

# **King County Housing**

## **Real Estate Recommendation**

**Janice Pelzer, August 11th 2023**

# Client

## Thomas Hansen

- 5 kids
- Low budget
- Nice, social neighbourhood
- Good Timing/Location



- Single Father
- Freelance-Writer  
(can work remote,  
can take long  
holidays)
- Schools and activity  
centres nearby
- Proximity to city  
centre favourable
- Would be willing to  
renovate (good  
activity with kids)
- Minimum of 3  
bedrooms



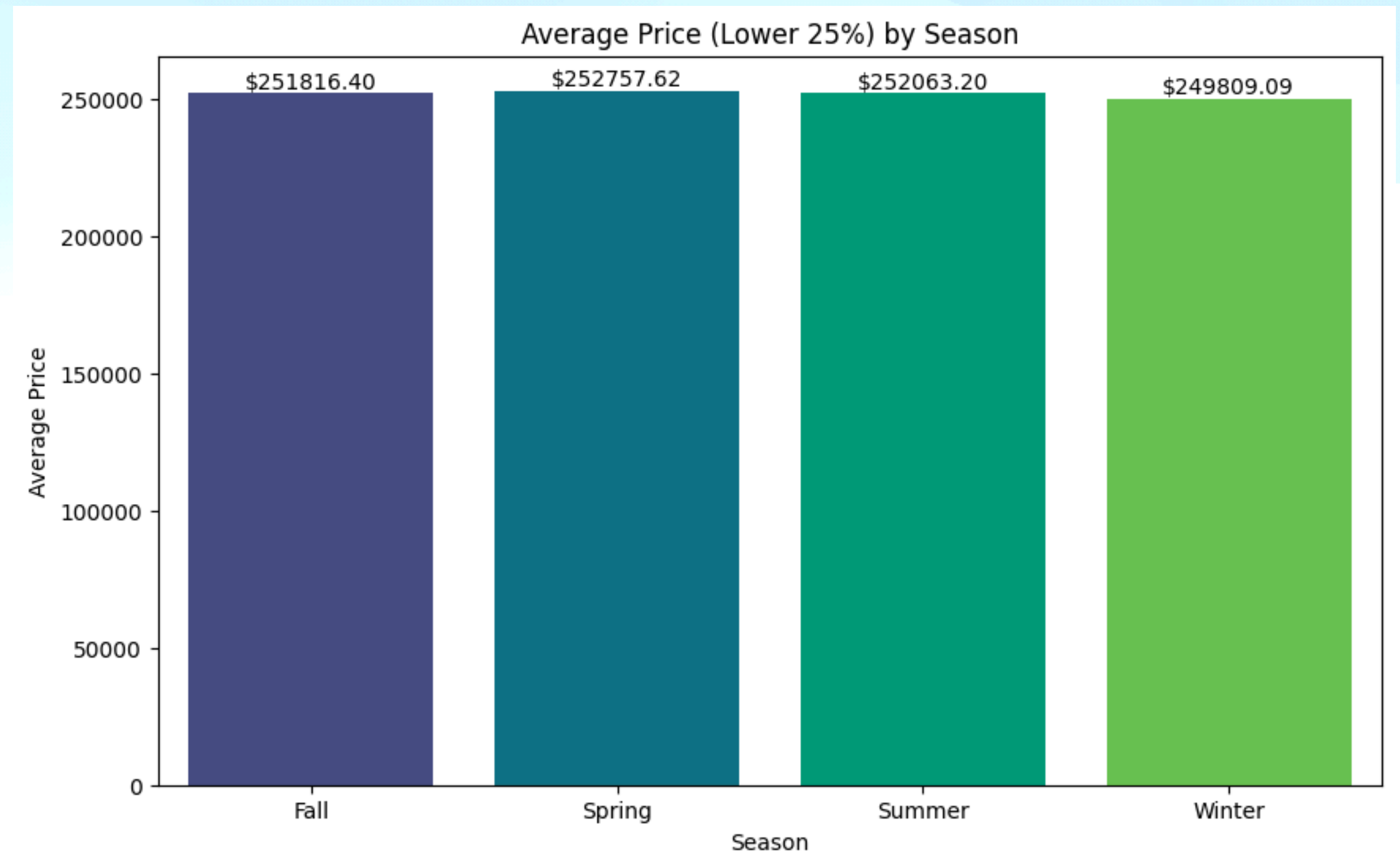
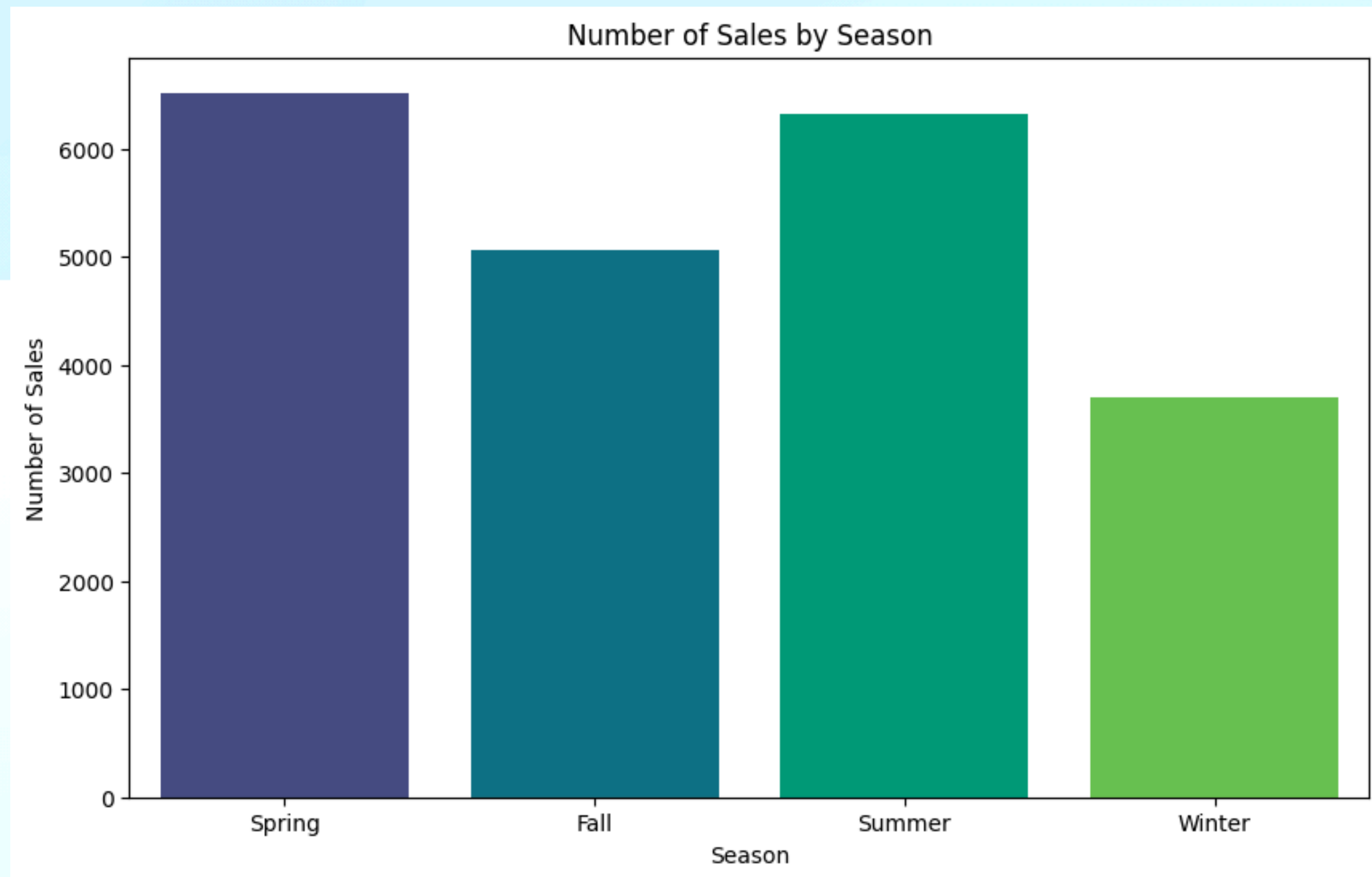
# Main Research Questions

