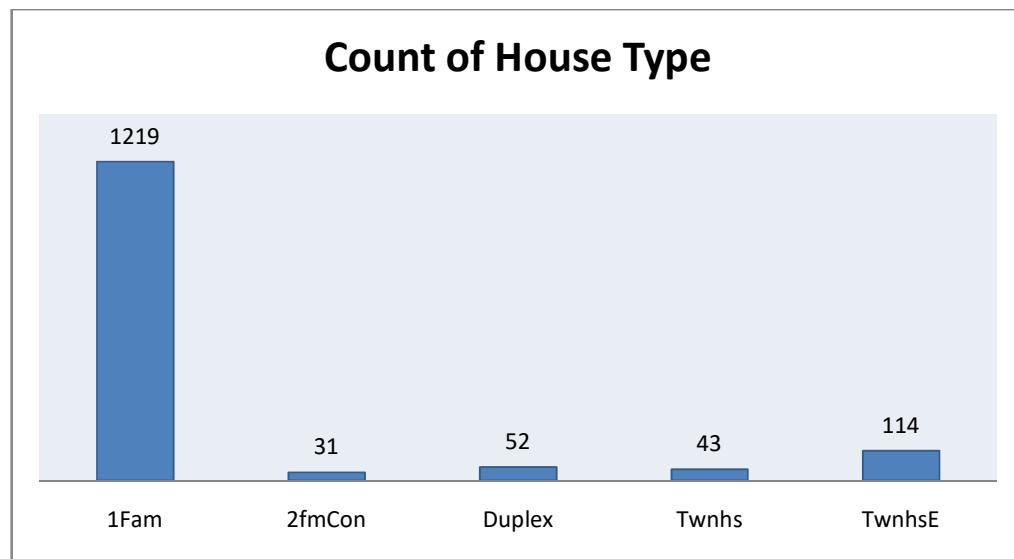


Property Price Train Charts and Insights

1. Distribution of House Types by Count

This distribution indicates that detached single-family homes (1Fam) dominate the dataset, comprising 83.6% of the total.

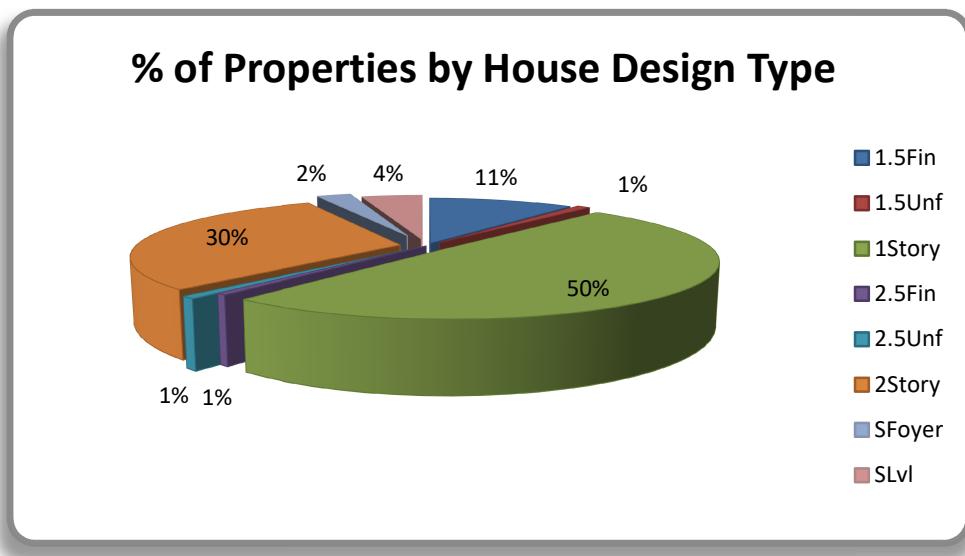


Duplexes and townhomes (including Twnhs and TwnhsE) together represent about 14.3% of the total.

- **1Fam:** 1,219 houses (83.6%)
- **2fmCon:** 31 houses (2.1%)
- **Duplex:** 52 houses (3.6%)
- **Twnhs:** 43 houses (2.9%)
- **TwnhsE:** 114 houses (7.8%)

2. Percentage of Properties by House Design Type

This distribution shows that single-story homes (1Story) are the most common, comprising nearly half (49.7%) of the dataset.

