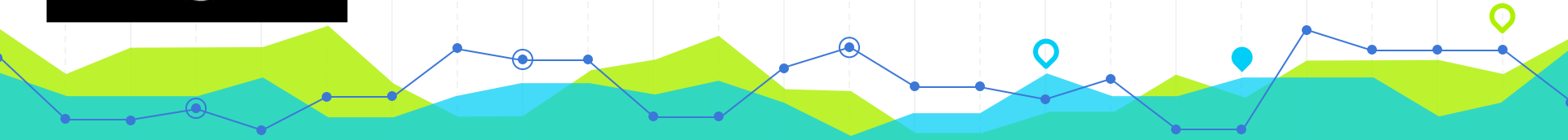




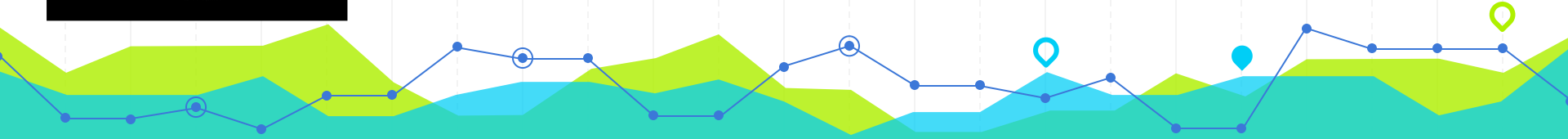
King County



Housing Market Analysis



King County



Area Analysis

County Descriptions and Landmarks

1

King County

- Population: 2.25 million (most populous county in Washington)
- National Parks/Areas:
 - Klondike Gold Rush National Historical Park
 - Snoqualmie National Forest
- Geographic Features:
 - Cascade Range
 - Lake Washington



A panoramic view of the Seattle skyline from an elevated position. The Space Needle is prominent on the left. The city is filled with various high-rise buildings. In the background, Mount Rainier is visible under a sky with soft, colorful clouds. The foreground is filled with trees showing autumn foliage in shades of green, yellow, and orange.

