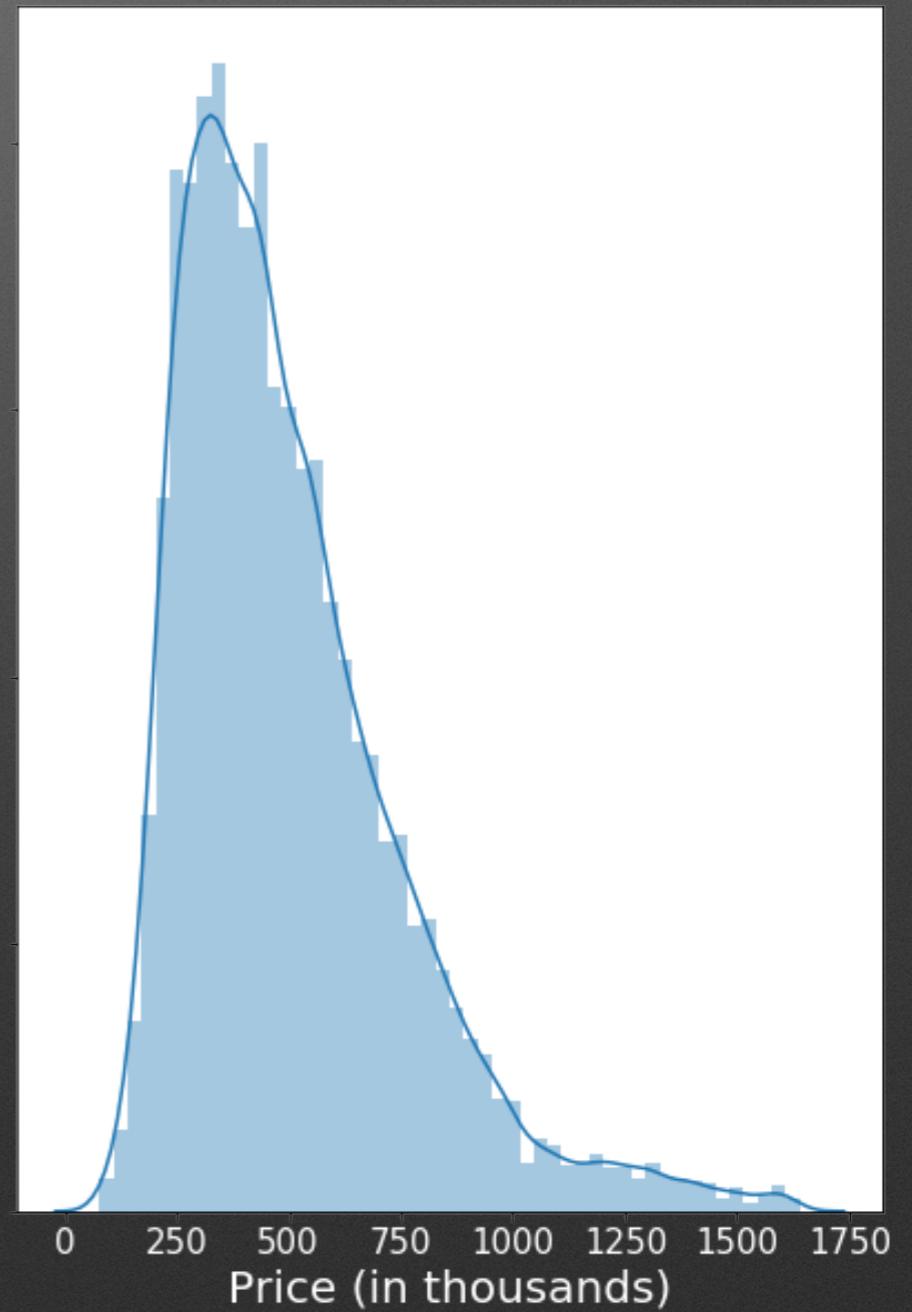


King County Housing

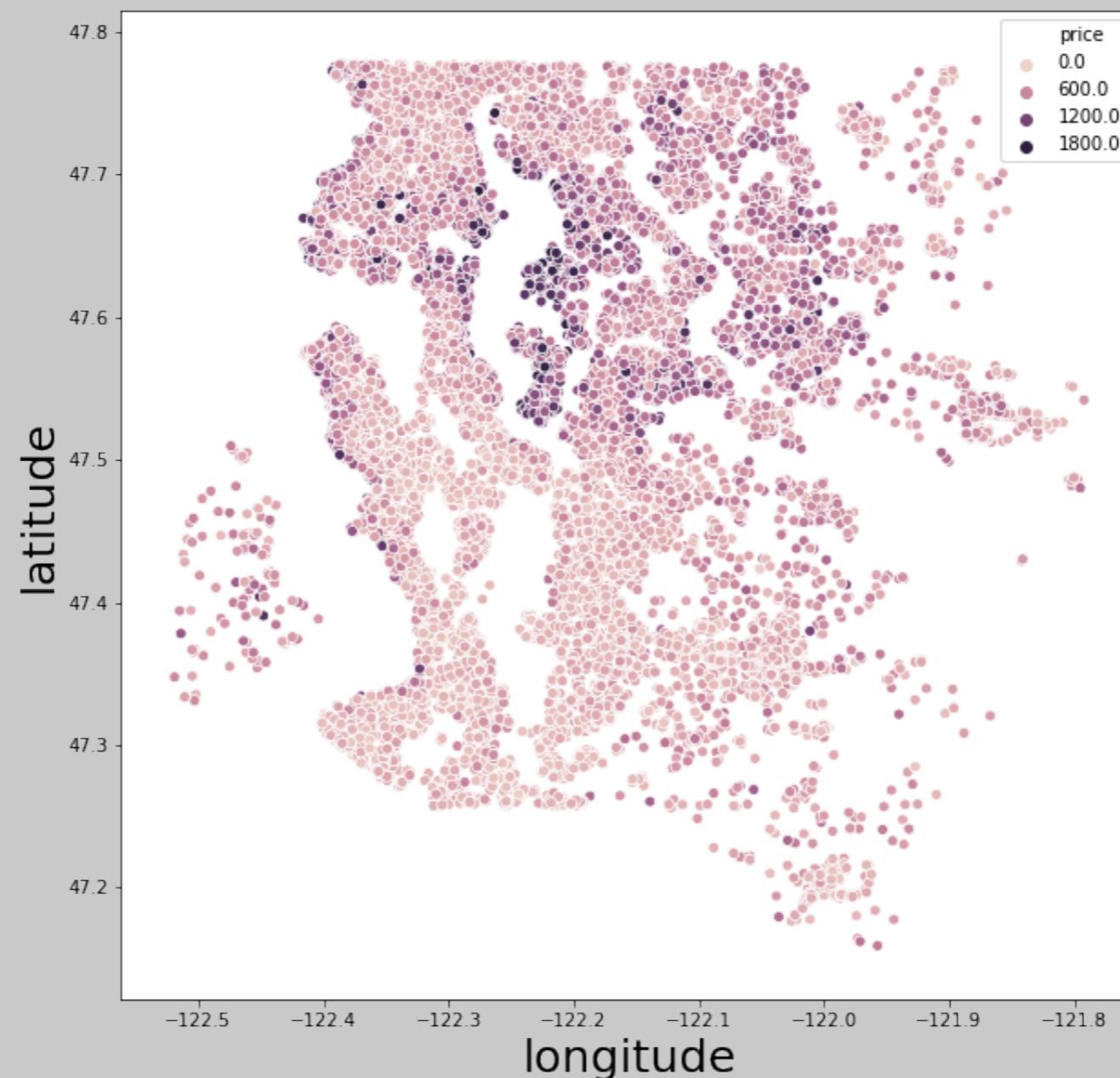
A Guide for Buyers, Builders, and Renovators

Basis

- The King County data set includes over 20,000 records for homes from 370 to 4,540 sqft.
- Important features include:
 - square feet of living space
 - grade
 - number of bedrooms
 - waterfront access
 - location