- Find Subset of properties in lower price percentiles (25%, 15%)
- Give recommendation on Timing to buy
- Find good Location, safe, social, schools
- Filter for minimum number of bathrooms (2), bedrooms (3)
- Filter for average house grade (no hazard for kids)

# Timing by Season

- Filter for more attractive prices for client

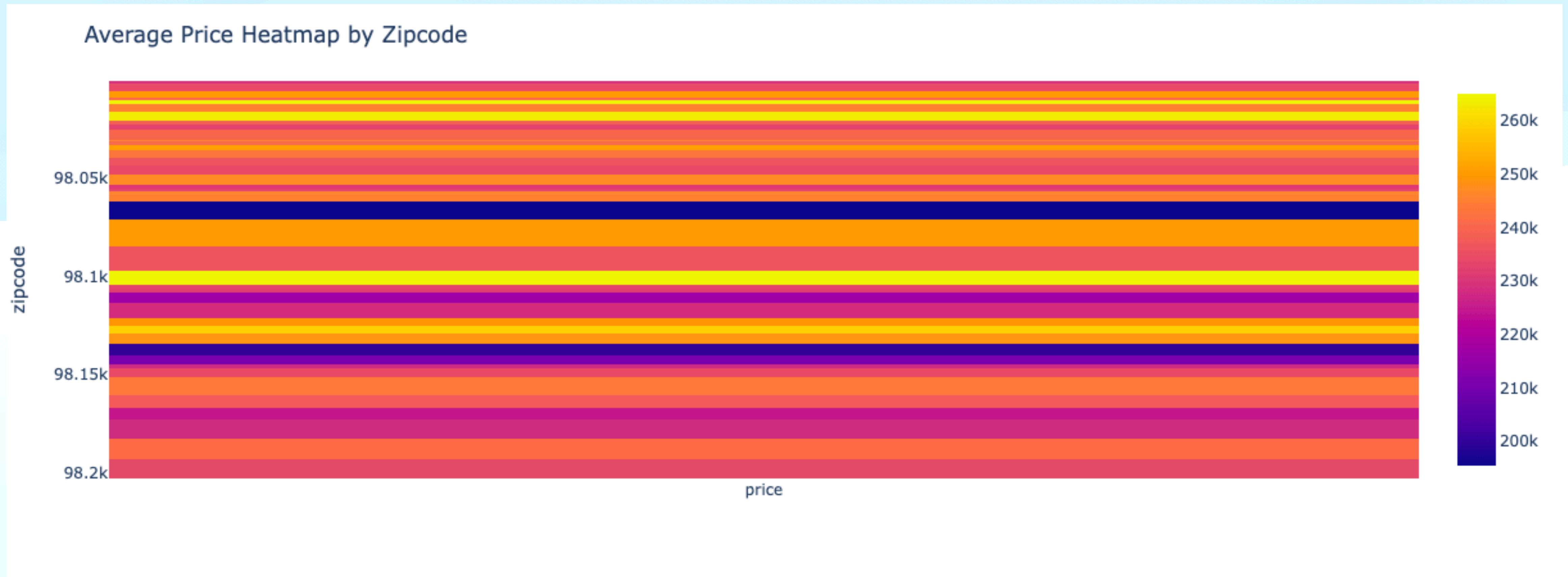
there is no bad  
timing for buying