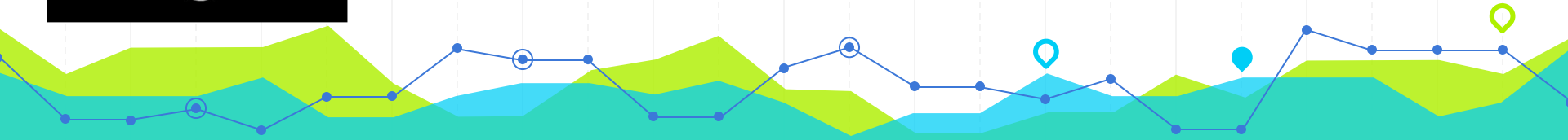
**SHOULD I SELL MY
HOUSE IN SEATTLE?**

King County Total Assessed Value 1996 - 2015





King County



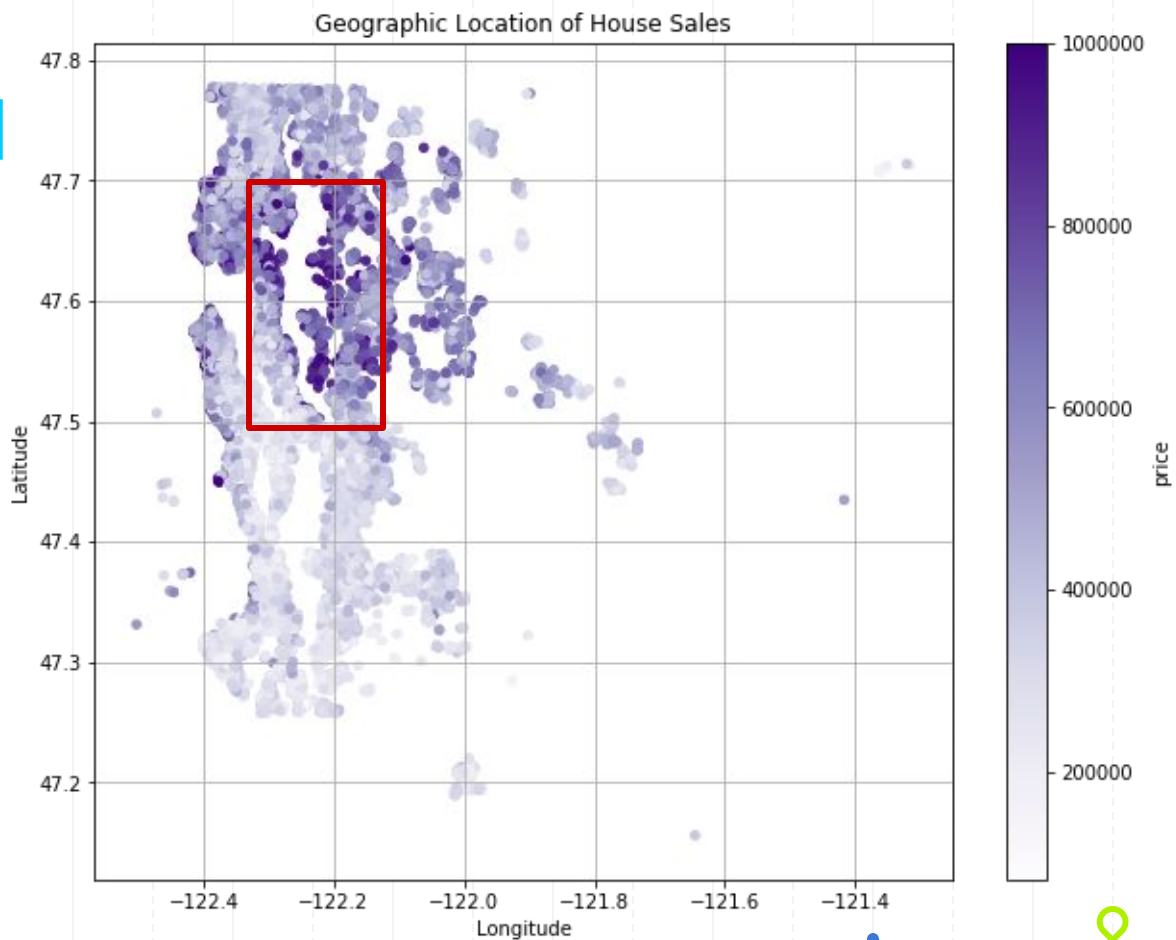
Increasing the Market Value of Your Home

Price Determining Features of a House

2

Zipcode/Neighborhood

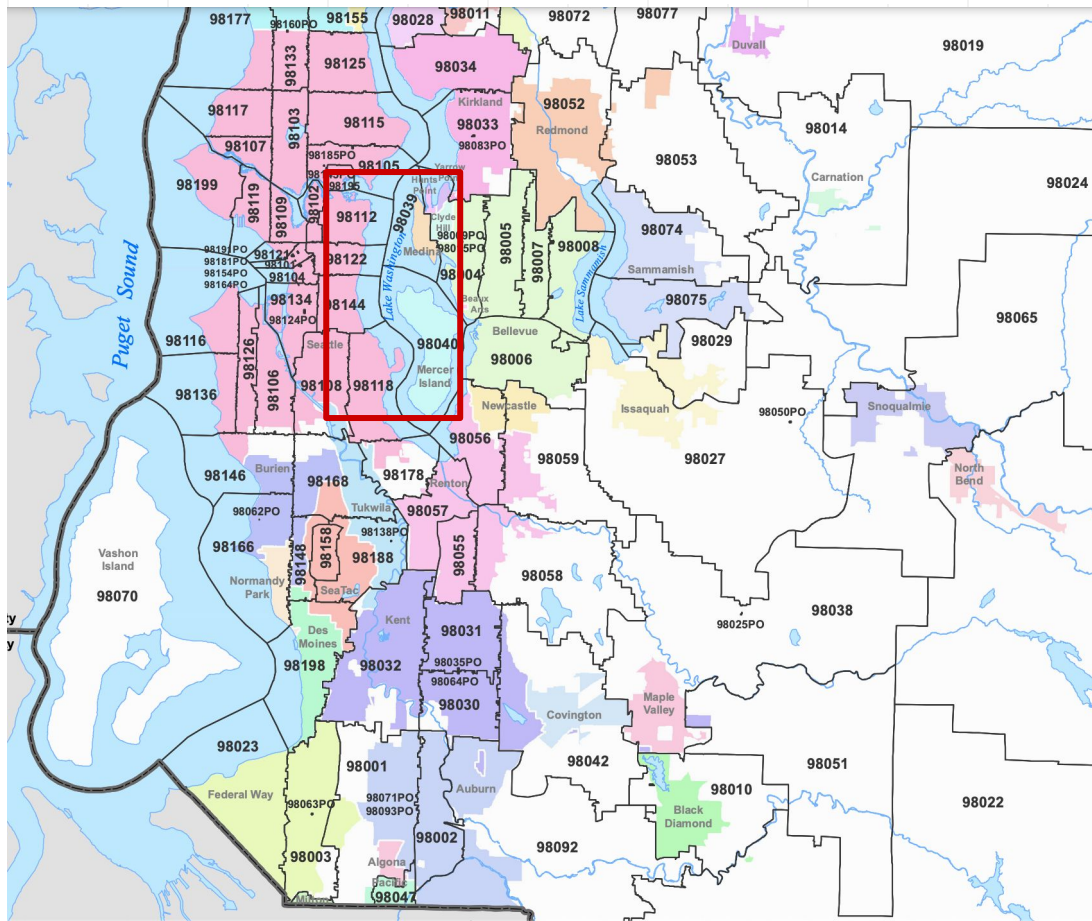
Location of house CAN affect
average selling price



