



King County, Washington Housing

John Ofrecio

Visual Map of King County, Washington



KING COUNTY, WA

 ADD COMPARISON

POPULATION

2.19M

1.8% GROWTH

MEDIAN AGE

37.1

MEDIAN HOUSEHOLD INCOME

\$89,675

4.16% GROWTH

POVERTY RATE

10.2%

NUMBER OF EMPLOYEES

1.2M

2.34% GROWTH

MEDIAN PROPERTY VALUE

\$563,600

14.7% GROWTH

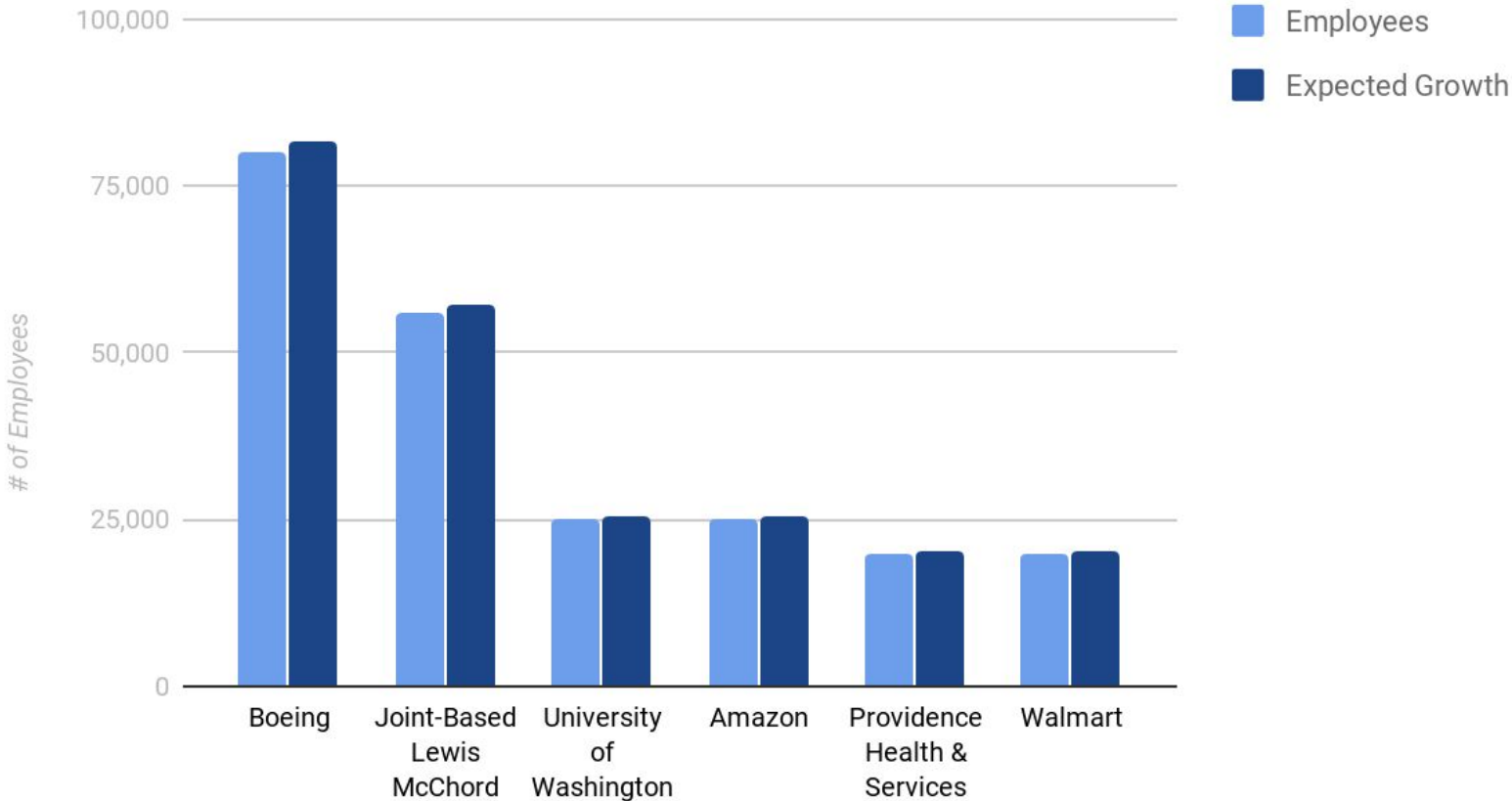
Why King County?

