Living in King County, WA

or
Sleepness in Seattle?

- Nicole Johnson

- wants to buy a house that
    - has a lively, central neighbourhood
    - is in middle price range
    - is at its dip (within a year)

Introduction Part 2 – Dataset

- King County House Sales Dataset
  - 02/05/2014 - 27/05/2015
  - ca. 20,000 tracked sales
  - 21 parameters (location, facilities, size, price, quality, ...)

Introduction Part 3 - Hypotheses

- H1) the house will be older than 50 years and has not been renovated in the last 25 years ($\rightarrow$ age)

- H2) the house will has a below-average grade ($\rightarrow$ quality)

- H3) the house will has a below-average living square ($\rightarrow$ size)
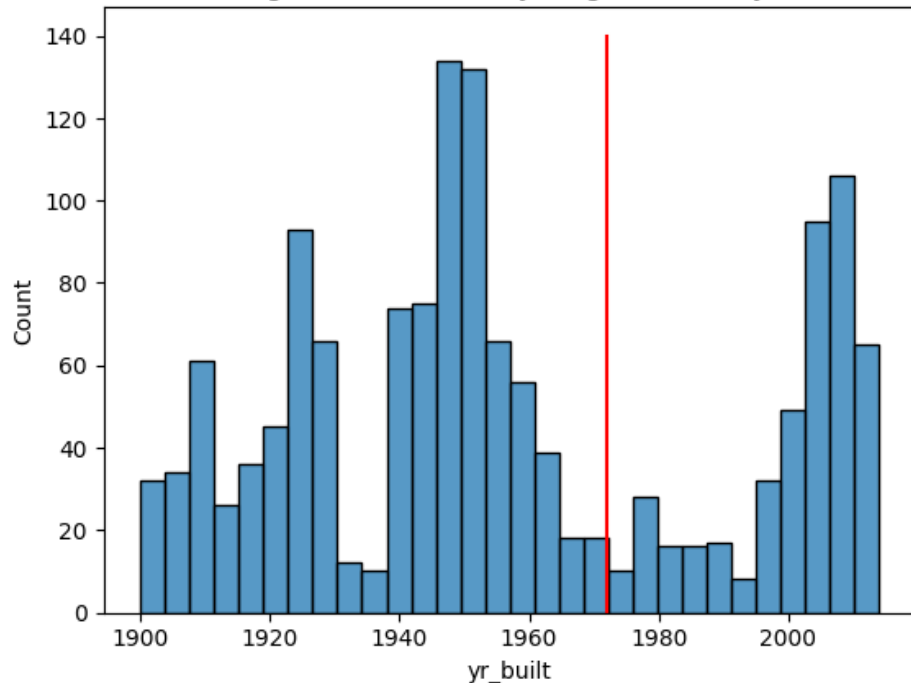
Linking requests to parameters

- lively, central neighbourhood

  - zip code

- In middle price range

  - 40% - 60% percentile

- time market (within a year)