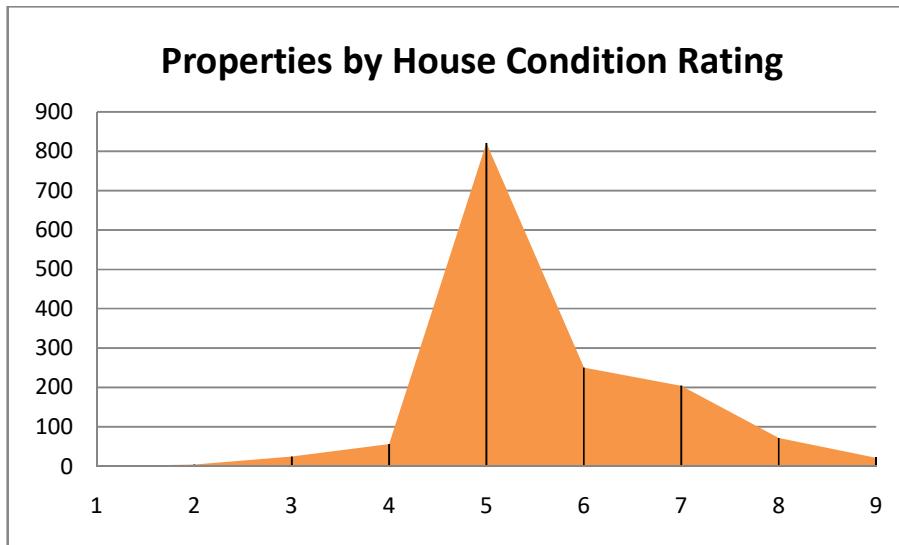


Two-story homes (2Story) are also significant at 30.5%. Other designs like Split Level (SLvl) and Split Foyer (SFoyer) make up smaller portions of the total.

- **1.5Fin:** 154 houses (10.6%)
- **1.5Unf:** 14 houses (1.0%)
- **1Story:** 725 houses (49.7%)
- **2.5Fin:** 8 houses (0.5%)
- **2.5Unf:** 11 houses (0.8%)
- **2Story:** 445 houses (30.5%)
- **SFoyer:** 37 houses (2.5%)
- **SLvl:** 65 houses (4.5%)

3. Distribution of Properties by House Condition Rating

This distribution indicates that a significant majority (over 56%) of the houses are in condition rating 5, suggesting they are in average to above-average condition.

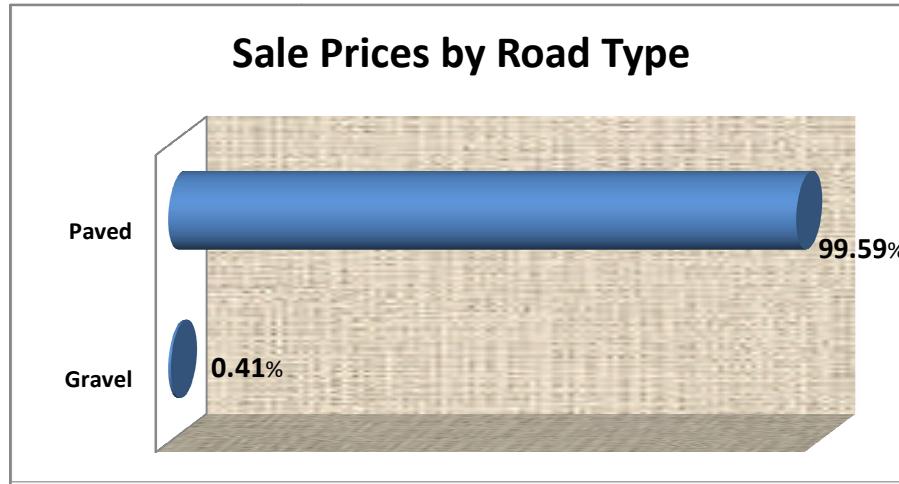


Condition ratings 6 and 7 also show substantial representation, accounting for 17.2% and 14.0% respectively. Houses in condition ratings 1, 2, and 3 are relatively rare in this dataset.

