Szczygiel and Partners

REAL ESTATE

KING COUNTY REAL ESTATES

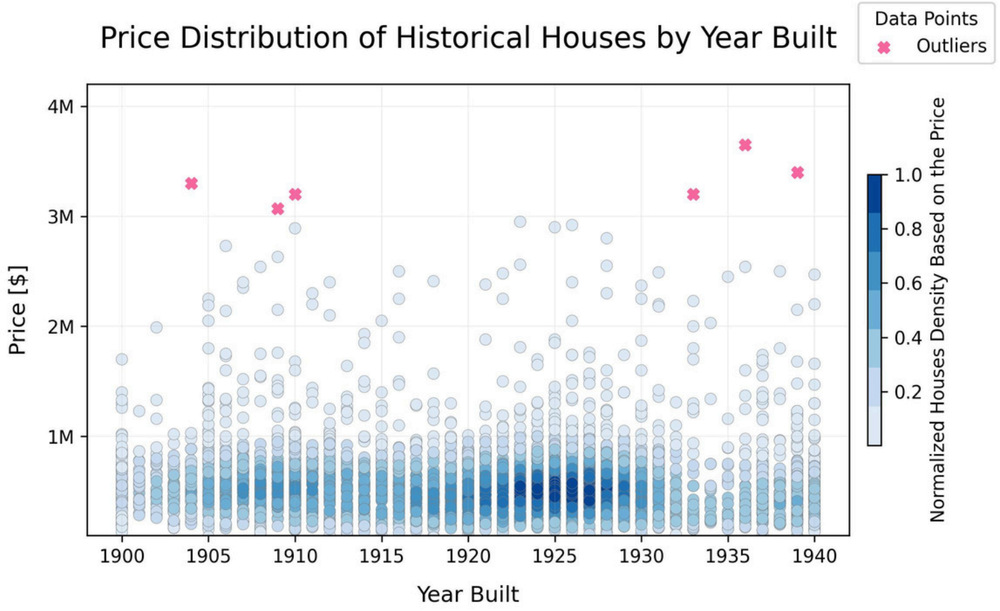
Jacob Philips

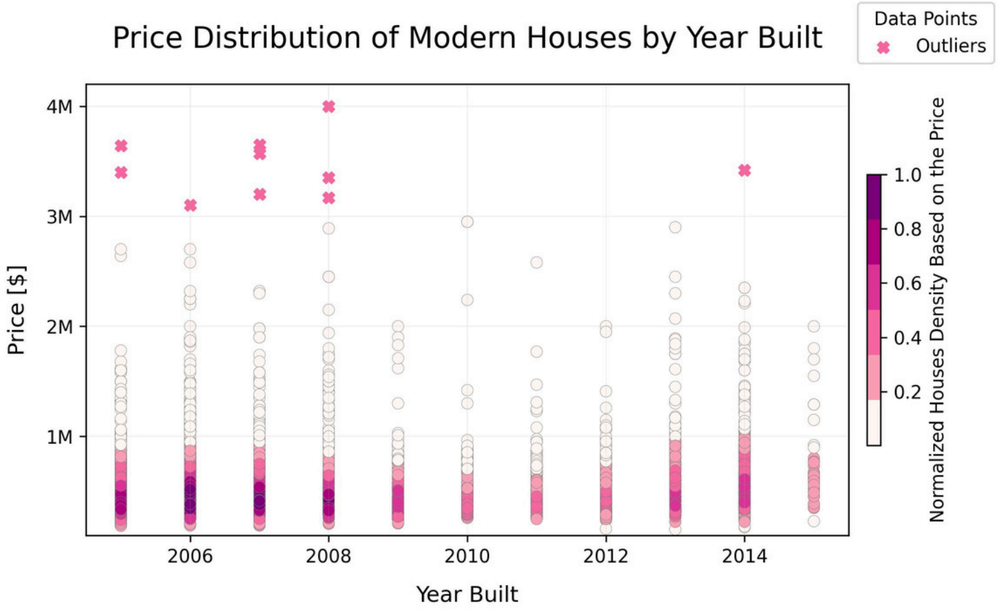
- Unlimited Budget,
- 4+ bathrooms or smaller house nearby,
- Big lot (tennis court & pool),
- Close location to the Golf Club,
- Historical Value,
- No waterfront.

