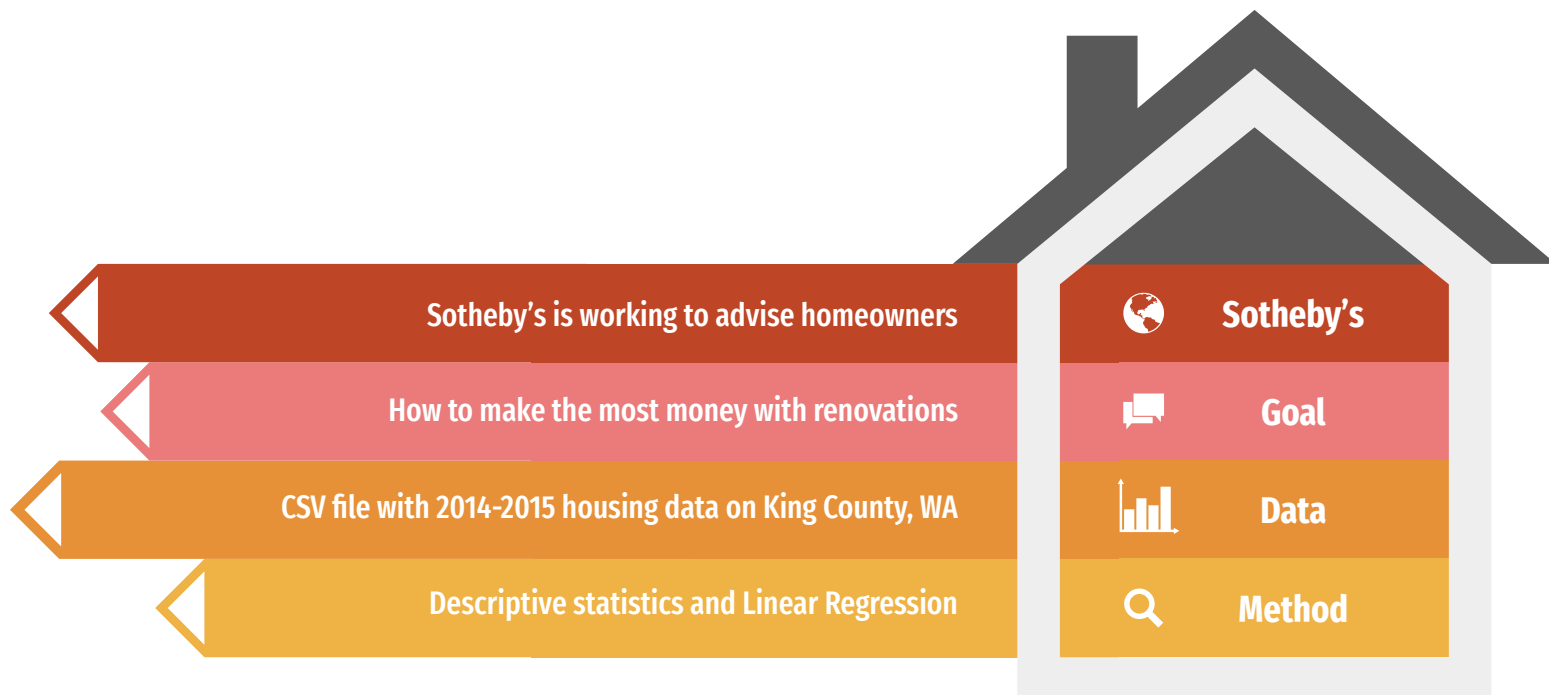




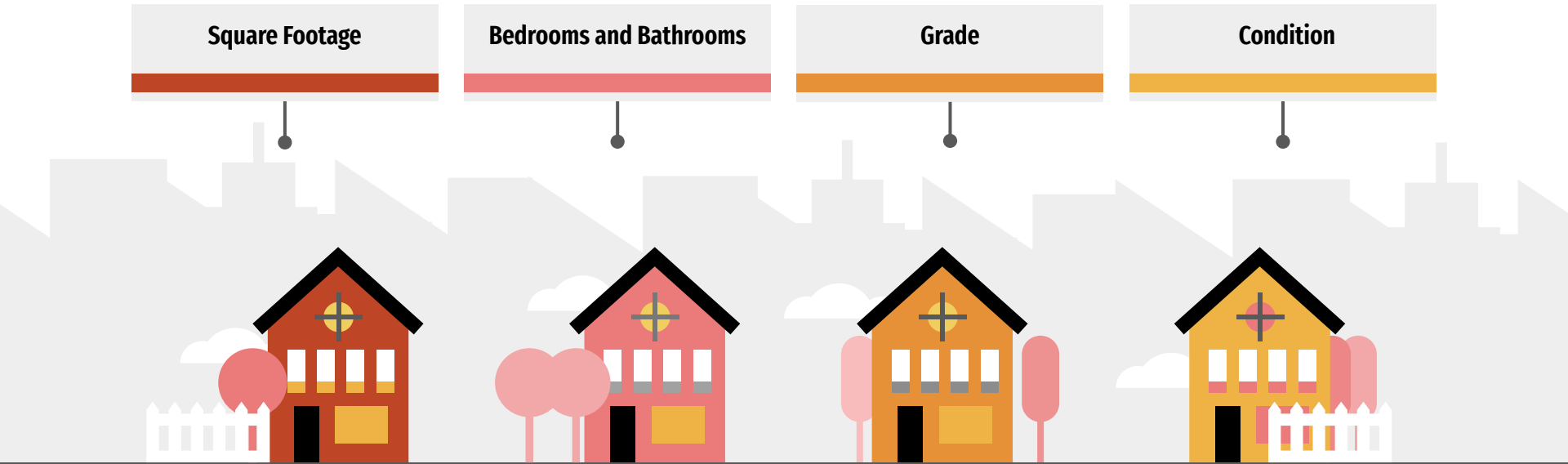
# King County Real Estate Analysis

Presented by: Hana Kerner

# Overview



# Where Should Homeowners Spend Their Money?



# Median Home Price in King County

September 2022



\$815,000



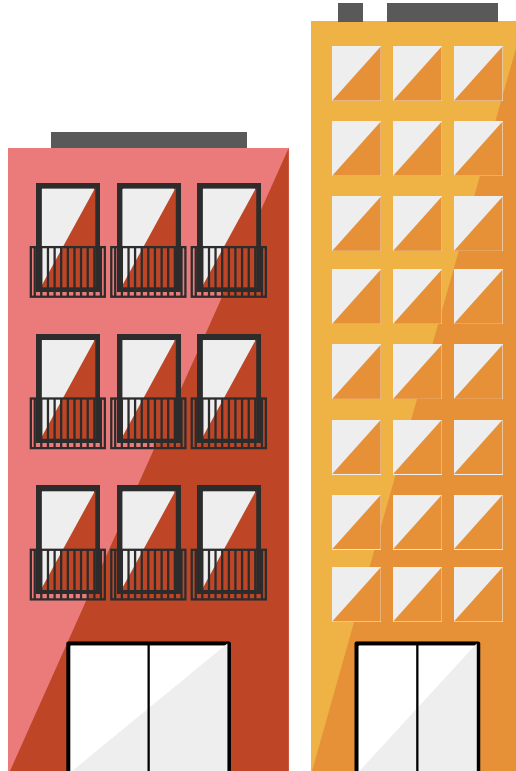
# Regression Results

# Square Footage

+ \$40,750

