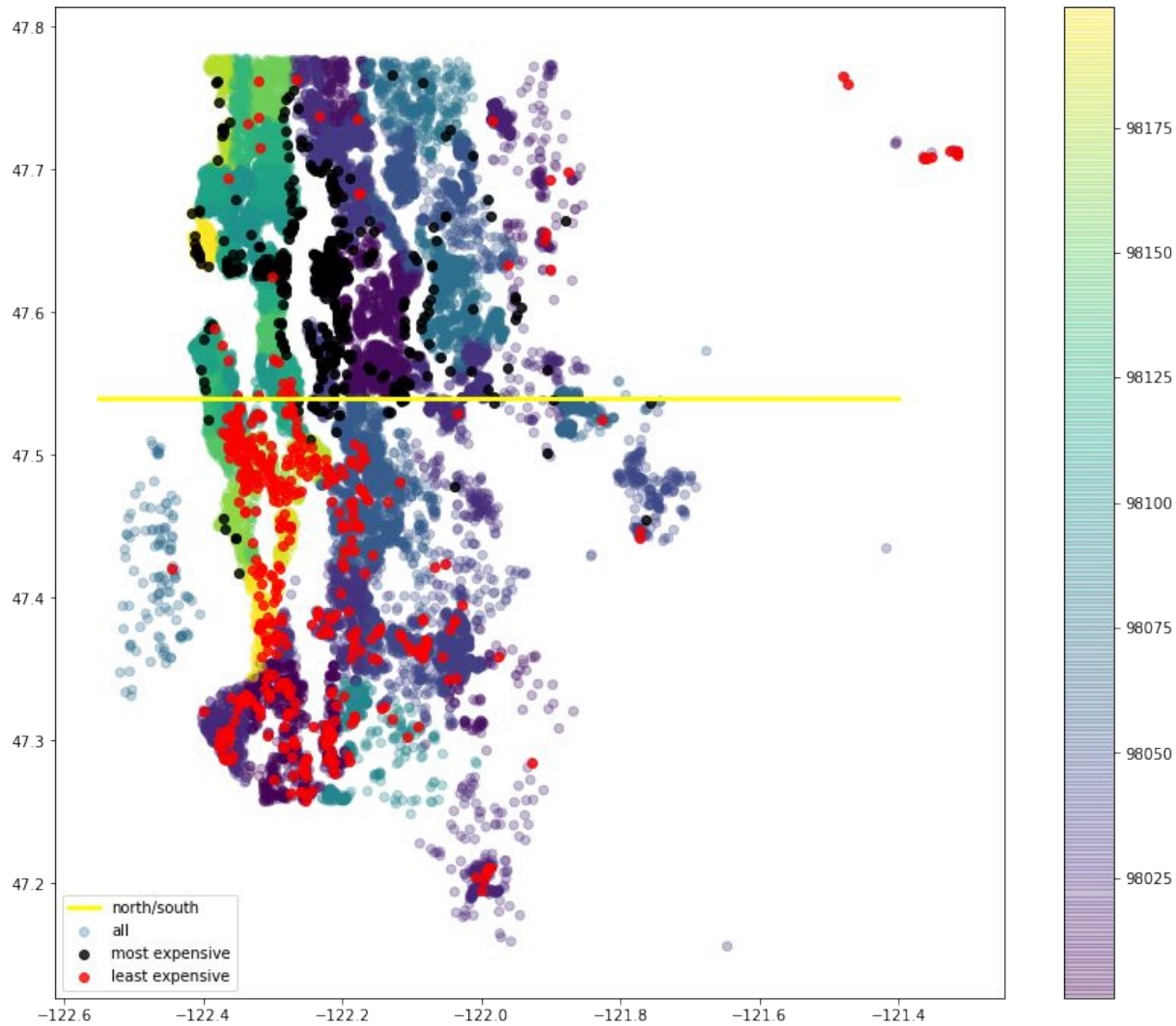


King County Housing Prices

North/South

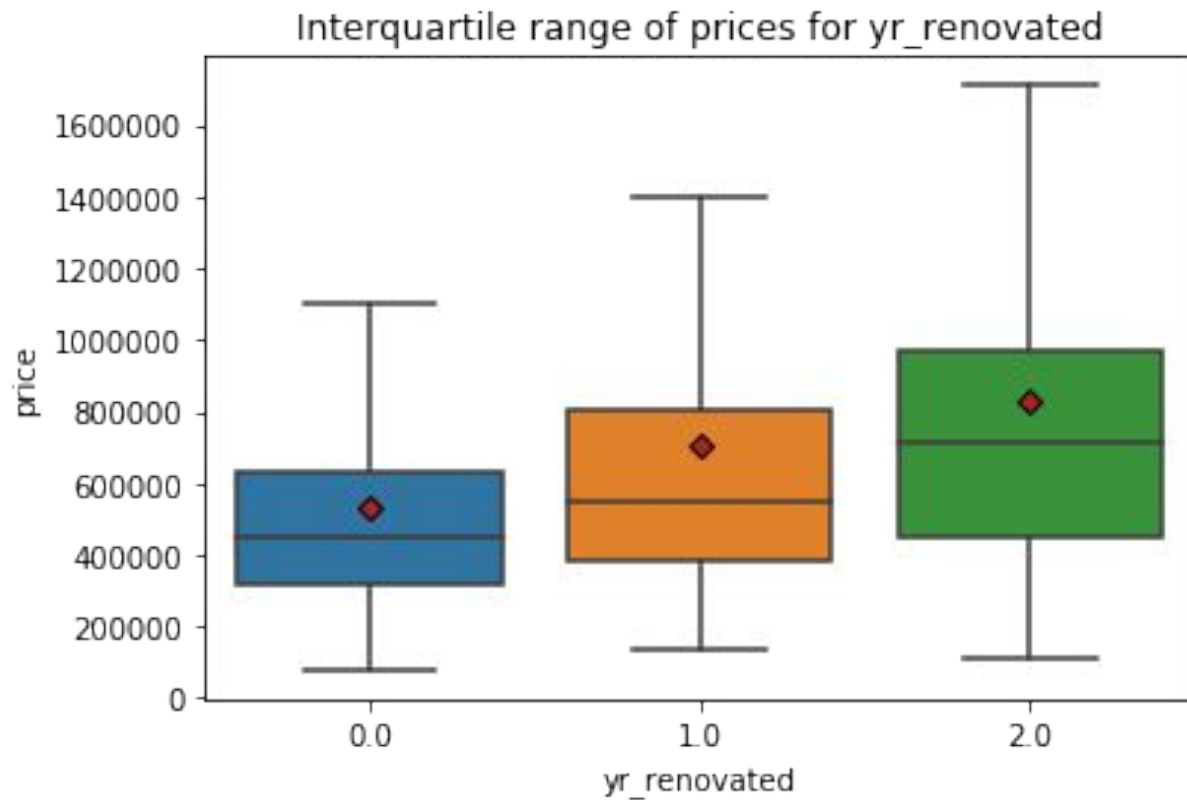
Split at:

Latitude = 47.54.



