

Analysis of housing prices in Connecticut USA

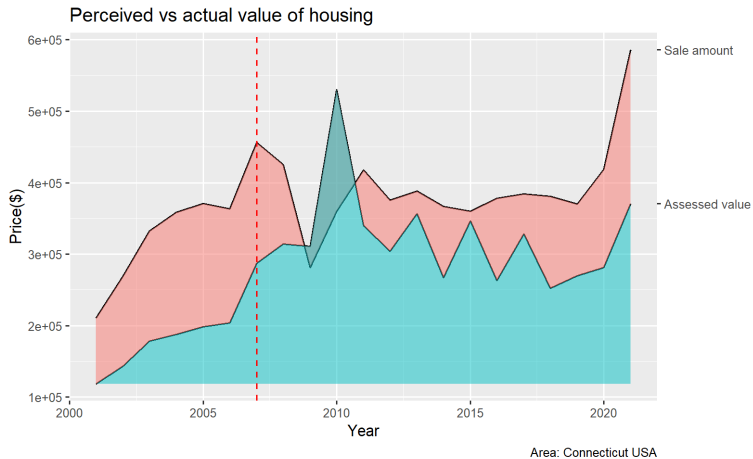
Yanis BOSCH

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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. Dataset size: $19\,789 \times 13$
6. 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

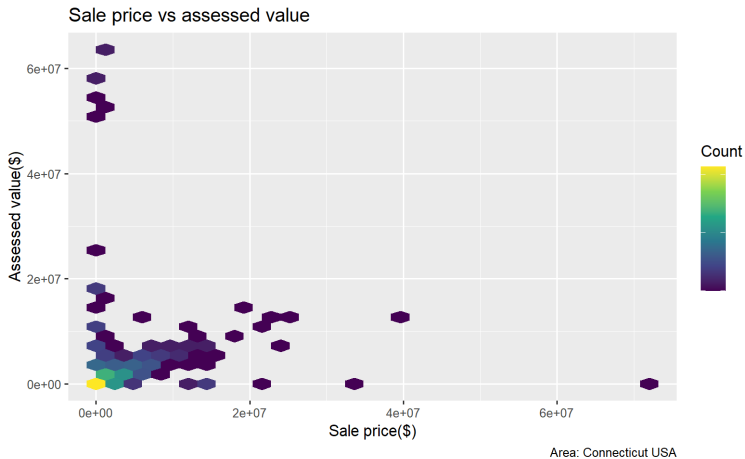
Figure 1: A look at the 4 transactions with the highest $\frac{\text{Sale amount}}{\text{Assessed value}}$ ratio

556 HOLLISTER C-8



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

A closer look (2)



Cleaning up the data (1)

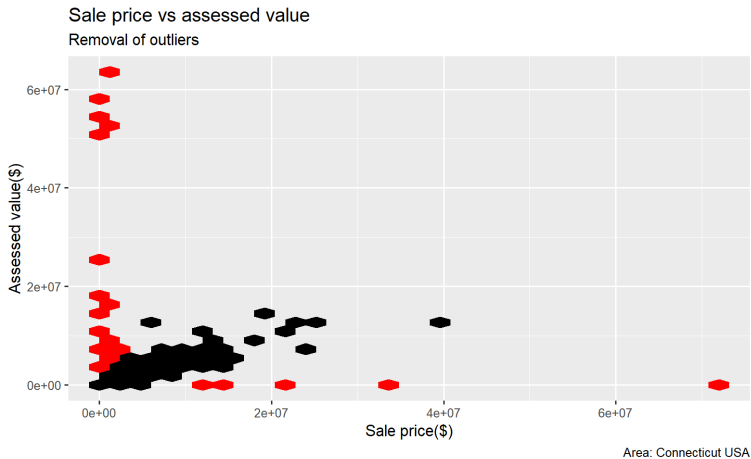
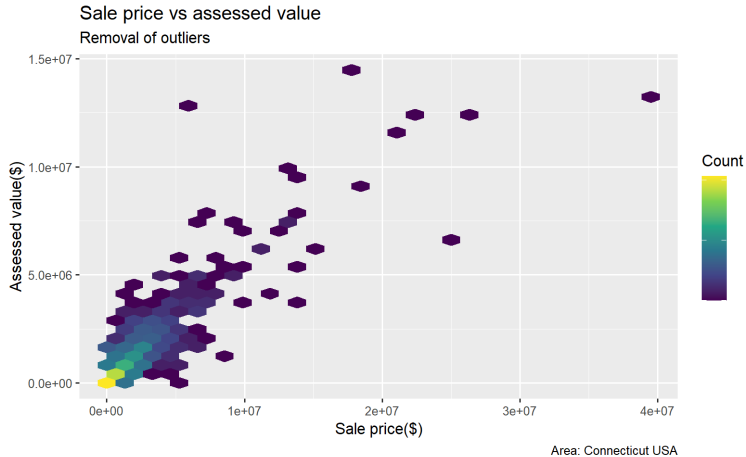
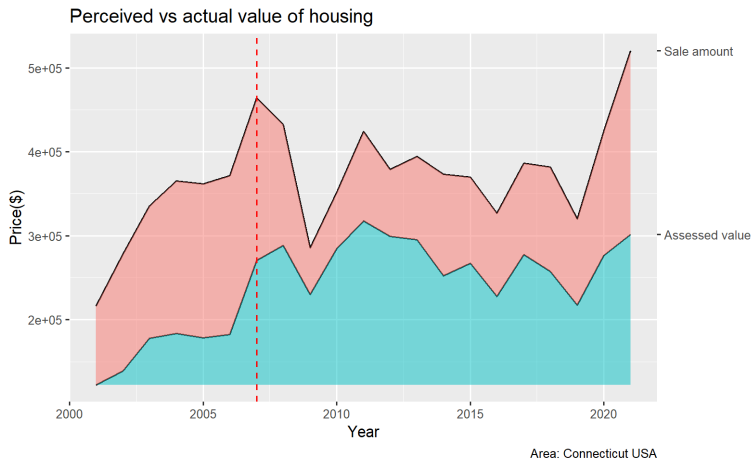


Figure 3: Removal of all transactions where $\frac{\text{Fitted sale value}}{\text{Assessed value}} \notin \left[\frac{1}{10}, 10\right]$

Cleaning up the data (2)



Cleaned up plot



Stock market crash of 2008