- **1:** 1 house (0.1%)
- **2:** 5 houses (0.3%)
- **3:** 25 houses (1.7%)
- **4:** 57 houses (3.9%)
- **5:** 821 houses (56.3%)
- **6:** 251 houses (17.2%)
- **7:** 205 houses (14.0%)
- **8:** 72 houses (4.9%)
- **9:** 22 houses (1.5%)

4. Sale Prices by Road Type

This distribution shows that nearly all sales (99.6%) are of properties located on paved roads, indicating a strong preference or availability for paved road properties.



Gravel road properties represent a very small fraction (0.4%) of the total sales.

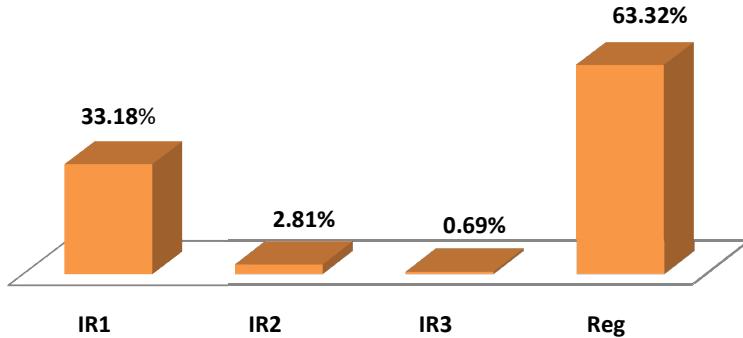
- **Gravel:** 6 sales (0.4%)
- **Paved:** 1,453 sales (99.6%)

5. Sale Price Distribution by Road Type (%)

- **Regular (Reg):**

- **Count:** 924
- **Percentage:** 63.34%
- **Insight:** Dominates the dataset, indicating a significant majority of properties are in the Regular category. This suggests that most properties follow a standard lot configuration, reflecting common market preferences.

Sale Price Distribution by Road Type (%)



- **Inside Residential 1 (IR1):**

- **Count:** 484
- **Percentage:** 33.18%
- **Insight:** Represents a substantial portion of the market, indicating a high demand for properties in this lot configuration. This could reflect popular residential zoning and community planning.

- **Inside Residential 2 (IR2):**

- **Count:** 41
- **Percentage:** 2.81%
- **Insight:** A minor segment, showing some interest but significantly less compared to the dominant Regular and IR1 categories. This could indicate niche market preferences or zoning limitations.

- **Inside Residential 3 (IR3):**

- **Count:** 10
- **Percentage:** 0.68%
- **Insight:** The least represented category, suggesting very limited demand or availability for this lot configuration. This might indicate potential areas for development or less common zoning.

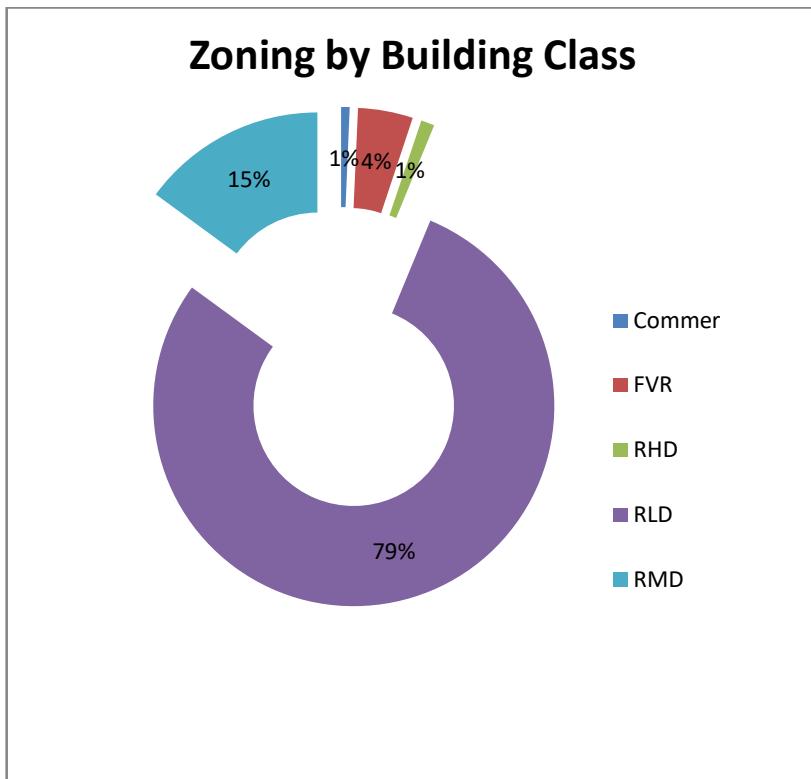
6. Zoning by Building Class

➤ Residential Low-Density (RLD):

- **Count:** 1150
- **Percentage:** 78.83%
- **Insight:** Dominates the dataset, indicating a significant majority of properties fall into this category. This suggests a preference for low-density residential properties within the area, reflecting suburban or less densely populated urban environments.