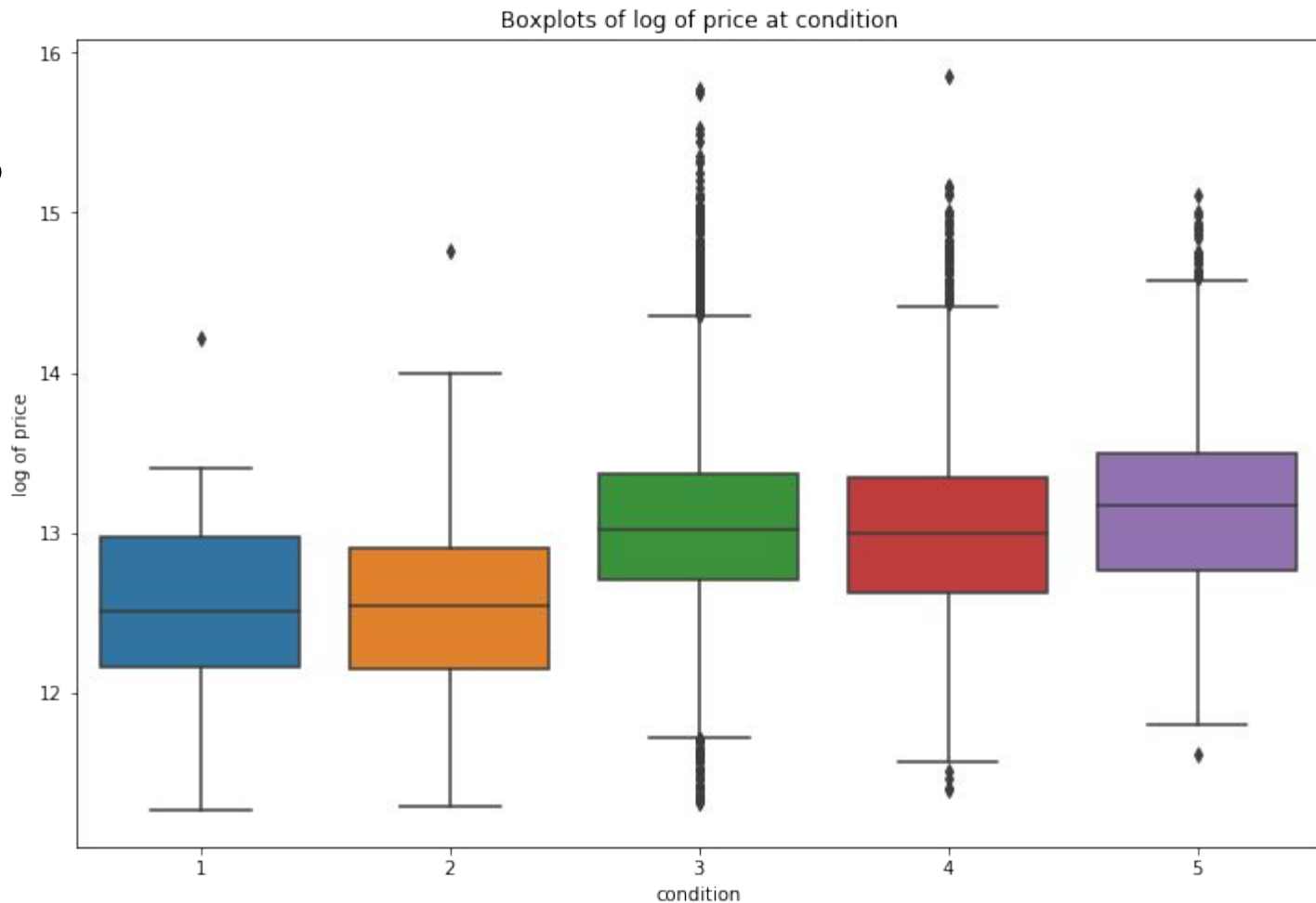
Renovation

\$250,000 to \$300,000
increase.