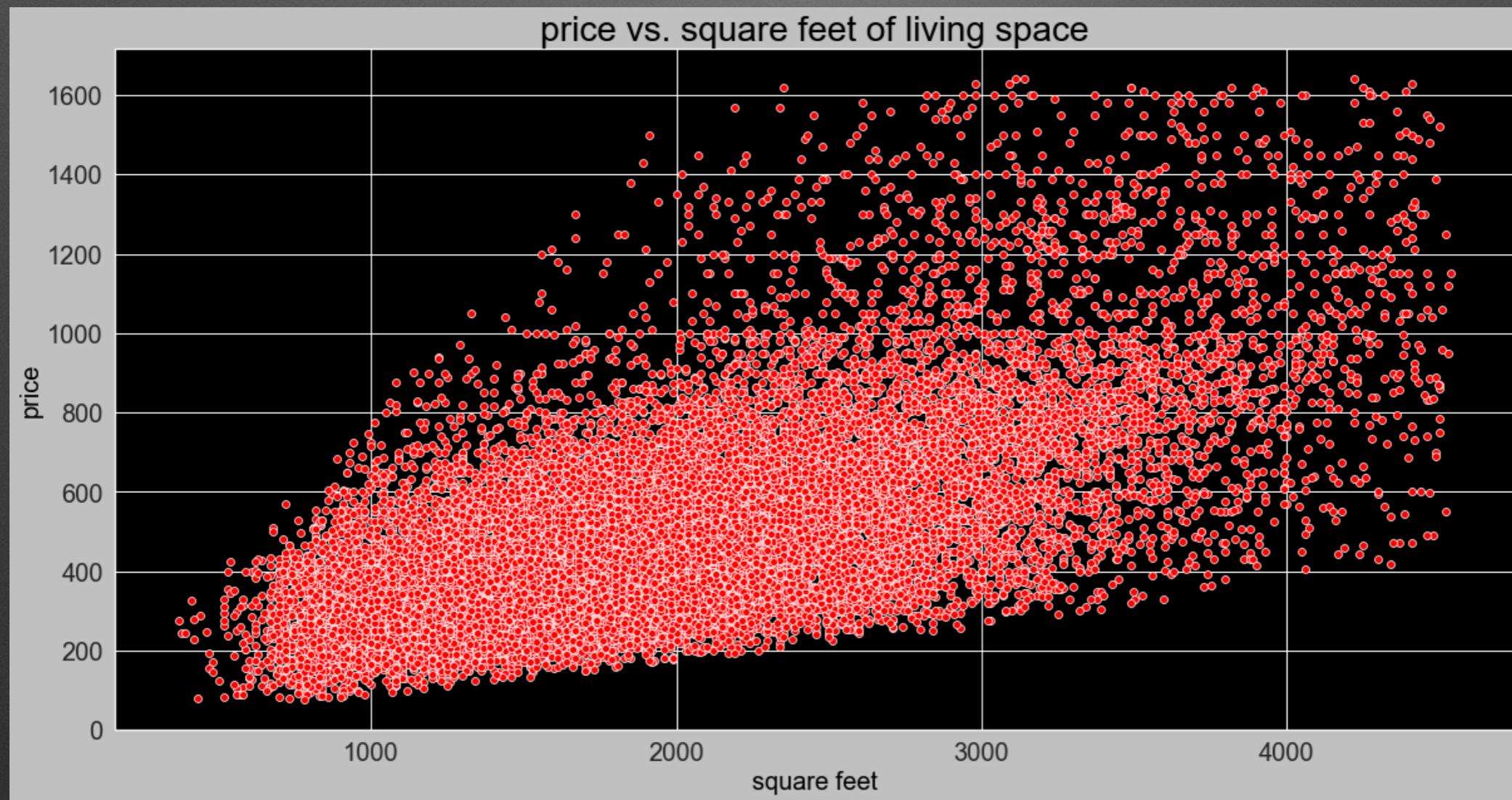
Location Drives Value



Purchase prices are linked strongly to both waterfront property and proximity to the within the Seattle area.