➤ Residential Medium-Density (RMD):

- **Count:** 218
- **Percentage:** 14.94%
- **Insight:** Represents a smaller but notable portion of the market. This class likely includes townhouses or similar properties, indicating a moderate demand for more densely packed residential living.



➤ **FVR:**

- **Count:** 65
- **Percentage:** 4.45%
- **Insight:** A minor segment, showing some interest but significantly less compared to the dominant residential classes. Understanding the specifics of this category could provide further insights.

➤ **Residential High-Density (RHD):**

- **Count:** 16
- **Percentage:** 1.10%
- **Insight:** A minimal share, suggesting a lower preference for high-density living arrangements such as high-rise apartments or condos. This could reflect local zoning laws or market demand factors.

➤ **Commercial (Commer):**

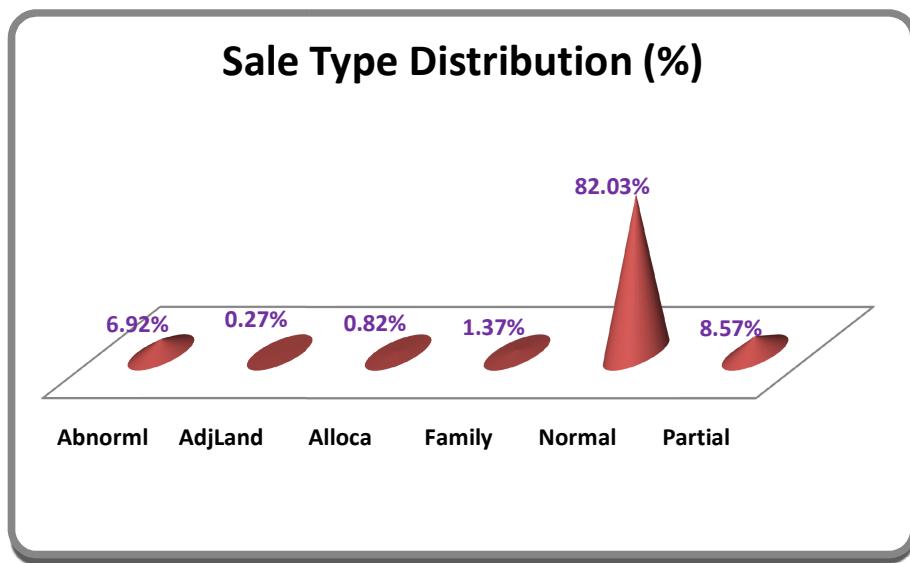
- **Count:** 10

- ✚ **Percentage:** 0.69%
- ✚ **Insight:** The least represented class, indicating either a niche market or limited commercial property transactions within the dataset. This might reflect a primarily residential area with few commercial establishments.

7. Sale Type Distribution (%)

➤ Normal:

- ✚ **Count:** 1197
- ✚ **Percentage:** 82.04%
- ✚ **Insight:** Dominates the dataset, indicating the vast majority of sales are standard transactions. This reflects a stable and conventional real estate market with minimal anomalies.



➤ Partial:

- ✚ **Count:** 125
- ✚ **Percentage:** 8.57%

 **Insight:** Represents a significant portion of the market, suggesting that partial sales, such as foreclosures or other non-full-price transactions, are fairly common.

➤ **Abnormal:**

 **Count:** 101

 **Percentage:** 6.92%

 **Insight:** A noticeable segment, indicating some degree of market irregularities. This could include sales under unusual conditions like distress sales or auctions.

➤ **Family:**

 **Count:** 20

 **Percentage:** 1.37%

 **Insight:** A minor segment, showing limited interest or occurrence of intra-family sales. This reflects a market where family transactions are not prevalent.

