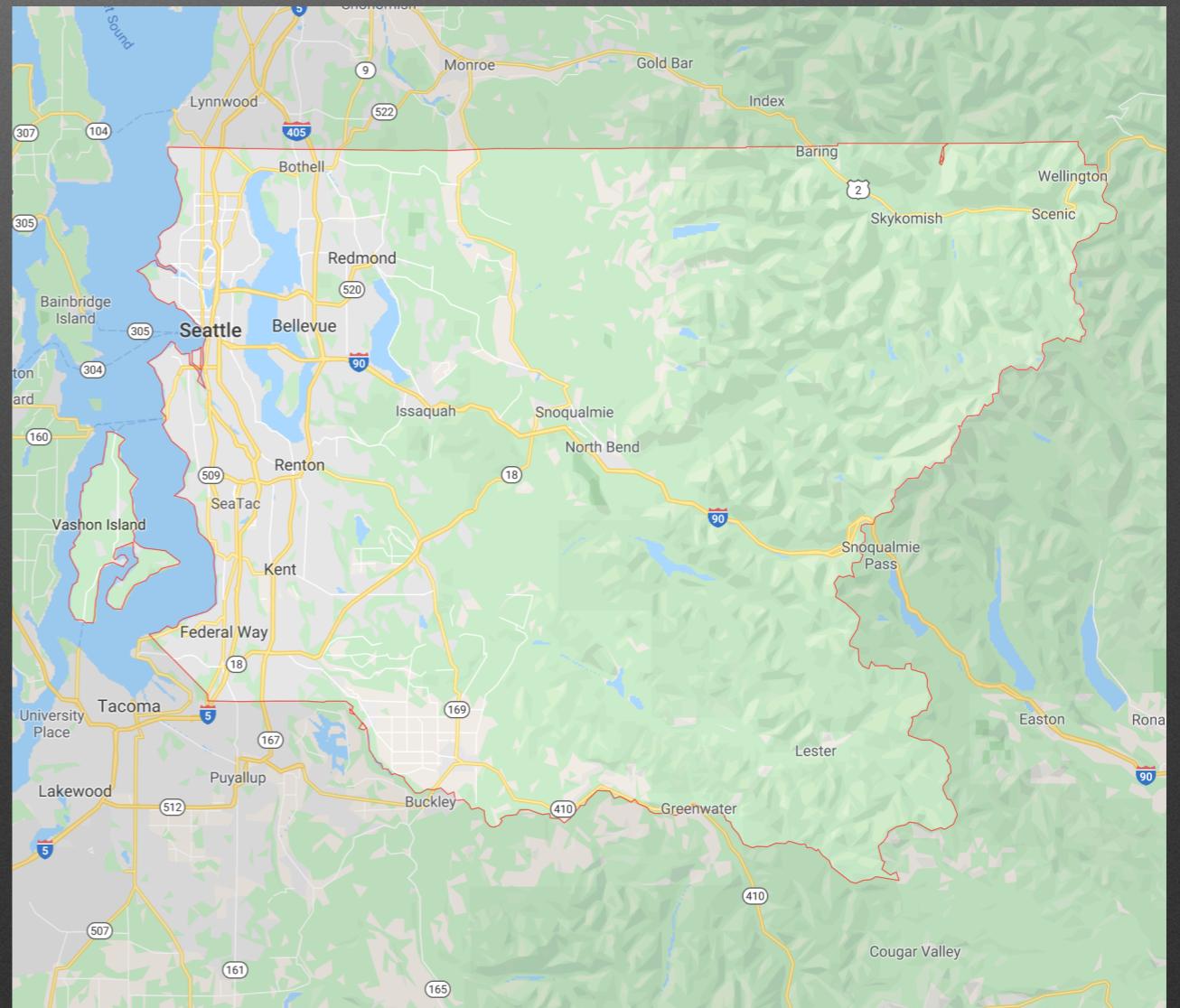


# King County Housing

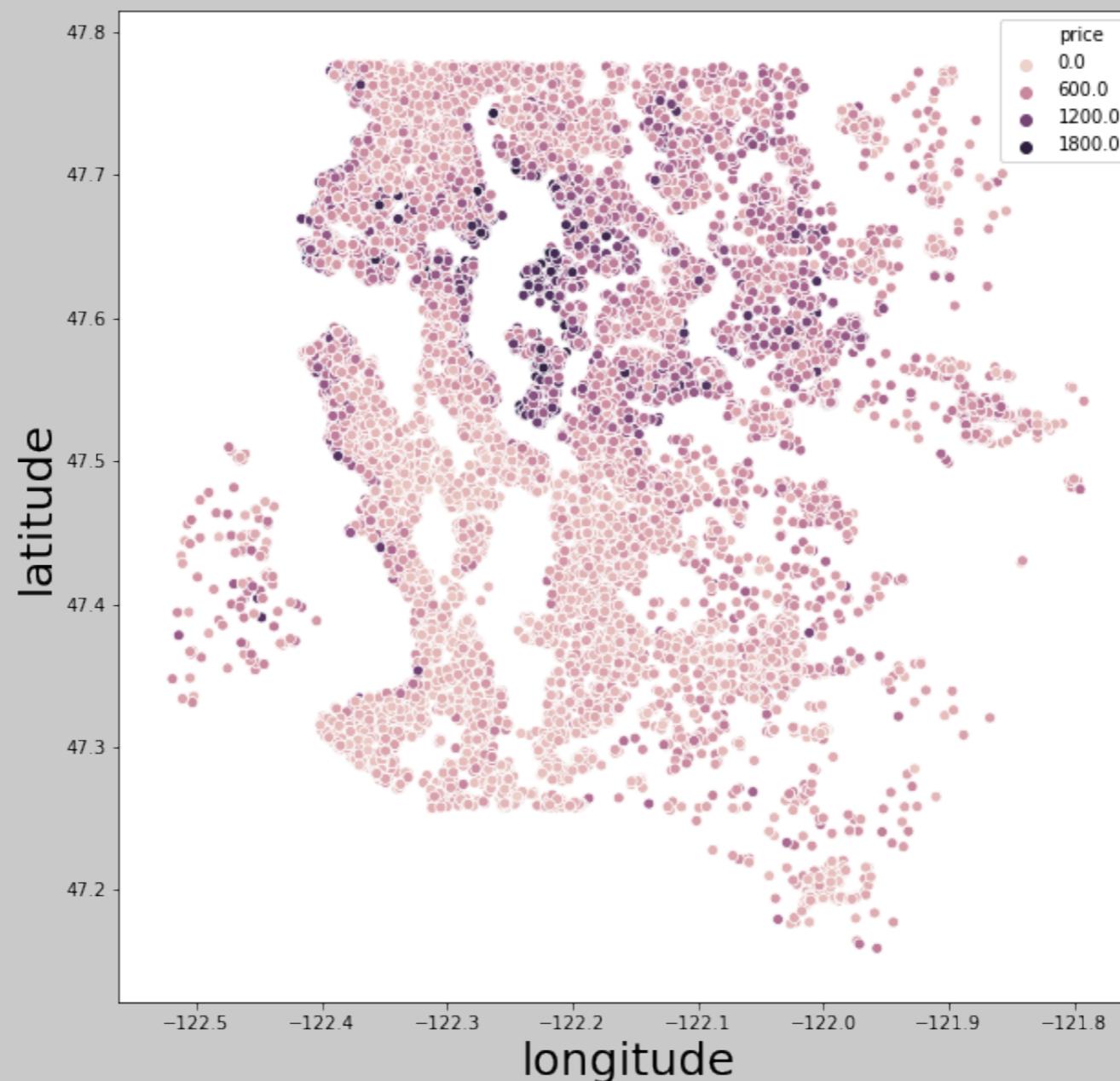
Maximizing Value for Buyers, Builders, and Renovators

# 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
  - number of bedrooms
  - waterfront access
  - location
  - grade



