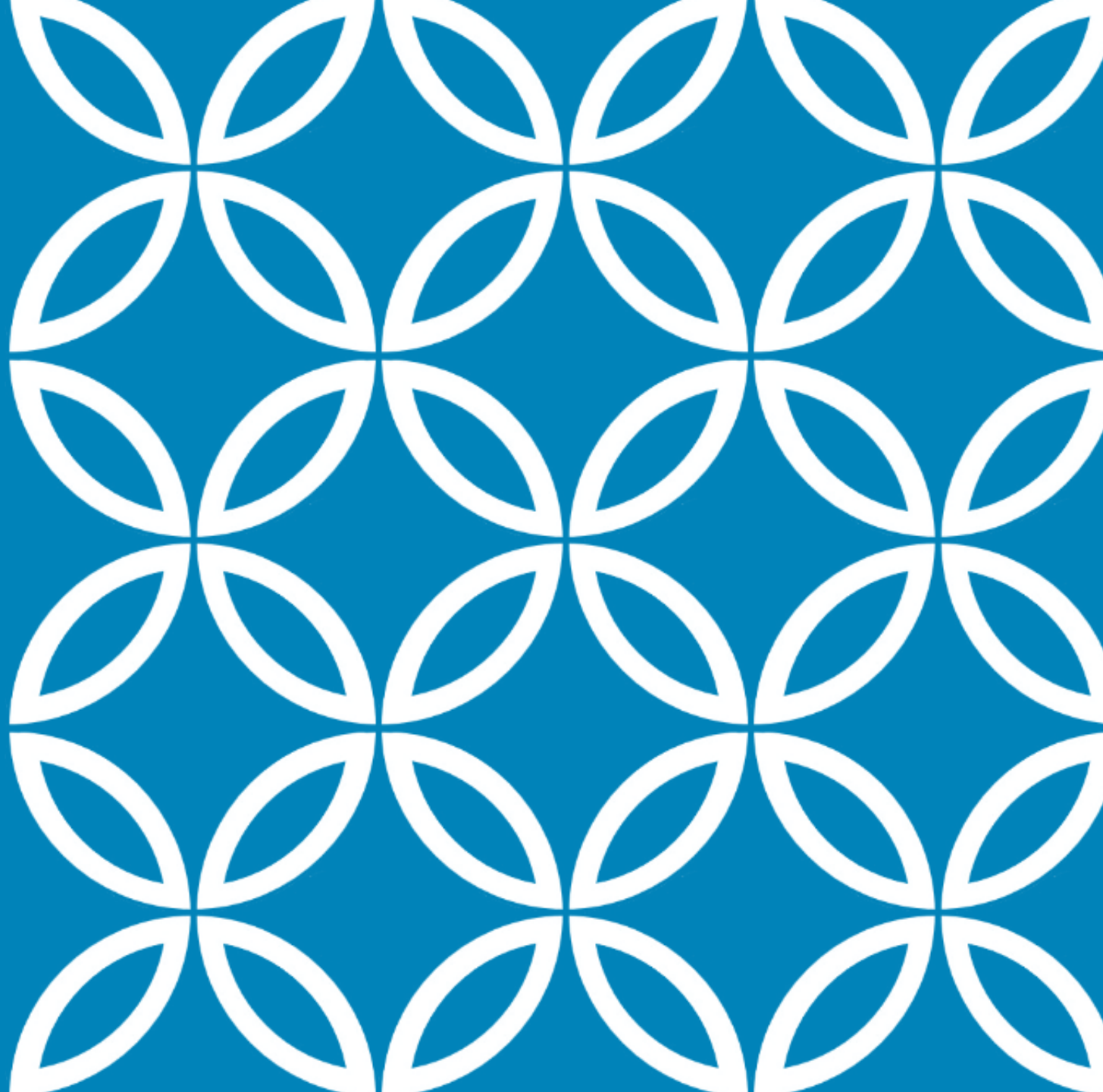


# KING COUNTY RESIDENTIAL REAL ESTATE EVALUATION

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2014 – 2015  
Price Factors



# BACKGROUND:



## King County, Washington



- Urban: Seattle, Kirkland, Renton, Bellevue
- Rural: Including islands and those in mountain ranges.