The 10 Biggest Employers in the Seattle Area

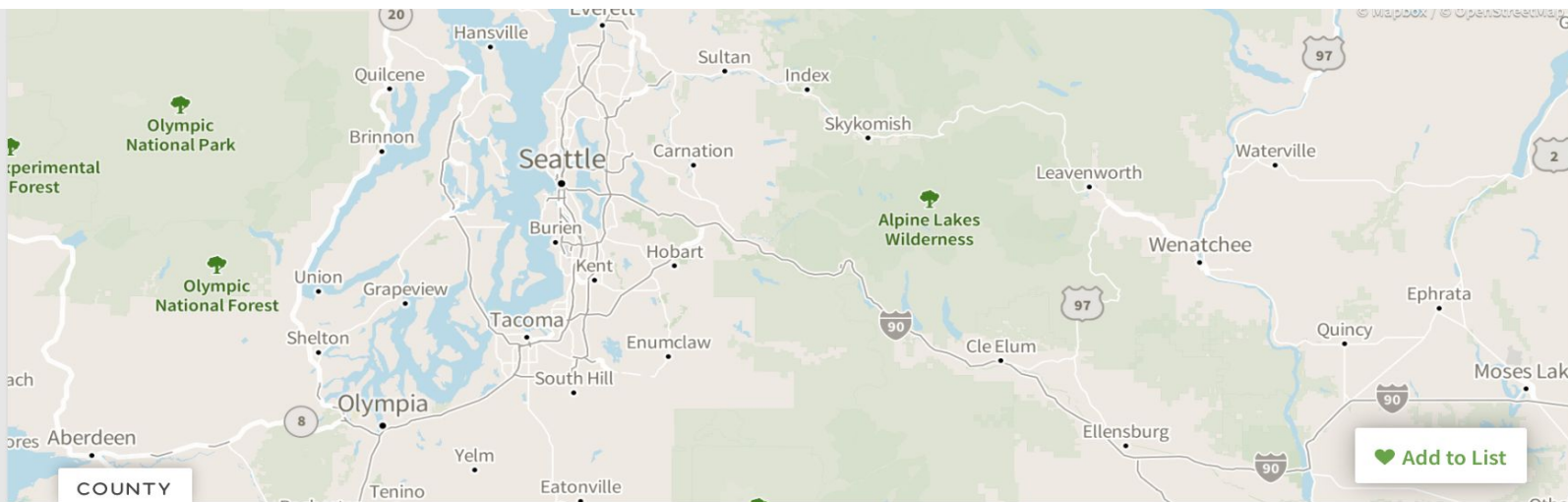
- Boeing – about 80,000 **employees**.
- Joint Base Lewis-McChord - about 56,000 **employees**.
- University of **Washington** – about 25,000 **employees**.
- Amazon – about 25,000 **employees**.
- Providence Health & Services - about 20,000 **employees**.
- Walmart - about 20,000 **employees**.
- Weyerhaeuser – about 10,000 **employees**.



5 Biggest Employers



School



King County

#1 in Best Counties for Families in Washington

A+ Overall Grade • County in Washington • ★★★★★ 41 reviews

Report Card

- About
- Real Estate
- Map
- Rankings
- Crime & Safety



Overall Niche Grade

How are grades calculated?