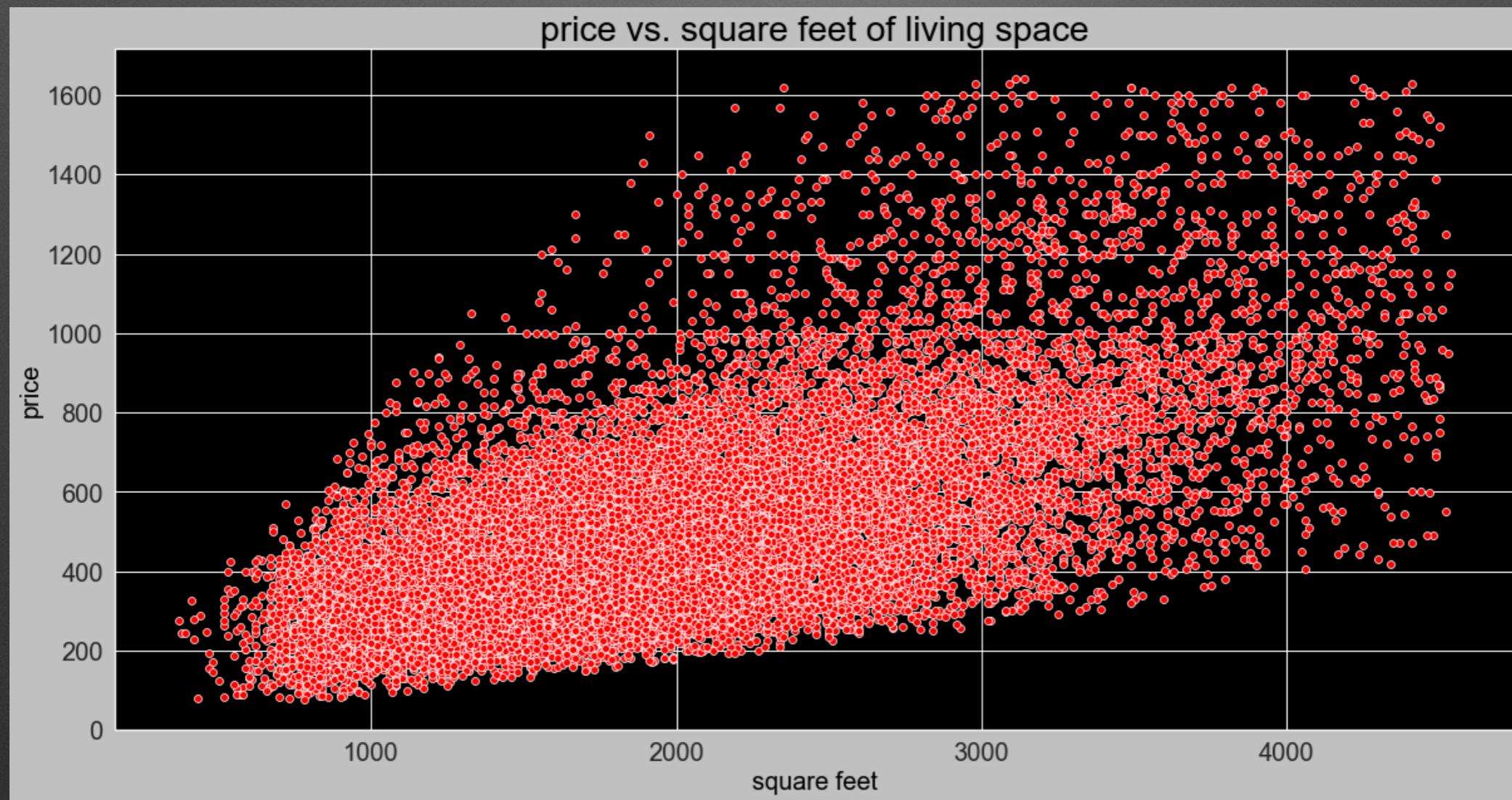
# Location Drives Value



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

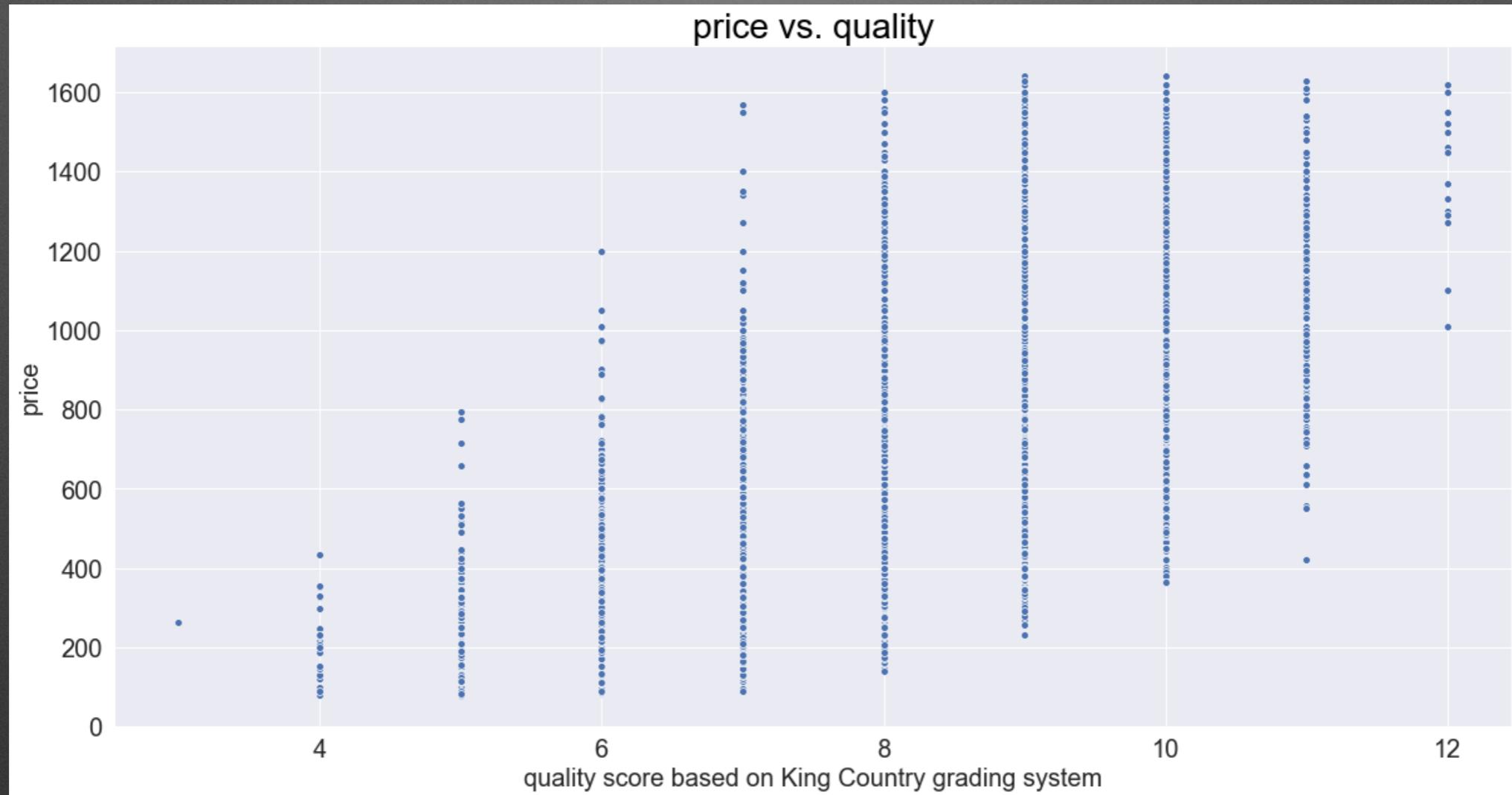
# Size Matters...

- 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:**

- Making the most of high-dollar land. Exploiting undervalued properties in more expensive neighborhoods has potential for growth through clever building and remodeling.
- Home size and quality are driving home values. Materials, craftsmanship, and design will reap immediate rewards.
- Above 5 bedrooms, more space is superior to more rooms. Large, open, well-designed spaces create value.

# Future Homework

So many opportunities! Here are some areas with potential for further exploration:

- Renovation Details:
  - While the sample size for renovated homes is much smaller, a careful analysis could yield strong guidance for adding value to existing homes.
- Deeper Dive into Location:
  - In conjunction to latitude and longitude, an analysis that takes zipcode into account could tighten the margins on where, exactly, there is value to be found.

# Home Free!

Hopefully you found this presentation helpful! Thank you so much for your time, and best of luck in your real-estate related endeavors.