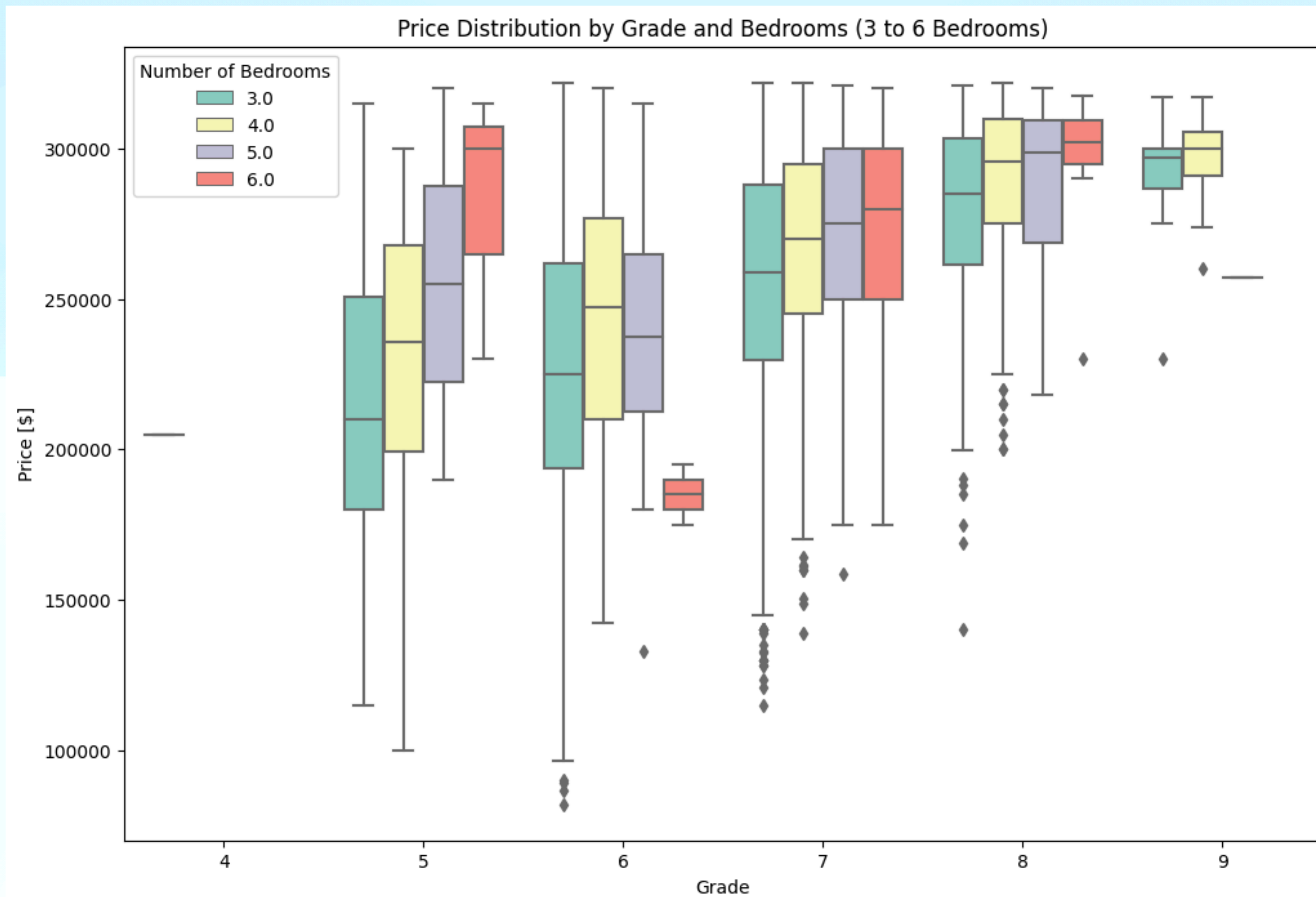
# Location

Average Price per zip code in lower 25% or property prices



# Filtering

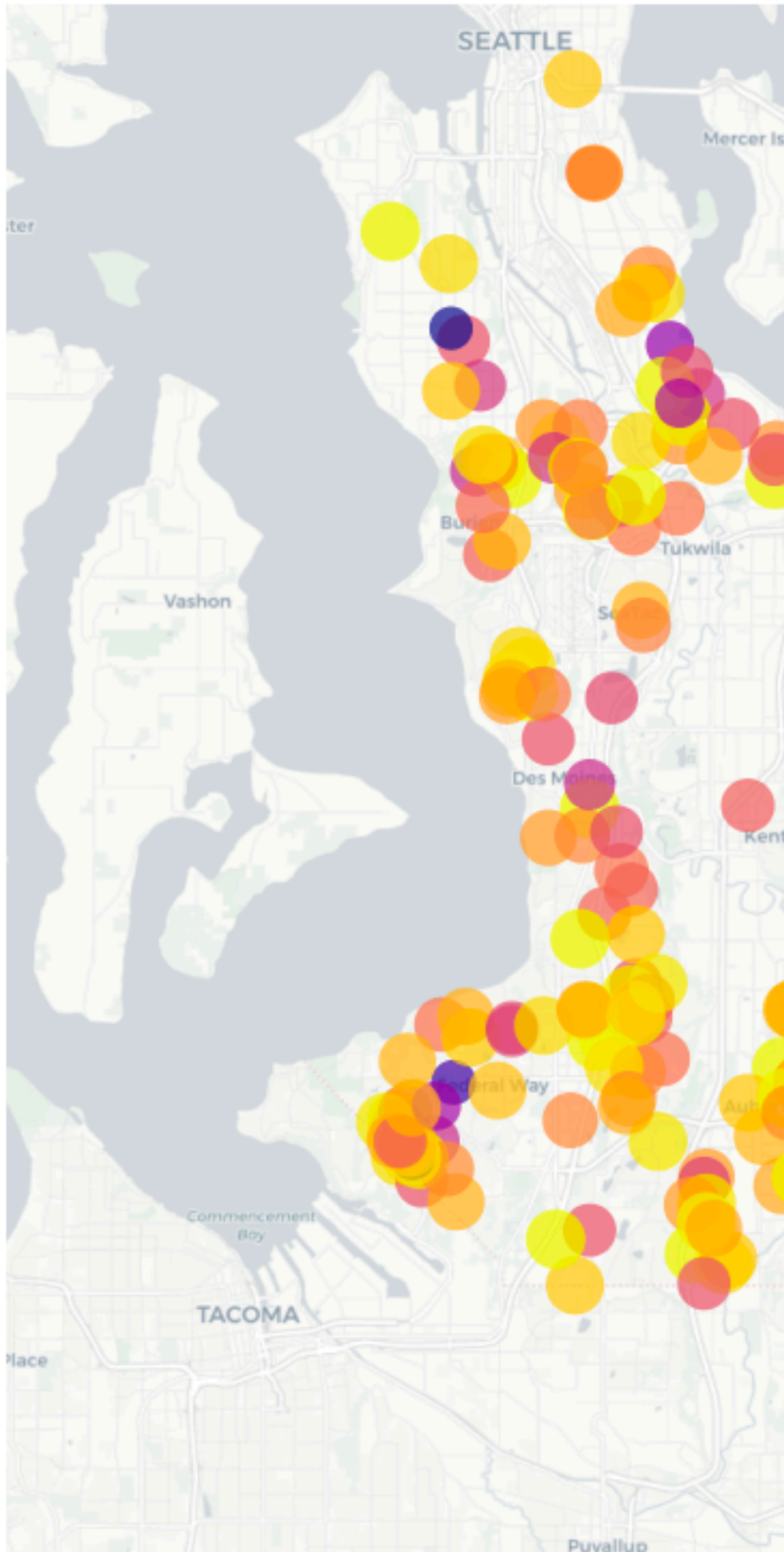
The more bedrooms, the higher the grade, the higher the price