Zipcode/Neighborhood

Location of house CAN affect average selling price

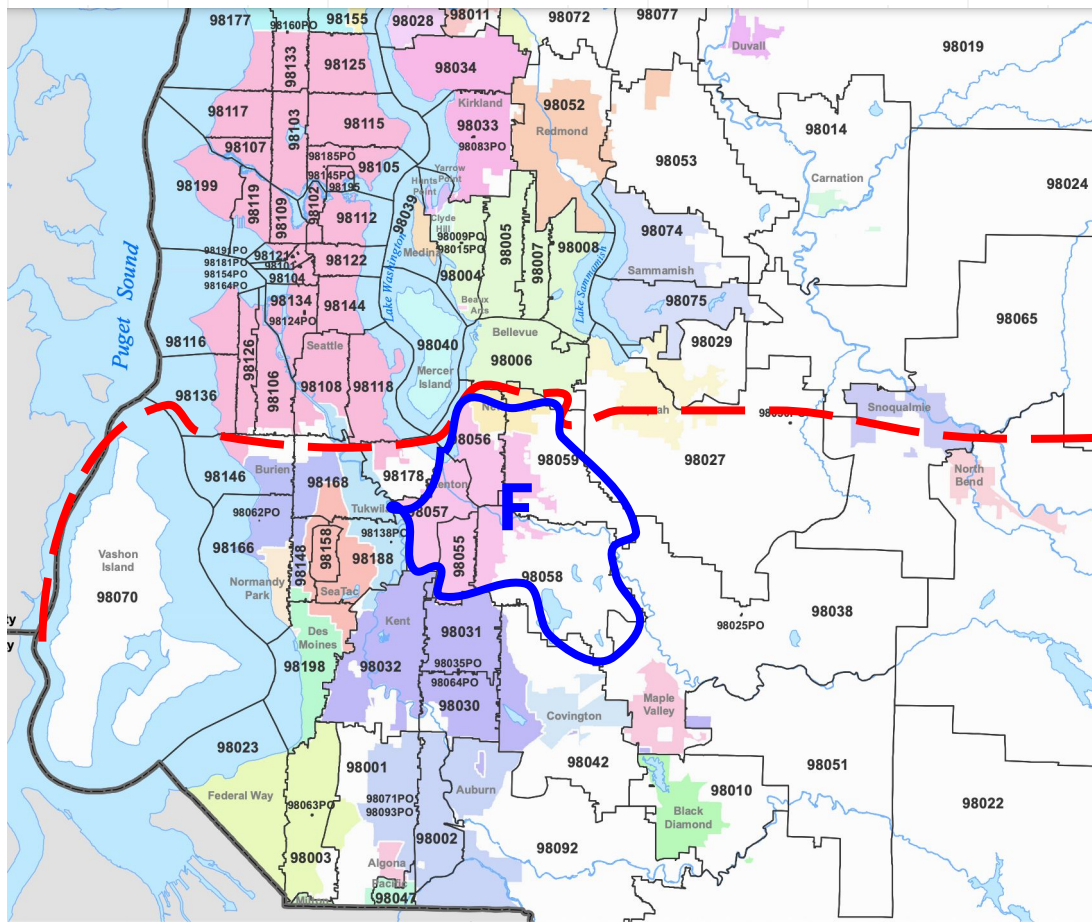
More expensive homes centered around Seattle



