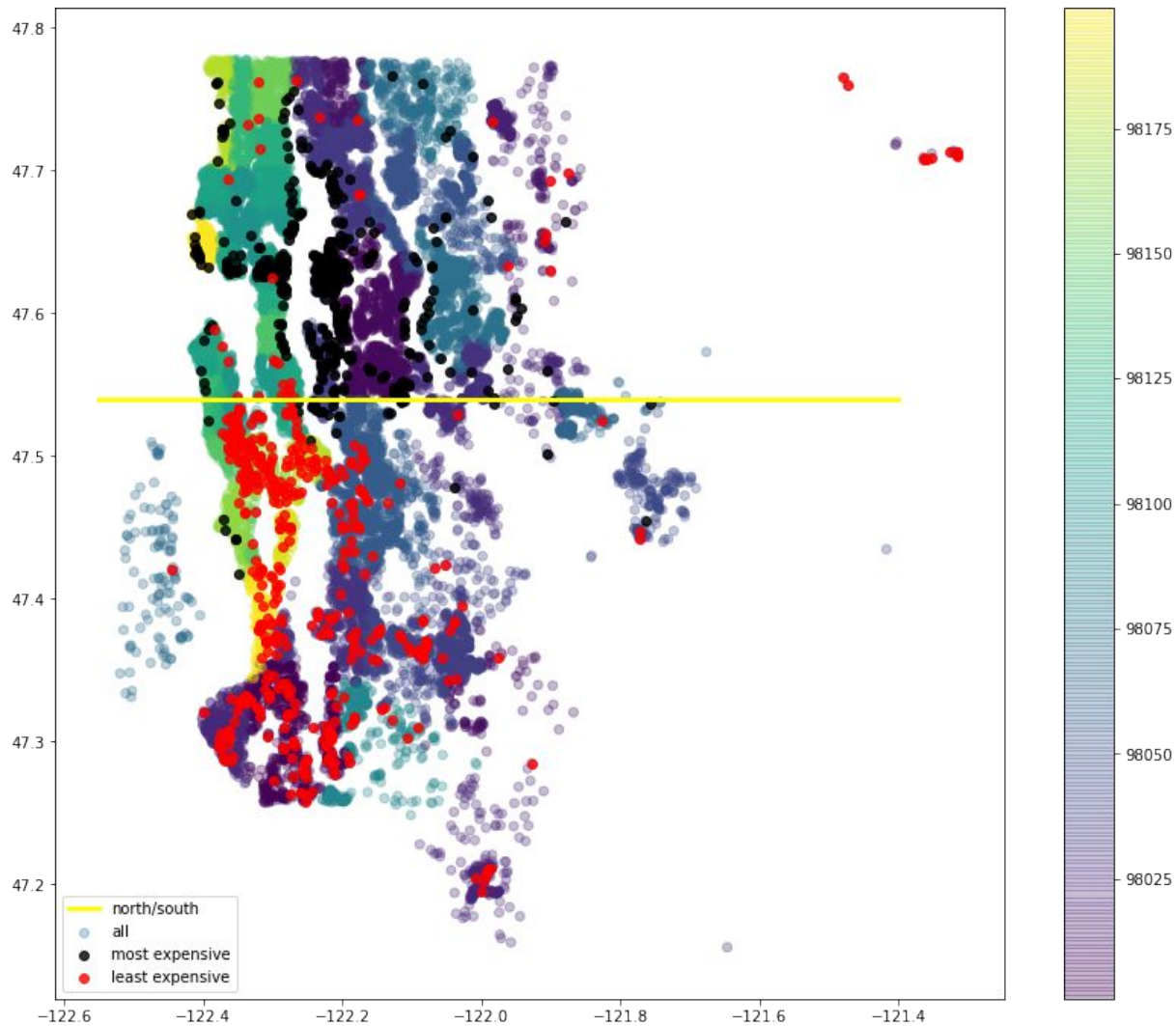


King County Housing Prices

2 Koreas

Expensive houses
above the yellow line at
latitude = 47.54.

