How varying factors affect the structure of house pricing

This table demonstrates the correlation between the properties’ characteristics and its sale value. The closer it is to -1 the more minimal the effect on price is and the closer it is to 1 the more significant the effect is.

|  |  |
| --- | --- |
| Property characteristics | Relationship with the property value |
| Full Bath | 0.560664 |
| Half Bath | 0.284108 |
| Bedroom Above Ground | 0.168213 |
| Kitchen Above Ground | -0.13591 |
| Kitchen Quality | 0.533723 |
| Fireplaces | 0.466929 |
| Garage Year Built | 0.486362 |
| Garage Cars | 0.640409 |
| Garage Area | 0.623431 |
| WoodDeckSF | 0.324413445 |
| OpenPorchSF | 0.315856227 |
| EnclosedPorch | -0.128577958 |
| 3SsnPorch | 0.044583665 |
| ScreenPorch | 0.111446571 |
| PoolArea | 0.092403549 |
| MiscVal | -0.02118958 |
| MoSold | 0.046432245 |
| YrSold | -0.028922585 |
| 1stFlrSF: First Floor square feet | 0.605852185 |
| 2ndFlrSF: Second floor square feet | 0.319333803 |
| LowQualFinSF: Low quality finished square feet (all floors) | -0.02560613 |
| GrLivArea: Above grade (ground) living area square feet | 0.708624478 |
| BsmtFullBath: Basement full bathrooms | 0.227122233 |
| BsmtHalfBath: Basement half bathrooms | -0.016844154 |
| OverallQual | 0.790982 |
| OverallCond | 0.077855894 |
| YearBuilt | 0.522897333 |
| YearRemodAdd | 0.507100967 |
| MasVnrArea | 0.477493047 |
| LotArea | -0.08428 |
| LotFrontage | 0.351799 |
| LotArea | 0.263843 |

This table lists the characteristics of a property that has no effect on its property value

|  |
| --- |
| MSZoning |
| Street |
| Alley |
| LotShape |
| LandContour |
| Utilities |
| LotConfig |
| LandSlope |
| Neighborhood |
| Condition1 |
| Condition2 |
| BldgType |
| HouseStyle |
| Heating: Type of heating |
| HeatingQC: Heating quality and condition |
| CentralAir: Central air conditioning |
| Electrical: Electrical system |
| PavedDrive |
| PoolQC |
| Fence |
| MiscFeature |
| SaleType |
| SaleCondition |
| Total Rooms Above Ground |
| Functional |
| Fireplace Quantity |
| Garage Type |
| Garage Finish |
| Garage Quality |
| Garage condition 1 |

This table shows the most important property characteristics to consider in relation to its sale price

|  |  |
| --- | --- |
| Property characteristics | Its effect on property value |
| Full Bath | 0.560664 |
| Kitchen Quality | 0.533723 |
| Fireplaces | 0.466929 |
| Garage Year Built | 0.486362 |
| Garage Cars | 0.640409 |
| Garage Area | 0.623431 |
| MoSold | 0.046432245 |
| 1stFlrSF: First Floor square feet | 0.605852185 |
| GrLivArea: Above grade (ground) living area square feet | 0.708624478 |
| OverallQual | 0.790982 |
| YearBuilt | 0.522897333 |
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| MasVnrArea | 0.477493047 |