Hypothesis

1. **Houses with high historical significance (built before 1940) are associated with higher prices than newly built modern houses (built after 2005), and have larger parcels (over 15 000 sqft).**
2. Houses with four or more bathrooms are mostly modern (built post-2005), and include luxury amenities specified by: King County Garde, Condition Scale, Waterfront, View Quality.
3. Homes with a high grade of King County grading system are located in areas with beautiful views, near facilities like golf courses.

Price Analysis of Historical and Modern Houses





Mean price: $601 502
Median price: $525 000

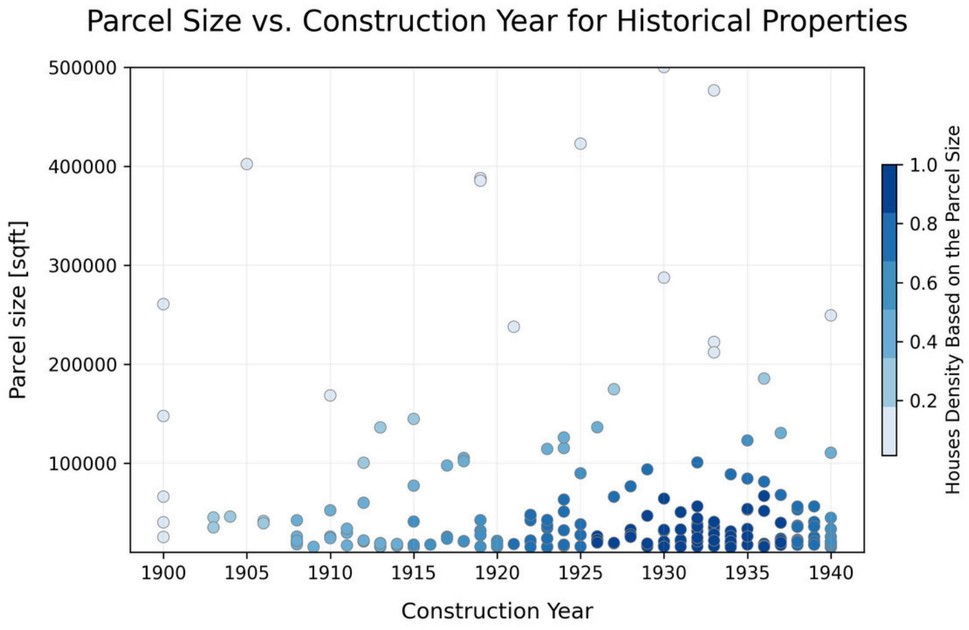
Mean price: $616 149
Median price: $500 000

Density normalization: modern homes show a wider spread and a larger number of houses in higher price brackets (over $2 million),

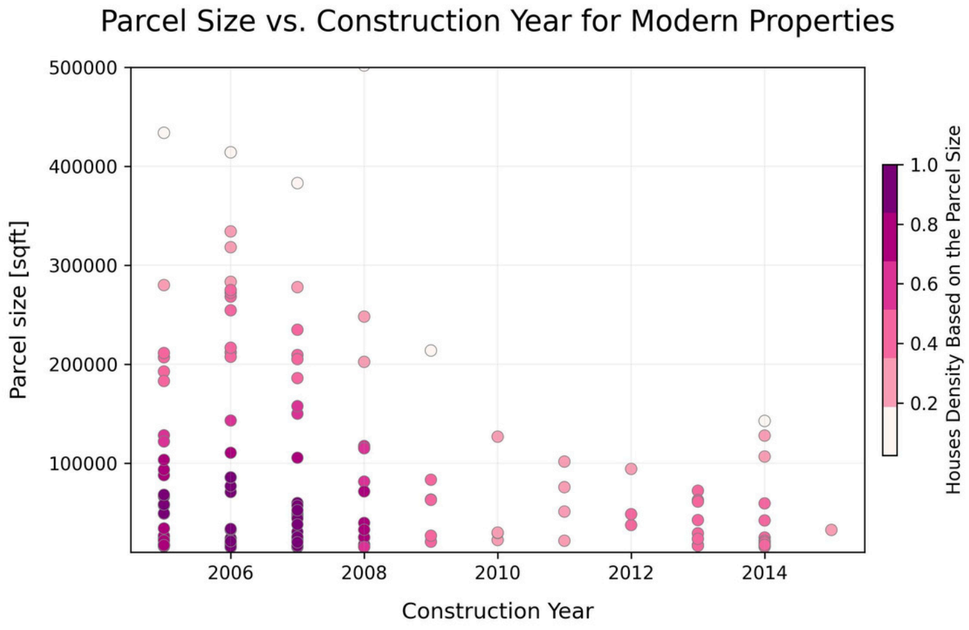
Mean: modern houses tend to be more expensive on average than historical houses,

