



Real Estate Research Project Report

An in-depth analysis of real estate sales trends across multiple states in the USA.

Introduction & Objectives

This research project analyzes real estate sales trends across multiple states in the USA. Data from property transaction records has been processed into two structured datasets to provide comprehensive insights.

Key Areas of Analysis:

- Average price trends
- Market size & number of properties sold
- Distribution of bedrooms & bathrooms
- Monthly & yearly variations

Dataset Description

Quered Data: Year and Month

This dataset contains property-level aggregated information categorized by year and month. It includes attributes such as state, city, year, month, bedrooms, bathrooms, number of properties, average price, minimum and maximum price, average property size, lot size, and other relevant variables.

Sample Columns:

- State, City, Year, Month
- Bedrooms, Bathrooms
- Num_of_properties, Avg_price
- Avg_size, Avg_lot

Quered Data: Property Sold

This dataset focuses on property sales distribution across states and cities. It includes total properties sold, market size, price distribution, and property characteristics.



Sample Columns:

- State, City, Year
- Bedrooms, Bathrooms
- Num_of_properties, Market_size
- Avg_price, Min_price, Max_price

Dashboard Insights: Sales Distribution

The dashboard highlights the number of properties sold across different states.



Highest Sales:

New Jersey and New York show the highest number of property sales.



Significant Activity:

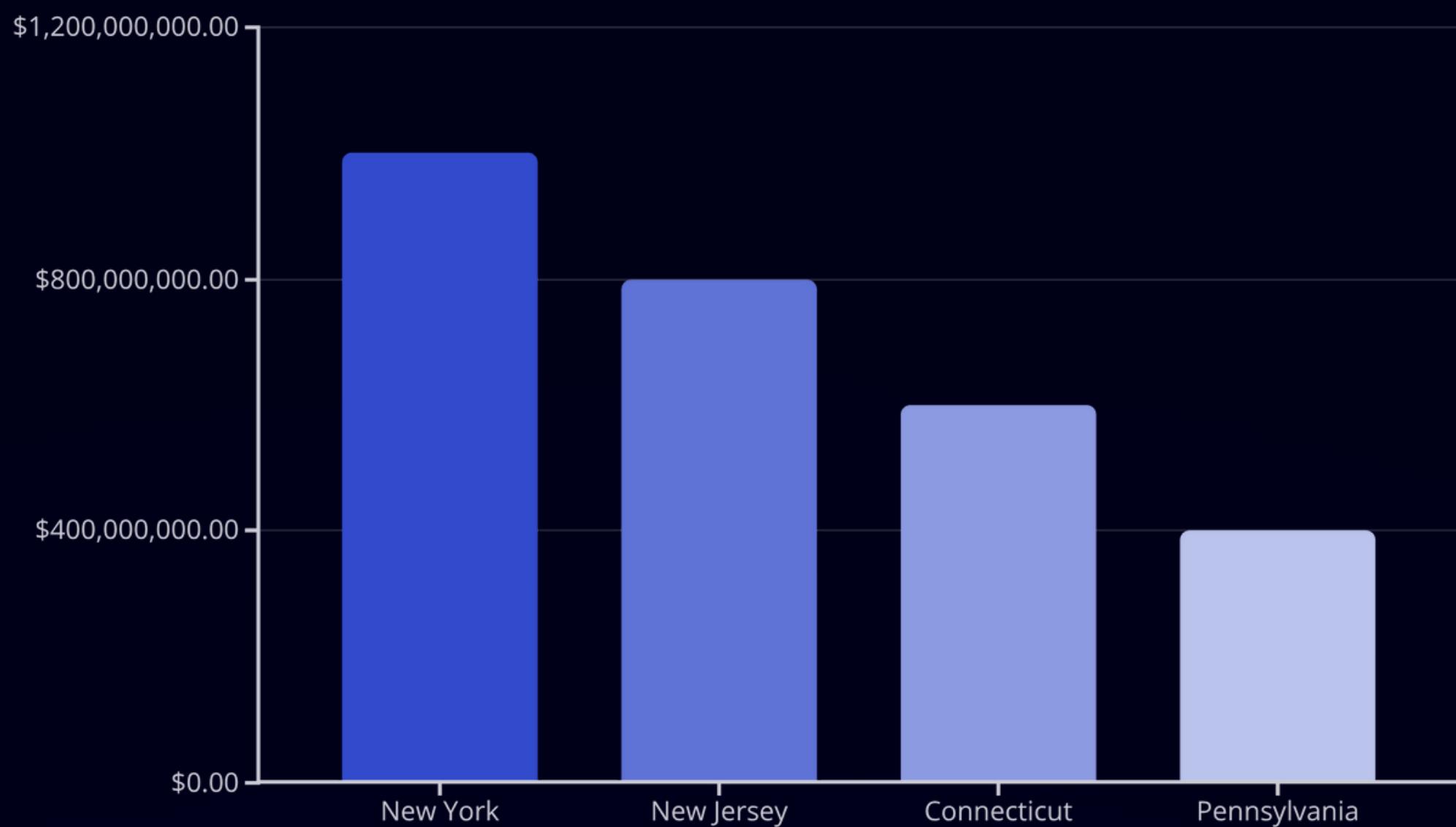
Followed by Connecticut and Pennsylvania.



