**Propose a project.\***

All people age [citation needed], and new challenges emerge with advanced age.

As people become less able to take staircases, they may move from a multi-story house to a one-story ranch-style house. Living on a reduced, fixed budget in retirement may necessitate selling a more valuable home and moving to a lower-cost alternative. Lawncare can become difficult, and a smaller house plot can alleviate yard work.

However, with fewer children today than in the past, the distribution of ages means that there will be proportionally more elderly people for a relatively inelastic housing supply. I would like to study the trends in housing costs versus house features such as number of floors, plot size, and relative value, and cross-analyze that with the occupants’ age.

To do this, I will look at house sales in King County (Seattle, WA), which is available as a dataset from the King County Department of Assessments. I will add additional context to this dataset by cross-referencing the identities of the sellers and purchasers with the Washington State Voter Registry, which gives the age of the sellers and purchasers.

Looking at this data, I want to predict future trends in housing as the population’s age distribution shifts to older ages.