Median: historical houses tend to have higher prices compared to modern houses.

Parcel Size Analysis of Historical and Modern Houses for Parcels Over 15 000 sqft



Mean parcel size [sqft]: 75 914
Median parcel size [sqft]: 27 471



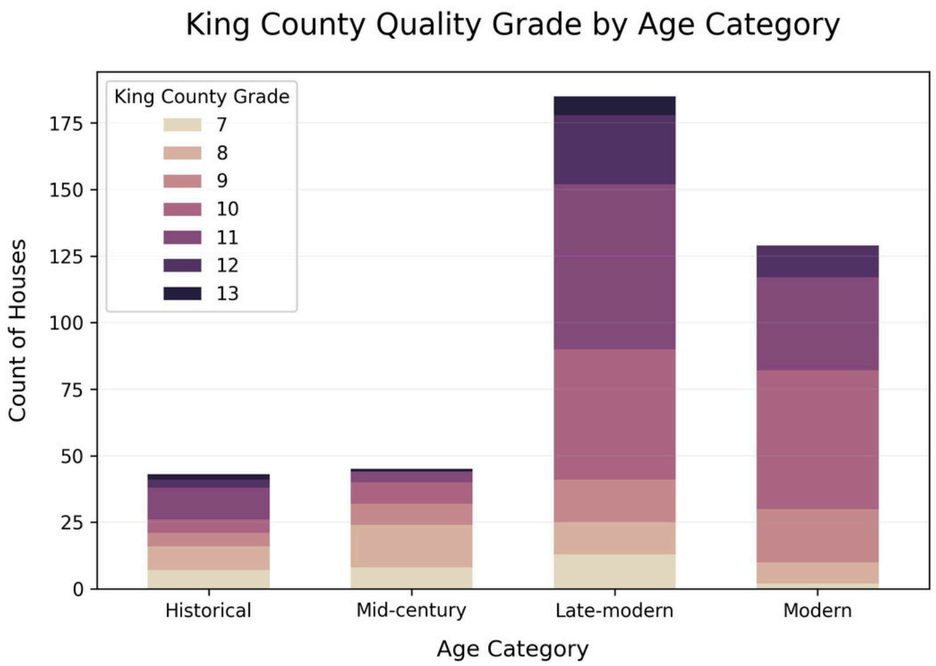
Mean parcel size [sqft]: 113 715
Median parcel size [sqft]: 57 438

