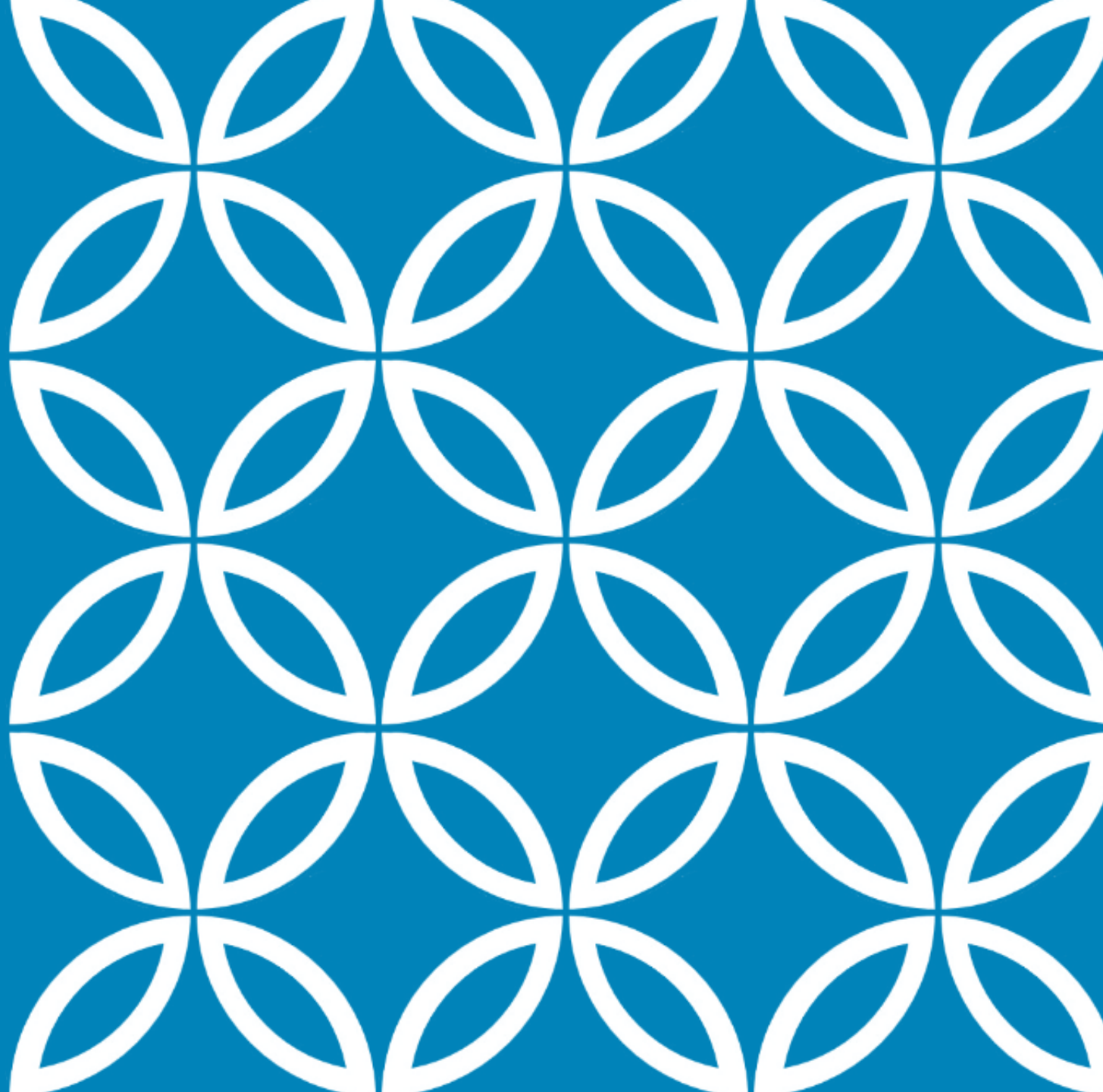


KING COUNTY RESIDENTIAL REAL ESTATE EVALUATION

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 middle ground features a large residential development with many houses, winding roads, and green spaces. A small pond is visible on the right side of the development. The foreground shows more houses and a large green field. A dark semi-transparent box is overlaid on the left side of the image, containing white text.

TOP FACTORS IN
DETERMINING PRICE:

