A NEW HOME
IN KING COUNTY

Considerations on the choice of location

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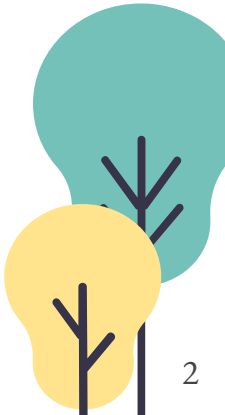


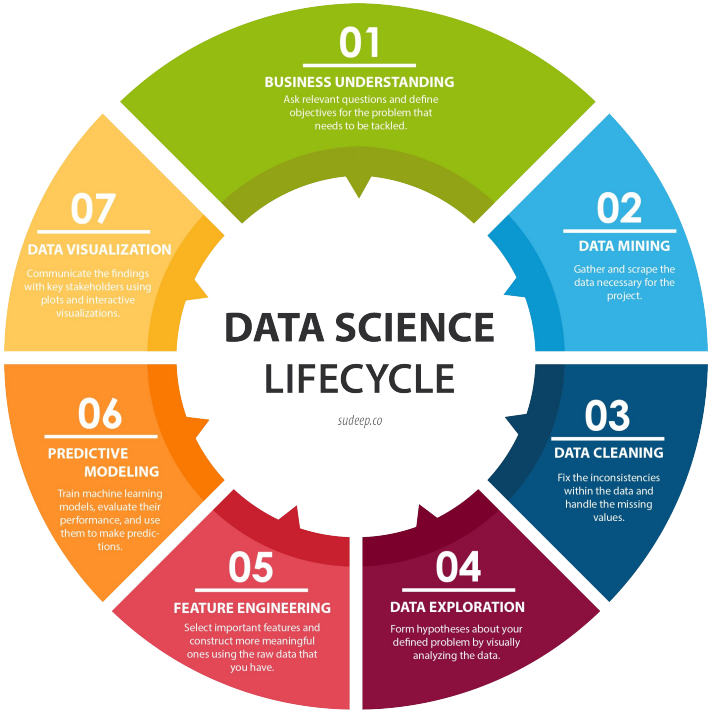
01 INITIAL SITUATION

- Looking for a new home in the region of King County
- Best value for money (ratio of square metre price to quality)
- Home Office:Exact location (zipcode) is not important.
- 120 square meters (living space).
- 4 rooms
- Lotsize < 1000qm
- Budget 500.000 USD
- No hurry
- No cellar needed. But if it's cheap...
- Dataset of House-Prices (2014/2015)

MY QUESTIONS

- Which regions (Top 10 zipcodes) should I choose?
- Is there a time of purchase in the year to get an advantage?
- Is it perhaps worth taking a cellar? What does it cost more?

02 THE WAY - WHAT I HAVE DONE



02 THE WAY - WHAT I HAVE DONE

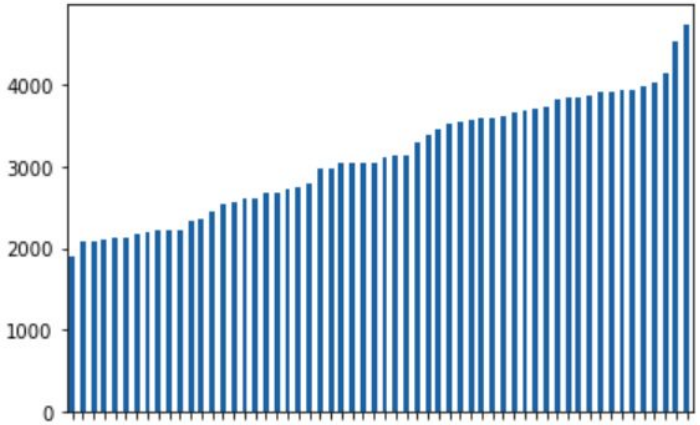
- View data in detail
- Analyse individual values and check them for plausibility
- Research for understanding the data
- Clean up data (replace missing values)
- Translate data into known metrics
- Supplement important data for my question: Square metre prices
- Data queries

03 3 RECOMMENDATIONS - What I have found out

QUESTION 1

- Which regions (Top 10 zipcodes) should I choose?