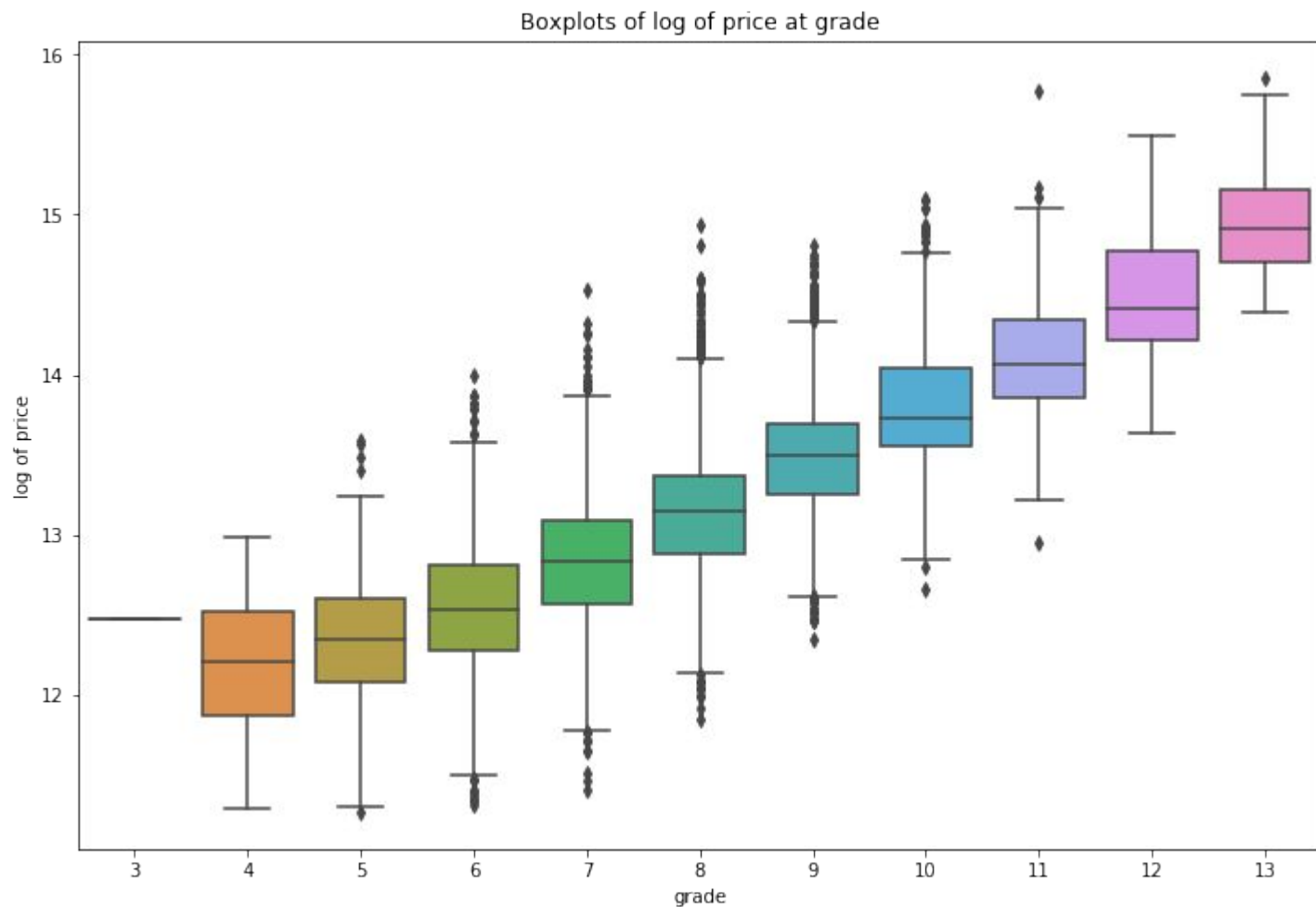
Improve Condition?

