Final Report

During the exploratory analysis, the insights suggest that there had been a positive trend in price increases from 2001 to 2022. In addition, results represent a positive correlation between increasing assessed values and sale amounts. Yet, the correlation is not perfect, and other factors could influence the growth in sale prices over time. Next, the findings determined that apartments are the most expensive among other property types, while public utilities are the least costly. Finally, results identified Greenwich as the most expensive town in the United States. Meanwhile, the highest transactions occurred in Bridgeport, Stamford and Waterbury.

Insight 1:

According to Figure 1, we can observe the noticeable trend of prices increasing over the given period, starting from 246K in 2001 to 558K in 2022. Yet, in some years we can see the value decreasing compared to the previous year. For instance, in 2005 the property value was lower while in 2006 it was significantly higher. It could suggest that the real estate market experienced some major fluctuations. However, recent years have faced a profound jump in value. For instance, 2020 had a significant increase, which could be explained by changes in property characteristics or external economic factors.
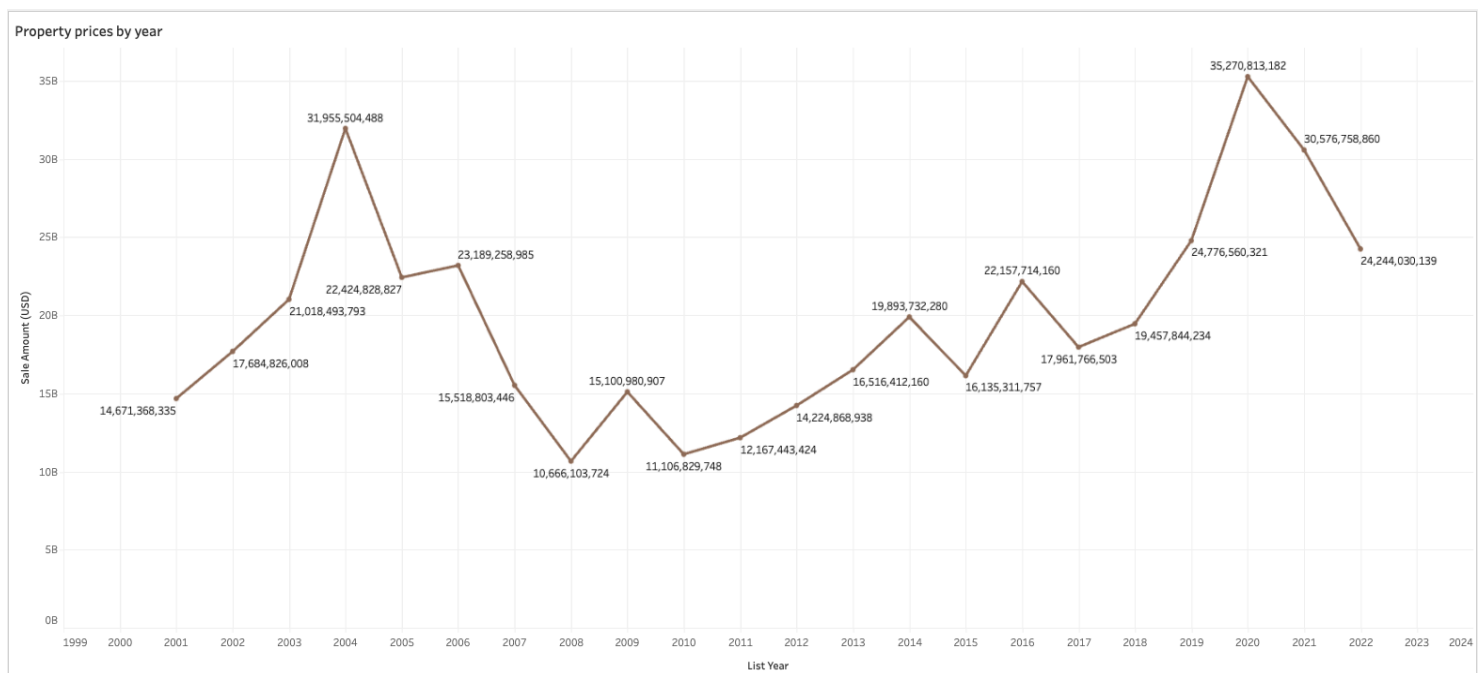

Figure 1

Visualization of Property prices by year. *Tableau Public*, 2025.