Cheaper houses below



Renovation

Renovating adds value
(because that's the
point of renovating)

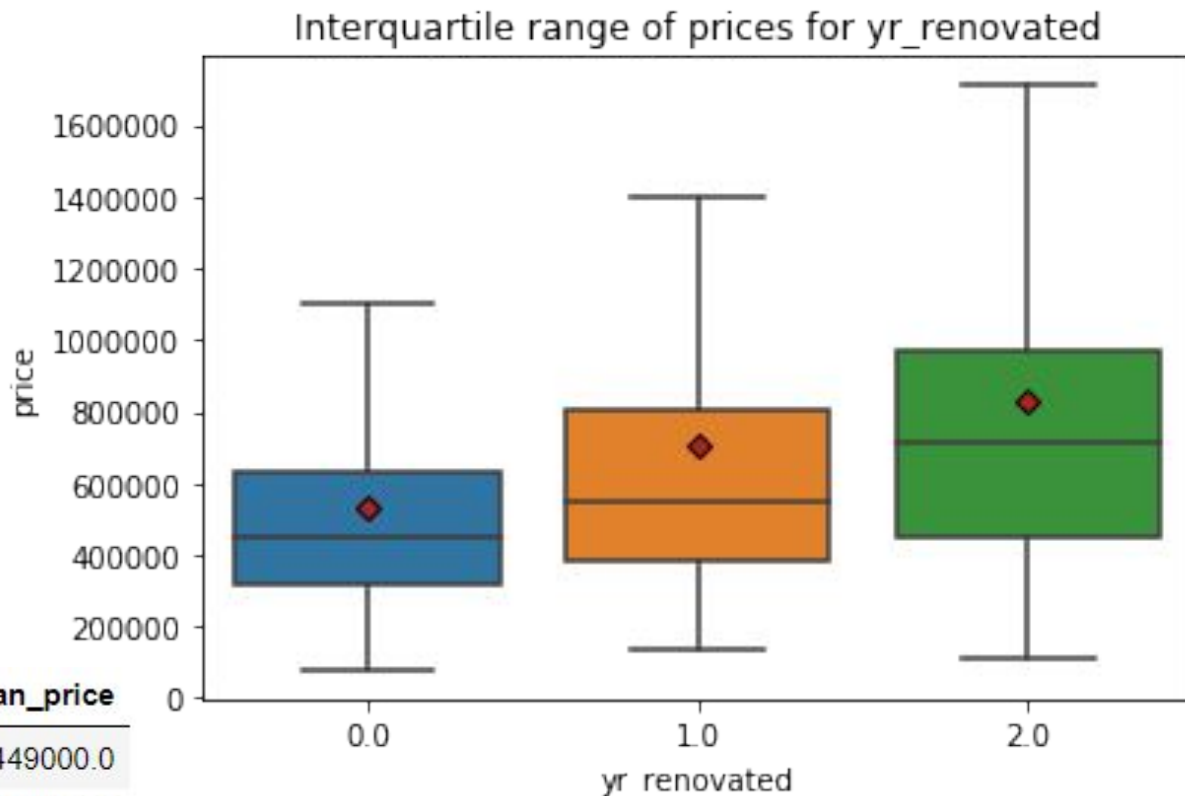
\$250,000 to \$300,000
increase on a previously
unrenovated house

