUES KING COUNTY



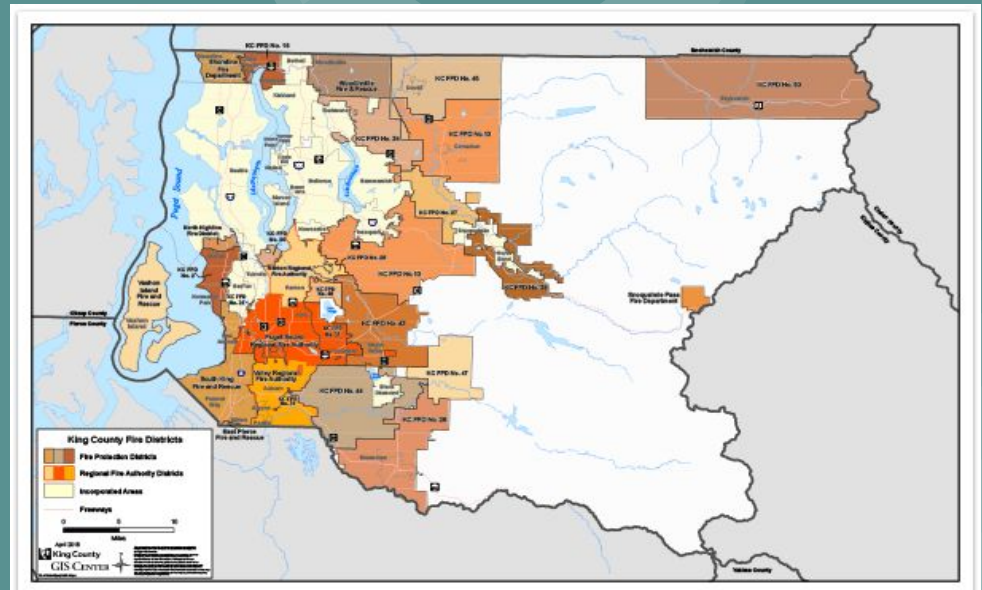
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OVERVIEW:

- Data Source
 - Objectives
 - Analysis
 - Conclusions
 - Suggestions
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- A decorative pattern at the bottom of the slide consisting of numerous vertical bars of varying heights, each composed of three overlapping circles in different shades of teal.

Data Source:

- King County house sale
- King County grading system

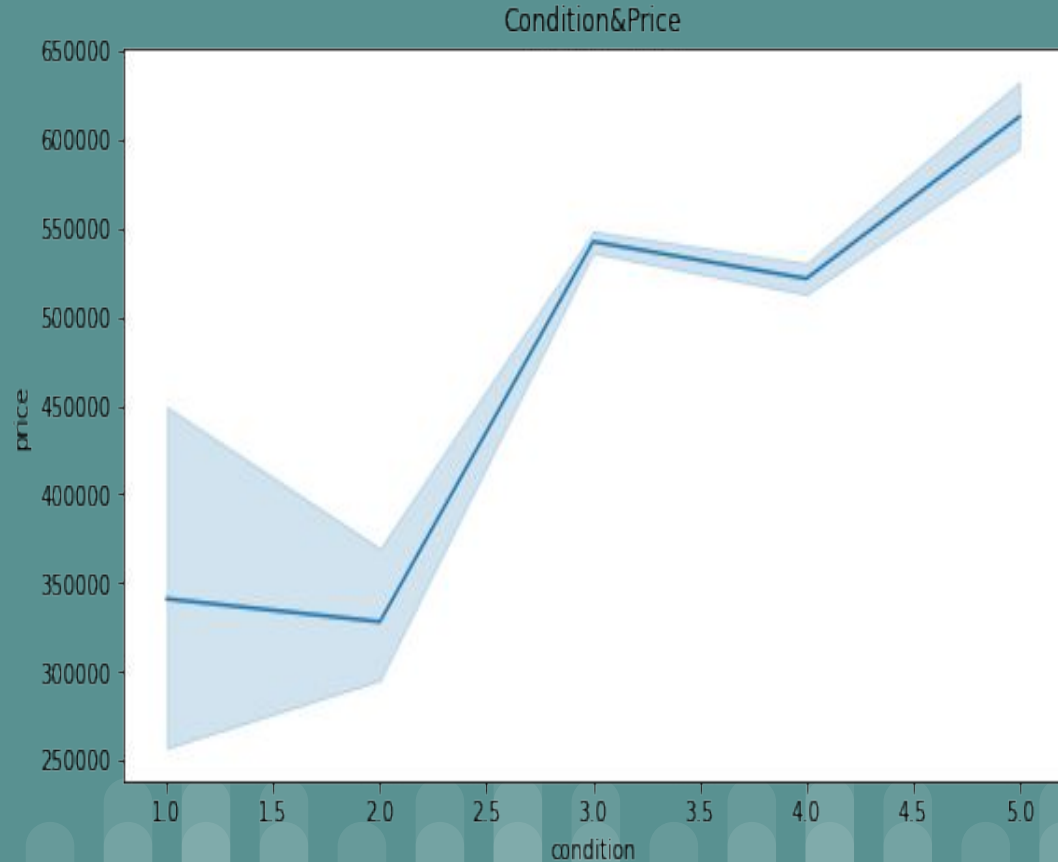


Objectives:

- How renovation might affect the estimate value of a home and by what dollar amount ?
- How does the official king county home grade affect the value ?
- How much will adding a bathroom increase the value?