Plateau at 3



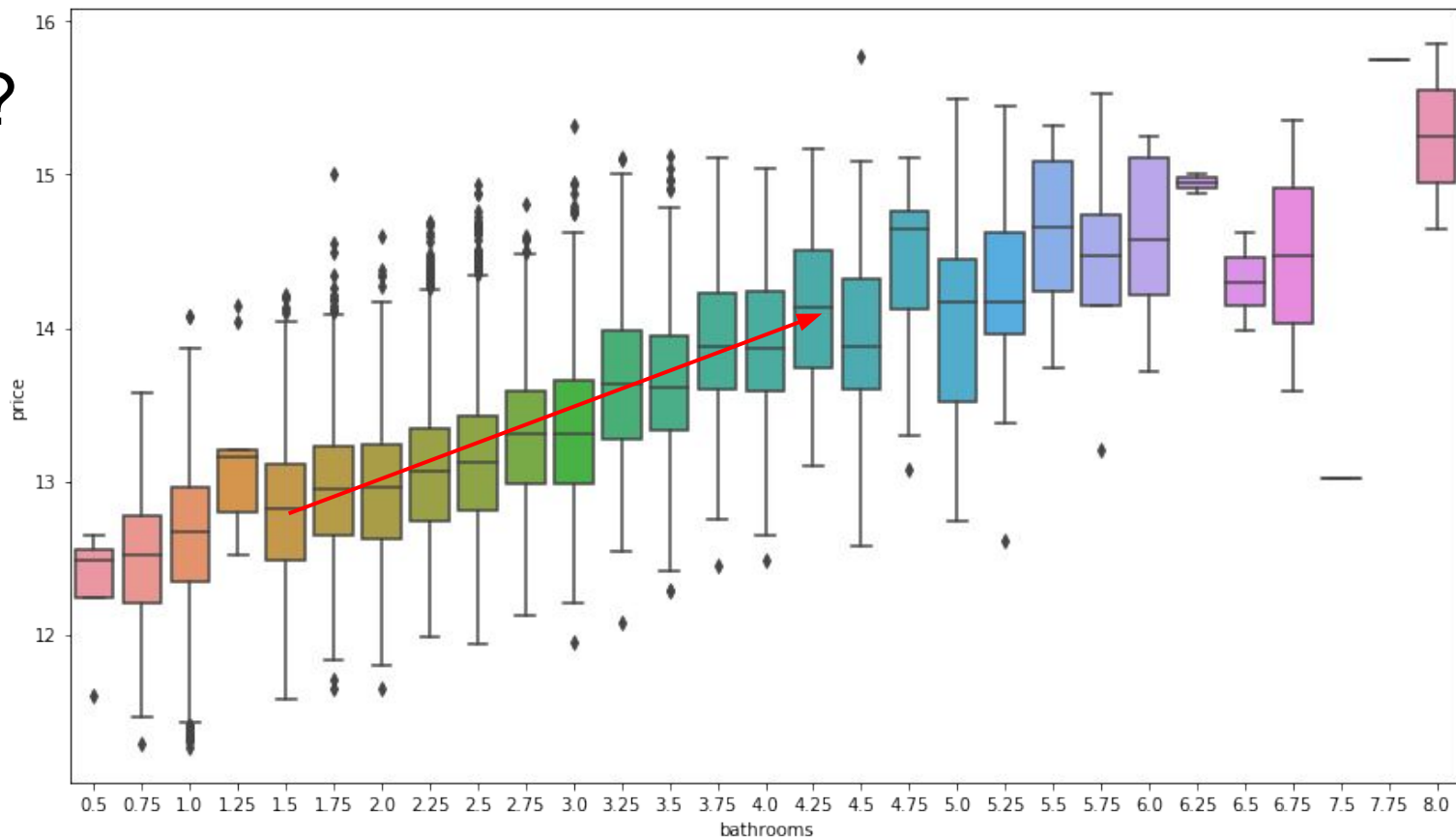
Improve Grade?