yr_renovated	mean_price	median_price
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unrenovated	531910.0	449000.0
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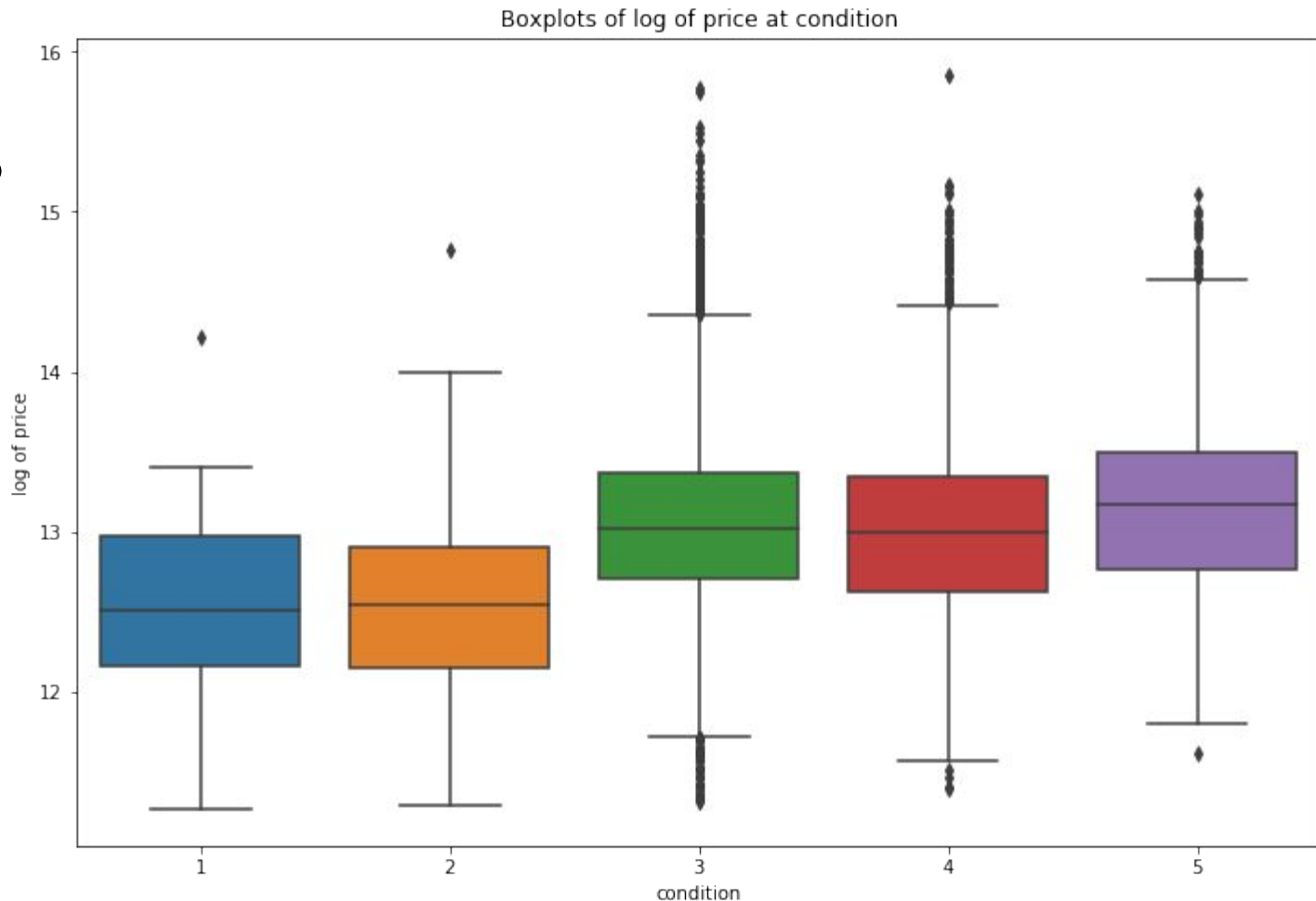