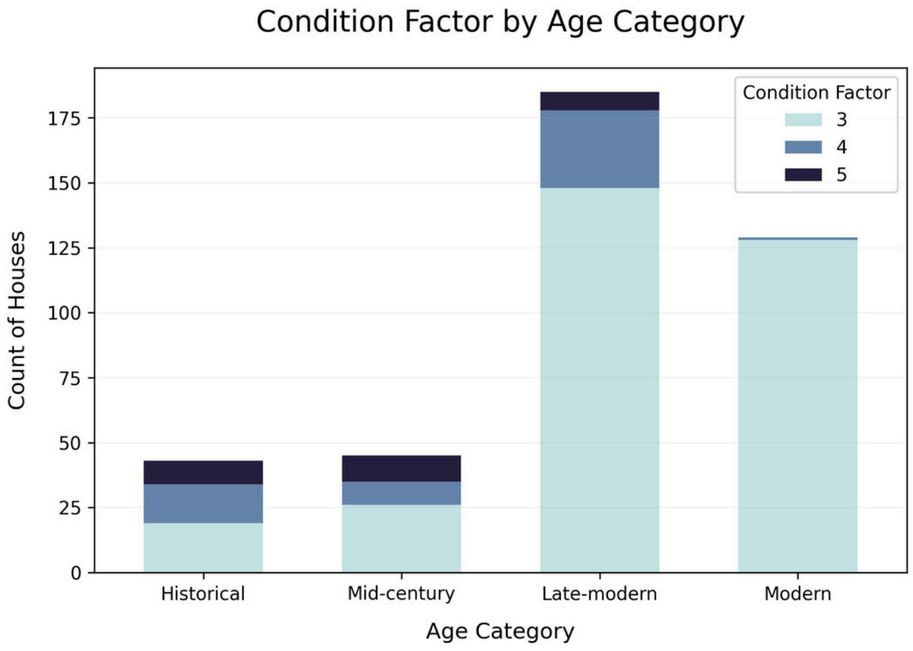
Modern houses, especially these built between 2004 - 2008 tend to have much larger parcels, comparing to historical houses.

Hypothesis

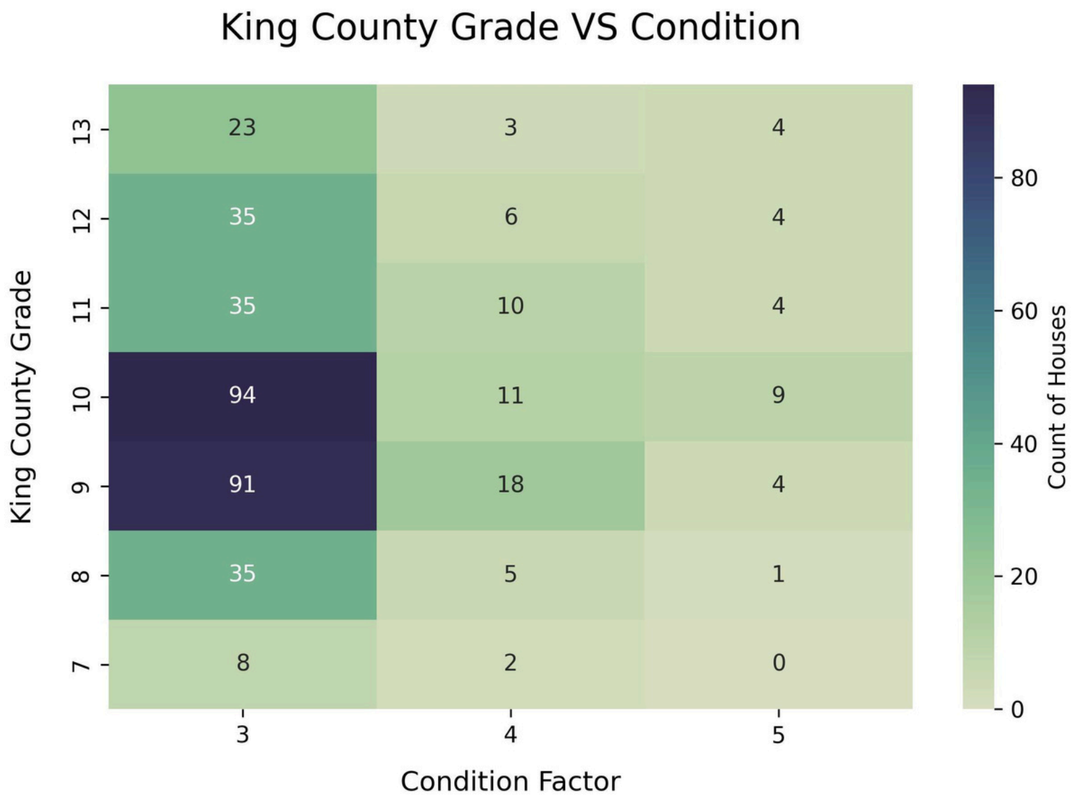
1. Houses with high historical significance (built before 1940) are associated with higher prices than newly built modern houses (built after 2005), and have larger parcels (over 15000 sqft).
2. **Houses with four or more bathrooms are mostly modern (built post-2005), and include luxury amenities specified by: King County Garde, Condition Scale, Waterfront, View Quality.**
3. Homes with a high grade of King County grading system are located in areas with beautiful views, near facilities like golf courses.