➤ **Allocation (Alloc)**:

 **Count:** 12

 **Percentage:** 0.82%

 **Insight:** Very low representation, indicating allocation sales are rare. This suggests limited instances of properties being allocated for specific purposes or projects.

➤ **Adjacent Land (AdjLand):**

 **Count:** 4

 **Percentage:** 0.27%

 **Insight:** The least represented category, suggesting minimal transactions involving land adjacent to existing properties. This indicates limited land expansion or consolidation activities.

8. Sale Price Distribution by Sale Type

➤ WD (Warranty Deed - Conventional):

■ **Percentage:** 86.77%

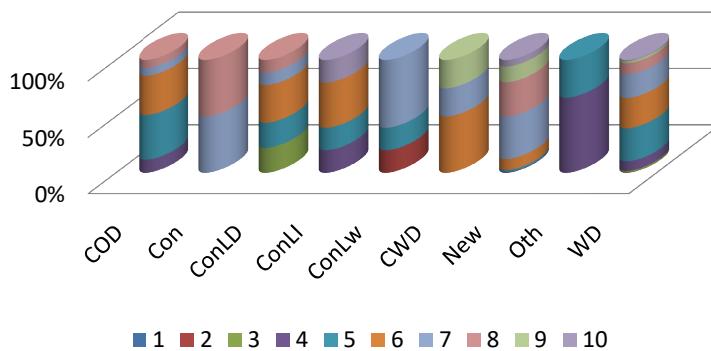
■ **Insight:** WD transactions dominate, reflecting a preference for conventional sales with high transaction volumes across various price ranges (1-10).

➤ New (New Construction):

■ **Percentage:** 8.36%

■ **Insight:** New construction sales show a significant presence primarily in higher price brackets (4-7), indicating demand for newly built properties with premium prices.

Sales Price Count by Sale Type and Material



➤ COD (Court Officer Deed):

■ **Percentage:** 2.95%

■ **Insight:** COD transactions are limited but show involvement in mid-range price brackets (3-6), suggesting legal or distressed sales impacting these segments.

➤ **ConLD (Contract Low Downpayment):**

- **Percentage:** 0.62%
- **Insight:** ConLD transactions are modest, mainly influencing mid-range price brackets (3-5), reflecting specific financing preferences or conditions.

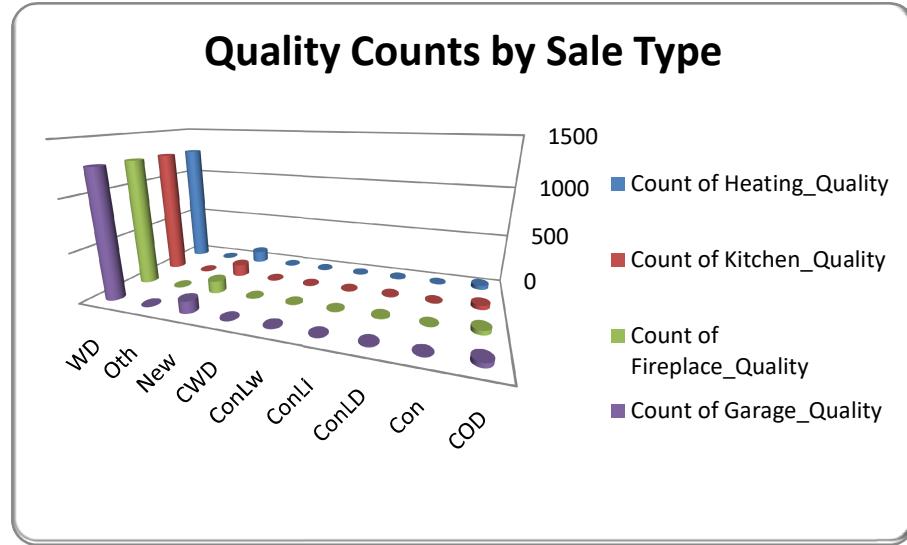
➤ **Other Types (Con, ConLI, ConLw, CWD, Oth):**

- **Percentage:** 1.30%
- **Insight:** Combined, these categories represent a minor portion of sales, each influencing specific price brackets sporadically. This indicates niche market preferences or specialized transaction types.

