

REAL ESTATE MODELS

AN ANALYSIS OF VARIABLE ON PRICING
REAL ESTATE IN KING COUNTY

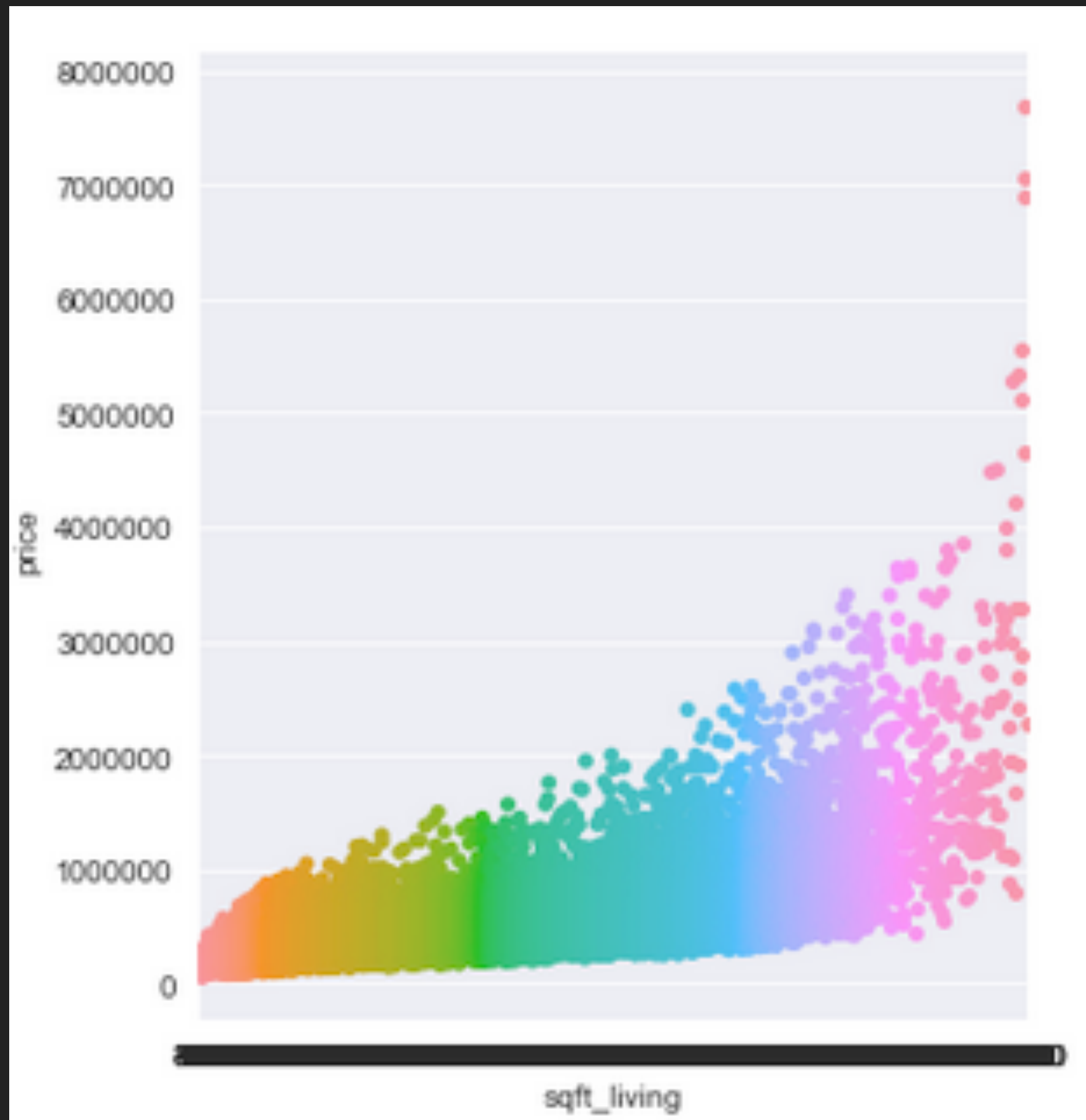
OVERVIEW

- ▶ Current market variables that effect pricing
- ▶ Detailed examination on zip-codes within and outside city limits
- ▶ Detailed analysis of house size by bedroom and bathroom
- ▶ Predictive price modeling

VARIABLES EFFECTING HOUSING PRICES

- ▶ Key metrics identified: Sq/ft living space, number of bed/bath, specific city location by zip.
- ▶ The data collected covered thousands of houses sold across a long period of time with
- ▶ Strongest price correlation of historical data:
- ▶ Sq/ft of living space

