

# King County - House Sales

## Sales analysis for **William Rodriguez**

*by Stephan O. Adler*

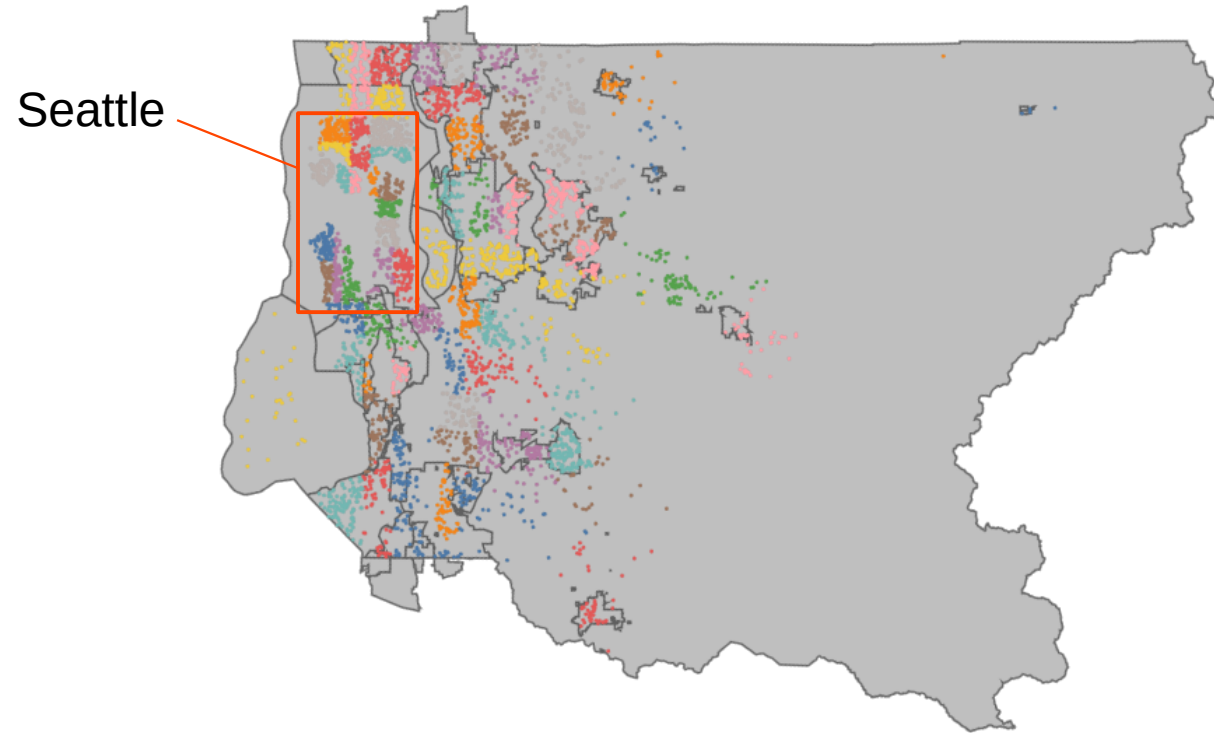
# Requirements

- 2 People
- 2 Houses
- City → central, fast
- Country → non-renovated, best timing

# Considerations and Assumptions

- City: for work, 2-3 rooms, 1 bathroom
- Country: for leisure, 2-4 rooms, 1 bathroom
  - not renovated after 1982 (within last 40 years)
- Most relevant factors:
  - Price, Grade, Condition, Rooms
  - Distance
  - Surroundings

# Sales Overview



# City

- Considerations:
  - Seattle → largest city in county
  - Central districts in seattle:
    - Downtown Seattle: ZIP codes 98101, 98104
    - Capitol Hill: ZIP codes 98102, 98112
    - South Lake Union: ZIP code 98109
    - First Hill: ZIP code 98104
    - Belltown: ZIP code 98121