  - date

Histogram of price per sqft for living area
(red lines indicate 40 to 60 percentile range)
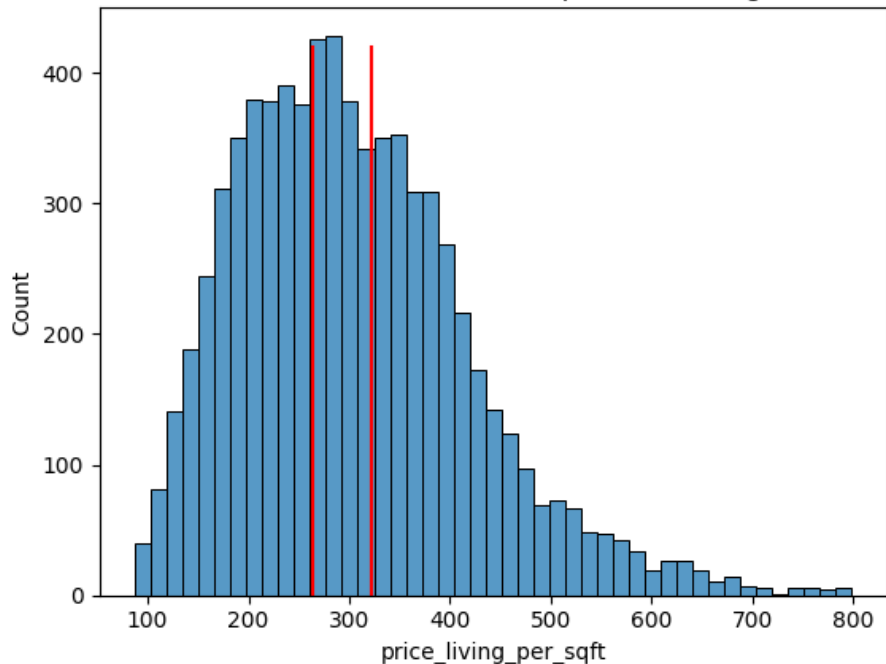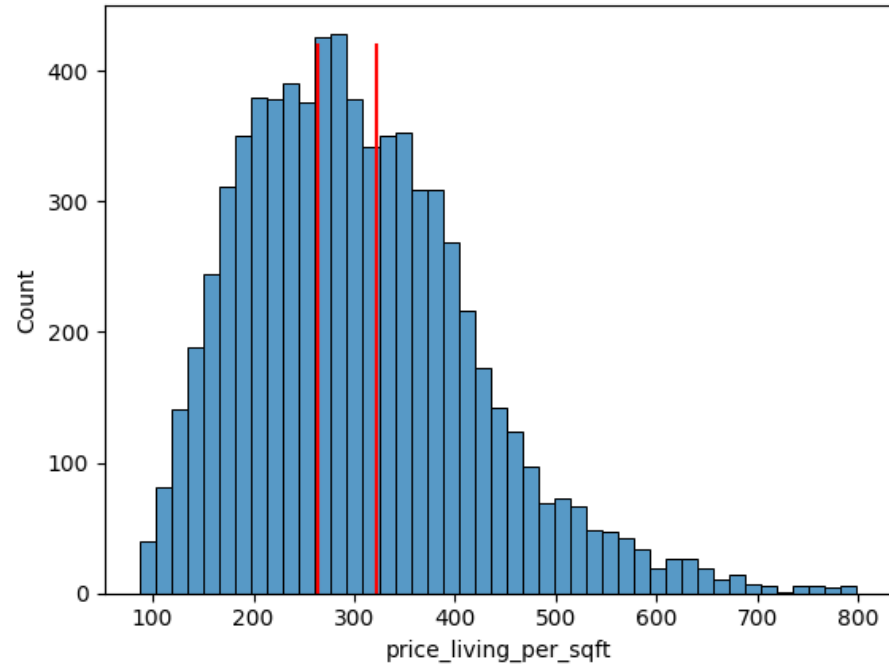

Histogram of the house age for mid-price segment
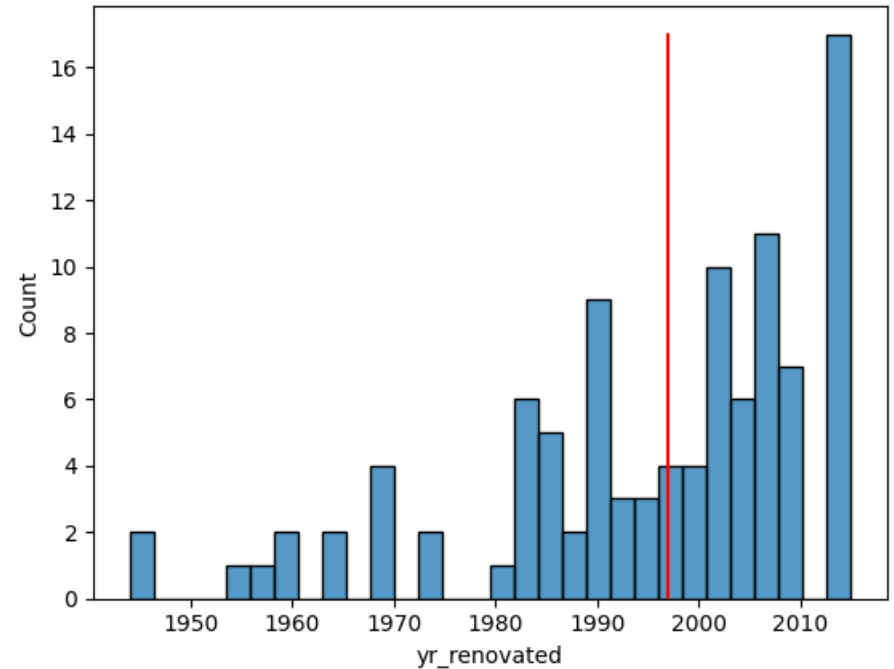(houses right of red line are younger than 50 years old)