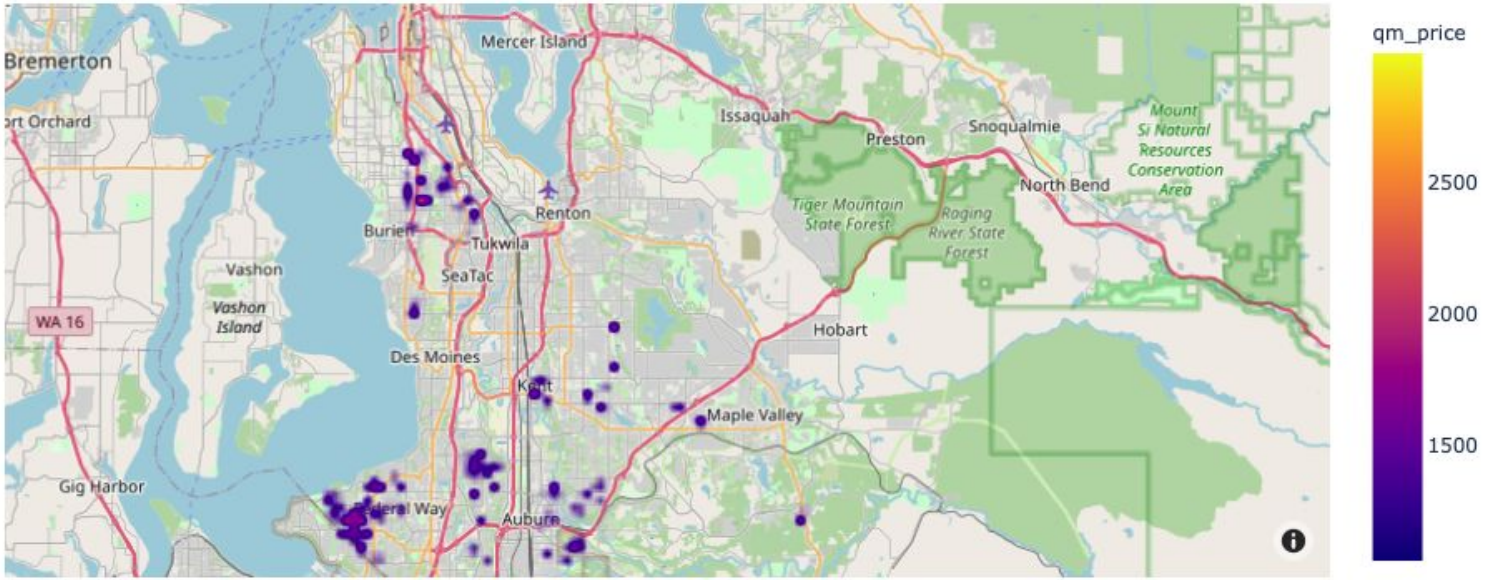
ANSWER



- Top10 Zipcodes:
  98022, 98092, 98168, 98030, 98002, 98148, 98001, 98023, 98042, 98010
- Average square meter prices are between 1904 and 4746 USD
- Savings can be up to 59.88%

03 3 RECOMMENDATIONS - What I have found out

Sales in 2014/15 in my Top10 zipcodes



QUESTION 2

- Is there a time of purchase in the year to get an advantage?