Insight 2:

As demonstrated in Figure 2, we can observe a moderate positive correlation between the assessed value and the sale amount of properties of approximately 0.45. This means, that properties with higher asset value led to sales for higher prices. While the correlation is overall positive, it is not perfect, meaning that other factors could influence the establishment of sale prices.
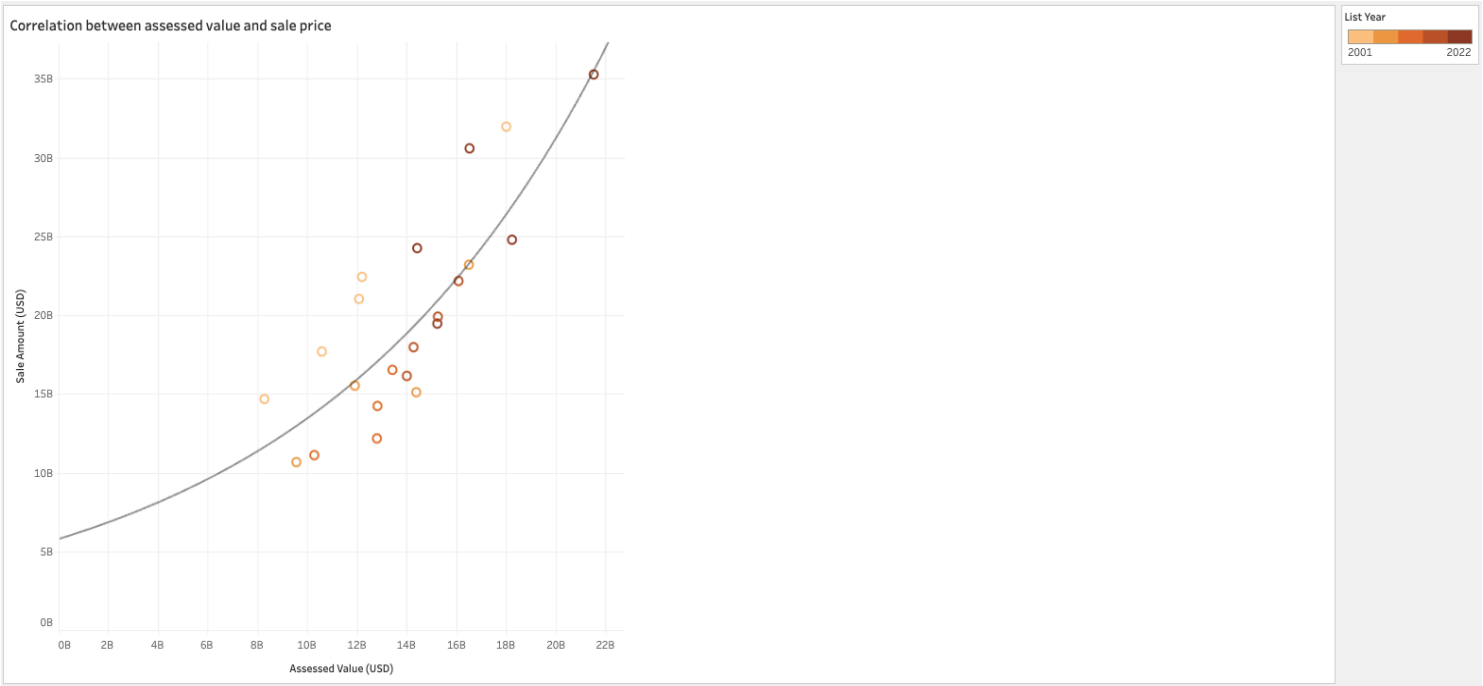

Figure 2

Visualization of Correlation between Assessed value and sale amount. *Tableau Public*, 2025.

Insight 3:

