

# The Housing Market in King's County

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# Know Your Market!

## King's County



### Location

- Is my house worth more if it's in a certain area?
- What if it's on the waterfront?



### Size

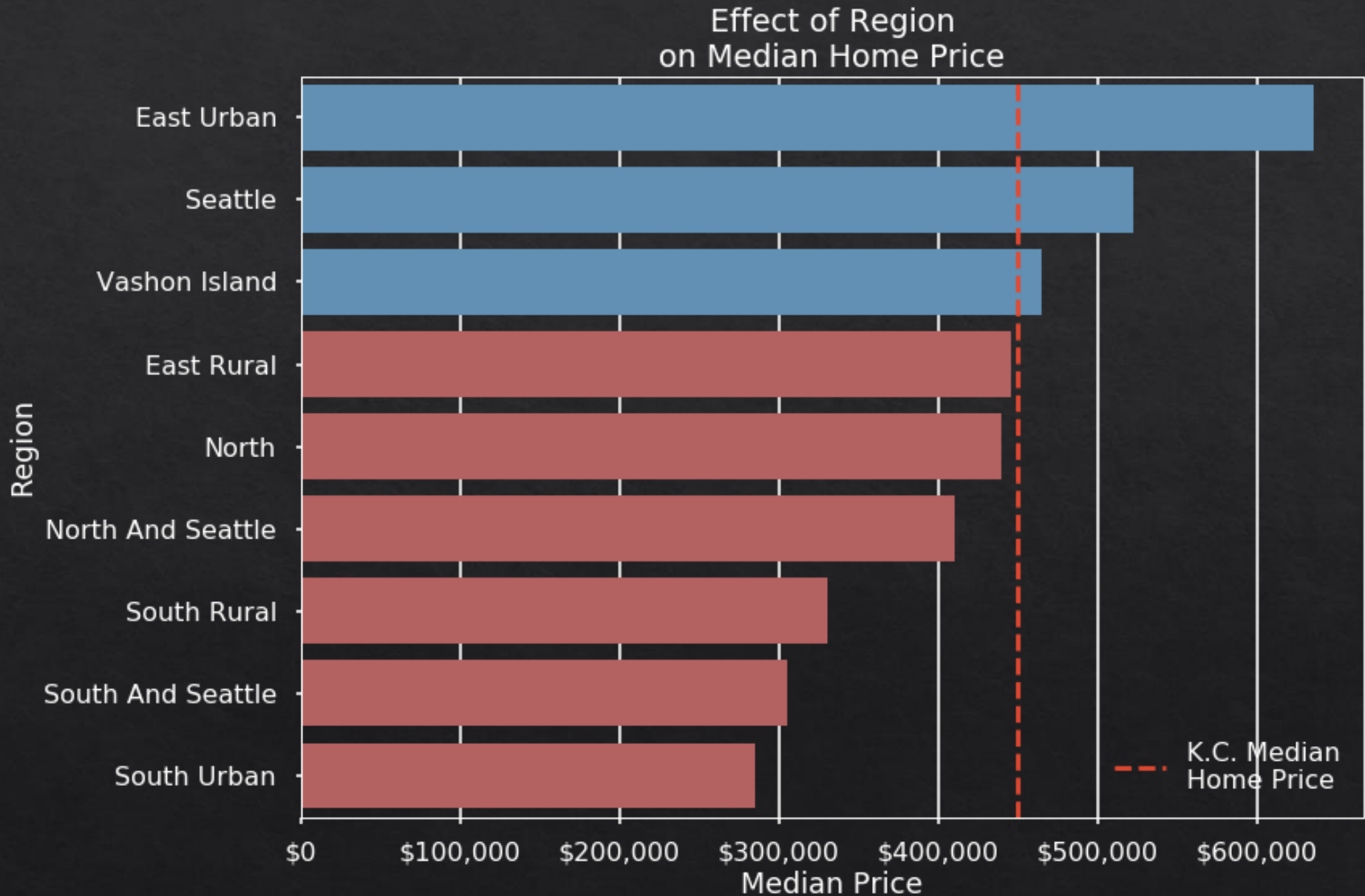
- Is bigger always better?