LOCATION

SIZE

QUALITY

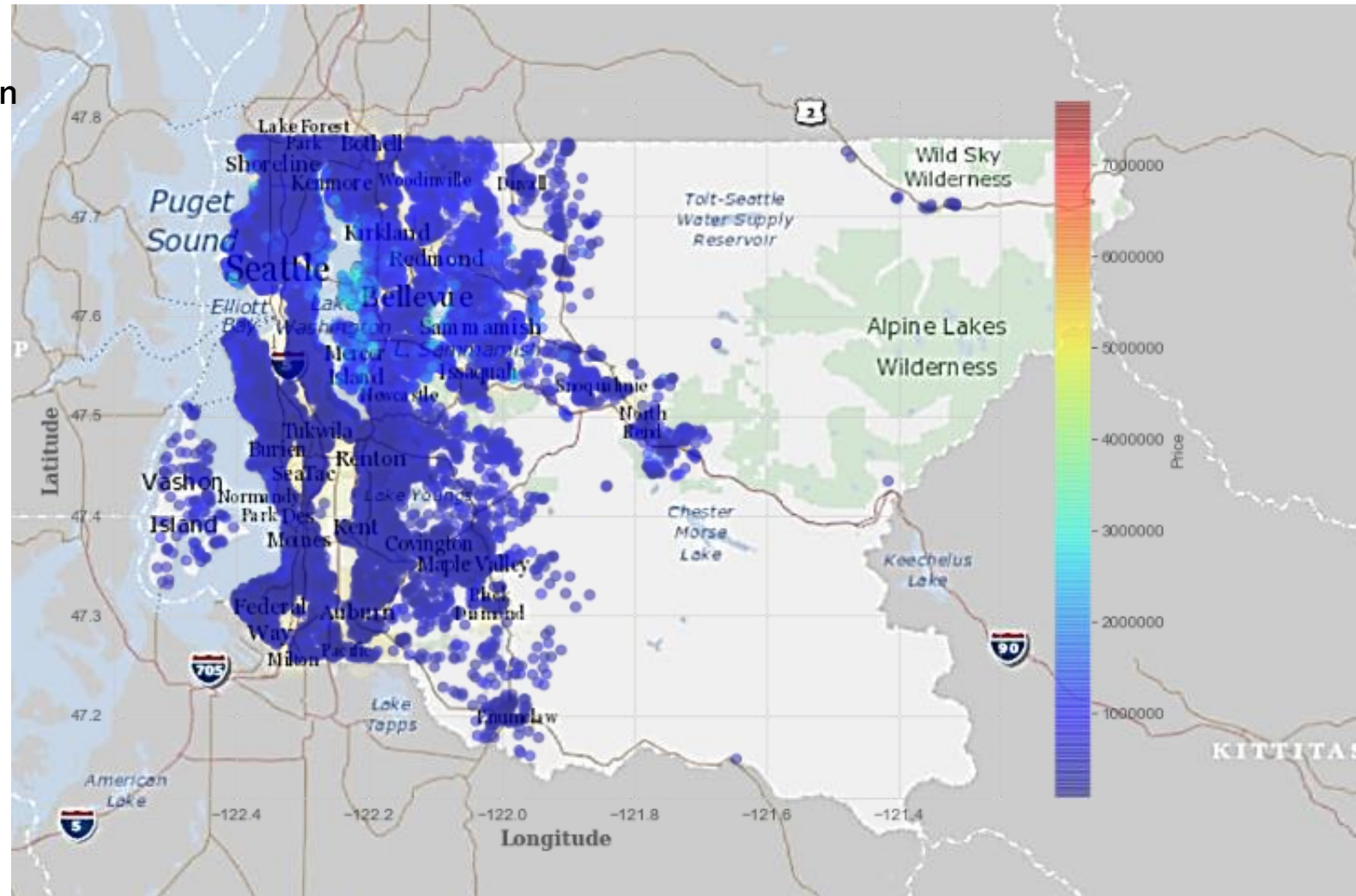
King County, Washington
2014-2015

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.

