

EVALUATING HOUSING TRENDS FOR HOME BUYERS IN KING COUNTY

Michael Flores
Flatiron School



INTRODUCTION

- Going through the process of buying a house requires proper diligence.
- You want to make sure you can balance a house's features and affordability.
- Evaluating previous housing sale data allows you to determine how to pick the best house!



ASSUMPTIONS



WE WILL BE LOOKING AT HOUSES
SOLD IN KING COUNTY FROM
2014 – 2015



OUR ANALYSIS CONSISTED OF
ONLY HOUSES THAT MEET
NECESSARY CODE REQUIREMENTS



HISTORICAL TRENDS REFLECT THE
HOUSING MARKET AT THE TIME



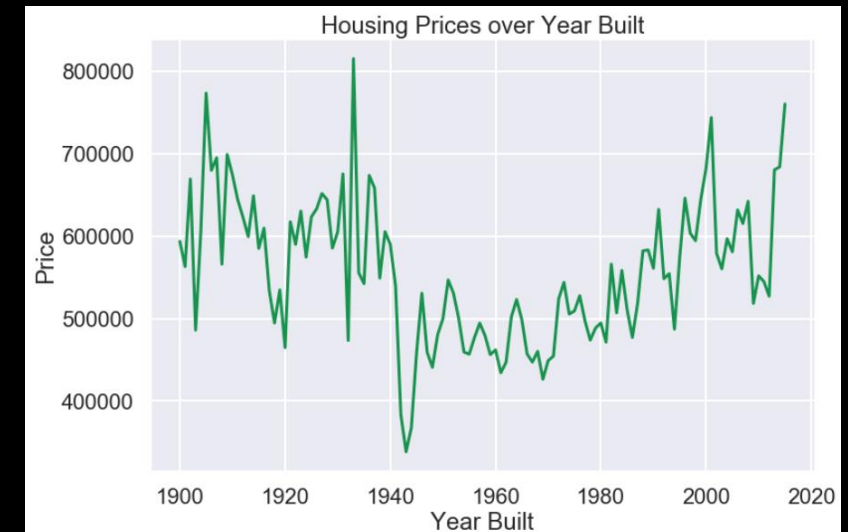
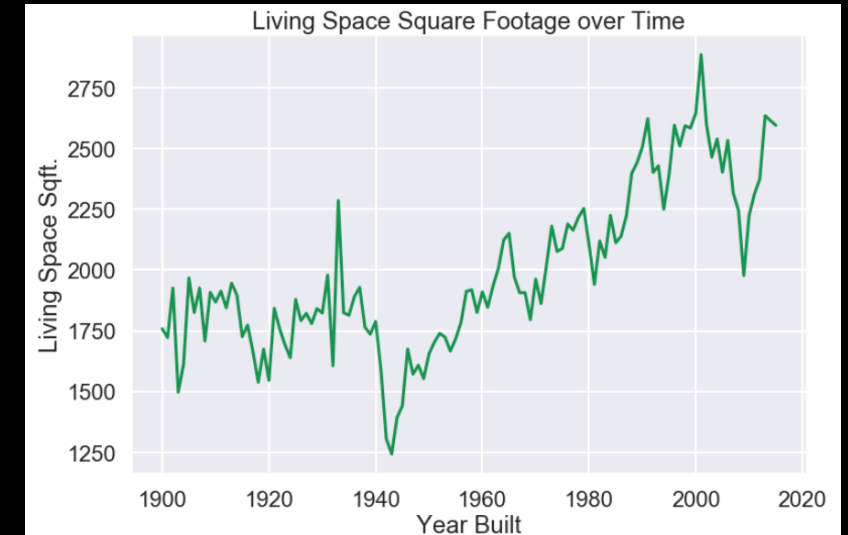
QUESTIONS ANSWERED

- How have housing sizes changed and how does it affect its selling price?
- How much does a house's yard space affect its price?
- How have a home's bedroom/bathroom ratio changed over the years?