renovated before 2000	701514.0	550000.0
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renovated after 2000	831667.0	710000.0
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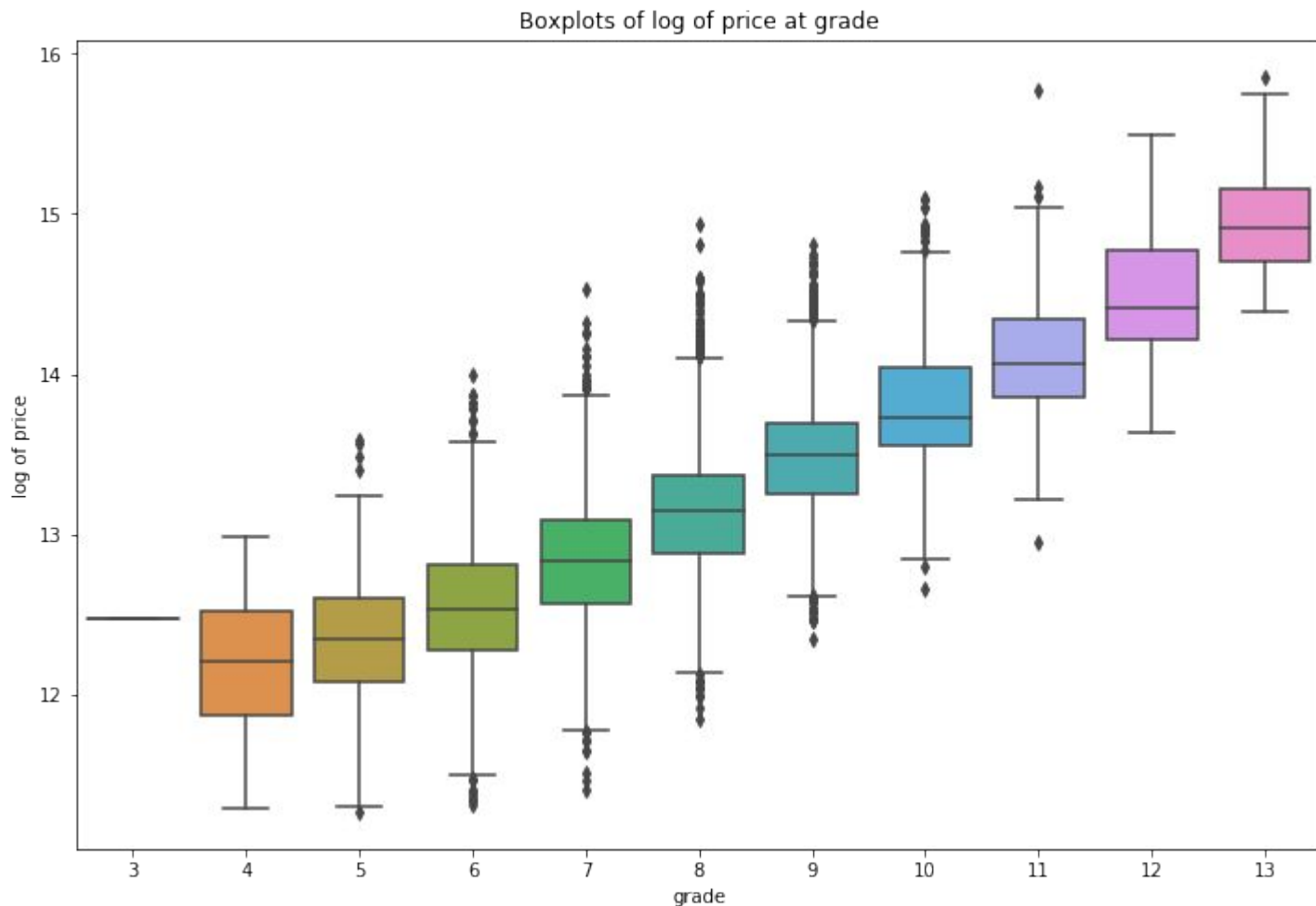
Improve Condition?