Analysis of Data for Houses with 4+ Bathrooms
- King County Grade & Overall House Condition -



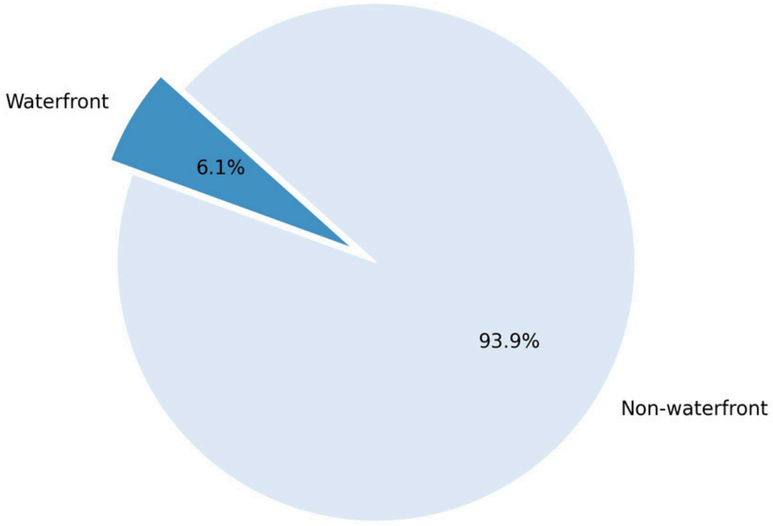


Analysis of Data for Houses with 4+ Bathrooms
- King County Grade VS Condition -

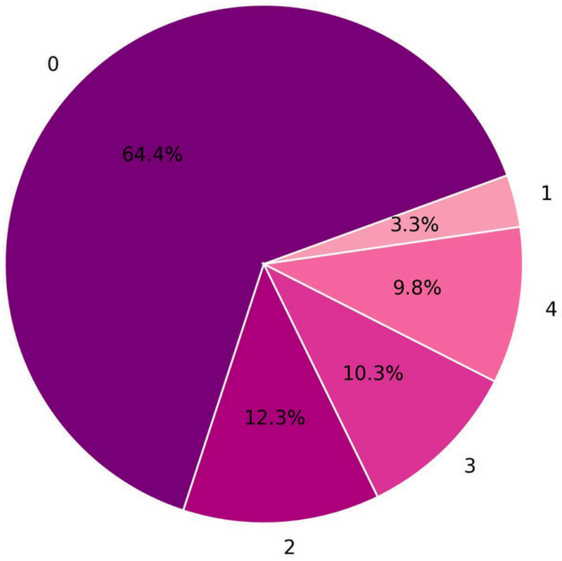


Analysis of Data for Houses with 4+ Bathrooms
- Waterfront & View Quality -

Proportion of Waterfront Properties Among Houses with 4+ Bathrooms



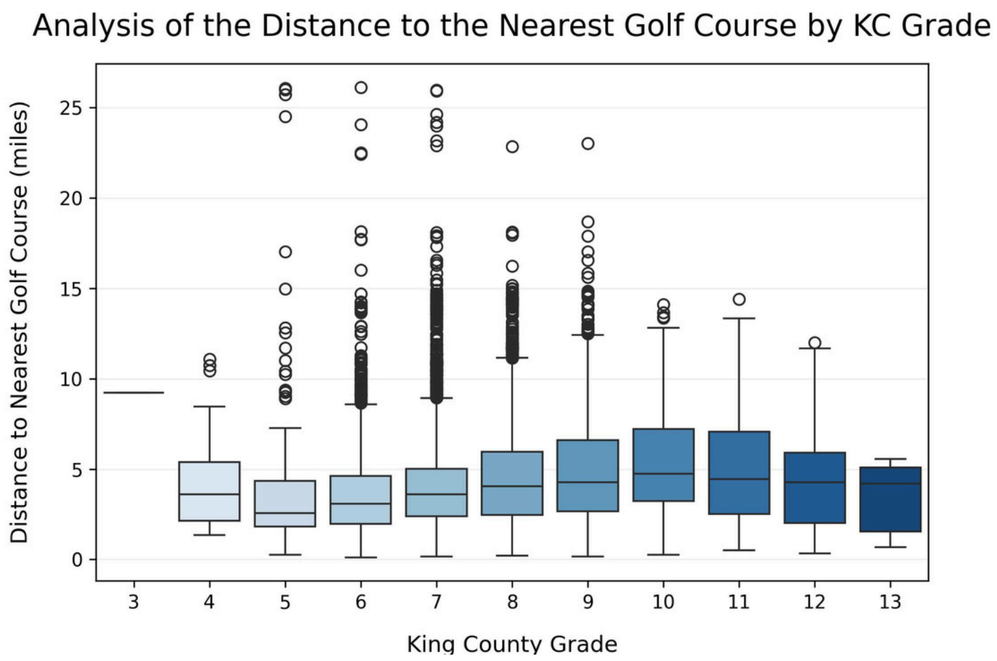
View Quality Ratings Among Houses with 4+ Bathrooms