↑ Grade
↑ Price



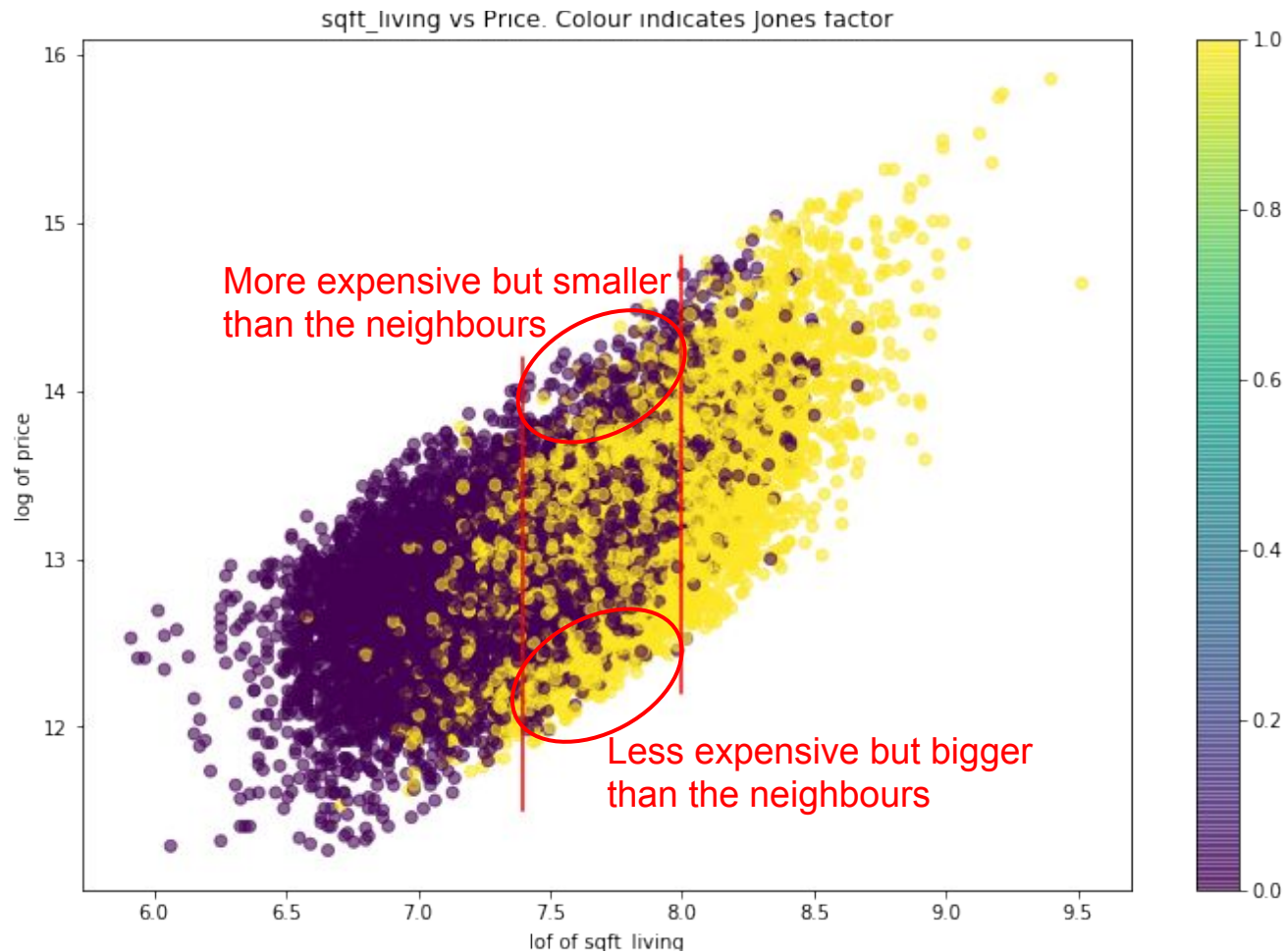
Add a Bathroom?