### Renovations

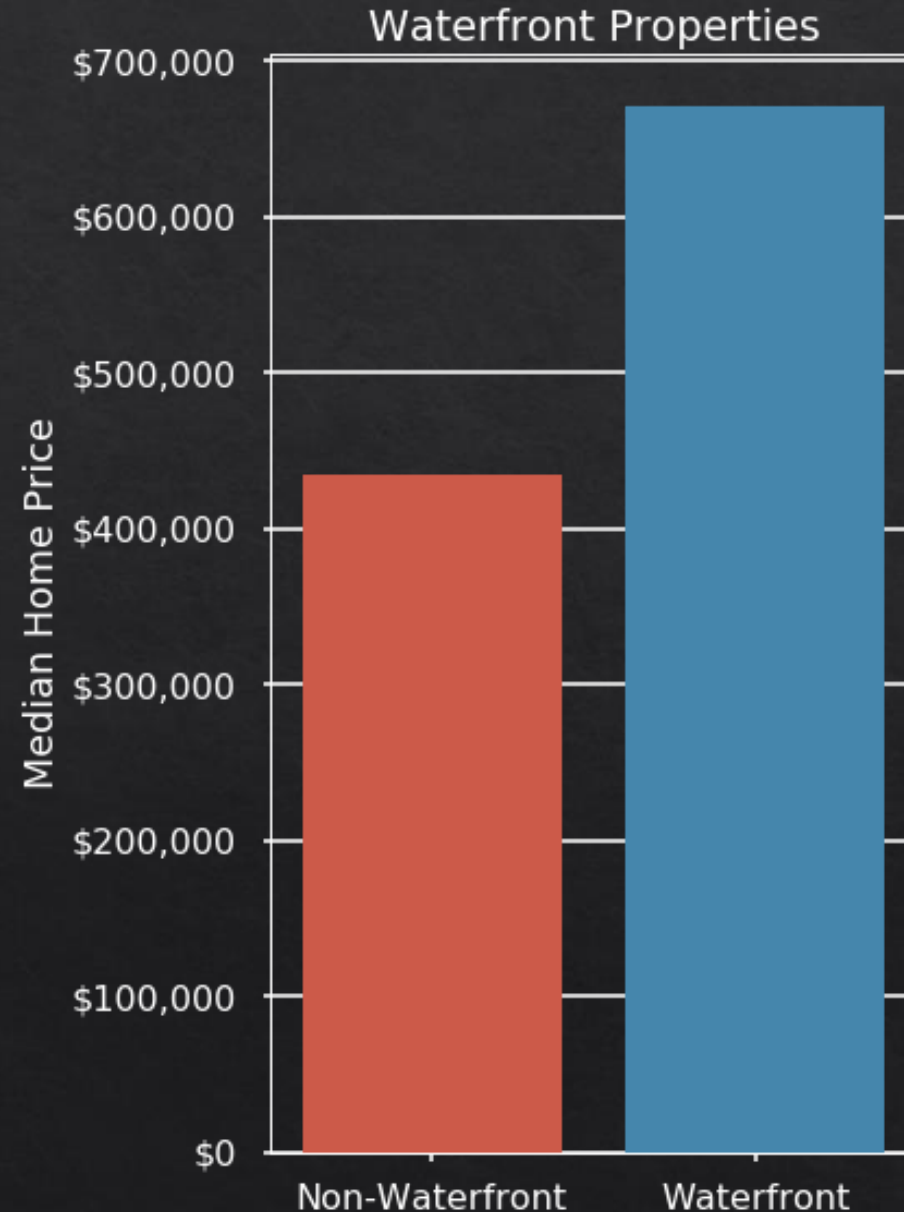
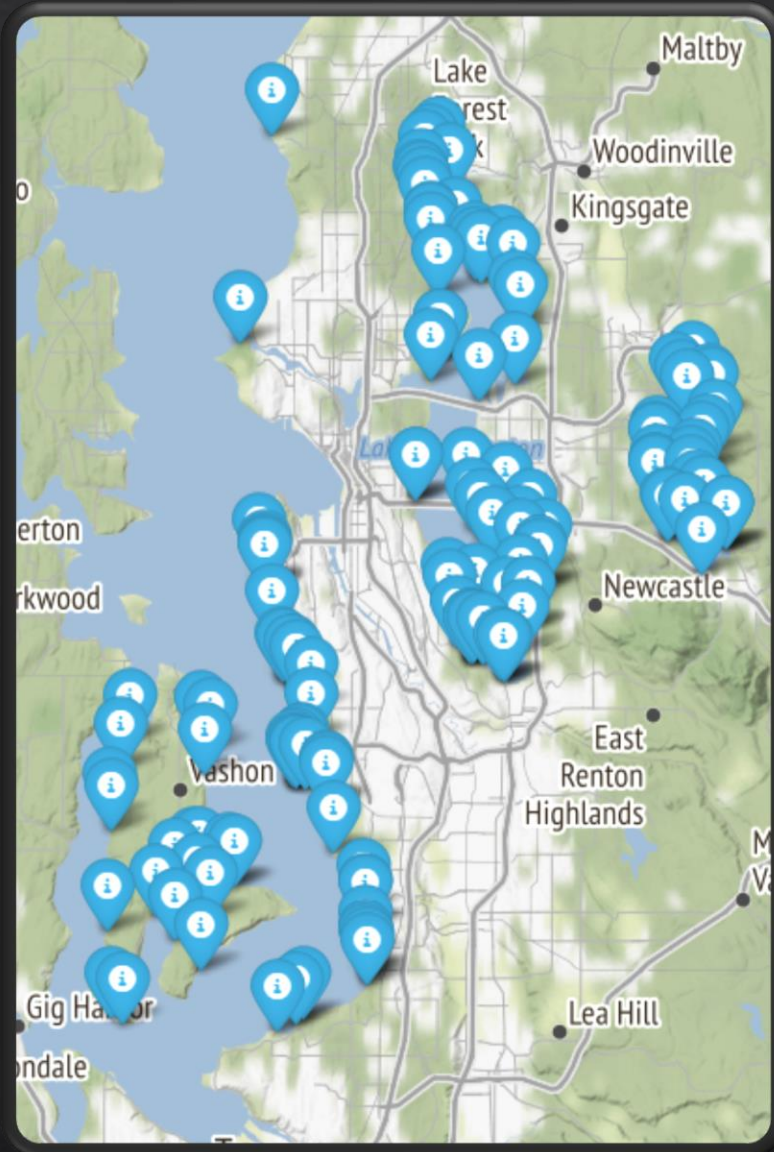
- Should I renovate to increase the value of my home?
- Should I expect to return a profit?

