

Filter by City

All

Filter by Condition

All

Filter by Bedrooms

All

House Size

All

Waterfront

All

Total Active Listings

21.61K

Average Listing Price

540.18K

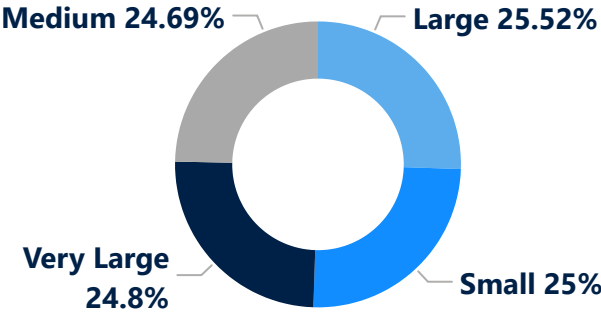
Total Waterfront

163

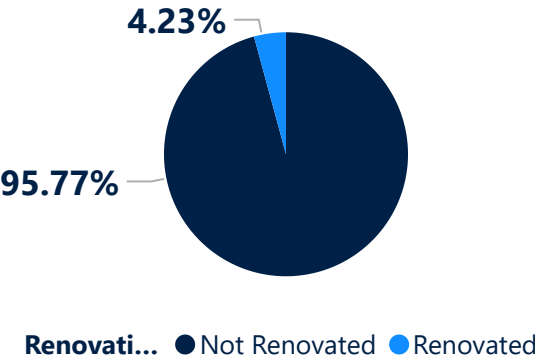
Average Living Area (sqft)