Minimal Activity:

Smaller states like Vermont, Maine, and Delaware.

Market Size and Average Price



New York has the largest market size, followed by New Jersey and Connecticut.

i Average Property Price:

Approximately **\$811K** across states.

Minimum and maximum prices range from **\$7.5K** to **\$135M**.

This wide range indicates the presence of luxury properties significantly impacting the upper price bracket.

Bedrooms and Bathrooms Distribution

The majority of properties sold fall within a specific range for both bedrooms and bathrooms.



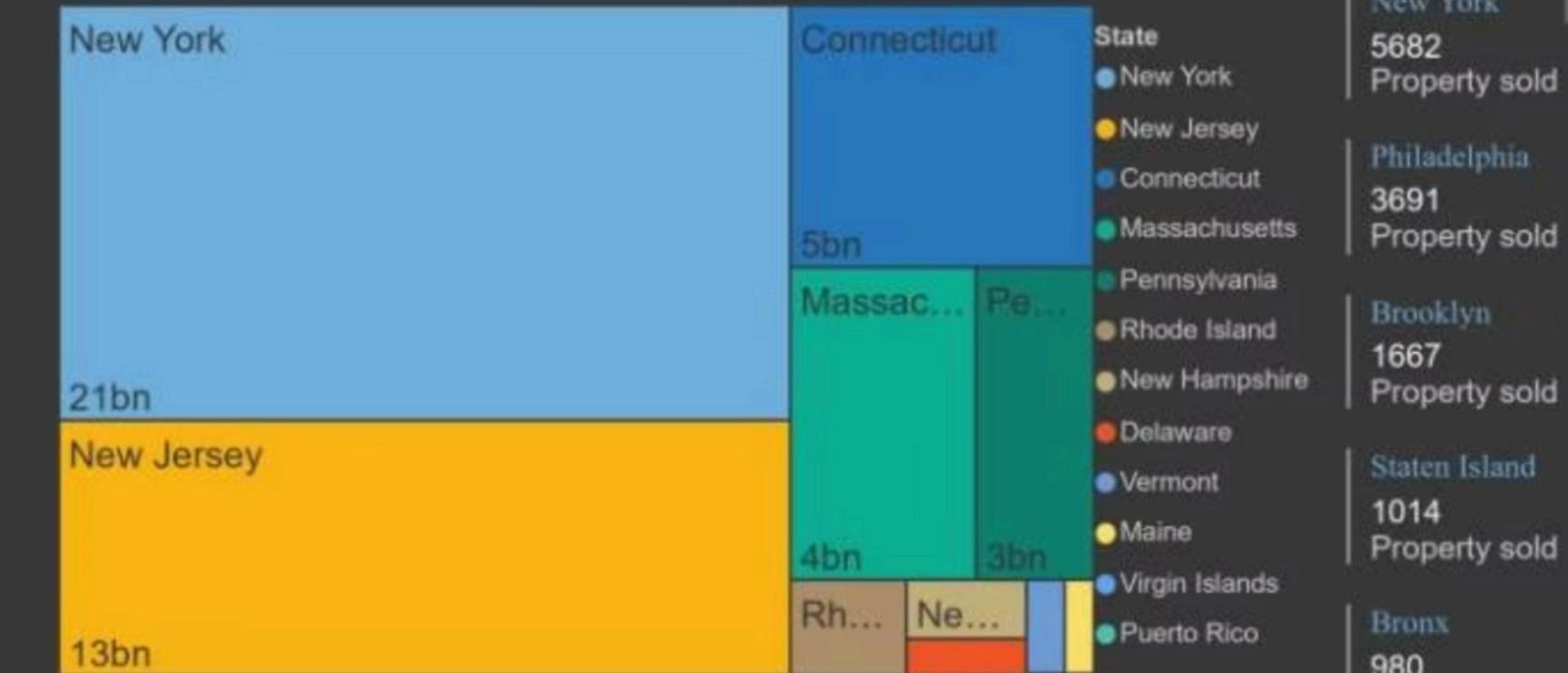


Real Estate sales stats Dashboard

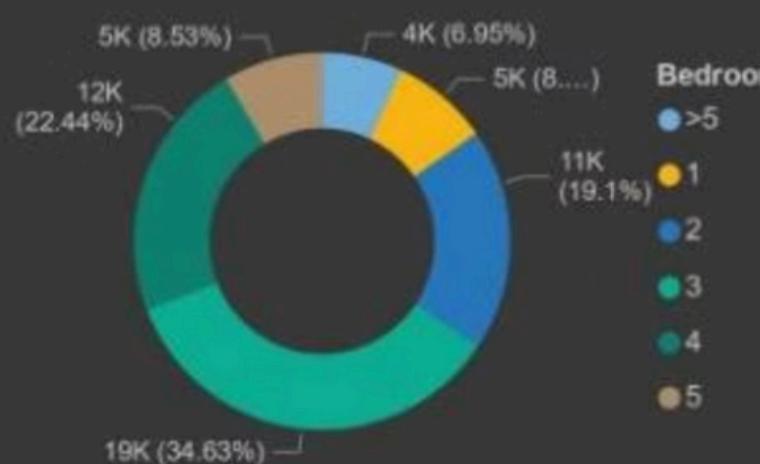
Number of property sold by state



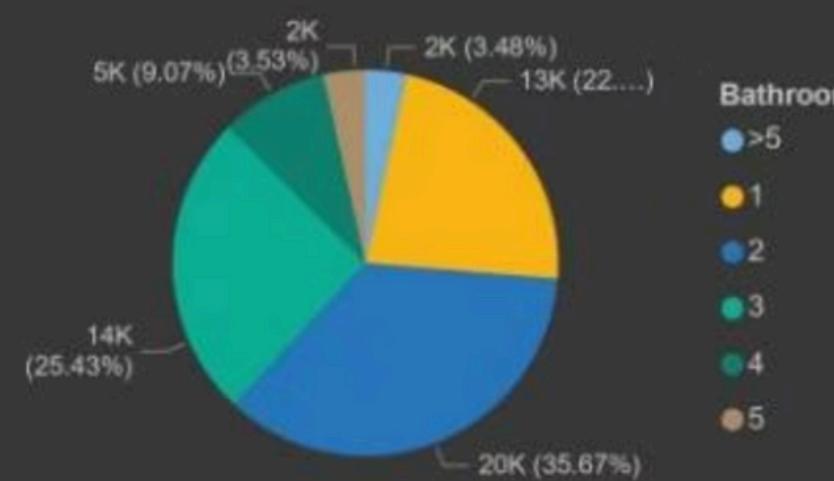
Market size



Number of bedrooms in sold properties



Number of bathrooms in sold properties



\$7.5K \$811K \$135M

Minimal price Average price Maximal price

9.66 212.49 9.29K

Minimal size, m² Average property size,... Maximal size, m²

4.19 State Year
All All

Average lot size, HA

Price and Size Trends