Histogram of price per sqft for living area
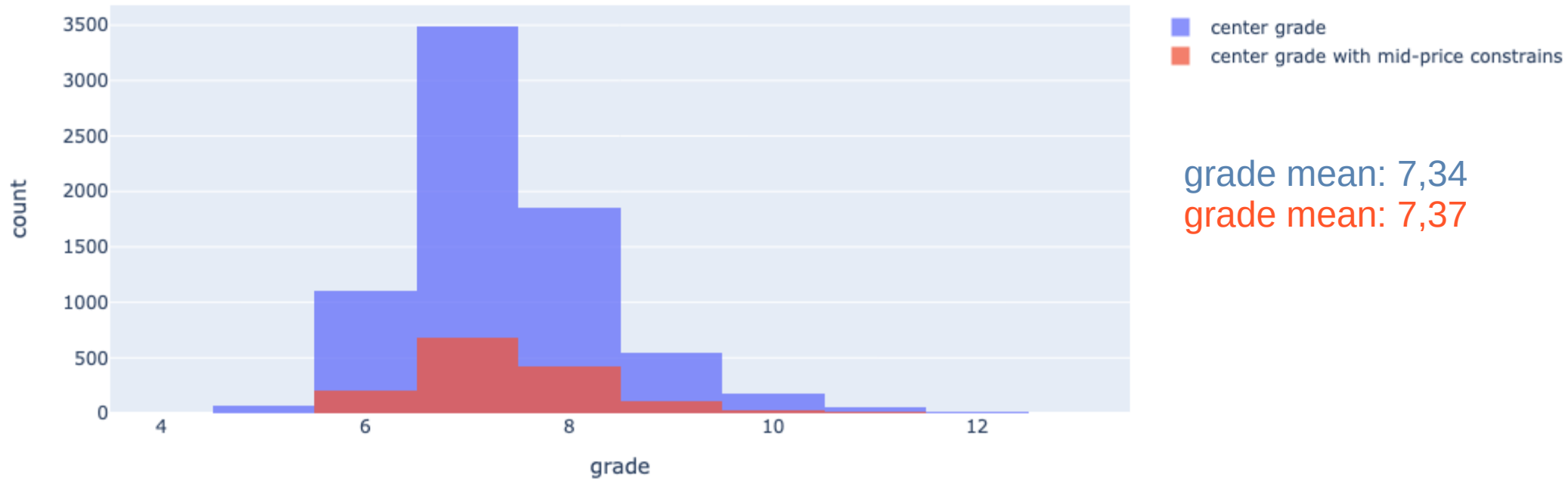(red lines indicate 40 to 60 percentile range)

Histogram of the renovation year of old houses for mid-price segment
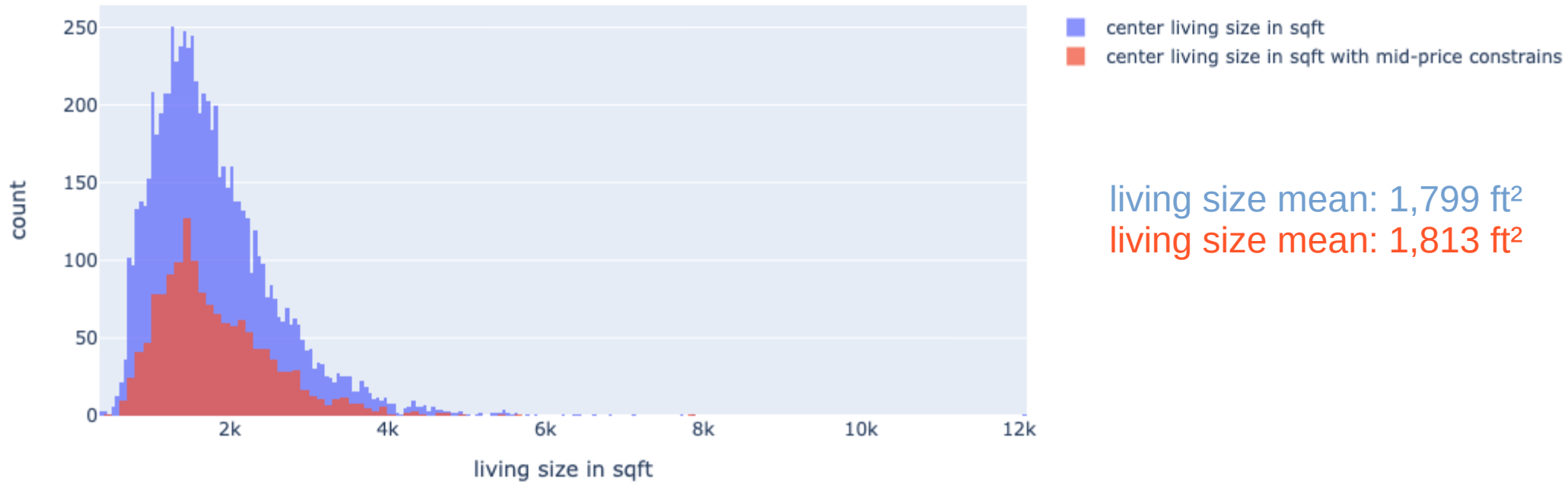(red line indicates 25 years renovation threshold)