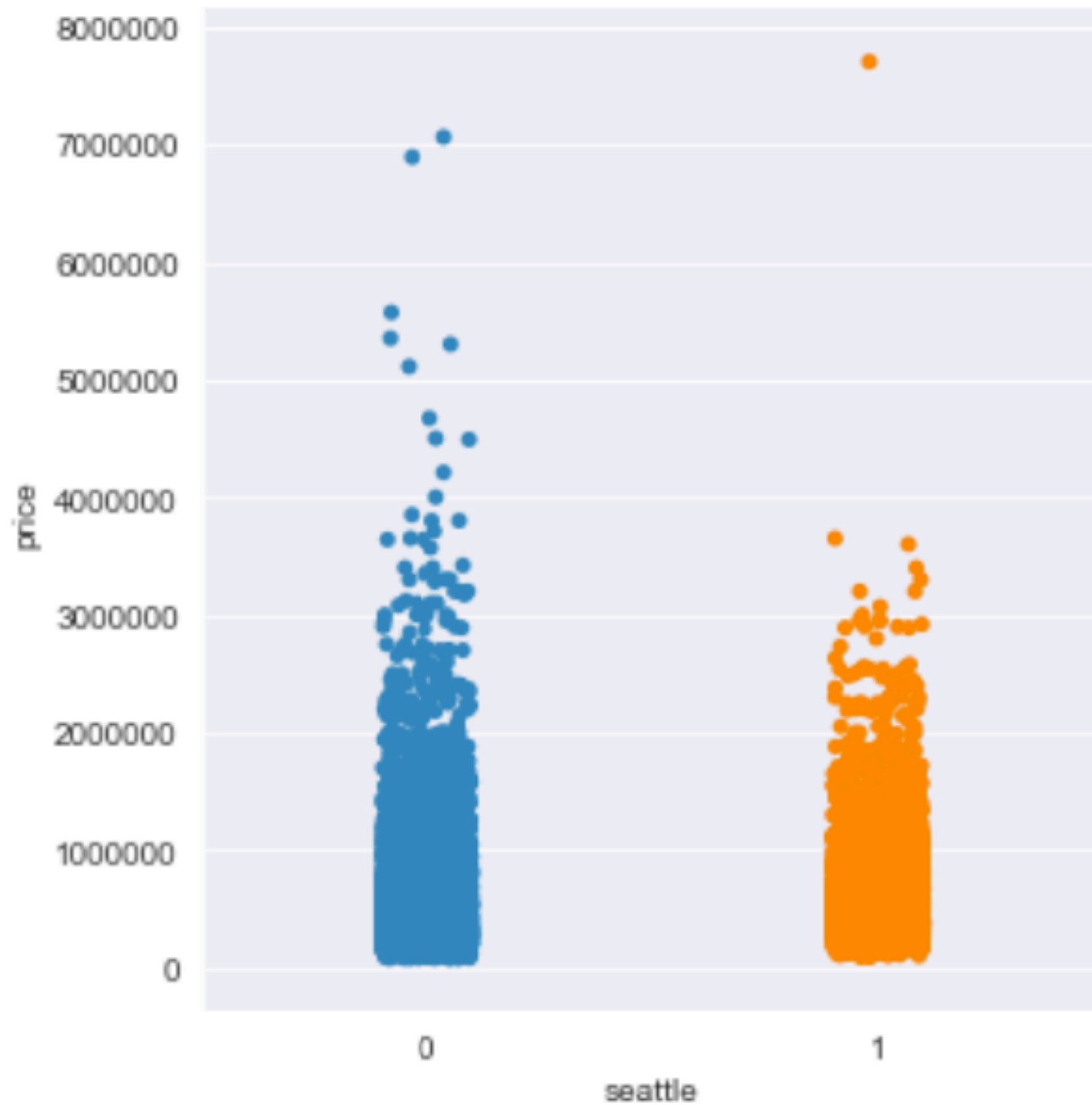
Analysis of sq/ft to price



EXAMINING ZIP CODES WITHIN AND OUTSIDE SEATTLE CITY LIMITS

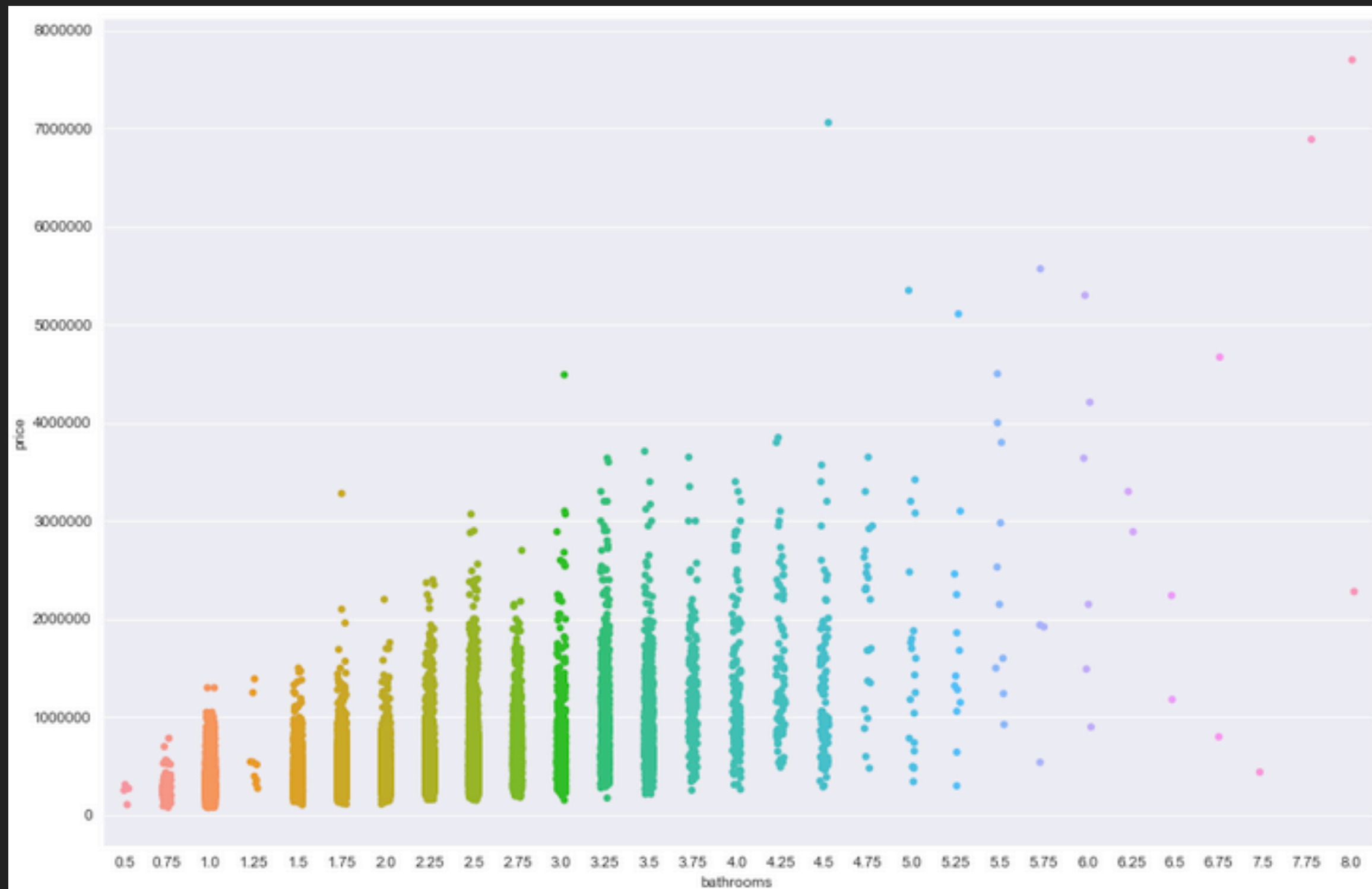
- ▶ We examined data for all zip codes within the city limits.
- ▶ Zip codes examined: 98188, 98199, 98174, 98154, 98158, 98164, 98101, 98102, 98103, 98104, 98105, 98106, 98107, 98108, 98109, 98112, 98115, 98116, 98117, 98118, 98119, 98121, 98122, 98125, 98126, 98133, 98134, 98136, 98144
- ▶ Findings:
 - ▶ Properties sold within: 14735
 - ▶ Properties sold outside: 6862

Number of Profitable Films by Studio



BEDROOM/BATHROOM EXAMINATIONS

- ▶ Bed and bath quantity do increase price with a baseline price increase seen around the 3+ bathroom and bedroom mark.
- ▶ Number of bathrooms have a slightly better relationship to price than bedrooms.
- ▶ Bathrooms most likely effect price more as half-baths add additional features like on-suites and in living room washrooms, powder rooms, etc.



CONCLUSIONS

- ▶ Based on key categorical variables and effective modeling, future pricing can be analyzed with an approximate 80% accuracy.
- ▶ In-city homes with 3+ bedrooms and bathrooms have the best price increases on average above the baseline for each home-size category.
- ▶ A focus on maximizing square footage and bed/bath functionality is key for building future structures.

THANK YOU.

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