

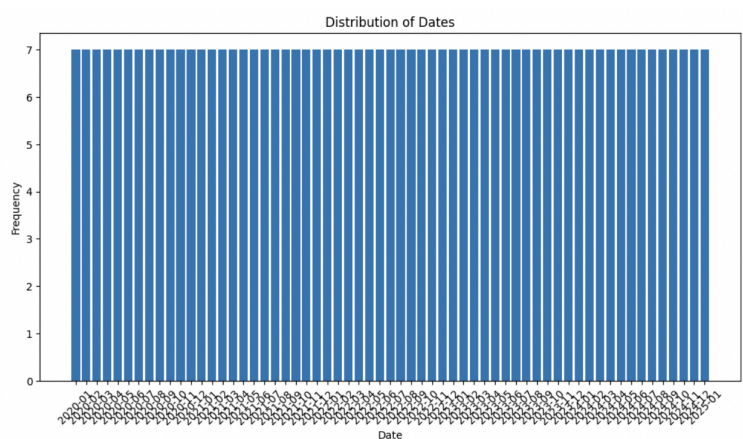
## Charlottesville Housing Market Data Appendix

This data appendix offers an overview of each variable in **Merged\_Final\_data.csv**. The dataset itself was compiled by extracting Charlottesville monthly housing market data, regionally, with 6 neighborhood datasets from Redfin: Venable, Belmont, Jefferson Park, Fry’s Spring, Fifeville, and Martha Jefferson. For each variable, this data appendix describes the variable itself and provides summary statistics and visualizations, when applicable. The unit of observation is a median sale price in thousands.

**Date:** The month and year. Because of Python’s Datetime module, all data entries are formatted using the first day of the month.

Date	
count	427
mean	2022-07-01 21:04:38.220140544
min	2020-01-01 00:00:00
25%	2021-04-01 00:00:00
50%	2022-07-01 00:00:00
75%	2023-10-01 00:00:00
max	2025-01-01 00:00:00

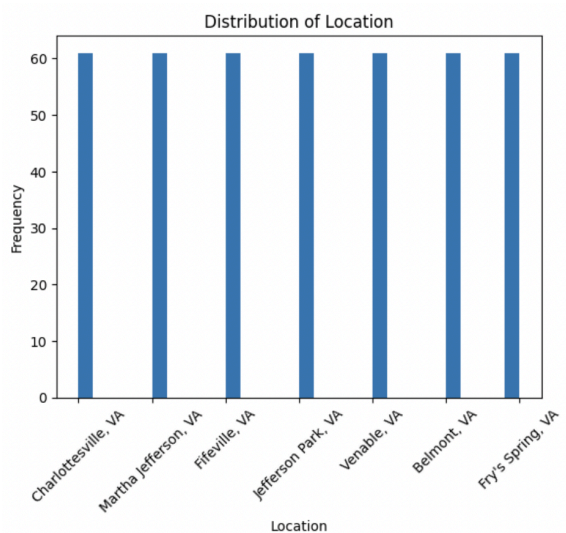
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**Location:** The area, whether it is Charlottesville regionally or one of the six Charlottesville neighborhoods selected. Options are Charlottesville, Martha Jefferson, Fifeville, Jefferson Park, Venable, Belmont, and Fry Spring.

Location	
count	427
unique	7
top	Charlottesville, VA
freq	61

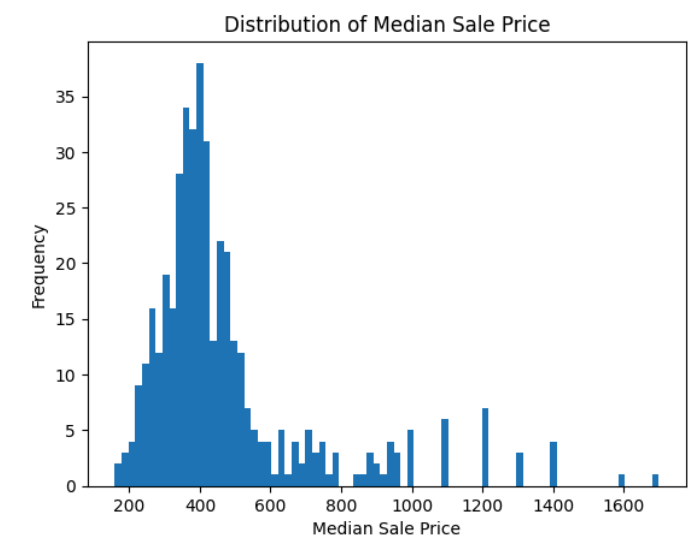
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**Median Sale Price:** The median sale price in thousands of dollars.

Median Sale Price	
count	427.000000
mean	476.543326
std	245.350329
min	159.000000
25%	345.500000
50%	400.000000
75%	499.500000
max	1700.000000