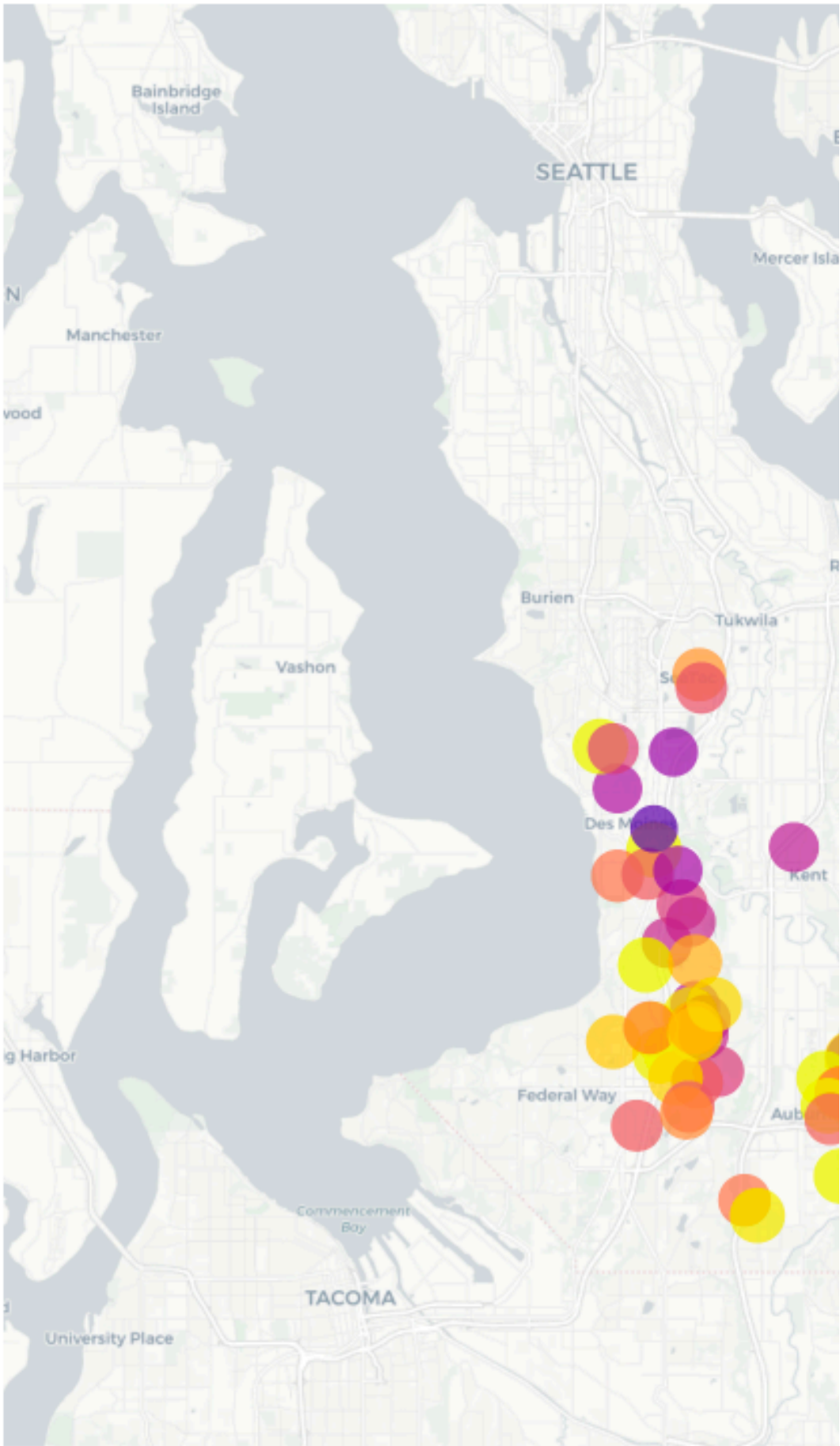


# Filtering

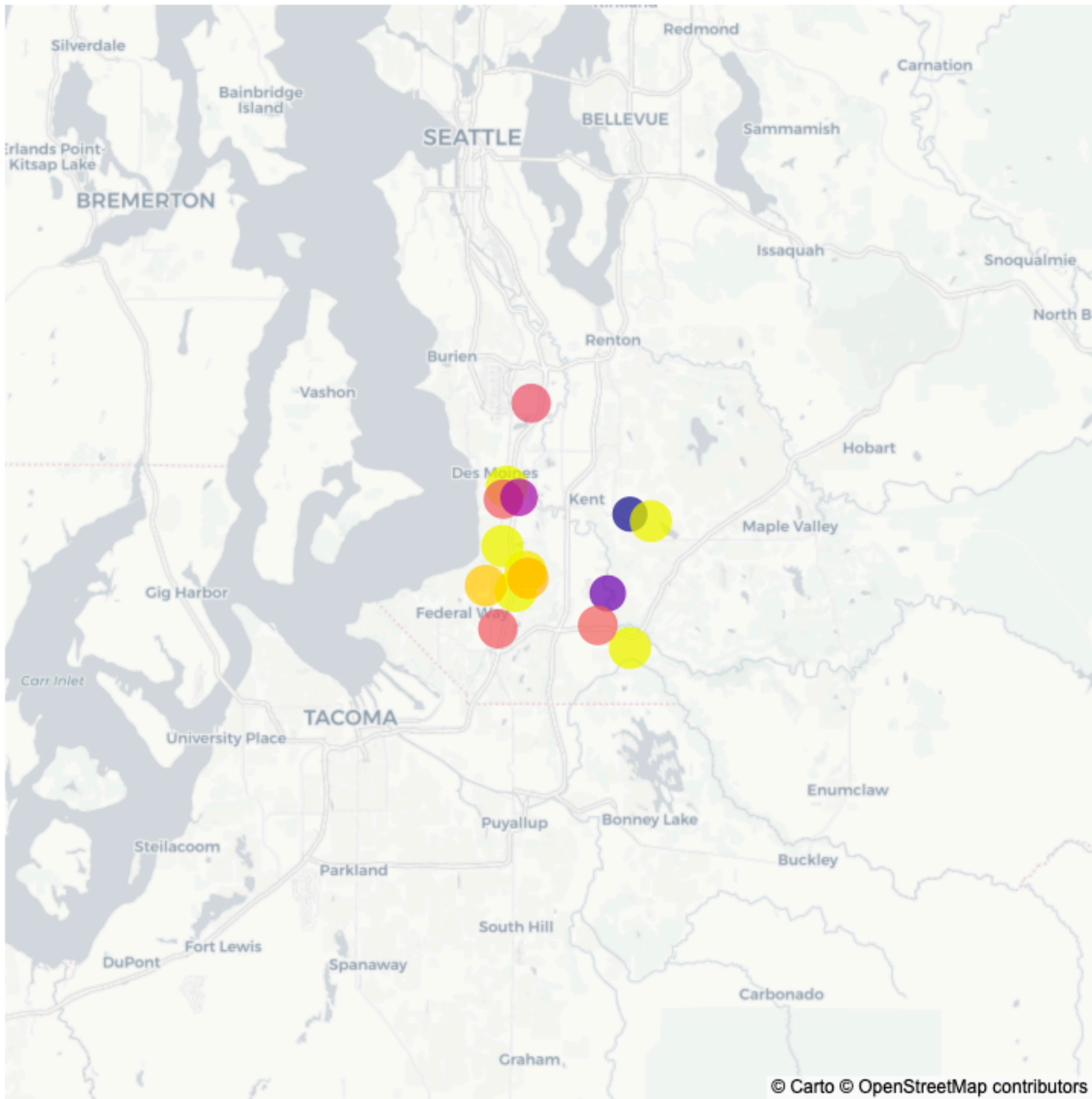
Properties < 200.000 \$, minimum 3 bedrooms  
Number of H



Properties < 200.000 \$, minimum 3 bedrooms, 2 bathrooms  
Number of Houses (Grade 7 and 8, Close to City Center)



Properties with Minimum 4 Bedrooms, Grade 7 and 8, Close to City Center  
Number of Houses: 15