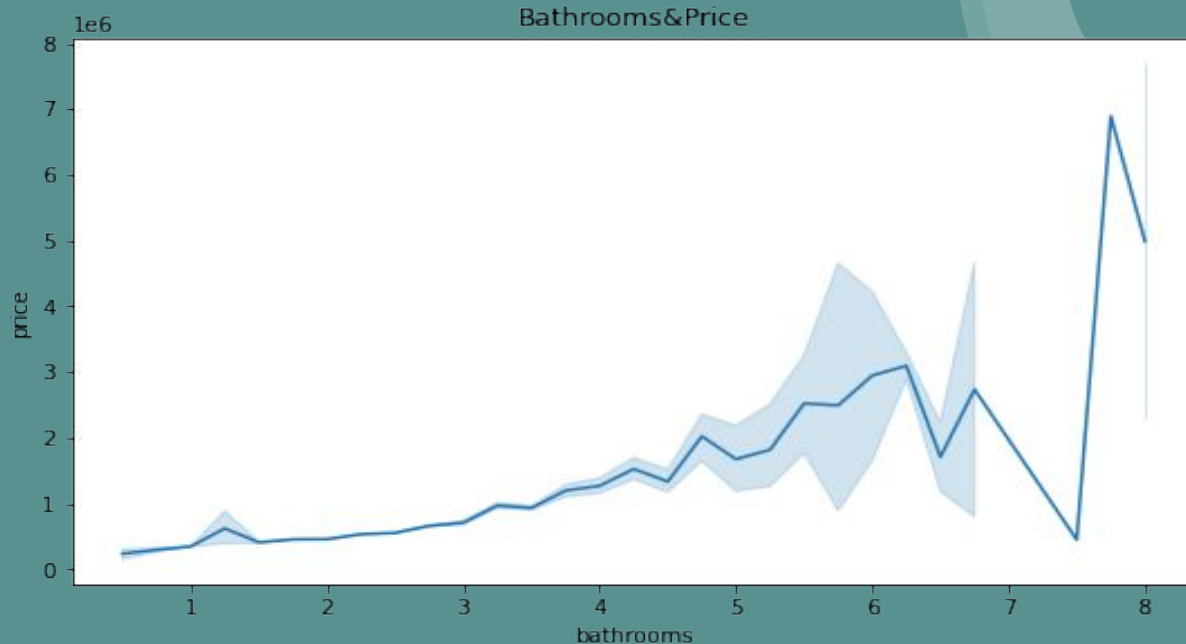
Condition:

- The better condition the home in the more value
- Renovation homes is highly recommended
- Renovation increased the value by \$18,680



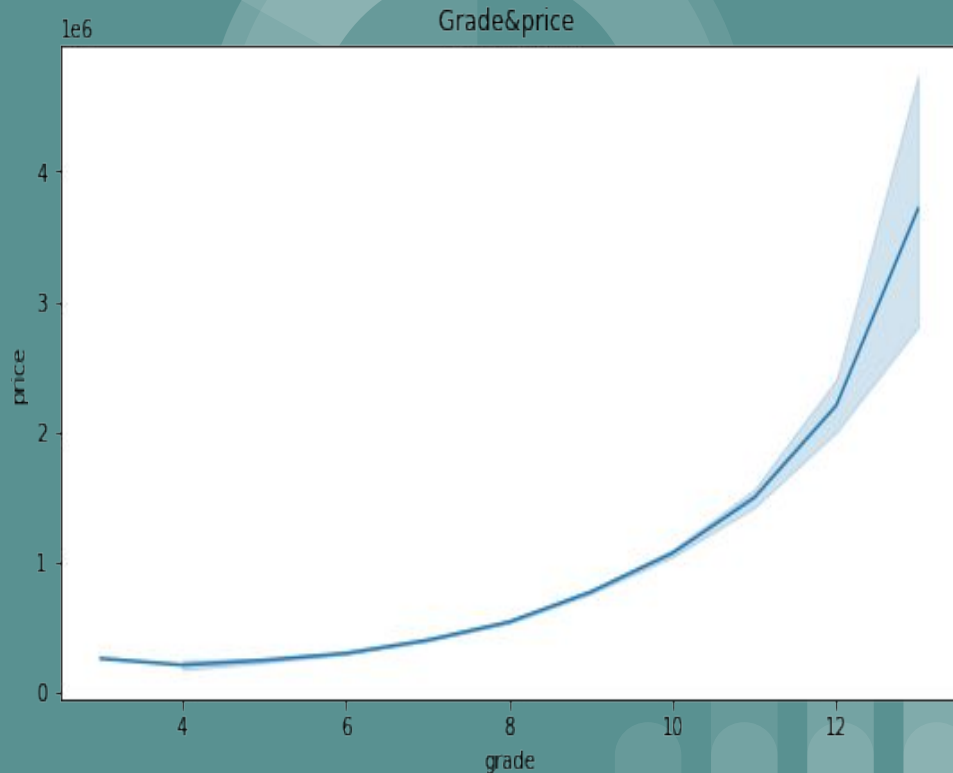
Bathrooms:

- Bathrooms has a positive correlation with the price
- Adding one bathroom increase home value by \$17,820
- Homes with more than 6 bathrooms not desirable the price reflect that



Grade:

- Higher grade increase home value.
- Homes with grade of 9 and above increased in value by \geq \$73,310
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Conclusions:

- Renovate home before listing
- Consider adding a bathroom as part of renovating
- Factor in the king county grade when pricing home because you can price the home higher based on a grade of 8 or above



Suggestion:

- Investigate the correlation between condition and price for investment homes
- Investigate values of homes by year built to determine whether to renovate or demolish
- Investigate why homes with basements have lower value



Thank you !

