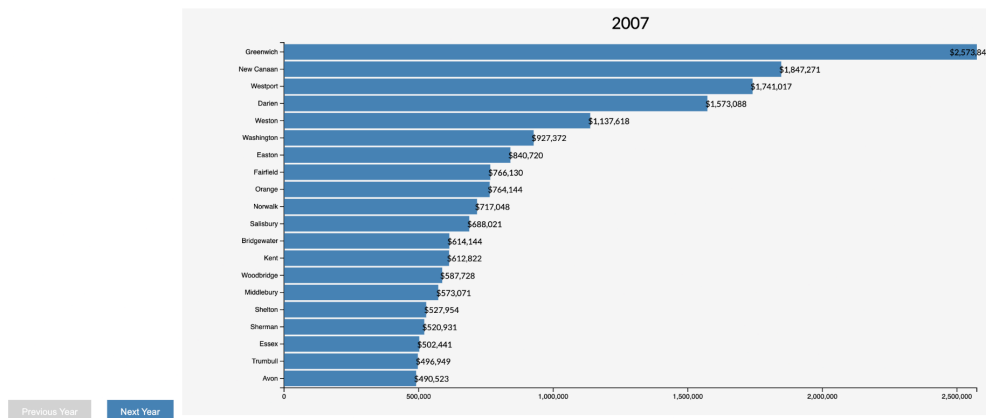


Gene Park Project2 QSS19

Real Estate Ratios & Median Price Sale by Town in Connecticut (2001-2021)

Importing the real estate sale data in Connecticut from the Office of Policy and Management, I was able to form two plots displaying the twenty towns with the highest median real estate sale and the real estate sale ratio of each year using a histogram.

Top 20 Median Real Estate Sale Amount by Town in Connecticut (2007 - 2021)

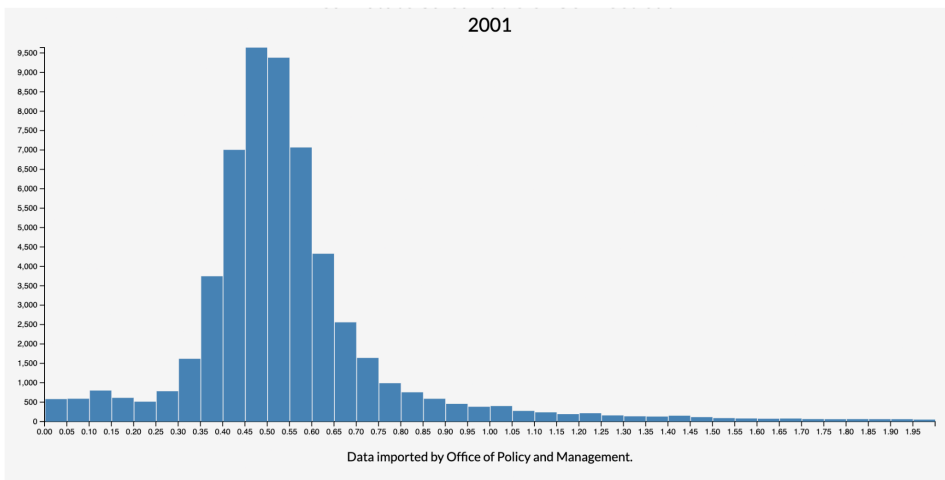


(First Plot)

My first plot was inspired by the racing bar plots I've seen on youtube. It displays the 20 towns with the highest sale amount. As you can see in my program, Greenwich takes over the number 1 spot most frequently, oftentimes exceeding the price of \$1,300,000.

Real Estate Sales Ratio of Connecticut

Sales Ratio = Assessed Value / Sale Amount. Lower the sales ratio, the better sold it was.



(Second Plot)

The second plot is a histogram of the Real Estate Sales Ratio of Connecticut. This plot shows a different dimension of the data, perhaps showing the real estate economy by year in the state of Connecticut. What's really interesting about this plot is how it moves year by year slowly. The sales ratio is derived by dividing the assessed value by the sale amount. Therefore, the lower the sale ratio the better sold it was.

During the time of the recession (2008), the graph tends to move around a lot. At this time, the bar tends to concentrate more to the right, having the mode near 0.75. After a few years, however, it becomes better. In 2021, for example, the mode was around 0.55, showing a very positive return of real estate sales in Connecticut. The bars tend to keep moving to the left, showing a hopeful and profitable field for the future.