As shown in Figure 3, we can see that apartments stand out as the most expensive property type. This can happen due to the separation of buildings into units and the generation of rental income or locations that are in high demand. Likewise, commercial and industrial properties are the next most expensive types due to the high demand for office buildings, factories and warehouses. Those types of properties attract high investments from bigger corporations intending to get a high return on investment. Following that, we have vacant lands that are significantly lower, yet good in value due to the potential of area growth and development. Lastly, we have public utilities and residential properties. Residential properties including condos, single-family parcels or townhouses, can be lower in price compared to commercial properties due to slow return on investment and high supply of similar properties in one area. All this can establish the lower value for residential complexes. On the other hand, public utilities, such as power stations, are controlled by the governments and may have lower fixed pricing.
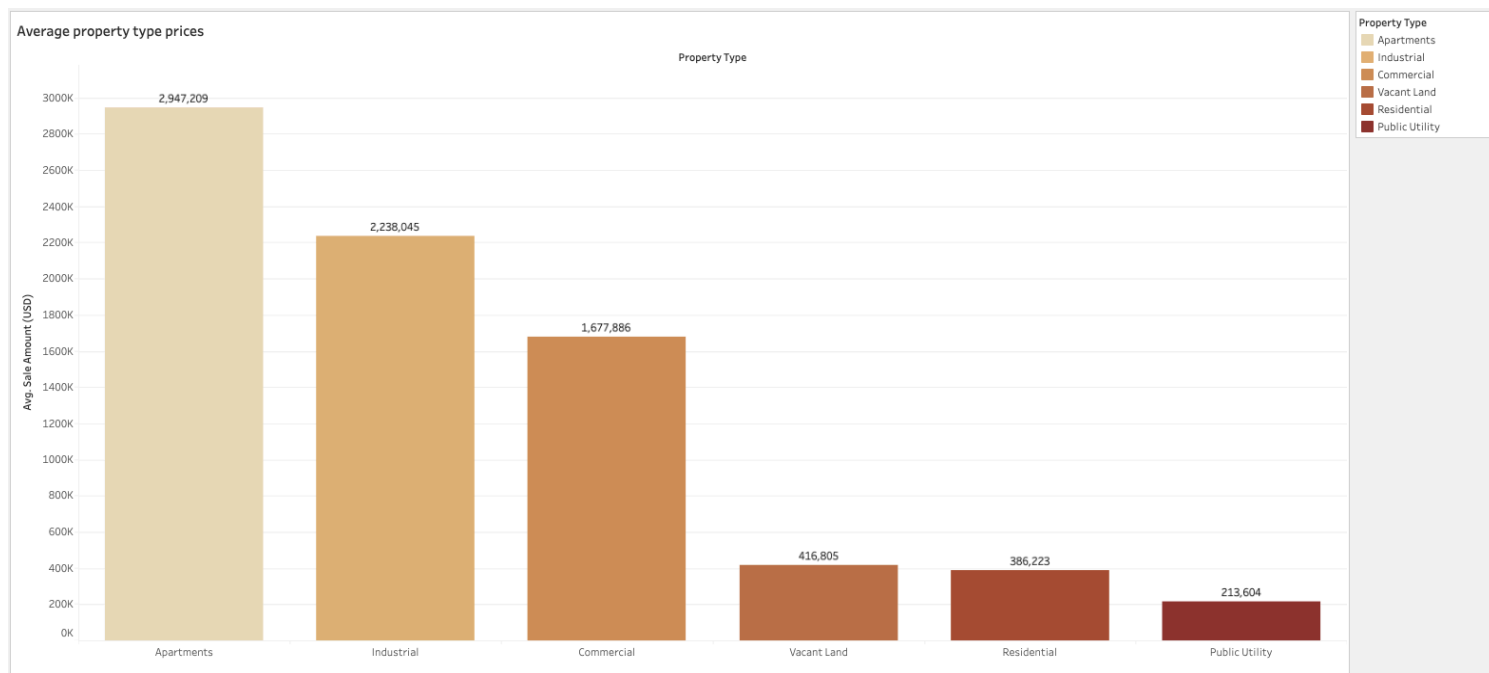
Figure 3

Visualization of Average property type prices. *Tableau Public*, 2025.

Insight 4:

In Figure 4, we can see that the top towns with the highest transactions are Bridgeport, Stamford and Waterbury. This can be due to larger populations or more active real estate markets in these areas. For realtors or investors, focusing on these towns could provide opportunities, as the high volume of transactions might indicate robust market dynamics.
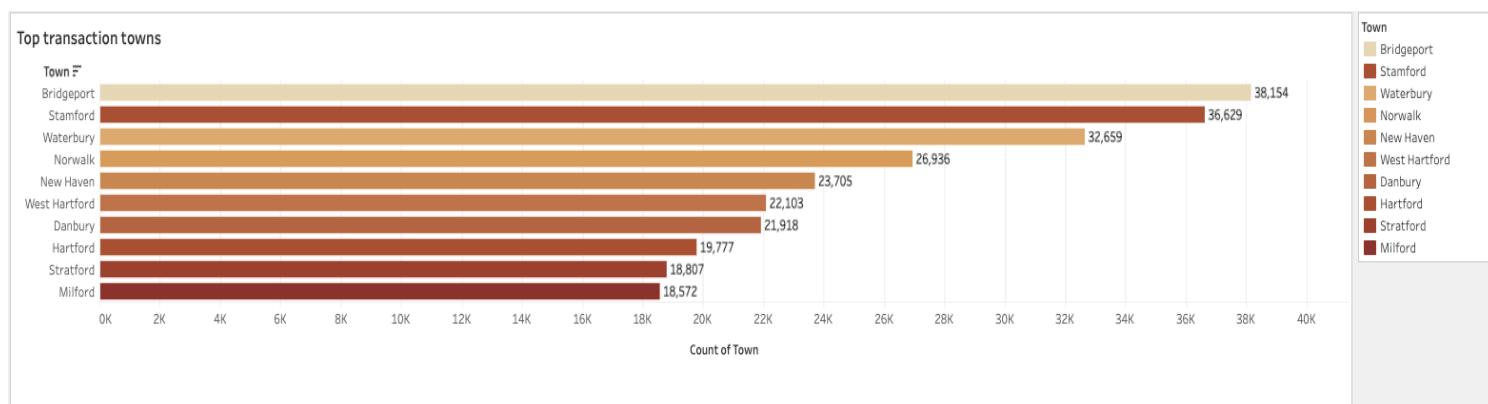