Effects of improving condition plateau after house reaches a score of 3



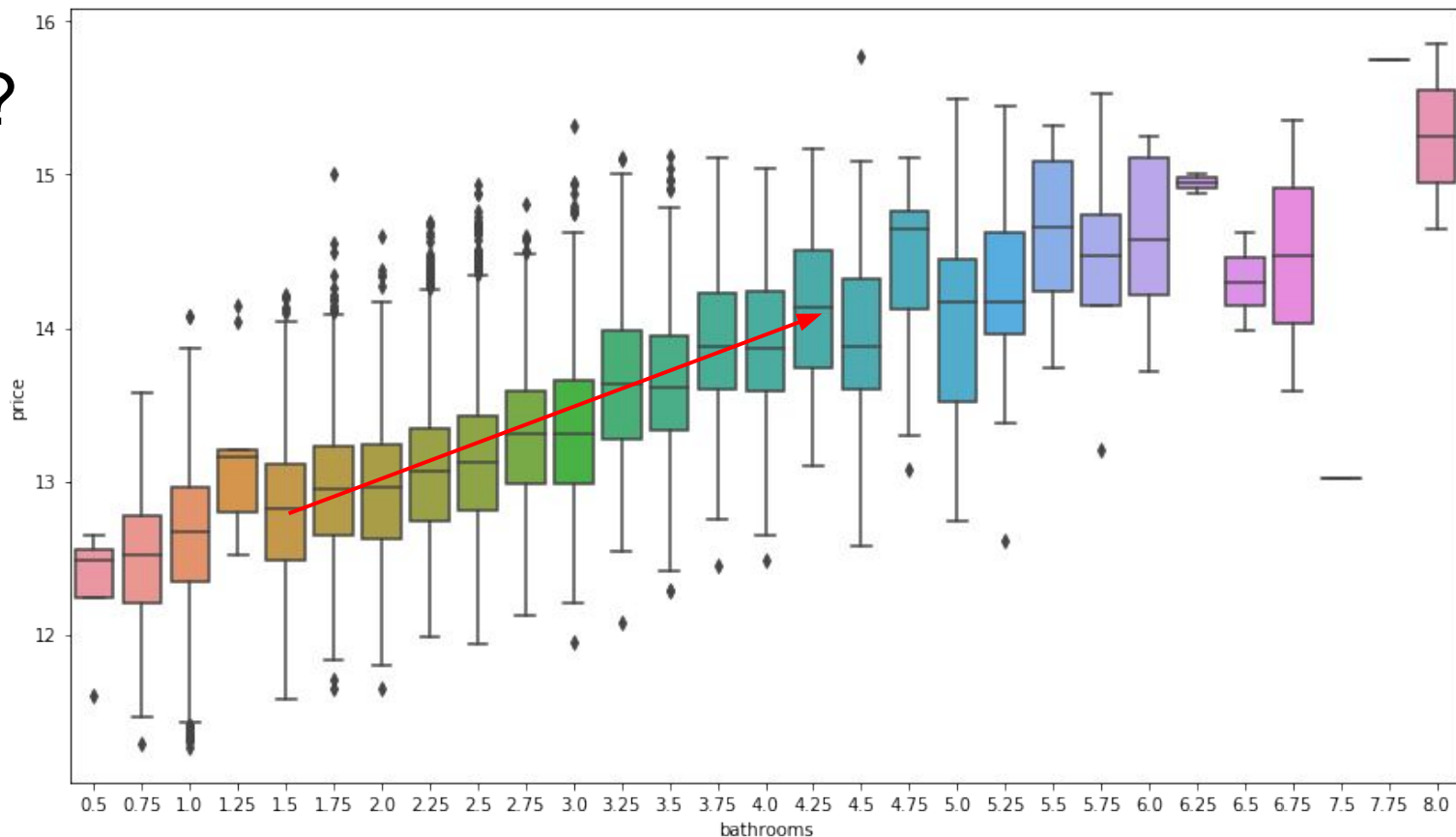
Improve Grade?

Investing in improvements to 'grade' pay direct dividends in improving house price