Public Schools



Housing



Good for Families



Crime & Safety



Nightlife



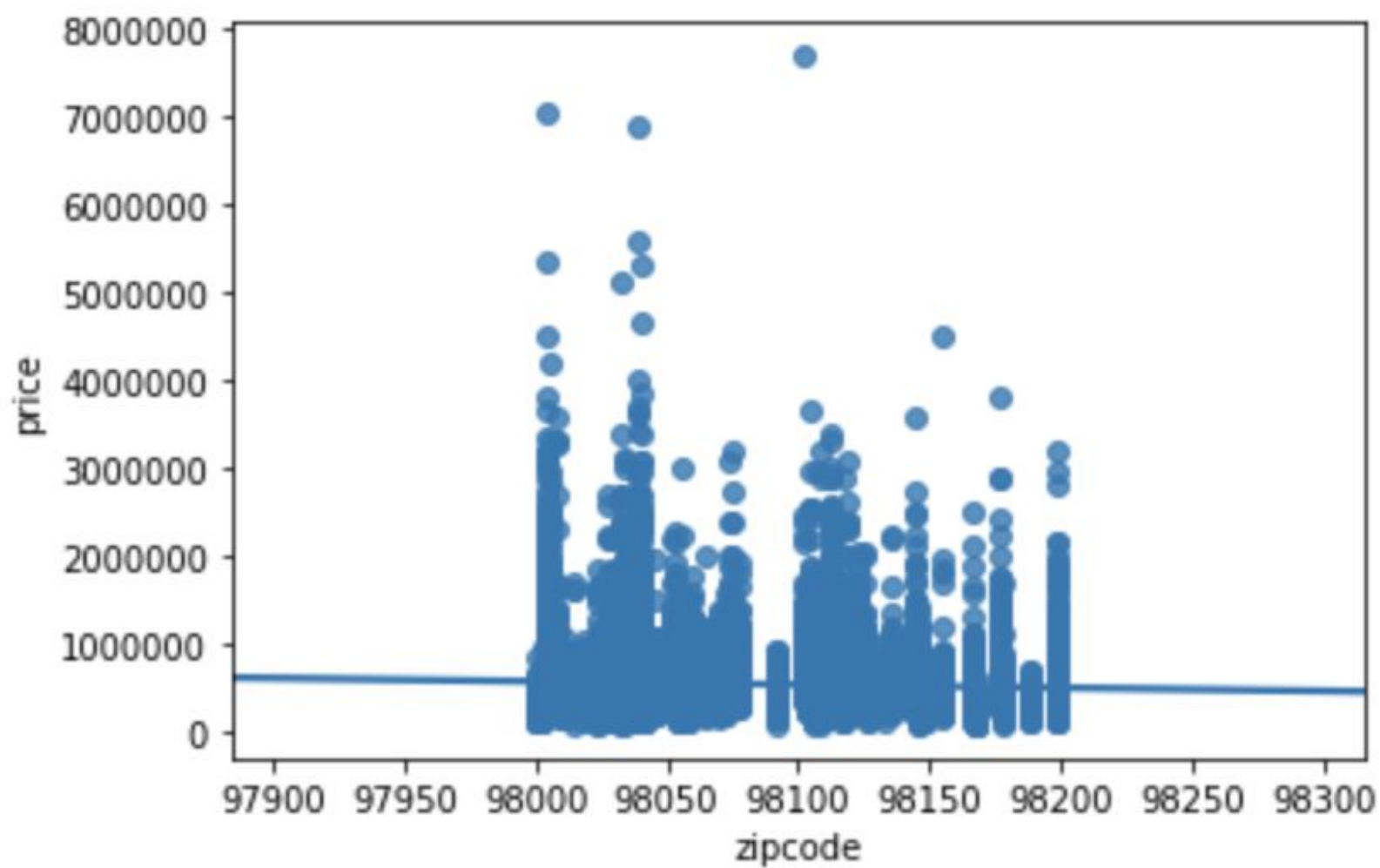
Diversity

Picking the Right House in King County

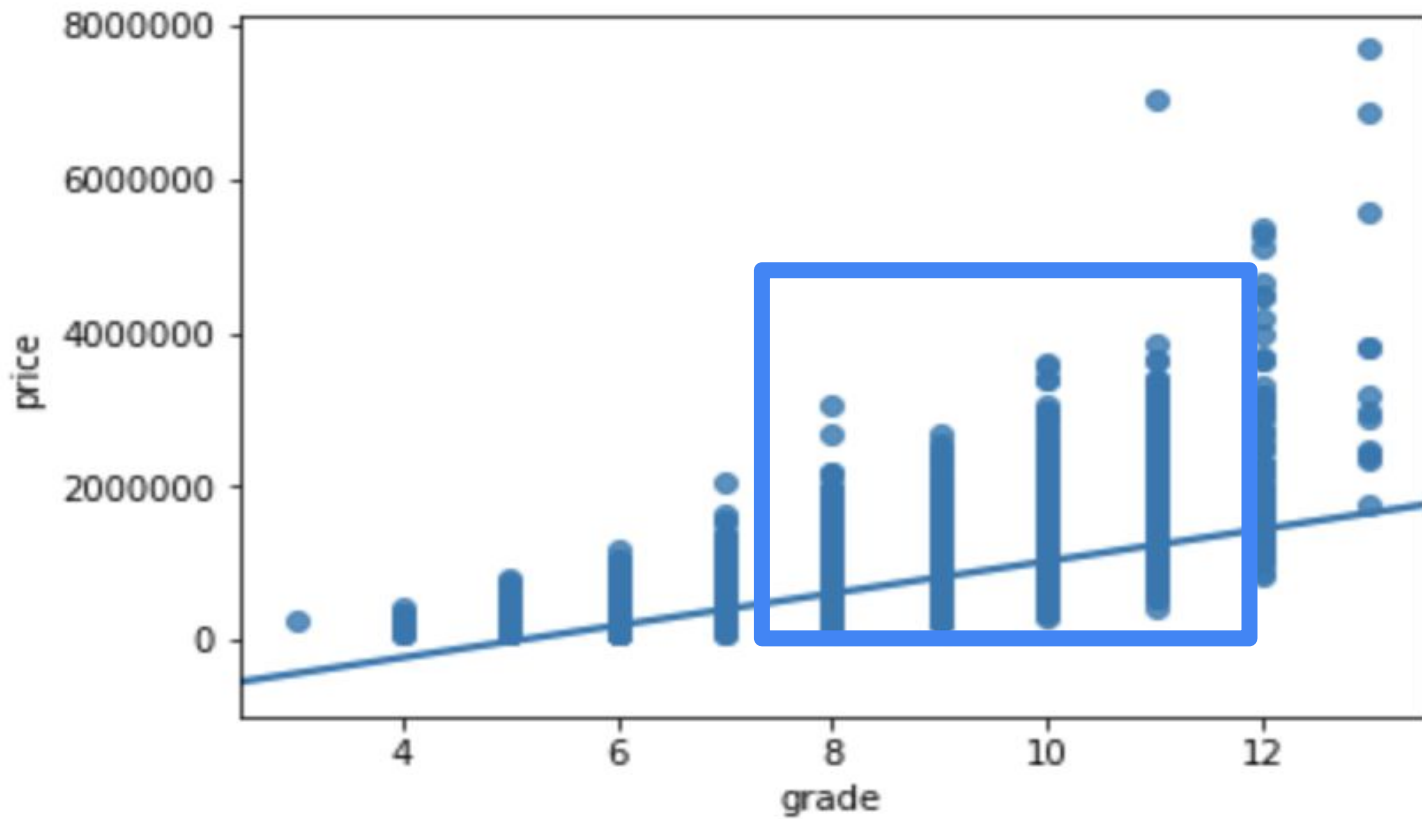


Key Variables in Picking the Right Houses

1. **Location**
2. **Characteristics of Houses:**
 - Grade
 - Number of bathrooms
 - Square footage (square footage of houses in the vicinity)



Grades



BUILDING GRADE

Represents the construction quality of improvements. Grades run from grade 1 to 13. Generally defined as:

1-3 Falls short of minimum building standards. Normally cabin or inferior structure.