- Tech and Retail Industries
- Art, Culture and Sports
- Outdoor Activity



# KING COUNTY RESIDENTIAL REAL ESTATE 2014-2015

21K Homes Sold

Average Price : \$540K

Average Size: ~2K sq ft , 3 bedrooms, 15K sq ft lot

Evaluated 21 different  
features including:

- Size
- Number of Bedrooms
- Number of Bathrooms
- Lot Size
- Age
- Renovations
- Neighboring Home Price
- Condition
- Grade
- View





An aerial photograph of a suburban neighborhood. In the background, a large hill is covered in dense forest with trees showing autumn colors. The foreground shows a residential area with many houses, some with large lawns, and a few commercial buildings. A road runs through the center of the neighborhood. The sky is clear and blue.

TOP FACTORS IN  
DETERMINING PRICE:

LOCATION

SIZE

QUALITY

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King County, Washington  
2014-2015

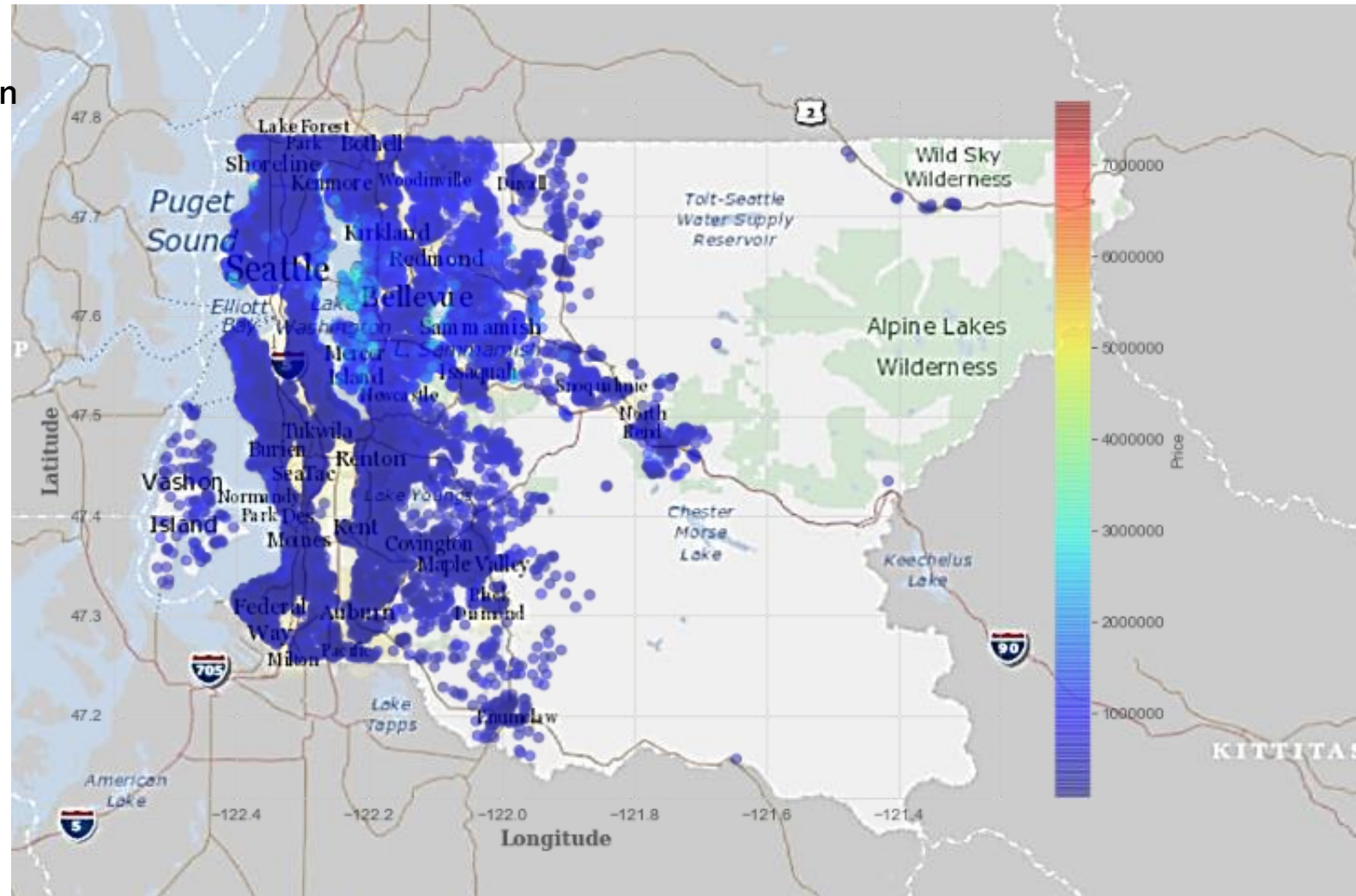


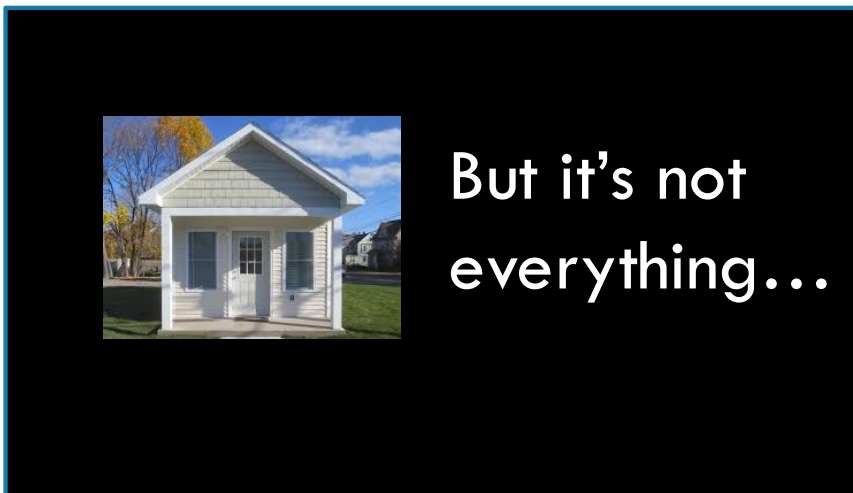
# LOCATION! LOCATION! LOCATION!

Residential properties around Lake Washington fetched a higher price.

Bellevue is one of the most desirable areas to live with access to both the city and outdoor recreational activities.

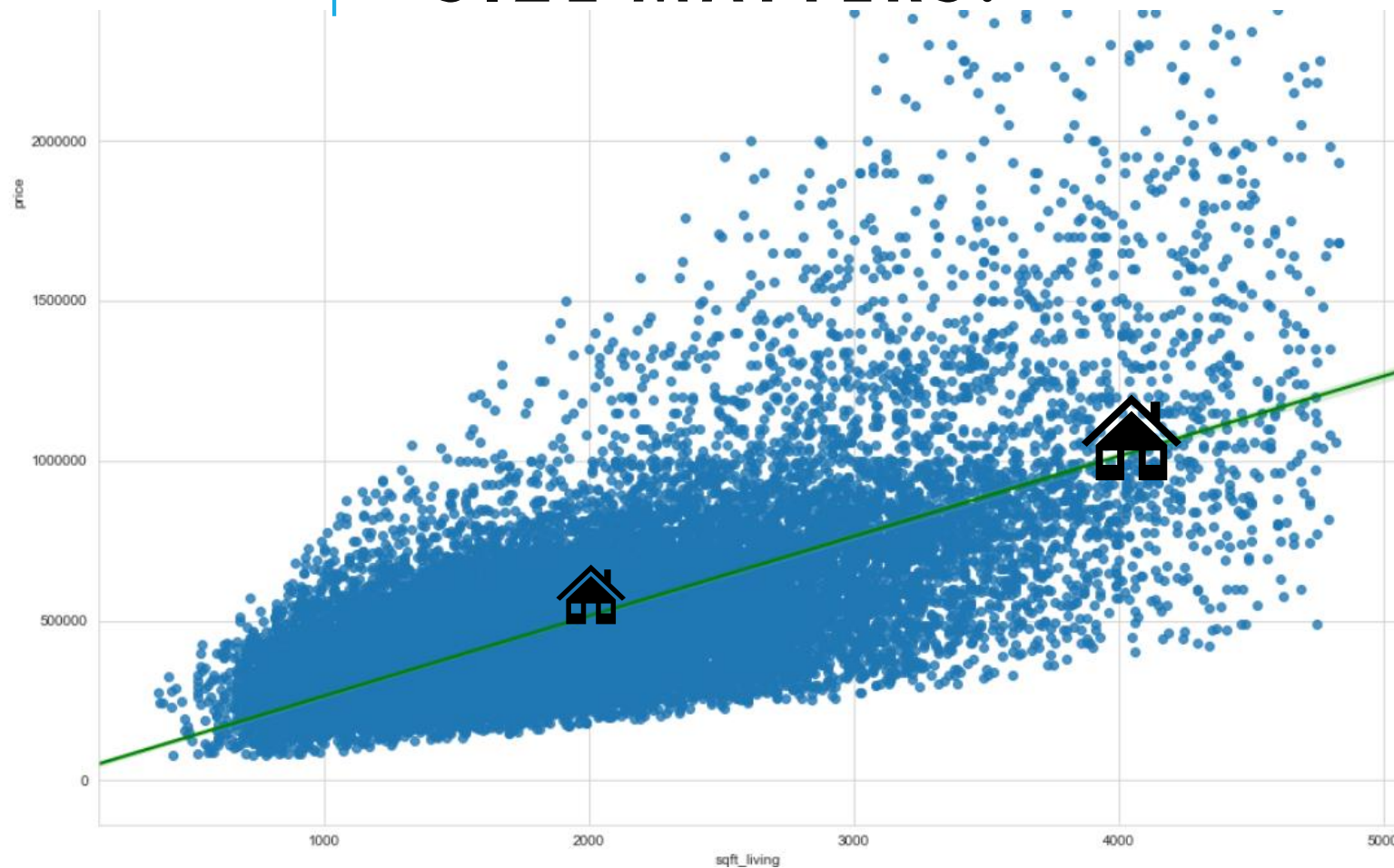
zipcode	Average Home Sale Price 2014-2015	Area
98039	\$ 2,135,612	Bellevue
98004	\$ 1,359,437	Bellevue
98040	\$ 1,186,082	Mercer Island
98112	\$ 1,988,993	Madison Park
98102	\$ 903,702	East Lake/Capitol Hill