# How much does *location* affect my home price?





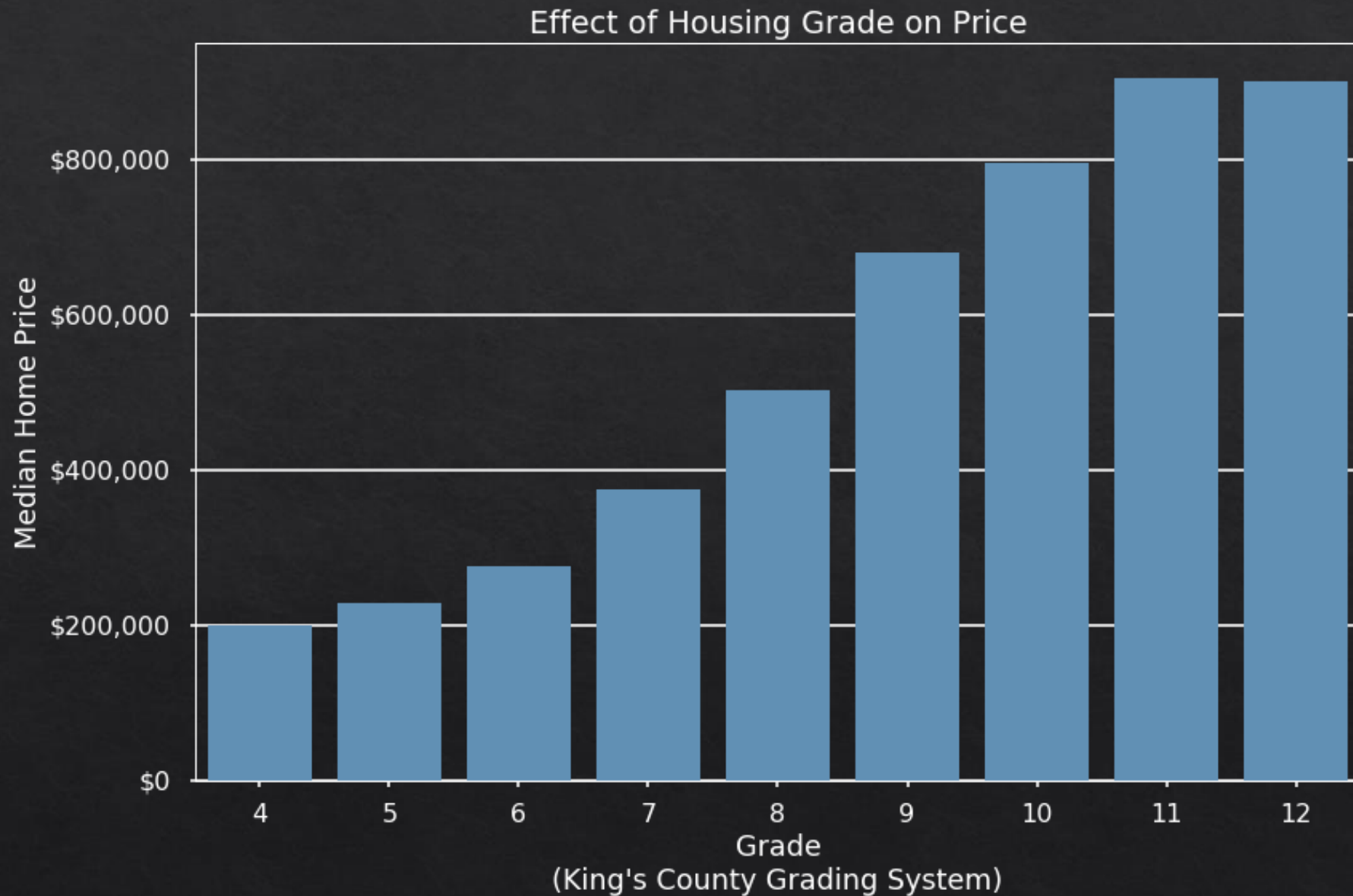
# What about my waterfront property?