4 Generally older, low quality construction. Does not meet code.

5 Low construction costs and workmanship. Small, simple design.

6 Lowest grade currently meeting building code. Low quality materials and simple designs.

7 Average grade of construction and design. Commonly seen in plats and older sub-divisions.

8 Just above average in construction and design. Usually better materials in both the exterior and interior finish work.

9 Better architectural design with extra interior and exterior design and quality.

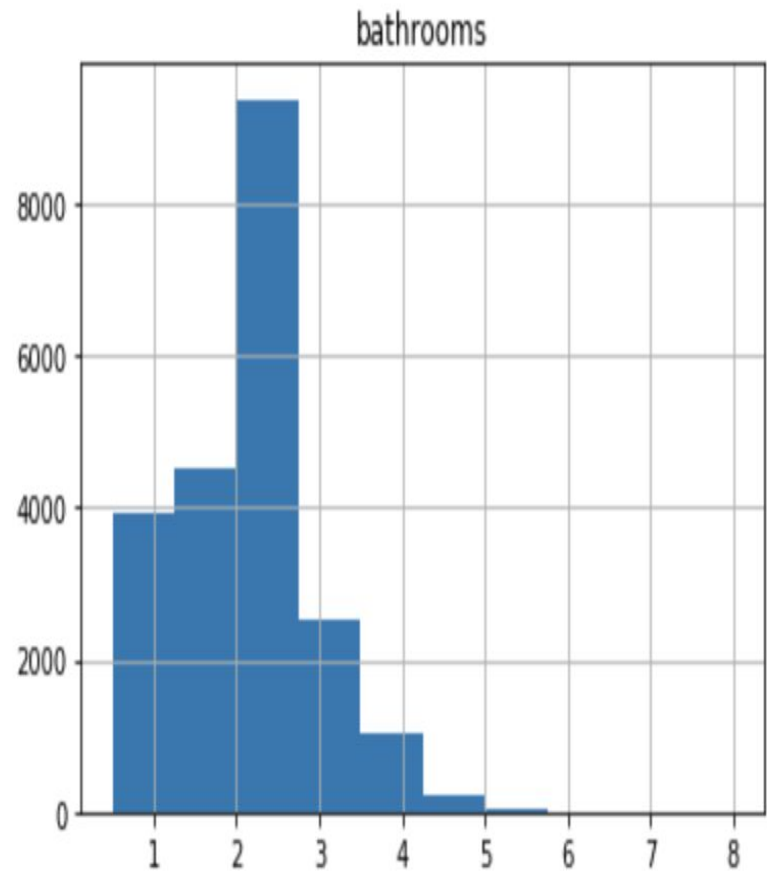
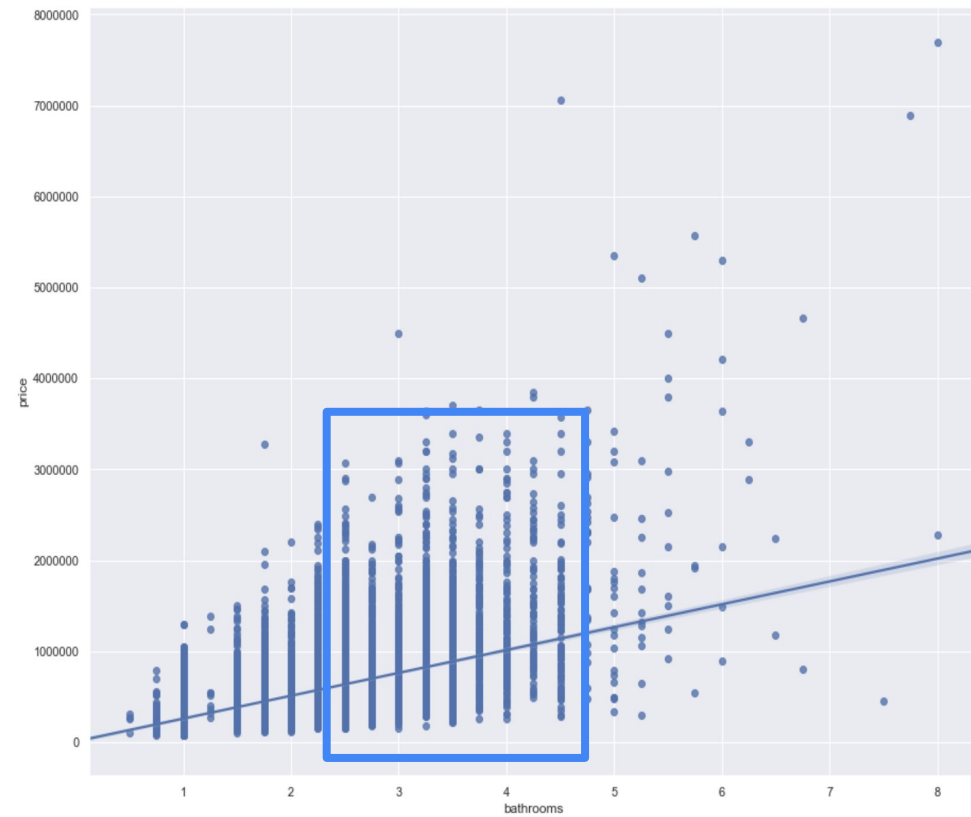
10 Homes of this quality generally have high quality features. Finish work is better and more design quality is seen in the floor plans. Generally have a larger square footage.

11 Custom design and higher quality finish work with added amenities of solid woods, bathroom fixtures and more luxurious options.