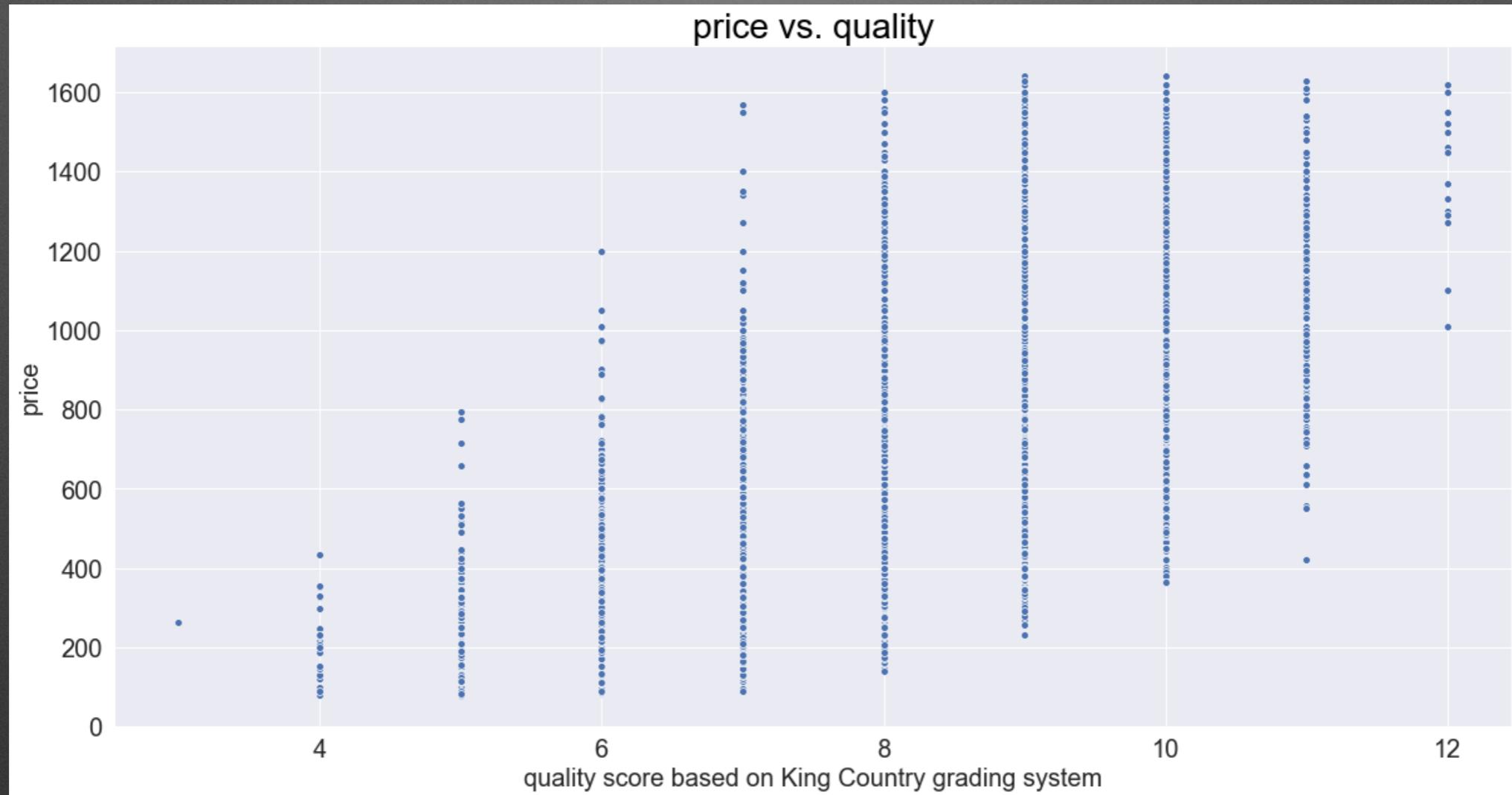
Size Matters...

- The value of a home continues upward closely correlated with the size of the home.
- This factor is more important than lot size or number of bedrooms.



*Also, this graph looks like a flamethrower, which is awesome.

...But Quality Matters Too



- Size correlation to price: .64
- Grade correlation to price: .65
- Grade score is a 1 - 13 scale based on quality of materials, craftsmanship, and design.

Trouble in the Bedroom



- Diminishing returns after 5 or 6 bedrooms. Too many bedrooms might give a home a closed, cramped feeling.

Give Me Space

- Creating a more open feel to a home might give it a feeling of quality and relaxation.
- Fewer rooms means fewer walls, fixtures, plumbing, and electrical, saving on labor and materials.



Take-Homes

Builders, buyers, and remodelers can make the most out of their investment by homing in on:

- The importance of location on pricing, and making the most of high-dollar land.
- The two building-based factors driving home values: home size and quality of design and construction.
- Above 5 bedrooms, more space is superior to more rooms. Large, open, well-designed spaces create value.