Data Dictionary: Toronto Real Estate
Portfolio Analysis
Kevin Badali

Real Estate All				
Records the monthly totals for all real estate home types				
Column Name	**Data Type**	**PK**	**FK**	**Comment**
id	varchar(10)	🟩		-
date	date			-
quarter	int			-
year	int			-
month	int			-
number_of_sales	int			how many home sales occurred throughout the month
avg_list_price	int			monthly average price of how much a home was put on the market for
avg_sold_price	int			monthly average price of how much a home sold for
above_below_asking_percent	double			monthly percent difference between the list price and sold price
monthly_change_$	int			difference in avg_sold_price as compared to the previous month (in dollars)
monthly_change_percent	double			difference in avg_sold_price as compared to the previous month (in percent)
days_on_market	int			monthly average of how long homes were on the market before being bought
lookup_c	varchar(10)		🟩	connects with the re_condos table
lookup_ct	varchar(10)		🟩	connects with the re_condo_townhomes table
lookup_ft	varchar(10)		🟩	connects with the re_freehold_townhomes table
lookup_dh	varchar(10)		🟩	connects with the re_detached_homes table
lookup_br	varchar(10)		🟩	connects with the bank_rate_monthly table

This dictionary table is for 4 tables, all with the same layout

Real Estate Condos + Condo Townhomes + Freehold Townhomes + Detached Homes				
This structure is used in the four tables listed one line above. Records the monthly totals for the listed real estate home types				
Column Name	**Data Type**	**PK**	**FK**	**Comment**
id	varchar(10)			-
date	date			-
quarter	int			-
year	int			-
month	int			-
number_of_sales	int			how many home sales occurred throughout the month
avg_list_price	int			monthly average price of how much a home was put on the market for
avg_sold_price	int			monthly average price of how much a home sold for
above_below_asking_percent	double			monthly percent difference between the list price and sold price
monthly_change_$	int			difference in avg_sold_price as compared to the previous month (in dollars)
monthly_change_percent	double			difference in avg_sold_price as compared to the previous month (in percent)
days_on_market	int			monthly average of how long homes were on the market before being bought

Bank Rate Monthly
lists the bank rate (interest rates) by month

Column Name	Data Type	PK	FK	Comment
id	varchar(10)	✓		-
date	date			-
bank_rate	double			the interest rate set by the bank of Canada for the specific period
quarter	int			-
year	int			-
month	int			-
inf_lookup	varchar(10)		✓	connects with the inflation table

Bank Rate Weekly
lists the bank rate (interest rates) by week

Column Name	Data Type	PK	FK	Comment
id	varchar(10)	✓		-
date	date			-
bank_rate	double			the interest rate set by the bank of Canada for the specific period
quarter	int			-
year	int			-
month	int			-
week_num	int			the number of the week based on the number of weeks in a year
vmr_lookup	varchar(10)		✓	connects with the var_mortgage_rate table
brm_lookup	varchar(10)		✓	connects with the bank_rate_monthly table

Inflation
lists the inflation rate by month

Column Name	Data Type	PK	FK	Comment
id	varchar(10)	🟩		-
year	int			-
quarter	int			-
total_cpi	int			A measure of price movements, produced by Statistics Canada and obtained by comparing the retail prices of a representative "shopping basket" of goods and services at two different points in time
cpi_trim	double			a measure of core inflation that excludes CPI components whose rates of change in a given month are located in the tails of the distribution of price changes. This measure helps filter out extreme price movements that might be caused by factors specific to certain components. In particular, CPI-trim excludes 20 per cent of the weighted monthly price variations at both the bottom and top of the distribution of price changes, and thus it always removes 40 per cent of the total CPI basket.
cpi_median	double			a measure of core inflation corresponding to the price change located at the 50th percentile (in terms of the CPI basket weights) of the distribution of price changes in a given month. This measure helps filter out extreme price movements specific to certain components. This approach is similar to CPI-trim as it eliminates all the weighted monthly price variations at both the bottom and top of the distribution of price changes in any given month, except the price change for the component that is the midpoint of that distribution
cpi_common	double			a measure of core inflation that tracks common price changes across categories in the CPI basket. It uses a statistical procedure called a factor model to detect these common variations, which helps filter out price movements that might be caused by factors specific to certain components.
month_1	int			lists the 1st month in the quarter
month_2	int			lists the 2nd month in the quarter
month_3	int			lists the 3rd month in the quarter

Var. Mortgage Rate
lists the variable mortgage rate by week

Column Name	Data Type	PK	FK	Comment
id	varchar(10)			-
date	date			-
var_rate	double			the estimated variable rate for the given week
quarter	int			-
year	int			-
month	int			-
week_num	int			the number of the week based on the number of weeks in a year