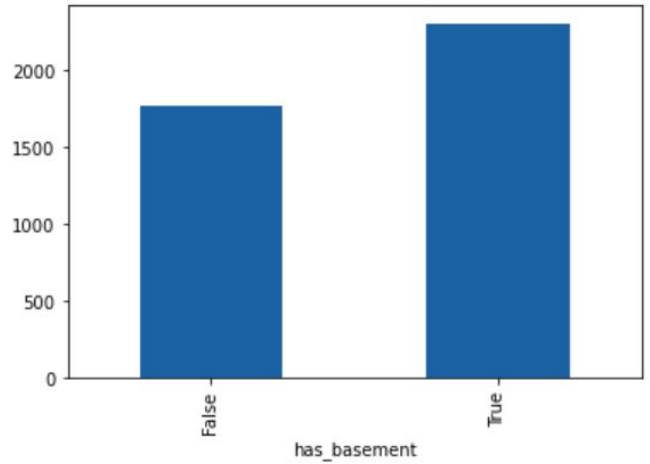
ANSWER

- Average square meter prices are between 2794 and 3148 USD
- Buy in February! It's about 12% cheaper than in the most expensiv month (December)

QUESTION 3

- Is it perhaps worth taking a cellar after all? What does it cost more?

ANSWER



- Average square meter prices are:
  Without cellar: 1770 USD
  With cellar: 2306 USD
- Surcharges are about 30.3%
- Recommendation:
  Search for houses without cellars

OPEN QUESTIONS

- How good is the supply situation (supermarkets) in the Top10 regions?
  - Additional research
  - External data is needed
  - Important, because I will not buy without this knowlegde
- How safe is the area?
  - Crime statistics must be integrated
  - Also important, because of the same reason

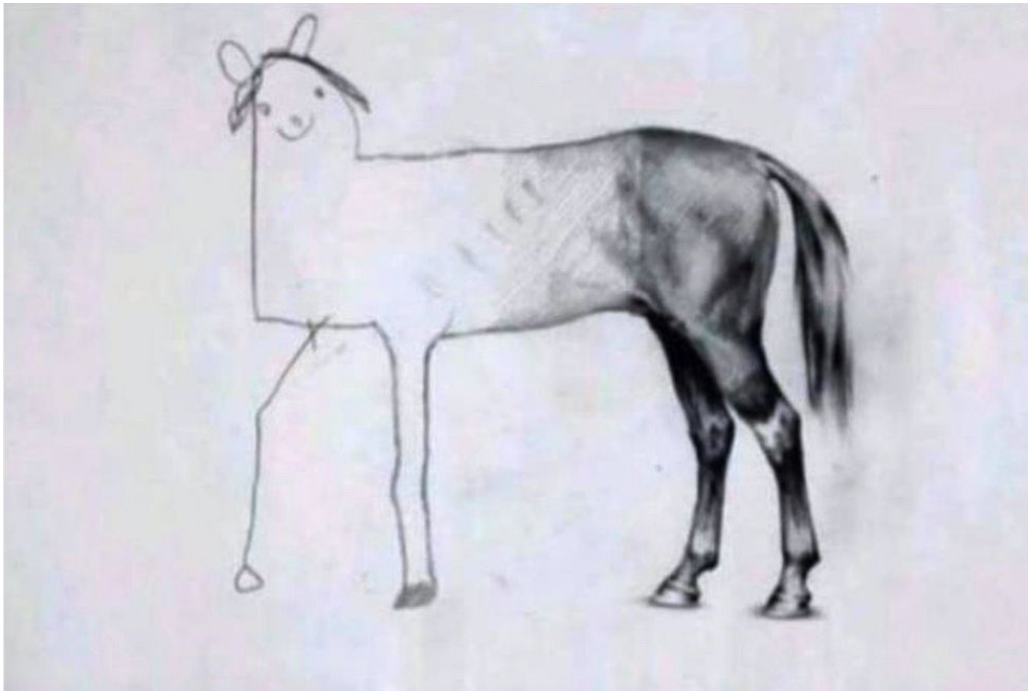
05

LAST COMMENT

THANK YOU

... AND FINALLY I WOULD LIKE TO LET YOU KNOW HOW IT FELT TO COME TO THE PRESENTED FINDINGS

05 LAST COMMENT

WHEN THE DEADLINE COMES CLOSER AND CLOSER

... SOMEHOW LIKE THIS