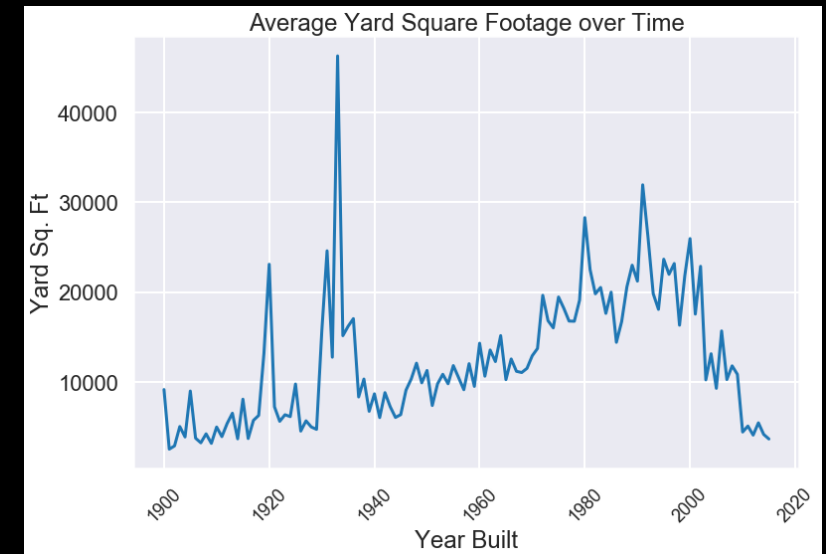
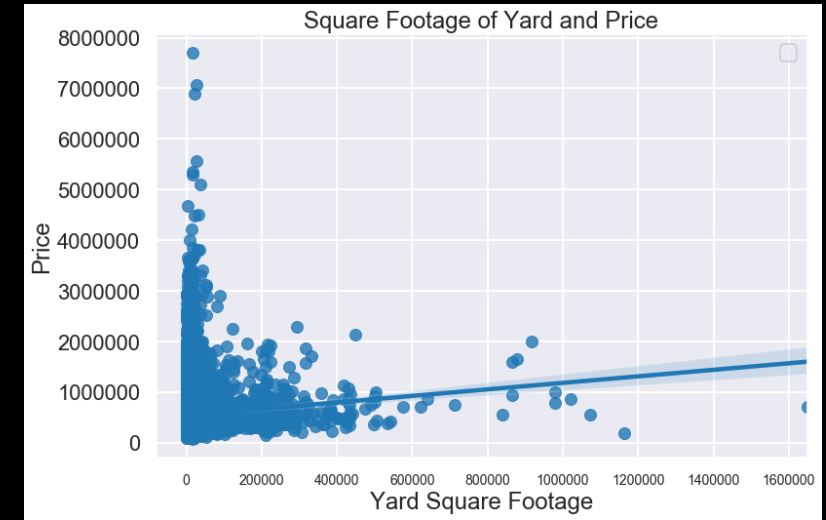
HOUSING AGE/SIZE TRENDS AND PRICE

- I looked at the average living square footage and prices based on the year a home was built.
- Housing prices greatly fluctuate but living spaces have gotten larger over recent years.
- Pre-war houses retain their value despite smaller home sizes.



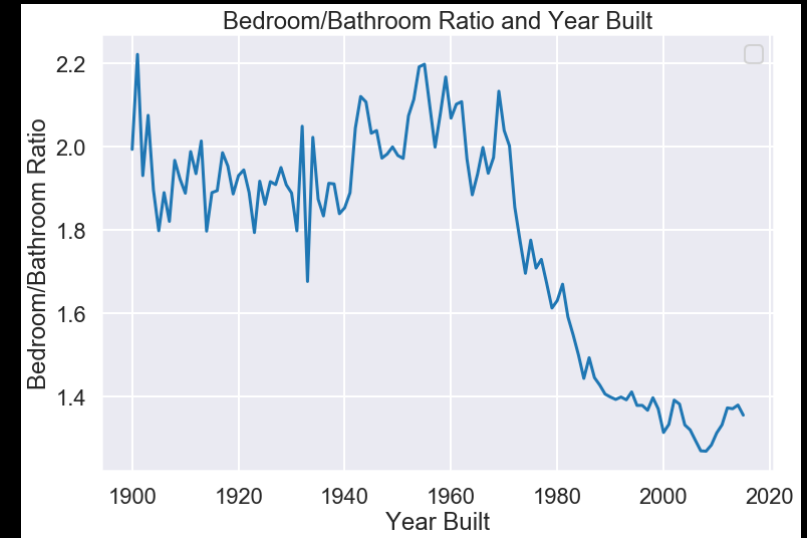
YARD AREA AND PRICE

- I analyzed the square footage of all home yards for price and historical trends.
- Positive correlation between the amount of square footage and overall price.
- Modern homes generally have less yard space available.



BEDROOM/BATHROOM RATIO

- I looked at how the number of bedrooms and bathrooms changed over time.
- Modern homes have lower, more desirable ratios.
- Higher priced homes generally have lower ratios.



FINDINGS AND RECOMMENDATIONS

- Modern homes are generally more desirable in terms of space and features
- Older homes retain their value despite certain drawbacks in their design
- Look at houses built after the 1980s and before 2000s for right balance



FUTURE STUDIES

- What effect does crime and safety in a neighborhood have on a home's price?
- What other home features and designs have an impact on a house's price?
- How does proximity to public amenities affect a home's price?



THANK YOU!

Michael Flores