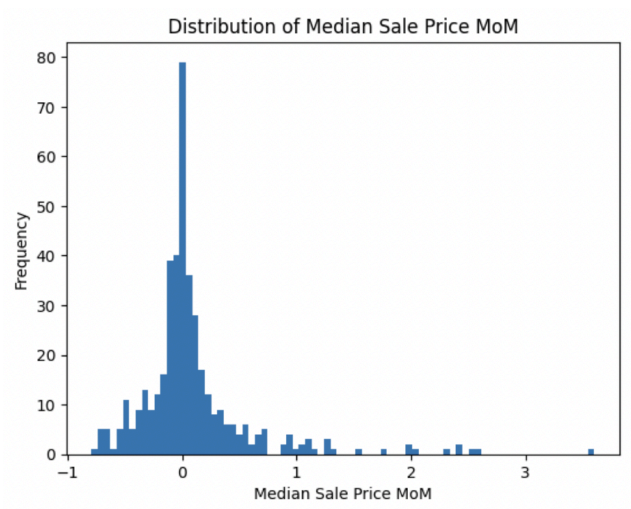
dtype: float64



**Median Sale Price MoM:** The percent change in median sale price from the previous month, formatted as a decimal.

Median Sale Price MoM	
count	421.000000
mean	0.090570
std	0.501644
min	-0.790000
25%	-0.110000
50%	0.000000
75%	0.150000
max	3.600000

dtype: float64

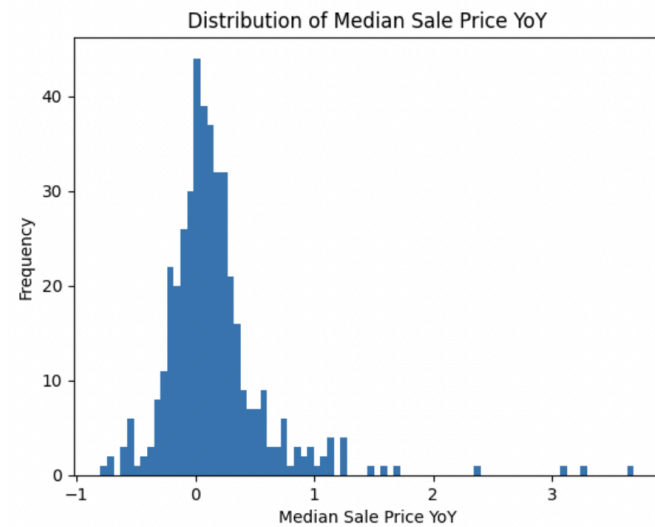


**Median Sale Price YoY:** The percent change in median sale price from the previous year, formatted as a decimal.

### Median Sale Price YoY

count	427.000000
mean	0.162493
std	0.455228
min	-0.797000
25%	-0.060000
50%	0.090000
75%	0.270000
max	3.690000

dtype: float64

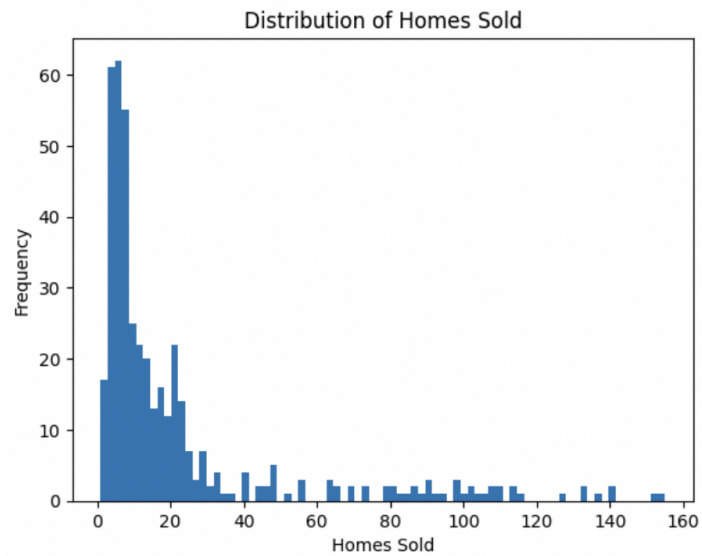


**Homes Sold:** The number of homes sold.

### Homes Sold

count	427.000000
mean	21.829040
std	29.538887
min	1.000000
25%	6.000000
50%	10.000000
75%	22.000000
max	155.000000

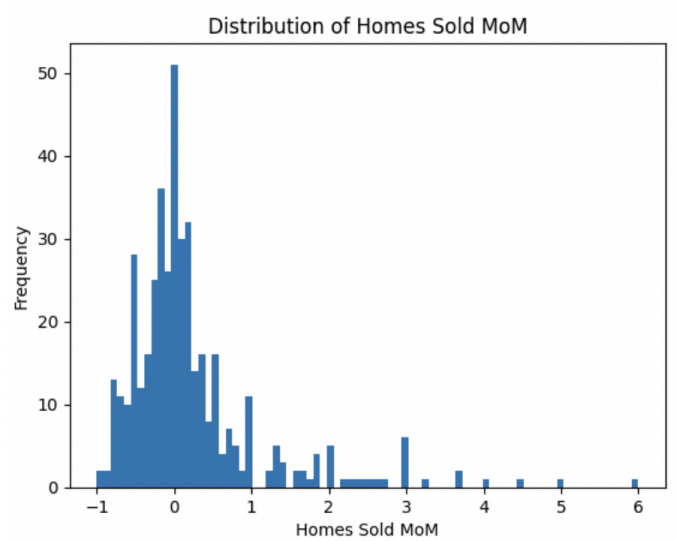
dtype: float64



**Homes Sold MoM:** The percent change in homes sold from the previous month, formatted as a decimal.

Homes Sold MoM	
count	421.000000
mean	0.213682
std	0.901879
min	-1.000000
25%	-0.250000
50%	0.000000
75%	0.330000
max	6.000000

dtype: float64



**Homes Sold YoY:** The percent change in homes sold from the previous year, formatted as a decimal.

Homes Sold YoY	
count	427.000000
mean	0.075106
std	0.613394
min	-0.860000
25%	-0.290000
50%	-0.020000
75%	0.330000
max	6.000000

dtype: float64

