

King County Presentation

Slide 1 - welcome!

Slide 2 - county map

Let's take a look at the area that we will be talking about

Slide 3 - here's a little bit of information about King County

- **As we can see this is a growing area**

Slide 4 - problem

- **We want to know how we can maximize the price of a house for sale.**
- **If we are buying, we want to know what things to look for to make the best investment for our money**

Slide 5 - biggest factor affecting price...location

- **On or near water**
- **Have other scenic view**
- **near a major city - JOBS!**

Slide 6,7 - size of living area

- **Ok...so this is actually Bill Gates house and it is a whole complex not a house!**
- **Interesting fact - he and Jeff Bezos are neighbors here!**
- **The larger the house, the higher the price**

Slide 8 - condition

- **Structurally sound / any obvious or needed repairs**
- **Aesthetically appealing - space open or chopped up into small rooms**

- **Kitchen updated & new appliances - people gather and tend to congregate around food!**
- **Bathrooms updated**
- **Wood flooring or ugly stained carpet?**

Slide 9 - Time of year

- **Spring is the best time to sell**
- **Several reasons for this could be:**
 - **It doesn't interfere with the school year**
 - **Major holidays**
 - **Weather**
 - **Exterior appeal of the house**

Slide 10 - methodology

- **We analyze information about houses sold throughout kc to see which features have the most impact on the sales price**
- **We can then generate a formula to help new sellers determine a price for their house**

Slide 11 - looking to sell?

- **People like to utilize both indoor & outdoor spaces**
- **Increase square footage with an addition and/or an outdoor living space**
- **Improve the condition of the house & property**
- **Consider the time of year to put your house on the market**

Slide 12 - Or looking to buy?

- **Reason?**
- **Investment / rental - focus on location & size.**
- **Residential - pick best location**

- **then look for potential for additions or improvements that will add value to the house**

Slide 13 - future work

- **Other factors that need to be explored**
- **Issues of supply & demand**
- **projected economic growth of the area**
- **Quality of schools associated with certain areas**
- **Older or younger families moving into area?**

These are areas that we can explore to further help us determine what factors influence housing prices