Using the median house price, increasing square footage by 20% leads to an increase in price of 5%

↑ sqft 1% = ↑ price .27%



+ \$855,750

This would be the new value of a King County home, if you increased square footage by 20%

# Bedrooms & Bathrooms

Target: 3 - 4.5  
bathrooms

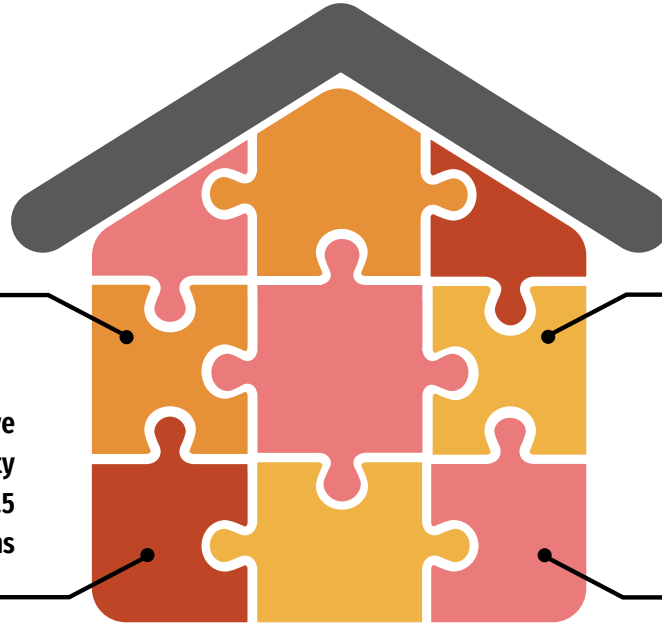
75% of the most  
expensive homes in King  
County have 4-5  
bedrooms