2.08K

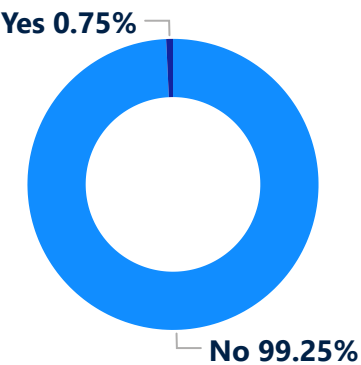
House size Distribution



House Renovated



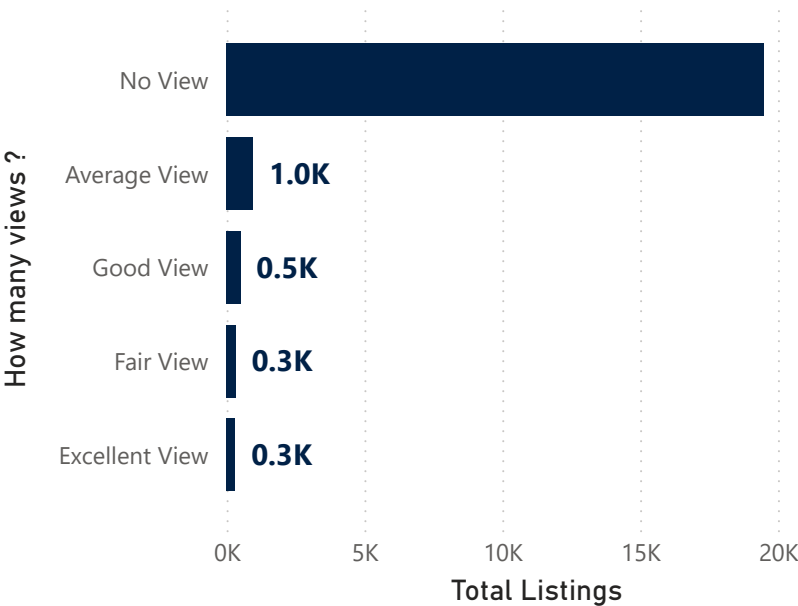
House with Waterfront



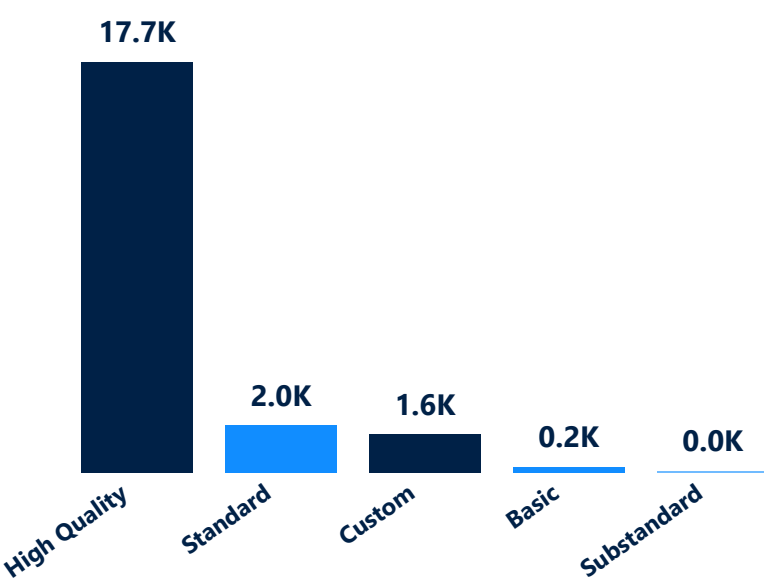
Housing Condition Rating