# Attractive Central Districts with Sales



# Impressions, City

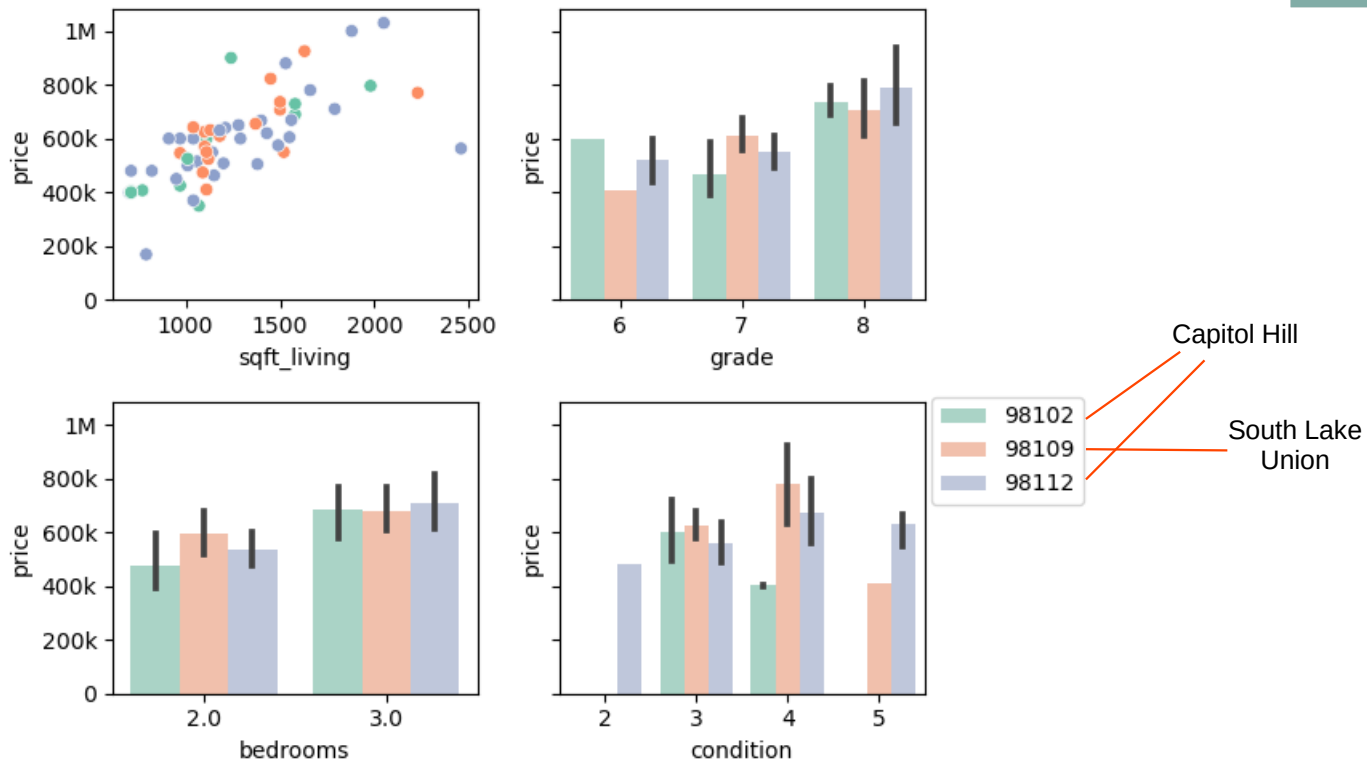


Capitol Hill

South Lake Union

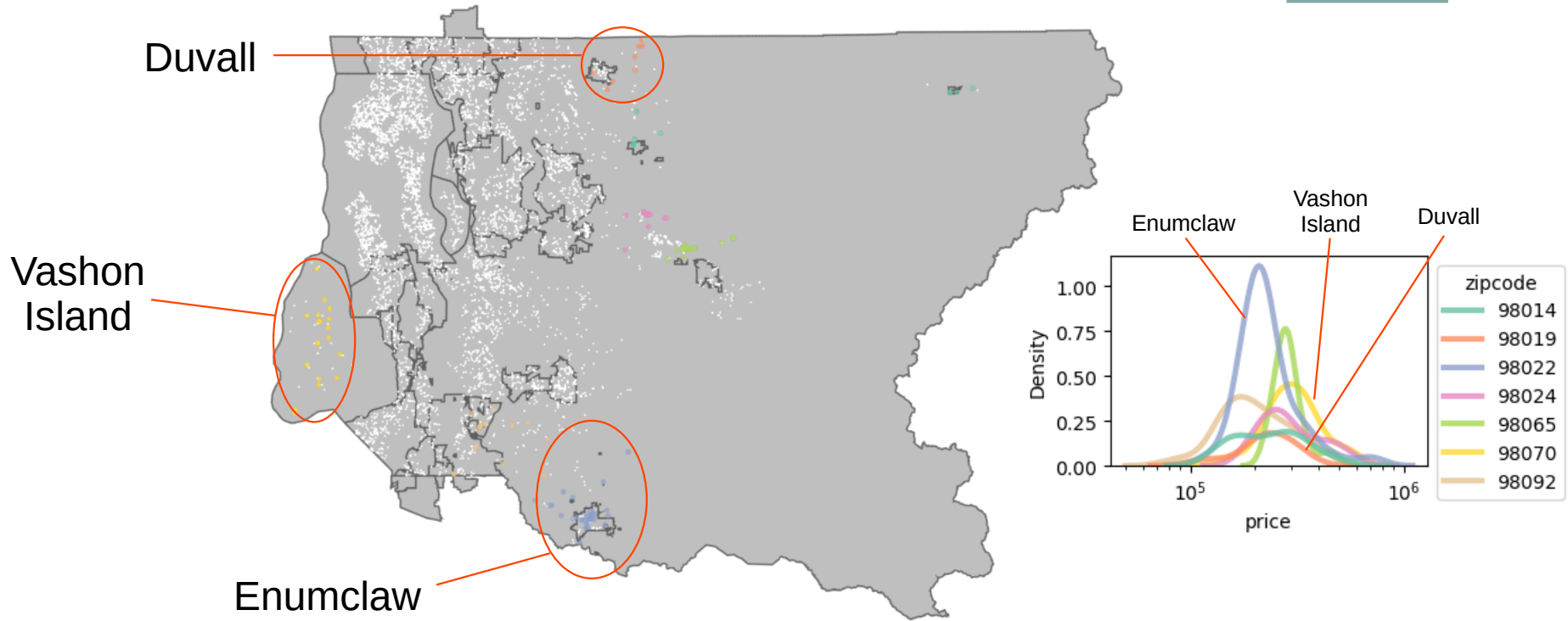


# Comparison of Central Districts





# Attractive Country Districts with Sales



# Impressions, Country

Vashon Island

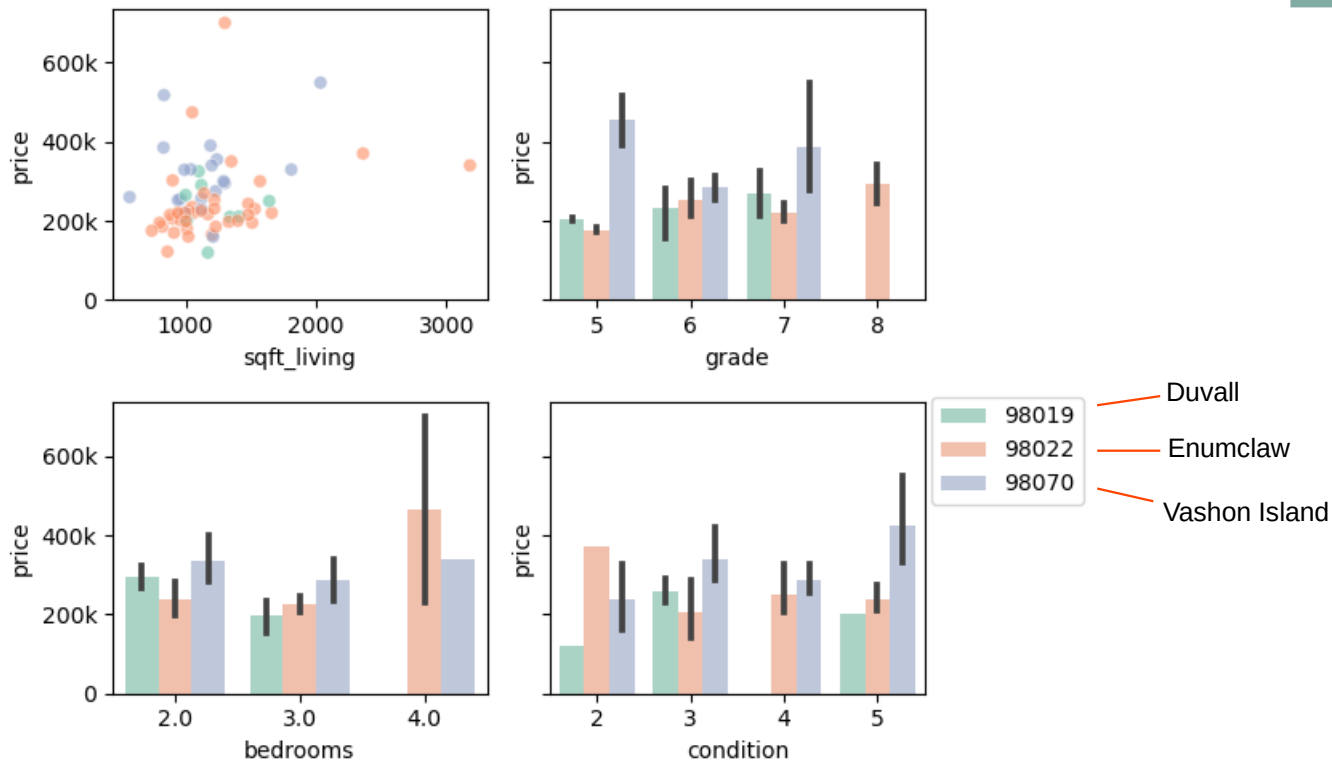


Duvall

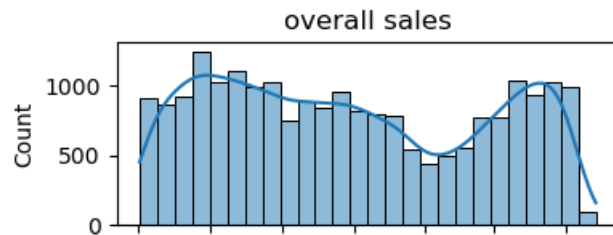
Enumclaw



# Comparison of Country Districts



# Timing



# Recommendations

- City Property in Seattle Capitol Hill or South Lake Union
  - grade is costly, condition not necessarily
  - usual grade 7 prices are between 456k and 627k \$
  - usual grade 8 prices are between 635k and 788k \$
- Country House in Duvall, Enumclaw or Vashon Island
  - Duvall: Closer to City Property, good price/value ratio
  - Vashon Island: Still close to City, Nice Island, more expensive
  - Enumclaw: Best price/value ratio, farthest from City