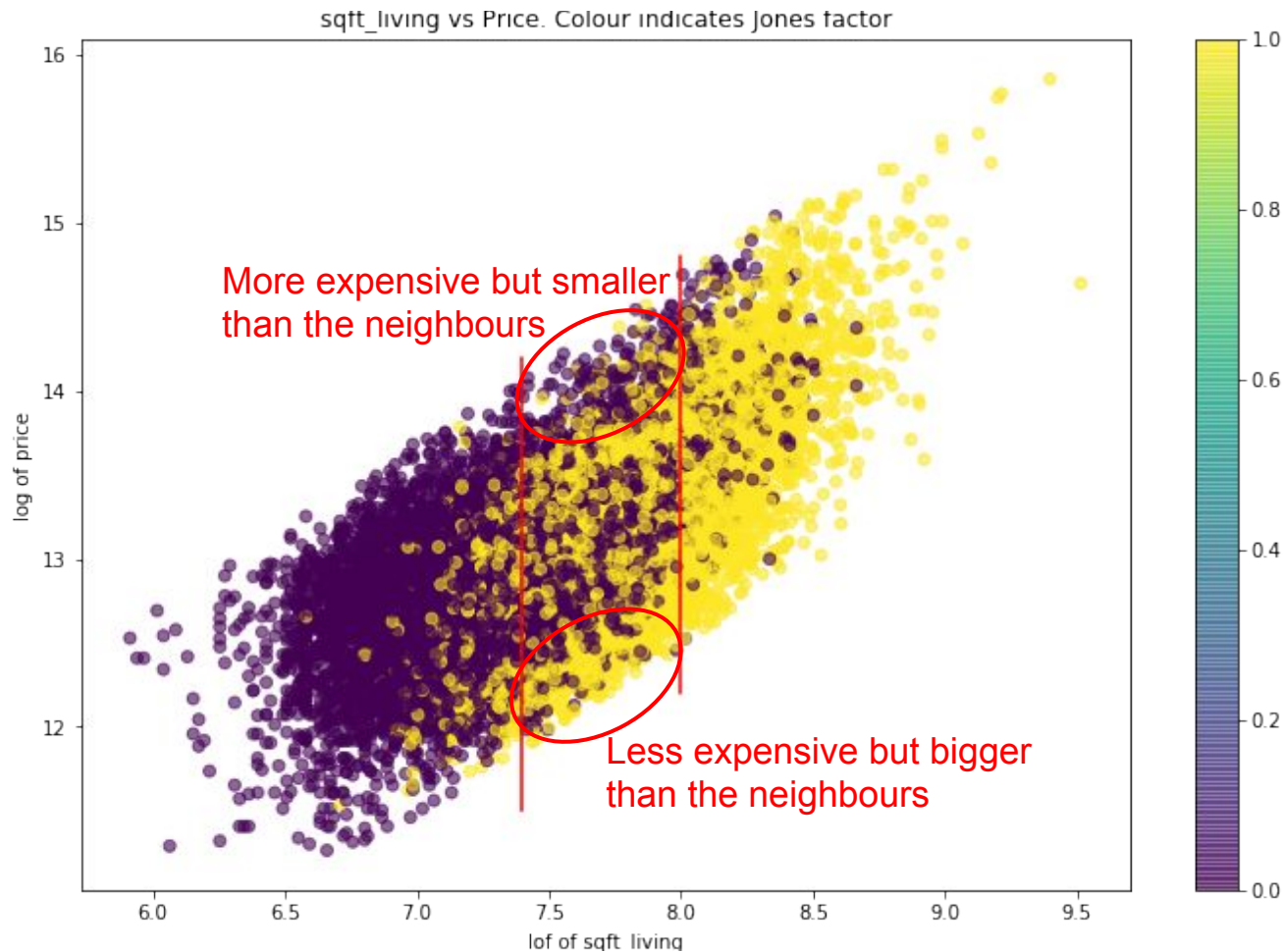
Add a Bathroom?

between 1.5
and 4.25
bathrooms,
more
bathrooms
fetch a higher,
price



Keep up with the Joneses

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



Conclusions

Houses above latitude 47.54 are worth more. Target for sales

If you're planning to sell an unrenovated house, renovation can improve the value of your home by \$250-300k. Or renovated prior to 2000 will gain value \$100-150k with renovation Guideline for renovation budget.

If renovating plan to:

- Bring condition to 3 but not further
- Improve grade
- If you have less than 4 bathrooms consider adding a bathroom or part bathroom
- Increase sqft_living but ignore how big the houses in the neighbourhood are