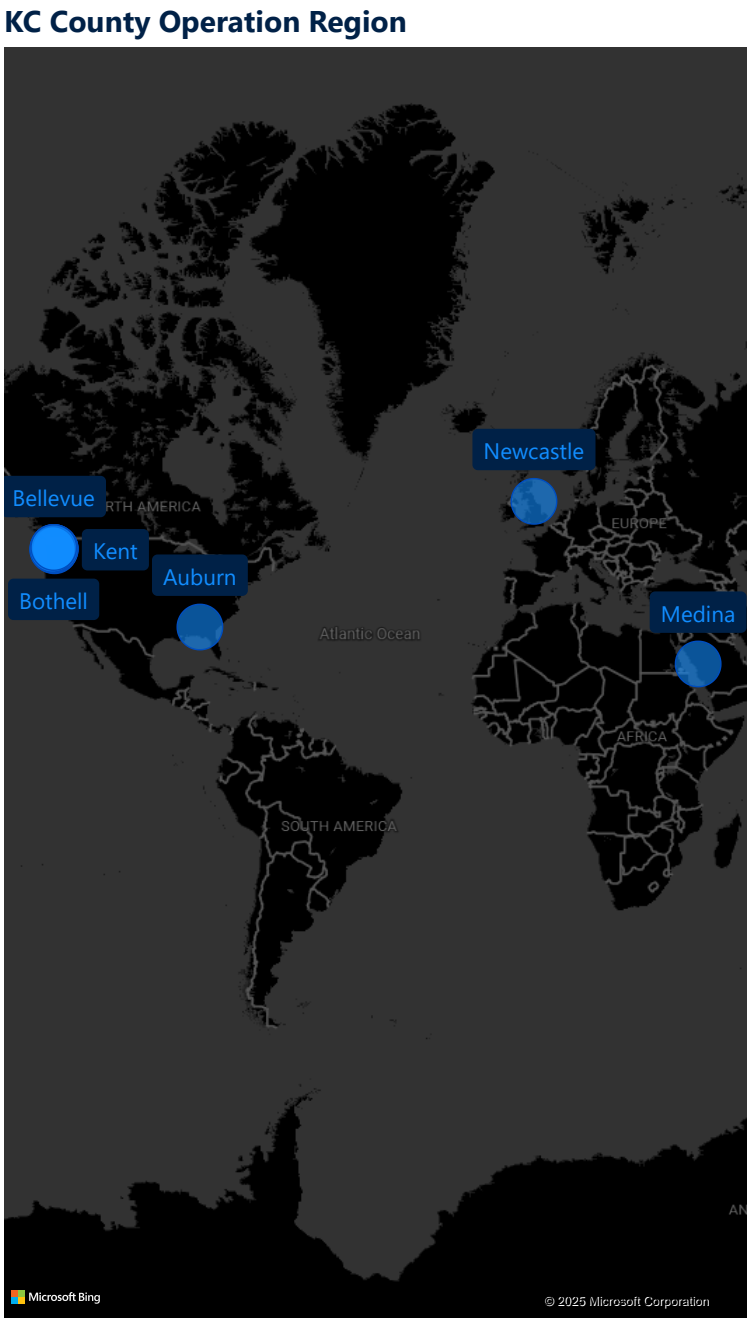
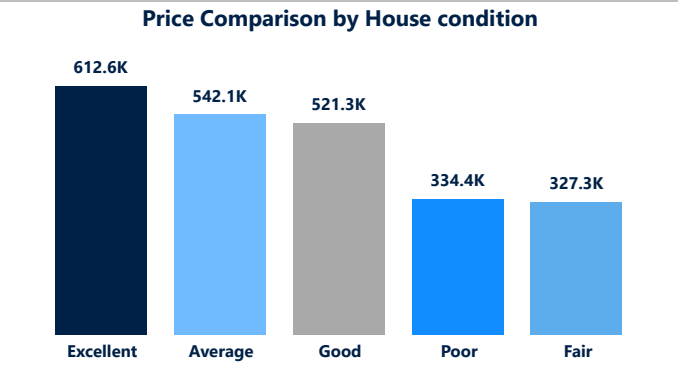
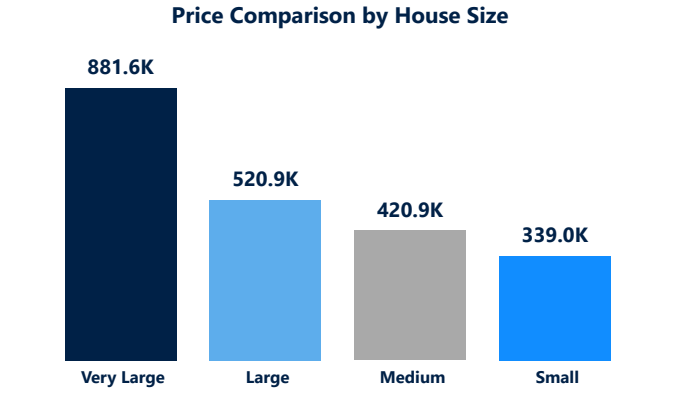
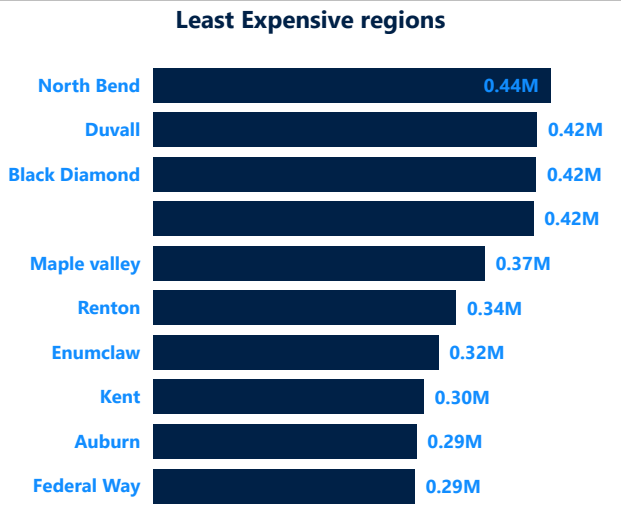
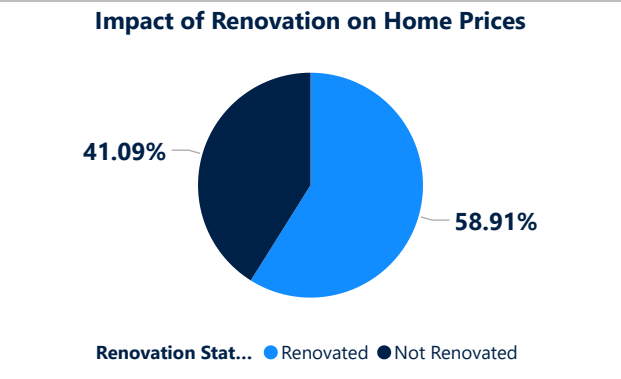
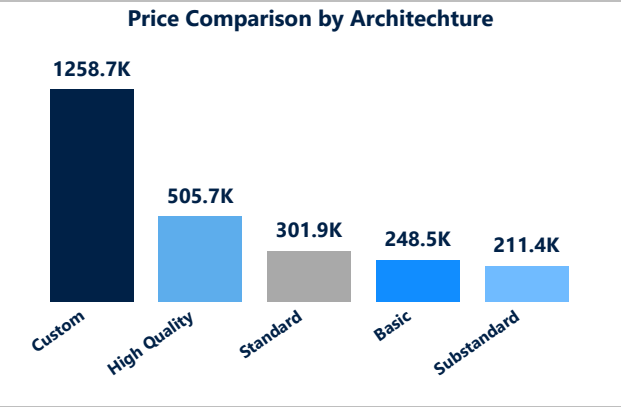