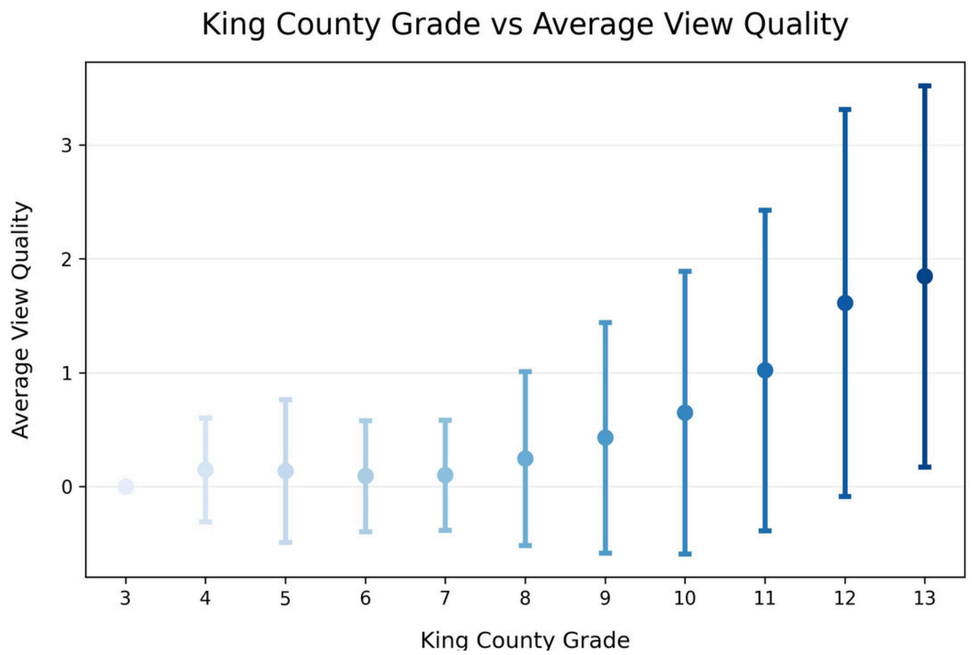


Hypothesis

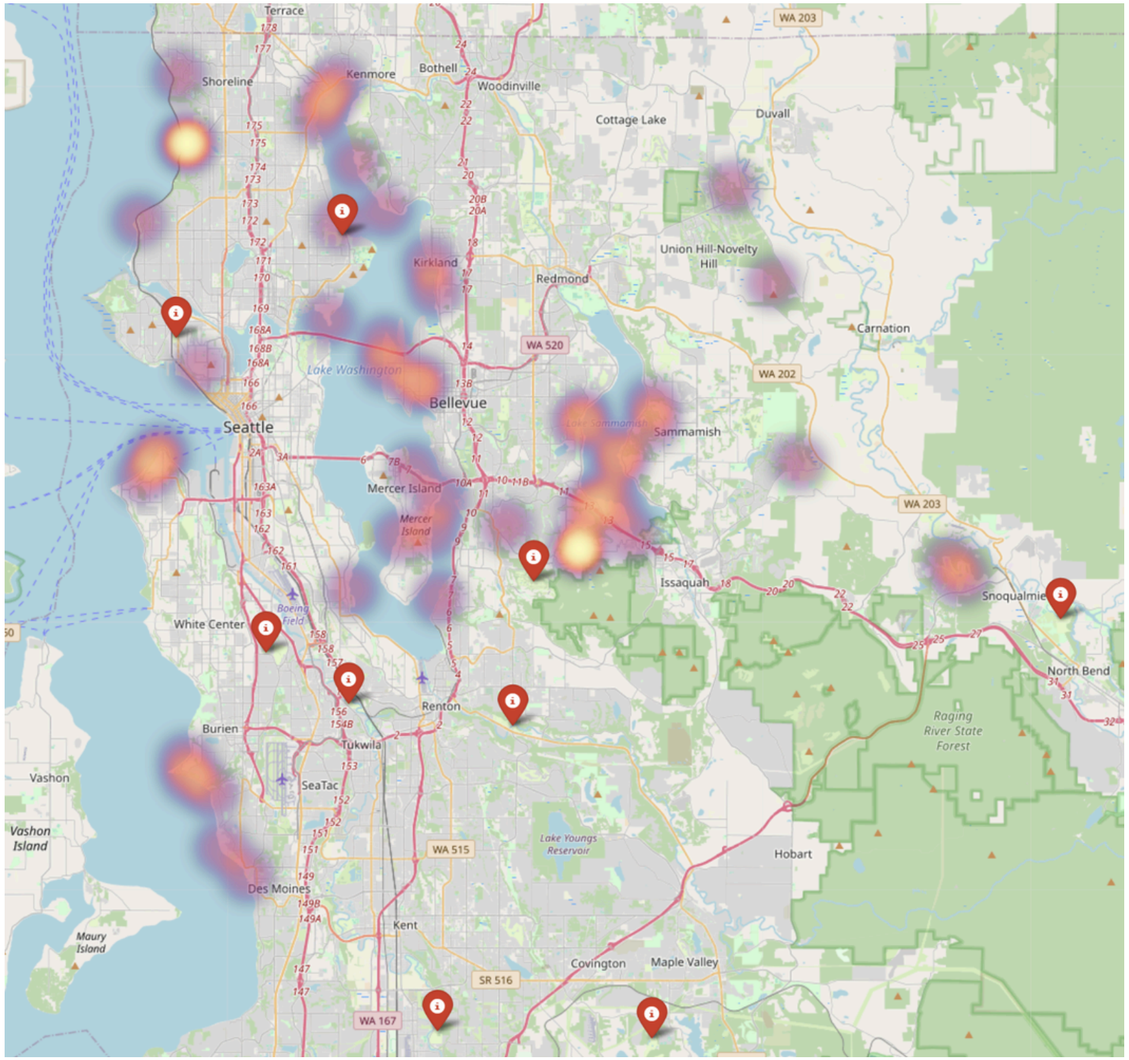
1. Houses with high historical significance (built before 1940) are associated with higher prices than newly built modern houses (built after 2005), and have larger parcels (over 15000 sqft).
2. Houses with four or more bathrooms are mostly modern (built post-2005), and include luxury amenities specified by: King County Garde, Condition Scale, Waterfront, View Quality.
3. **Homes with a high grade of King County grading system (>10) are located in areas with beautiful views (>3), near facilities like golf courses.**

King County Grade Value VS the Distance to the Nearest Golf Club & View Quality





Location Analysis of Data for Houses with a High Value of King County Grading System (>10), and View Quality (>3)



Density points indicate houses locations
Red information points represent the nearest golf clubs

THANK YOU