# *Will I make my **renovation** investment back?*

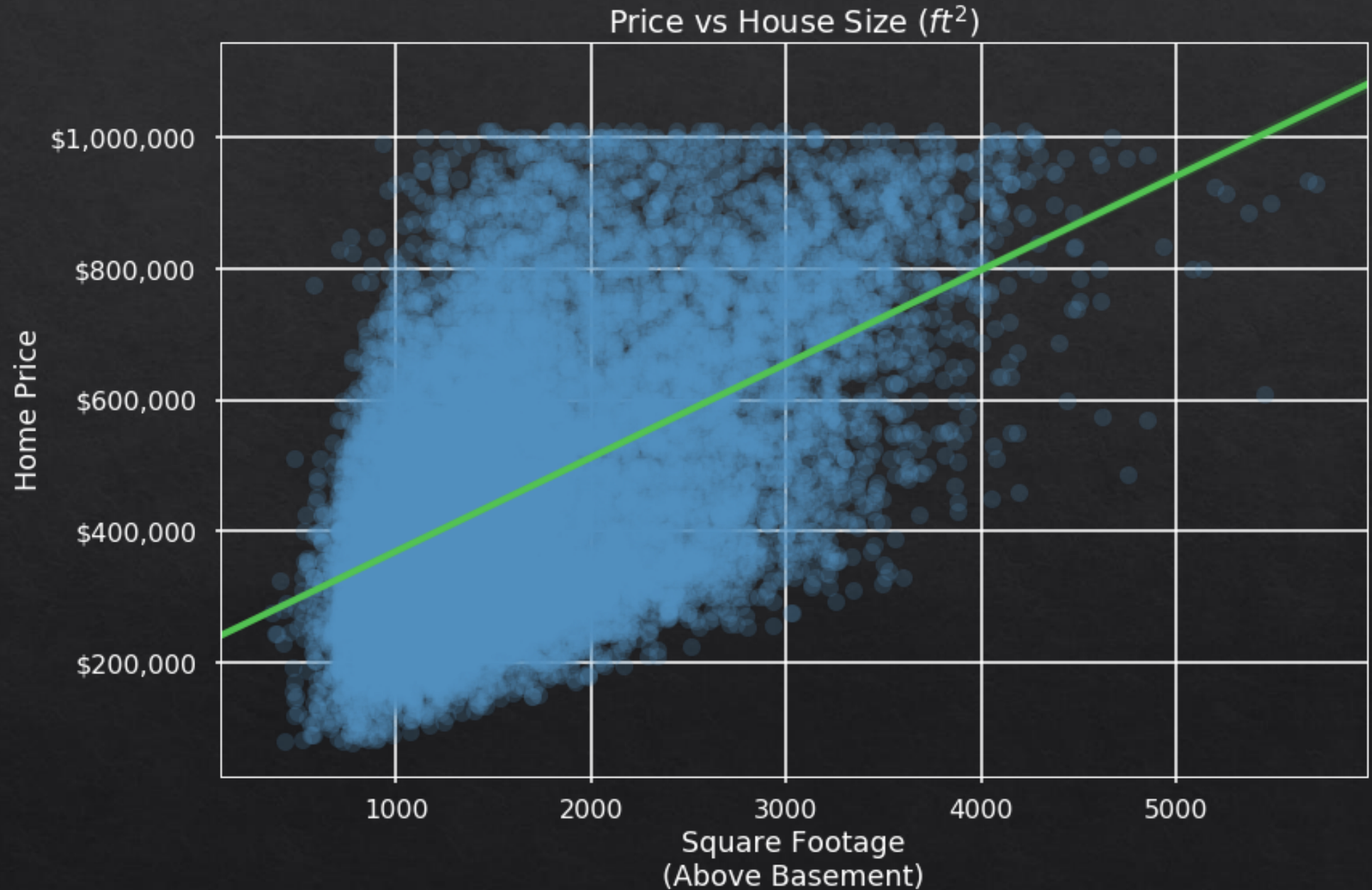


# Quality counts!





# *Is bigger always better?*



# Summary

## ❖ Location, Location, Location!

- ❖ Understand the importance of where your home is located. It could be inherently advantageous – which **region and zip code** your house is in and whether you have a **waterfront** property.

## ❖ Renovations Add Value!

- ❖ Renovated homes are worth more than non-renovated homes – by around \$50,000!

## ❖ Size matters!

- ❖ Each square foot adds approximately \$100 to the value of your home.



Thank you!  
We look forward to your business!

Questions?

# Future Work

## Days on Market

- Does the number of days on the market impact the sale price?
- Are there certain attributes that will make a home sell faster?

## Competing Homes

- Based on the attributes of all homes on the market at a given time, can we predict where their prices will end up ?

## School Districts

- Is attraction to a certain school district a motivating factor for buyers?
- Could this increase the home's value?

# Appendix: Model Specifics

	difference_in_dollars	lower_estimation	higher_estimation
sqft_lot	0.3386	0.307	0.370
sqft_living15	47.2232	43.967	50.479
sqft_basement	75.6146	72.349	78.880
sqft_above	103.6368	100.728	106.545
condition	29870.0000	28000.000	31800.000
grade	37320.0000	35500.000	39100.000
renovated_1_0	50440.0000	43600.000	57300.000
waterfront_1_0	260200.0000	236000.000	284000.000