9.Quality Counts by Sale Type

➤ **Consistency in Property Quality:**

- Across all quality categories (Heating, Kitchen, Fireplace, Garage), WD(1266) transactions consistently show the highest counts, indicating a strong market presence and potentially higher property maintenance standards.



➤ **New Construction Impact:**

- New(122) construction properties also exhibit significant quality counts, highlighting their modern amenities and appeal in the market.

➤ **Limited Variability in Other Sale Types:**

- While other sale types (COD, ConLD, CWD, etc.) contribute, they generally maintain lower counts across quality categories, suggesting more specialized or niche market segments.

10. Utility Type Distribution and Sale Prices

➤ **AllPub Utility Prevalence:**

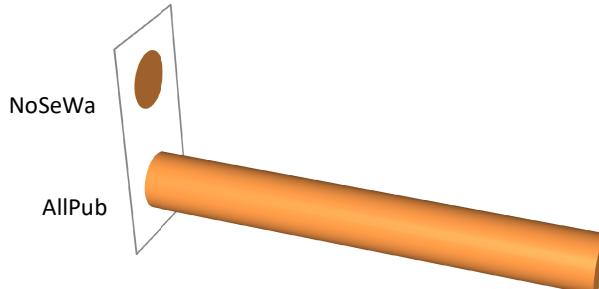
- **Count:** 1458
- **Percentage:** 99.93%

- ➡ **Insight:** Nearly all properties (1458 out of 1459) have AllPub utilities, indicating that public utilities are the standard for the vast majority of homes.

➤ **NoSeWa Utility Rarity:**

- ➡ **Count:** 1
- ➡ **Percentage:** 0.07%
- ➡ **Insight:** Only one property lacks AllPub utilities, making it a rare exception and suggesting it might be in a unique or less developed location.

Utility Type Distribution and Sale Prices



➤ **Dominant Utility Access:**

- ➡ The data shows a near-universal access to public utilities, emphasizing its importance in property sales and valuation.

➤ **Uniform Utility Provision:**

- ➡ The consistency in utility provision (AllPub) for almost all properties reflects a standardized infrastructure across the dataset.

➤ **Outlier Identification:**

- The single property with NoSeWa utilities stands out as an outlier, potentially affecting its market value and attractiveness compared to properties with AllPub utilities.

11. Annual Sale Type and Prices Distribution

➤ 2009 Peak Year:

- **Count:** 338
- **Percentage:** 23.17%
- **Insight:** The highest number of sales occurred in 2009, indicating a peak in the market activity during this year.

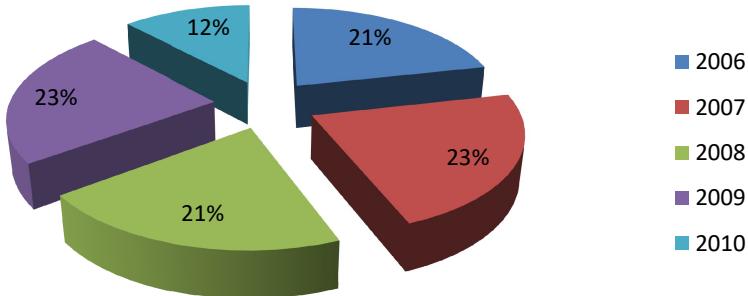
➤ Steady Sales in 2006-2008:

- **Counts:** 314 (2006), 329 (2007), 303 (2008)
- **Percentages:** 21.52% (2006), 22.55% (2007), 20.77% (2008)
- **Insight:** Sales remained relatively stable during these years, reflecting a consistent market performance leading up to 2009.

➤ Significant Drop in 2010:

- **Count:** 175
- **Percentage:** 11.99%
- **Insight:** There was a significant decrease in sales in 2010, indicating a possible market downturn or reduced activity compared to previous years.

Yearly Distribution of Sale Types and Prices



➤ 2007 Slight Increase:

- ➊ Count: 329
- ➋ Percentage: 22.55%
- ➌ Insight: A slight increase in sales in 2007 suggests a minor uptick in market activity before the peak in 2009.

➤ Overall Sales Trends:

- ➊ Grand Total: 1459
- ➋ Insight: The data shows an overall trend of increased sales leading up to 2009, followed by a notable decline in 2010, highlighting potential external factors influencing the market during these years.