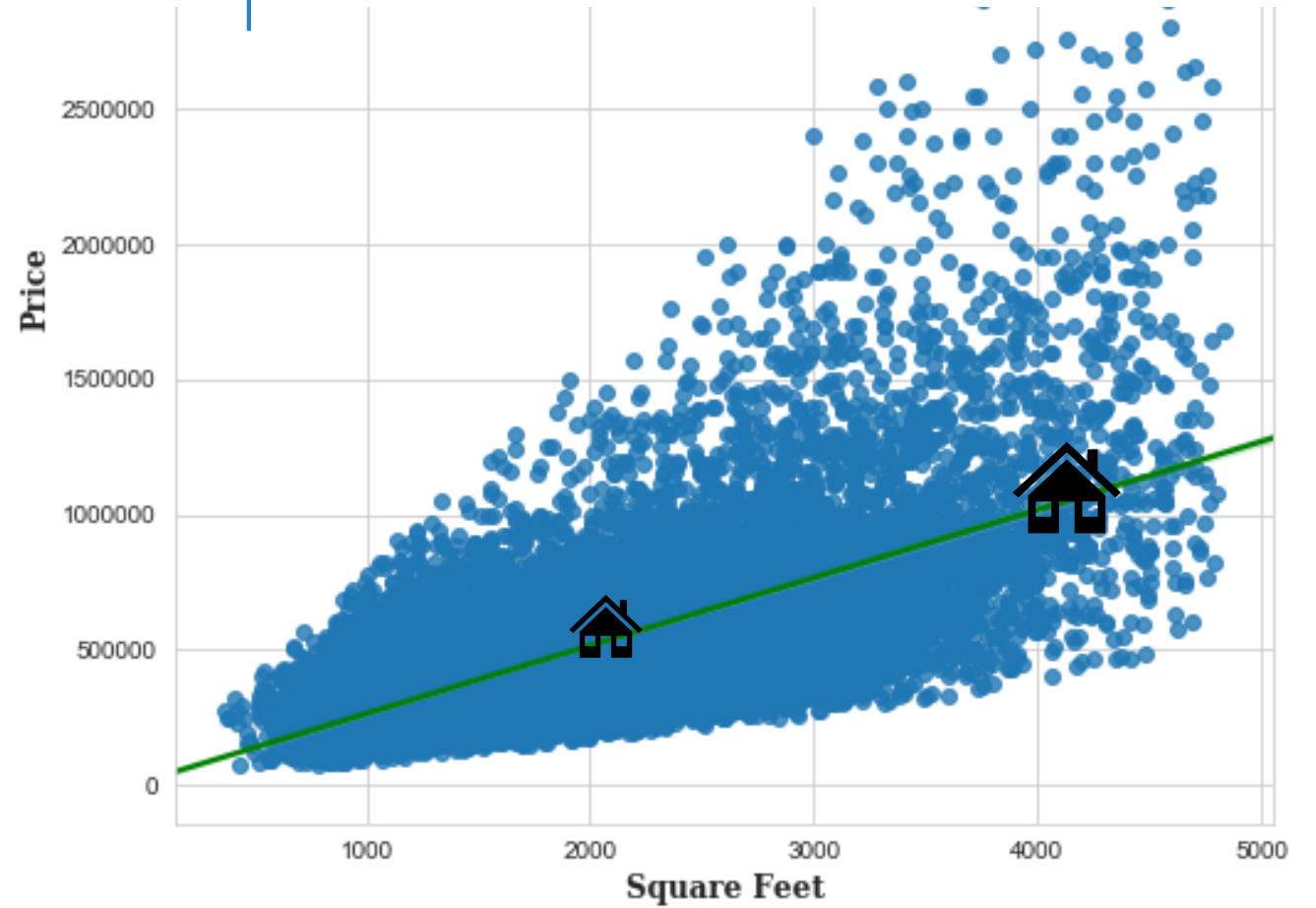
zipcode	Average Home Sale Price 2014-2015	Area
98039	\$ 2,135,612	Bellevue
98004	\$ 1,359,437	Bellevue
98040	\$ 1,186,082	Mercer Island
98112	\$ 1,988,993	Madison Park
98102	\$ 903,702	East Lake/Capitol Hill





+

SIZE MATTERS!



But it's not everything...

GRADE:



>4 **doesn't
meet code**

5 – 6

Lowest meeting
code



7 – 9

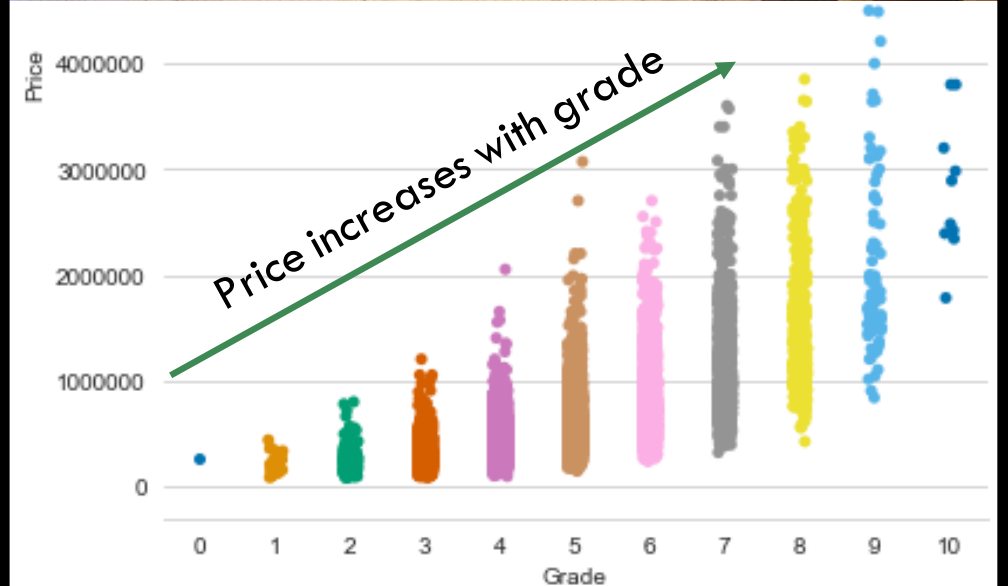
Average
construction
and materials



10 +

Quality finishes
and fixtures,
Custom Design
& Superior

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



RECOMMENDATIONS:



Consider **Condition:**

(maintenance relative to age)

How recently the home was built or renovated effects price.

Repair, update or renovate a property to maximize sale price.

If adding **space or renovating:**

Fewer bedrooms and floors

Too many can negatively impact price.

More bathrooms

Quality construction and materials

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



View: Relatively low reporting ~10%.



Were there **months in the calendar** that got a higher price? What would cause this?



FUTURE WORK COULD FURTHER
EXPLORE REPORTING OR OUTCOMES



THANK YOU. HAPPY HUNTING.