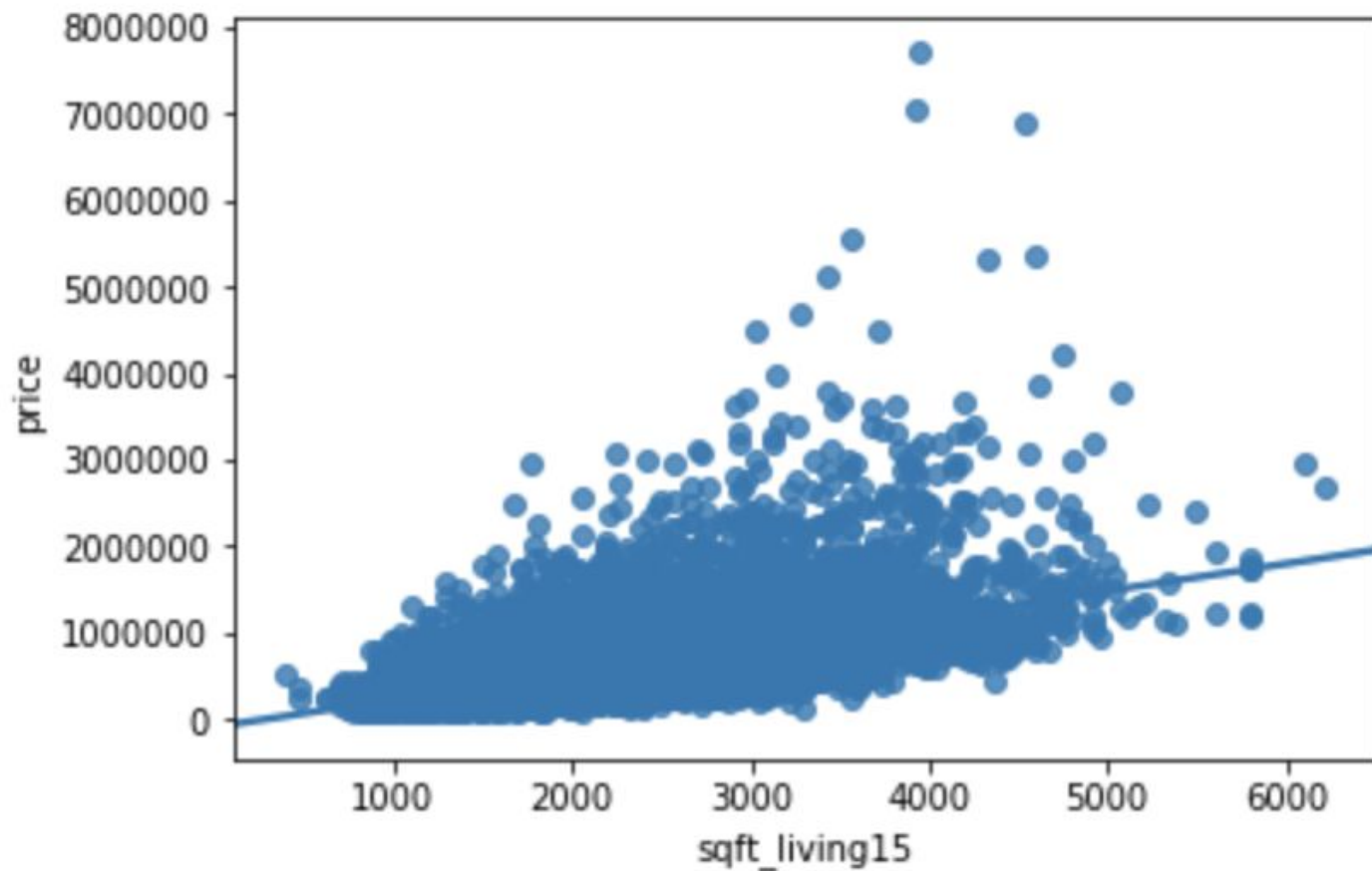
12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.

13 Generally custom designed and built. Mansion level. Large amount of highest quality cabinet work, wood trim, marble, entry ways etc.

Bathrooms



Square Footage For the Nearest Neighbors



Recommendation

- Houses in areas like Redmond, Bellevue, Kirkland, Newcastle, Renton show a high likelihood of increasing their values.
- Houses with construction grade materials with grade levels 8-11 could see an increase in value of up to \$100,000
- 3-4 bathrooms could potentially generate an increase in value of approximately \$64,000
- Living in a neighborhood with houses between 3,000-4,000 square feet could help increase the value to about \$200,000

Changes to Make Over Time to Increase House Prices

- Improve construction materials for houses to levels 8-11 in order to increase house prices in the future.
- Adding more bathrooms will also add value to the house in the future (total of 3-4 bathrooms)
- Encourage neighbors to renovate to increase square footage



Future Work

Things to Consider:

- Revisit with time series analysis to focus more on buying/selling
- Match up job information with the zipcodes



**Thank you
for your
Time!**

King County, Washington