Price Comparison by House Size Category



Price Comparison by Architecture Category

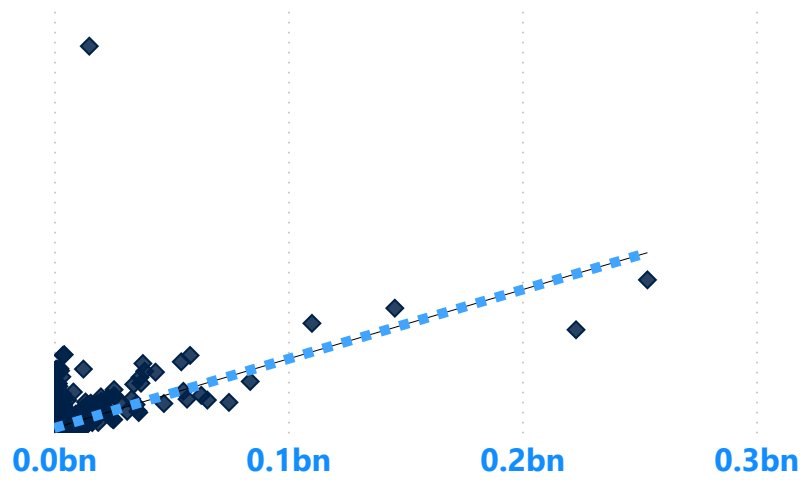




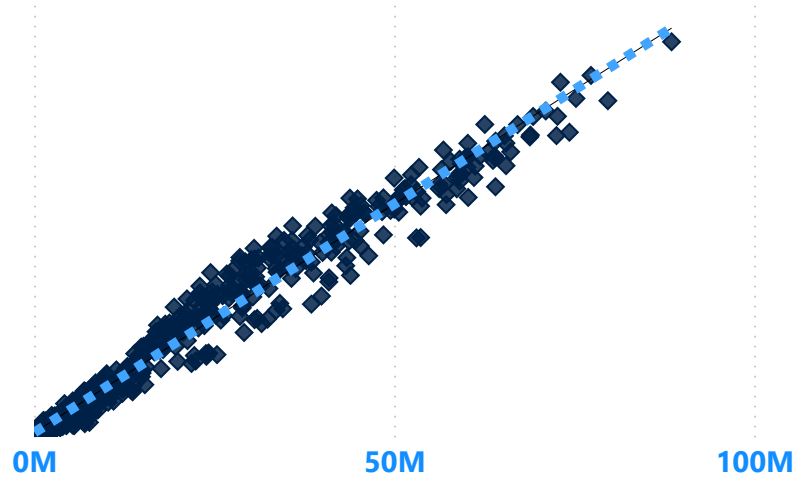


KING COUNTY HOUSING TRENDS: PRICING, SIZE & RENOVATION IMPACT

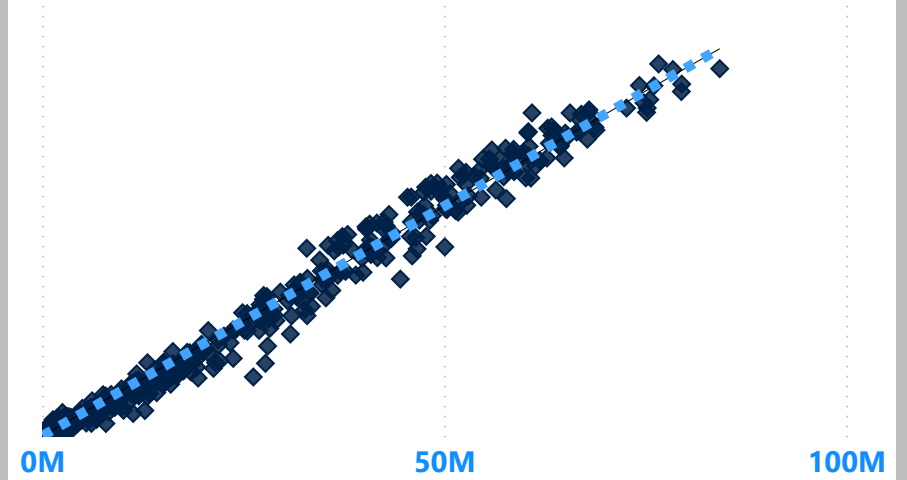
Price to Square-feet-Lot15 Correlation



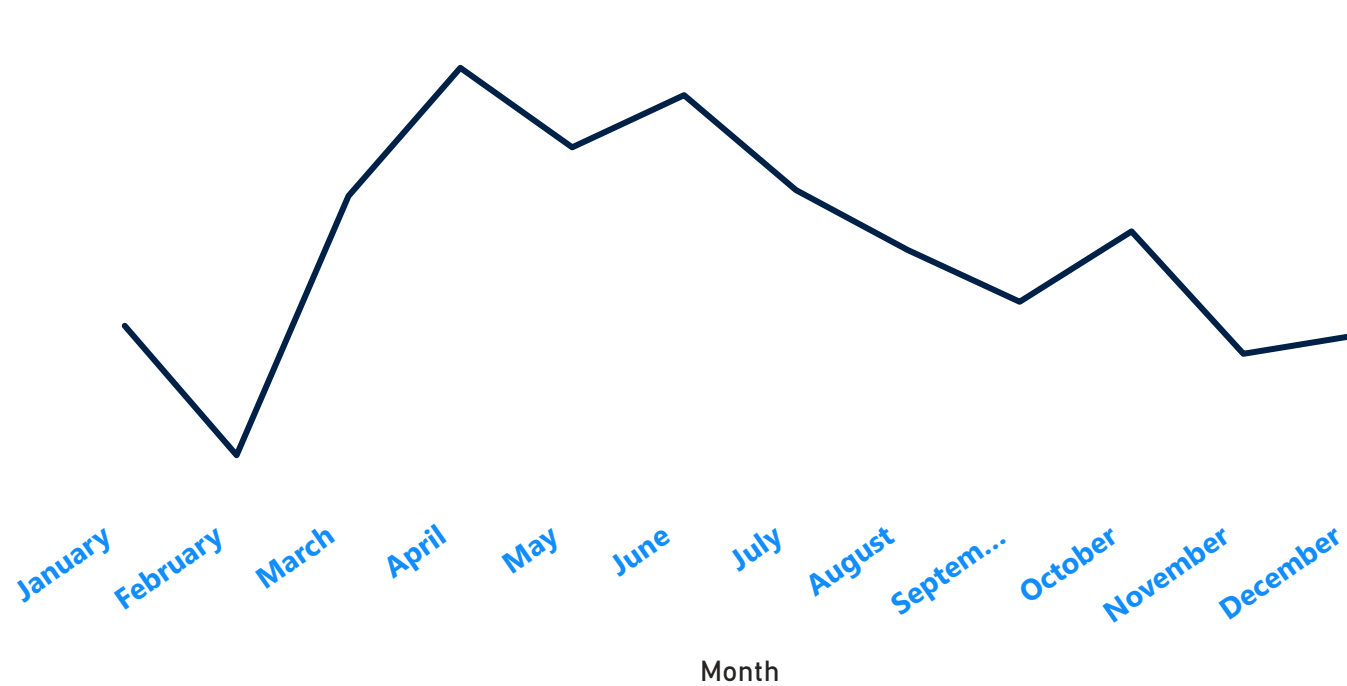
Price to Square-feet-Above Correlation



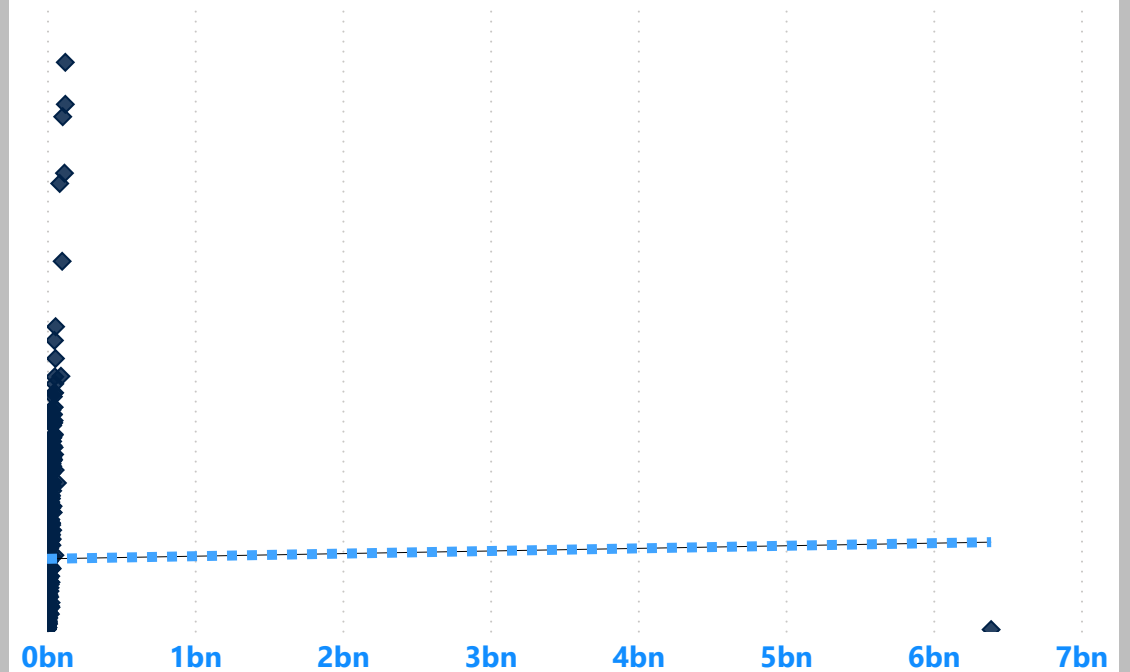
Price to Square-feet-Living15 Correlation



Average of price by Month



Price to Square-feet-Basement Correlation





INSIGHTS

First Dashboard

- **Mid-sized homes** dominate the King County Housing market (avg. 2,080 sqft at \$540k), similar to demand trends in Lagos and Abuja.
- **House sizes are evenly distributed**, showing the need for diverse housing options.
- Only **4.23% of homes are renovated**, highlighting a huge **investment opportunity**—just like in Nigeria, where old properties hold untapped value.