- 1.5 - 4.25 bathrooms



Keep up with the Joneses

Bigger houses get better prices but there's no need to compete with the neighbours



Recommendations

Above latitude **47.54** worth more. Target for sales



Recommendations

Renovate:

- \$250-300k. Unrenovated
- \$100-150k prior renovation

Budget guide

|



Recommendations

If renovating plan to:

- Condition - 3



Recommendations

If renovating plan to:

- Improve grade

Grade = \$\$\$

Recommendations

If renovating plan to:

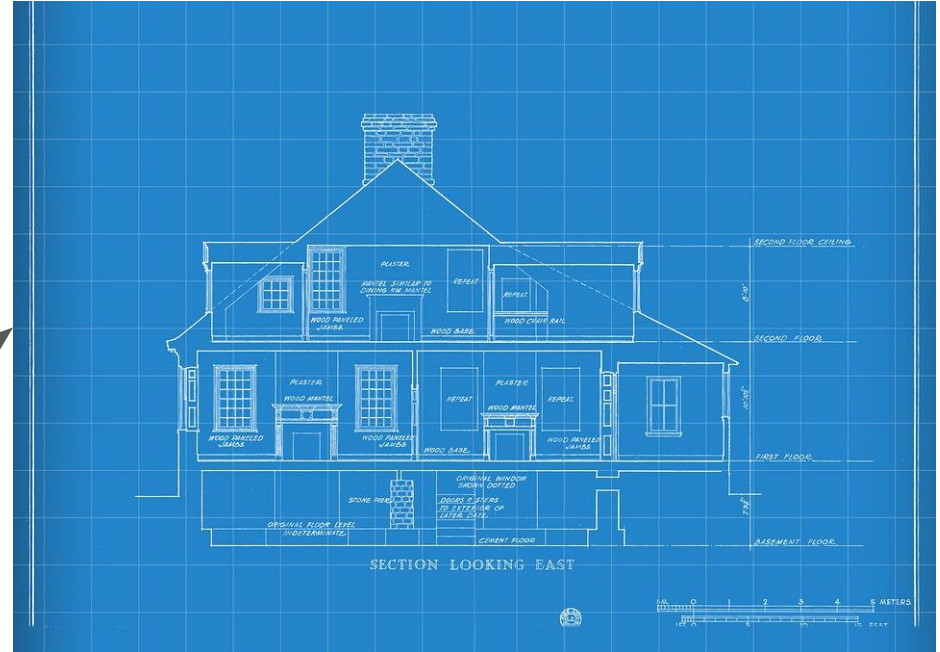
- 1.5-4 bathrooms



Recommendations

If renovating plan to:

- Increase sqft_living
 - ignore neighbours



Future Work

- When? - selling season



- Where? - zipcode