Figure 4

Visualization of Top transaction towns. *Tableau Public*, 2025.

Insight 5:

Figure 5 represents the top towns by price resulting in the snapshot of the most expensive towns in the United States. We can note that Greenwich, Darien and New Canaan are listed as the most expensive towns, evaluated by average prices on properties for the given period, ranging from 1.5M to 2M USD. This can be explained by the concentration of luxury housing, better infrastructure, school quality, and overall high standard of living that determine the property pricing for these towns. For investors, understanding the potential buyers and pricing dynamic can suggest
a high return on investments. For buyers, this snapshot could suggest further analysis of the areas, negotiation plans and investment decisions.
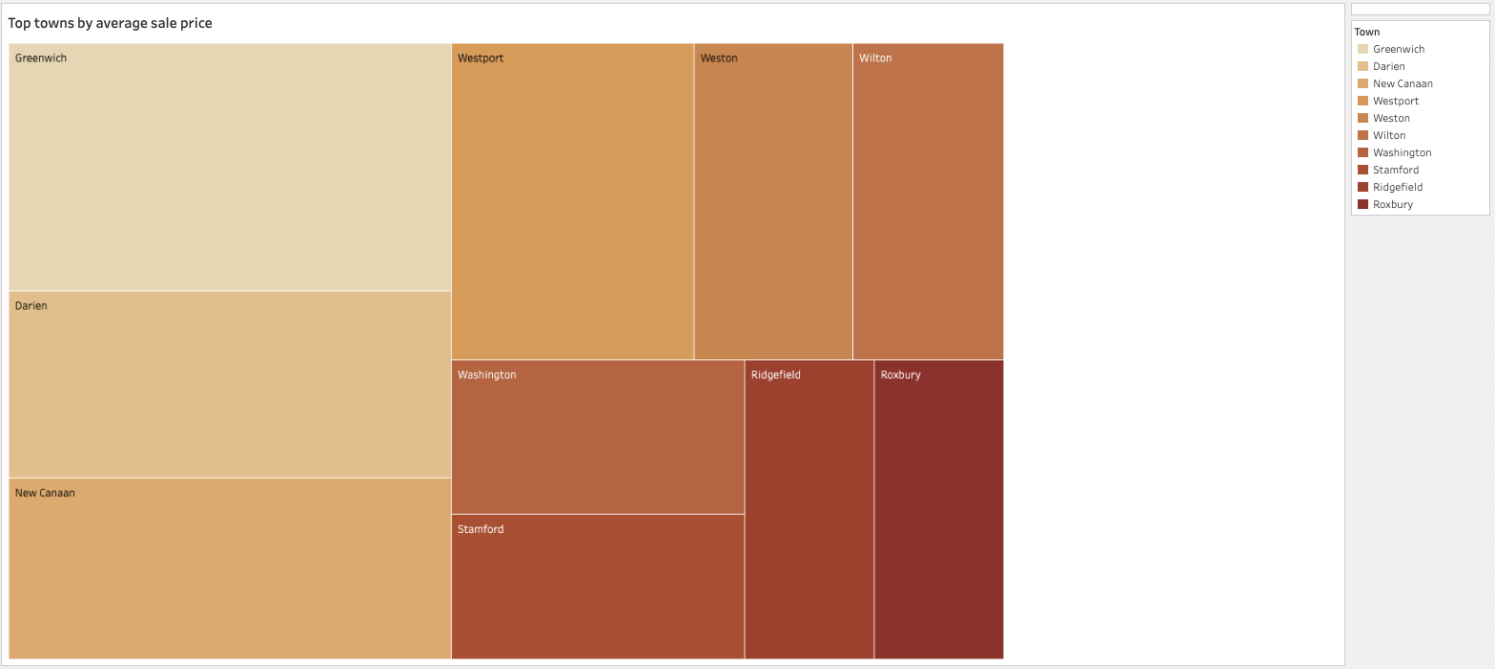

