

Analysis of housing prices in Connecticut USA

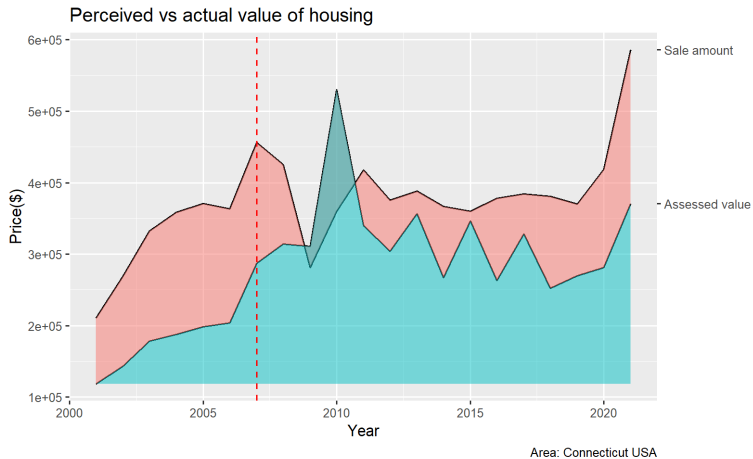
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The dataset

1. Data: Housing market in Connecticut USA from 2001 to 2020
2. Relevant columns:
 - 2.1 Transaction date
 - 2.2 Sale amount
 - 2.3 Assessed value
3. Original provider: Unknown
4. Refined by: SANDEEP PANDEY
5. Link: <https://www.kaggle.com/datasets/spandey8312/real-estate-2001-to-2020-state-of-connecticut-usa>

First plot idea



A closer look (1)

| town <chr> | address <chr> | assessed_value <dbl> | sale_amount <dbl> |
|---------------|---------------------|-------------------------|----------------------|
| Wilton | WAMPUM HL RD | 350 | 1535000 |
| Danbury | SHELTER ROCK RD | 100 | 366000 |
| Danbury | 1506 LEXINGTON BLVD | 100 | 290000 |
| Stratford | 556 HOLLISTER C-8 | 19880 | 33328000 |

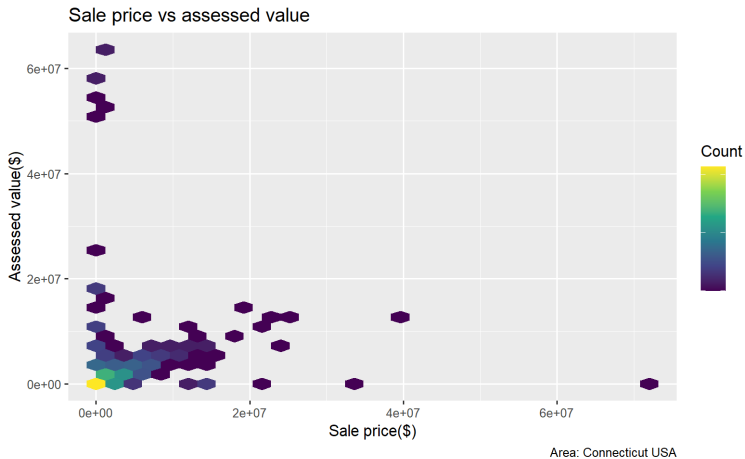
Figure 1: A look at the 4 transactions with the highest $\frac{\text{Sale amount}}{\text{Assessed value}}$ ratio

556 HOLLISTER C-8



Figure 2: *Sale price: 33 328 000\$, Assessed value: 19 880\$*

A closer look (2)



Cleaning up the data (1)

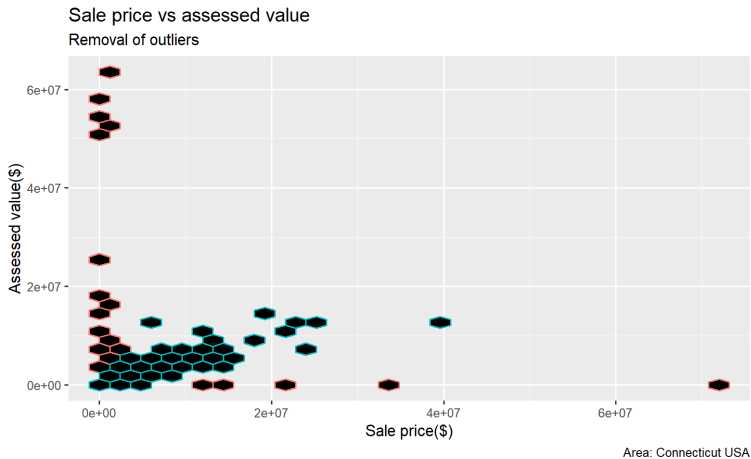
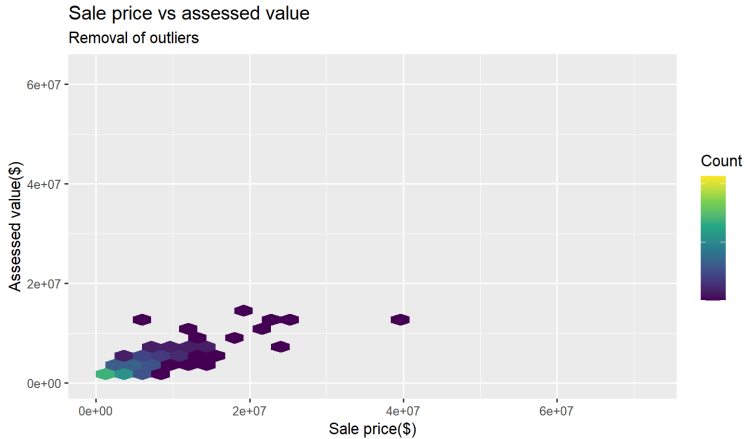


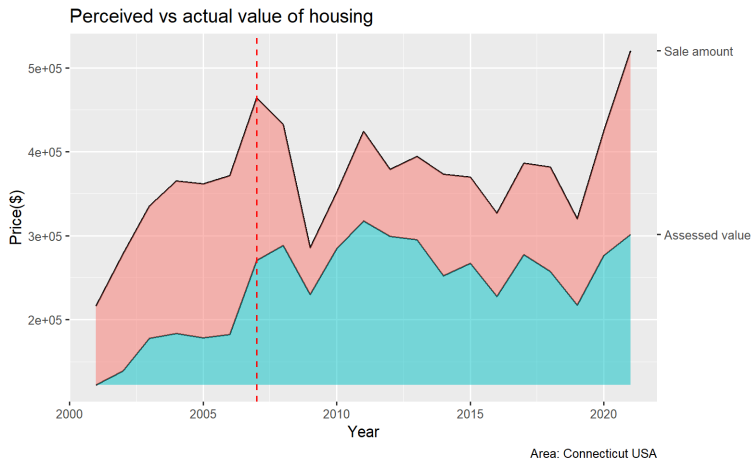
Figure 3: Removal of all transactions where $\frac{\text{Sale amount}}{\text{Assessed value}} \notin \left[\frac{1}{10}, 10\right]$

Cleaning up the data (2)



Area: Connecticut USA

Cleaned up plot



Stock market crash of 2008