- **Waterfront homes are rare but premium**, much like properties in Lekki or Port Harcourt.
- Most homes are in “Average” or “Good” condition—a **key factor in buyer decisions**, also relevant in the Nigerian context.

Takeaway: Focus on mid-sized housing, renovate undervalued homes, prioritize location, and maintain property quality to meet local demand.

Second Dashboard

- **Architecture Drives Value:** Custom-designed homes average \$1.25M, while standard types fall below \$250K—just like in Nigeria, where duplexes and modern designs attract premium pricing.
- **Renovation Pays Off:** Renovated homes are priced nearly **59% higher**, similar to Nigerian areas like Yaba or Surulere where upgrades raise property value.
- **Location is Key:** Prime areas near water and business hubs (like Medina or Bellevue) are costlier—mirroring **Lekki, VI, and Gwarinpa**, where location boosts demand.
- **Size & Condition Matter:** Bigger and well-maintained homes sell higher, aligning with Nigerian buyer preferences for **spacious, durable homes** for living or rental returns.

Takeaway: In Nigeria, focusing on design, renovation, location, and property upkeep significantly impacts value and market appeal.

Third Dashboard

- **Interior Space Drives Value:** There's a strong link between living space and price, while **plot size alone doesn't guarantee higher value**. Nigerian developers should focus more on **interior layout and livability**, not just land size.
- **Best Time to Sell:** Prices peak from **May to July**—in Nigeria, this aligns with **April–June**, just after Easter when economic activity rises.
- **Best Time to Buy:** Prices drop **August–December**. Nigerian buyers may find **November–December** ideal for deals due to end-of-year slowdowns.

Takeaway: Prioritize usable space, understand price timing, and use data visuals like scatter plots to support smarter pricing and sales decisions in Nigeria's property market.