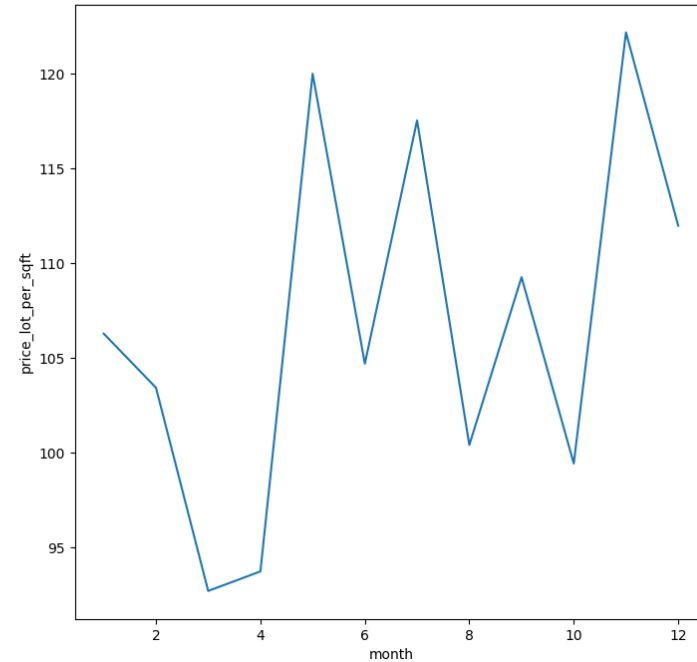# Results: H2 (below average grade)
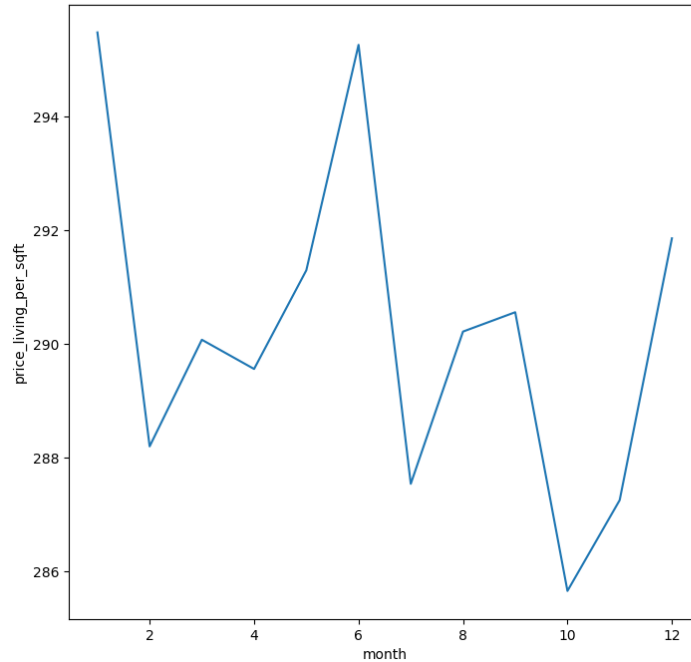
Histograms of the grade distributions

grade mean: 7,34
grade mean: 7,37

Histograms of the living sizes in sqft distributions

living size mean: 1,799 ft²
living size mean: 1,813 ft²

Median prices for living and lot per sqft over the year

Key take aways

- an overall reasonable price in the mid-price segment for living area per square feet is between 263 USD and 321 USD

- avoid buying in January and June and look for houses in October for maximizing living area

- to maximize lot size, buy in march or April

- the living area should have a size of about 1,800 square feet

- the grade should at least be 7

- most houses have been built 1940 - 1960 and 2000 - 2015. So when age is a criterium, look for houses in these built phases due to higher supply