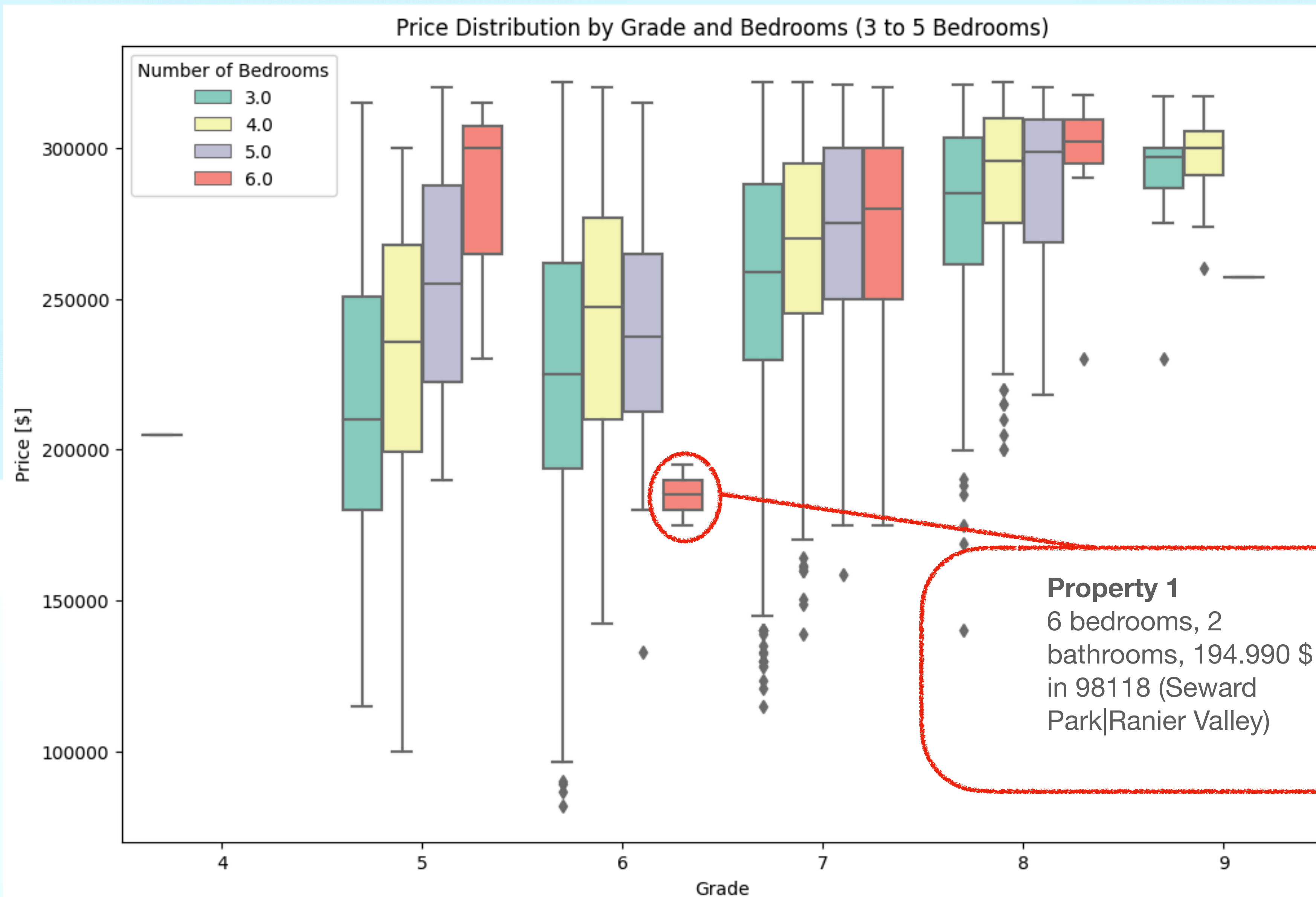


## Second Approach

Filter by more personal needs

- Properties available in good Location/Neighborhood If you compromise on grade
- Willingness to renovate = lower prices
- The more bedrooms, the better (5 kids!), possible home-office space
- Compromise on bathroom number





## Property 1

6 bedrooms, 2 bathrooms,  
**194.990 \$** in Seward Park/Ranier Valley

Living space: **1560 sqft**

Built in 1913

**Unrenovated**

## Property 2

6 bedrooms, 1 bathroom,  
**175.000 \$** in Riverview/Delridge

Living space: **1370 sqft**

Built in 1931

**Renovated in 1970**

Subset of Properties Scatter Map