The most expensive  
homes in King County  
have between 3 - 4.5  
bathrooms

Target: 4-5  
bedrooms

↑ Bathrooms = ↑ Selling Price



# Grade

+ \$305,625

37.5%



## Grade 11 Excellent

solid woods, bathroom fixtures and more luxurious options

+ \$948,578

116%

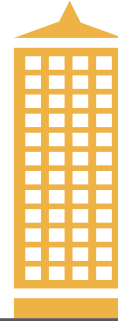


## Grade 12 Luxury

Custom design and excellent builders

+ 1,982,895

243%



## Grade 13 Mansion

Quality cabinet work, wood trim, marble, entry ways



# Condition

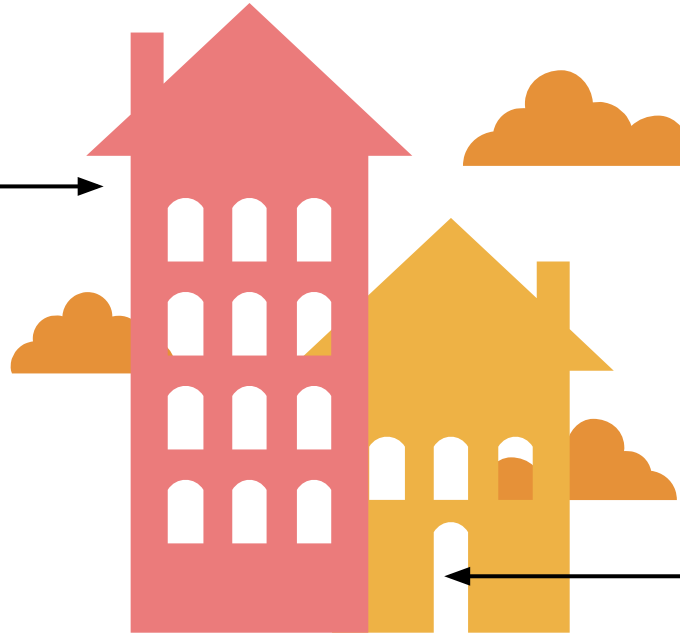
**\$278, 078**

This is the potential difference  
between these two ratings

**\$973, 029**

**Good**

A home labeled 'good' adds  
about 20% value to the sale  
price



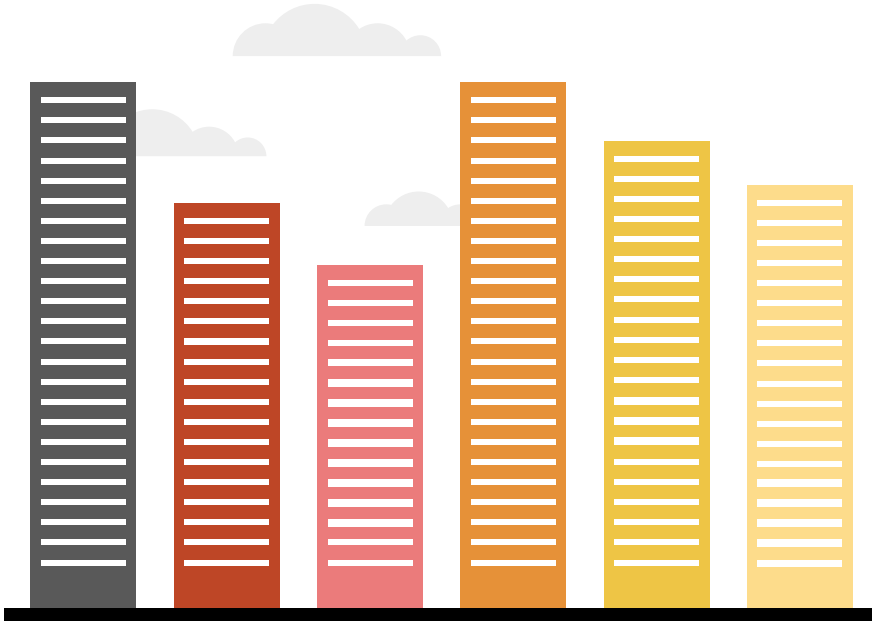
**\$694,950**

**Fair**

A home labeled 'fair' detracts  
about 15% from the sale price

# Conclusion

# Recommendations



↑ Square Footage



Have 4-5 Bedrooms



Have 3-4.5 Bathrooms



Aim for Grade 11 and ↑



Aim for Condition 'GOOD'



# Next Steps



## Current Data

Look into more current trends  
in the housing market



## Cost

Look into costs of  
renovations and evaluate  
return



## Location

Look into how renovation  
value differs by zip code



## Specific Upgrades

Look into best ways to  
improve grade and condition

# Thank you!

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