+

SIZE MATTERS!



# GRADE:



>4 **doesn't  
meet code**

5 – 6

Lowest meeting  
code



7 – 9

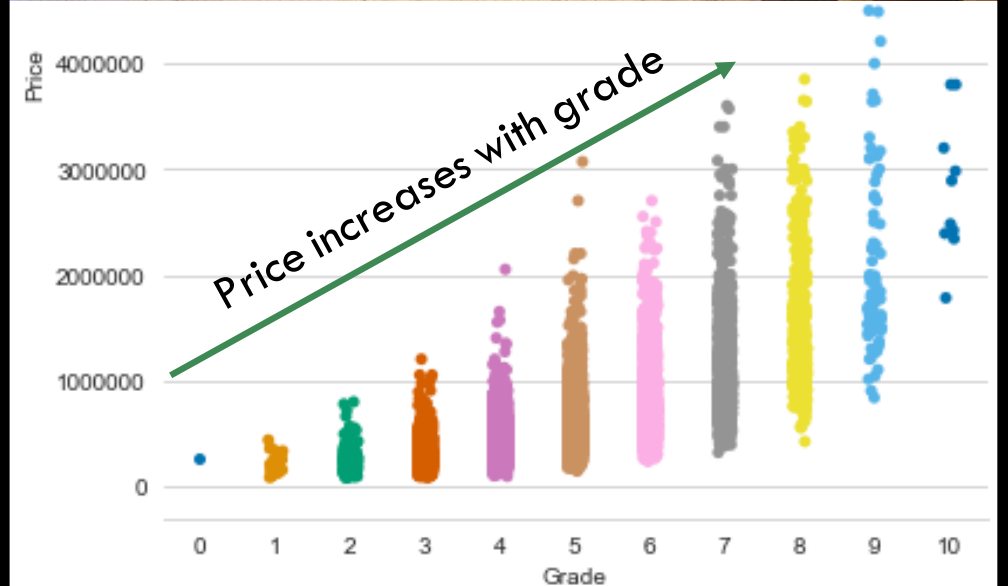
Average  
construction  
and materials



10 +

Quality finishes  
and fixtures,  
Custom Design  
& Superior

Types of materials used and the quality of  
workmanship based on scale 1-13:





# OTHER FACTORS FOR CONSIDERATION:



Condition is important.  
(age + grade) / Last Upgrade

Thoughtful use of space:  
Fewer rooms and floors

Renovating? Investing? Selling?

Consider:

Location

Size

Quality



Only 3% of the data reflected :**renovations:**



**View:** Relatively low reporting ~10%.



Were there **months in the calendar** that got a higher price or made it easier to sell?



FUTURE WORK COULD FURTHER  
EXPLORE REPORTING OR OUTCOMES



THANK YOU. HAPPY HUNTING.

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