Figure 5

Visualization of Top towns by the average sale price. *Tableau Public*, 2025.
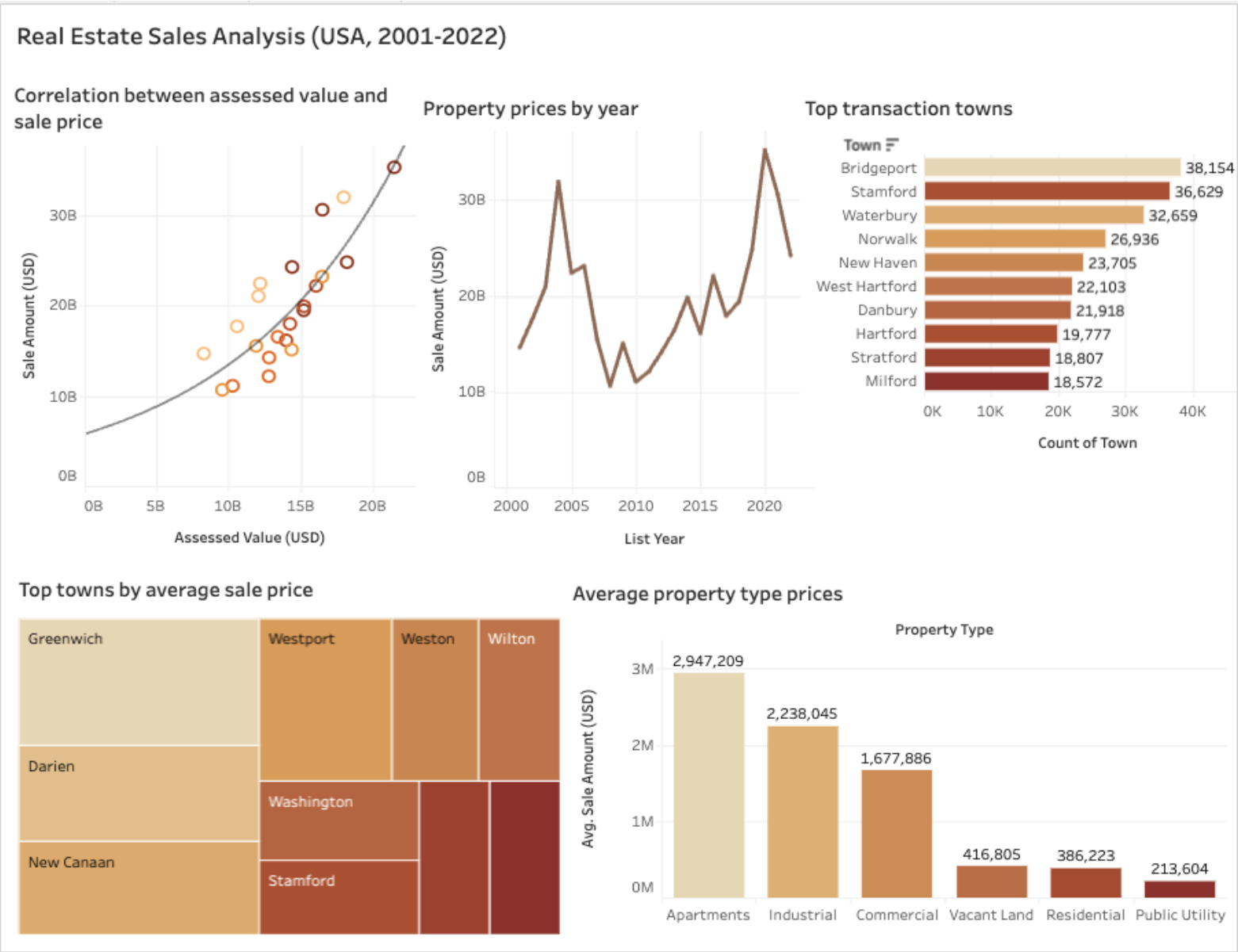
Figure 6

Dashboard of Real Estate Sales Analysis (USA, 2001-2022). *Tableau Public*, 2025.

Done by Altynay Yegemberdiyeva