Zipcode/Neighborhood

Neighborhoods below red line:
Decrease in overall value of house

	coef	% change
sqft_living	0.000257	0.03
grade	0.130587	13.95
waterside	0.576425	77.97
zip_F	-0.373600	-31.17
zip_G	-0.430003	-34.95
zip_H	-0.564362	-43.13
zip_I	-0.628320	-46.65
zip_J	-0.485420	-38.46



May 2014 - May 2015 Housing Data

Technical Jargon

Coef (coefficient) -

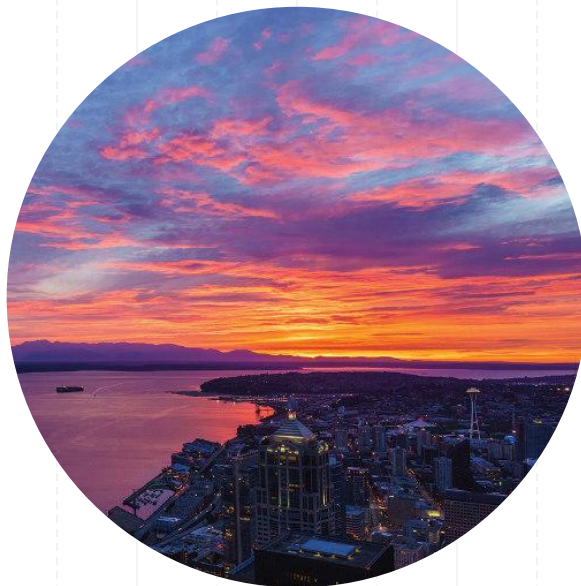
Describes the relationship
between features of a house
and its price

	coef	% change
sqft_living	0.000257	0.03
grade	0.130587	13.95
waterside	0.576425	77.97
zip__F	-0.373600	-31.17
zip__G	-0.430003	-34.95
zip__H	-0.564362	-43.13
zip__I	-0.628320	-46.65
zip__J	-0.485420	-38.46

WATERFRONT PROPERTY

Home with a view of the waterfront?

	coef	% change
sqft_living	0.000257	0.03
grade	0.130587	13.95
waterside	0.576425	77.97
zip_F	-0.373600	-31.17
zip_G	-0.430003	-34.95
zip_H	-0.564362	-43.13
zip_I	-0.628320	-46.65
zip_J	-0.485420	-38.46



INCREASES market value by

78%

RESIDENTIAL BUILDING GRADES

13-point scale used in King County to determine the quality of a home

	coef	% change
sqft_living	0.000257	0.03
grade	0.130587	13.95
waterside	0.576425	77.97
zip_F	-0.373600	-31.17
zip_G	-0.430003	-34.95
zip_H	-0.564362	-43.13
zip_I	-0.628320	-46.65
zip_J	-0.485420	-38.46

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

SQUARE FOOTAGE

	coef	% change
sqft_living	0.000257	0.03
grade	0.130587	13.95
waterside	0.576425	77.97
zip__F	-0.373600	-31.17
zip__G	-0.430003	-34.95
zip__H	-0.564362	-43.13
zip__I	-0.628320	-46.65
zip__J	-0.485420	-38.46

Each additional square foot of living space

- 0.03% increase in value

Every 100 additional square feet of living space

- 3% increase in value

MODEL INTERPRETATION

Zipcode/Neighborhood

- Neighborhoods south of Seattle decrease value

Waterfront

- View of a waterfront increases value by 78%

Building Grades

- Improving building quality increases value by 14%

Square Footage

- Every additional 100 sq ft increases value by 3%

FUTURE WORK

- Expand dataset to include more sales data in King County
 - More years, sales agent/agency info, income of seller/buyer
- Investigate the duration each house has been on the market to identify possible correlation with price



THANK YOU!

- Presentation by Scott Okamura
(scott.okamura@gmail.com)
- Presentation template by SlidesCarnival



APPENDIX 1: TABLE OF ZIPCODE GROUPS

zipA	Seattle, Shoreline, Lake Forest Park
zipB	Kenmore, Bothell, Woodinville, Redmond, Kirkland
zipC	Bellevue, Mercer Island, Medina
zipD	Duvall, Carnation, Snoqualmie, Northbend
zipE	Sammamish, Issaquah
zipF	Newcastle, Renton
zipG	Burien, Normandy Park, SeaTac, Tukwila, Vashon Island, Des Moines
zipH	Kent, Covington
zipI	Federal Way, Algona, Auburn, Pacific, Milton
zipJ	Maple Valley, Black Diamond, Enumclaw