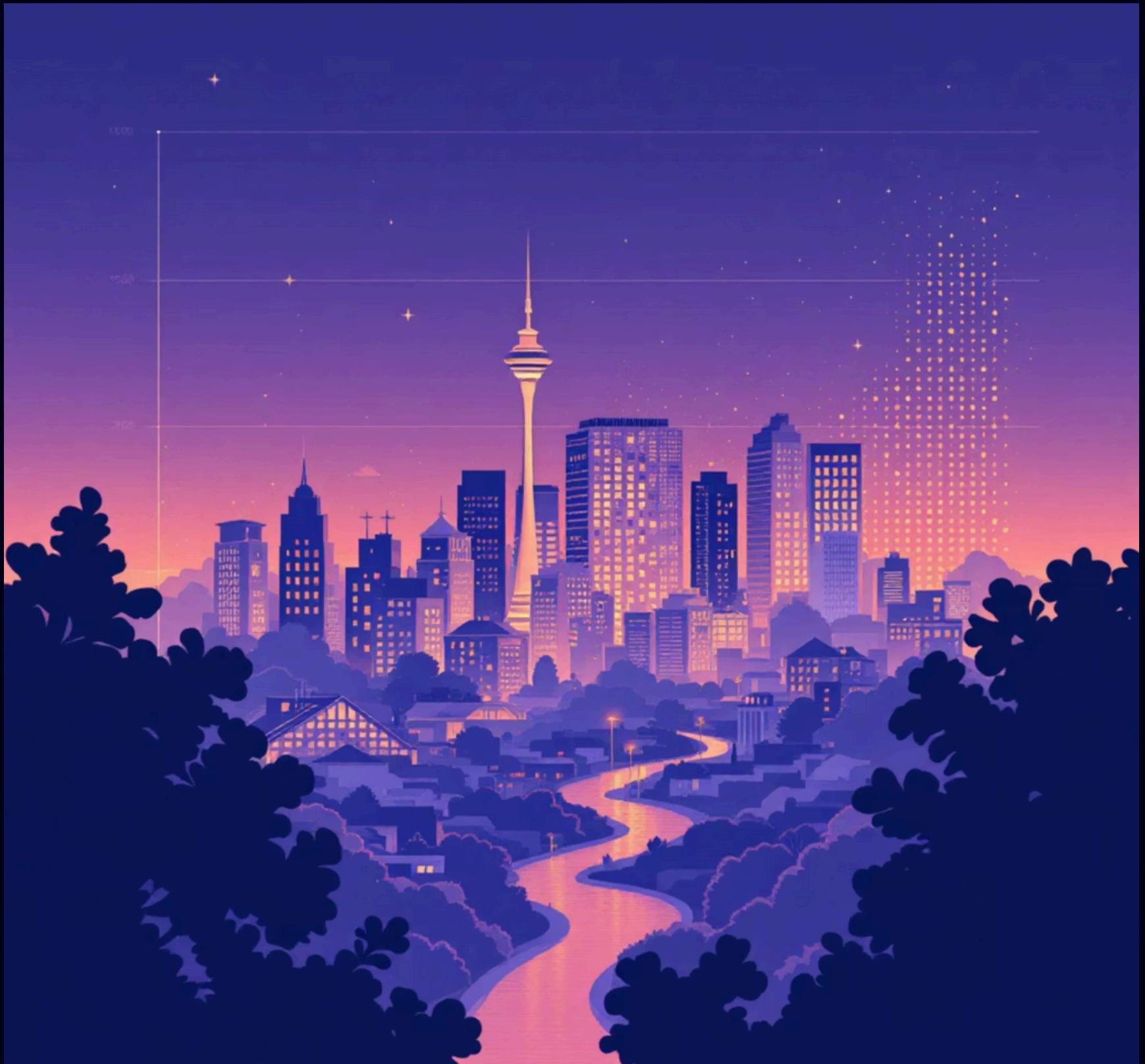
Property Size

The average property size is around **212 sq.m**, with a maximum size exceeding **9,000 sq.m**.

Lot sizes average around **4.19 hectares**, indicating diverse property types from urban apartments to large rural estates.

Price Range

Prices show a wide range, with luxury properties significantly affecting the upper range. This highlights the varied nature of the real estate market, catering to different income brackets and preferences.



Sales Trends by Year and Month

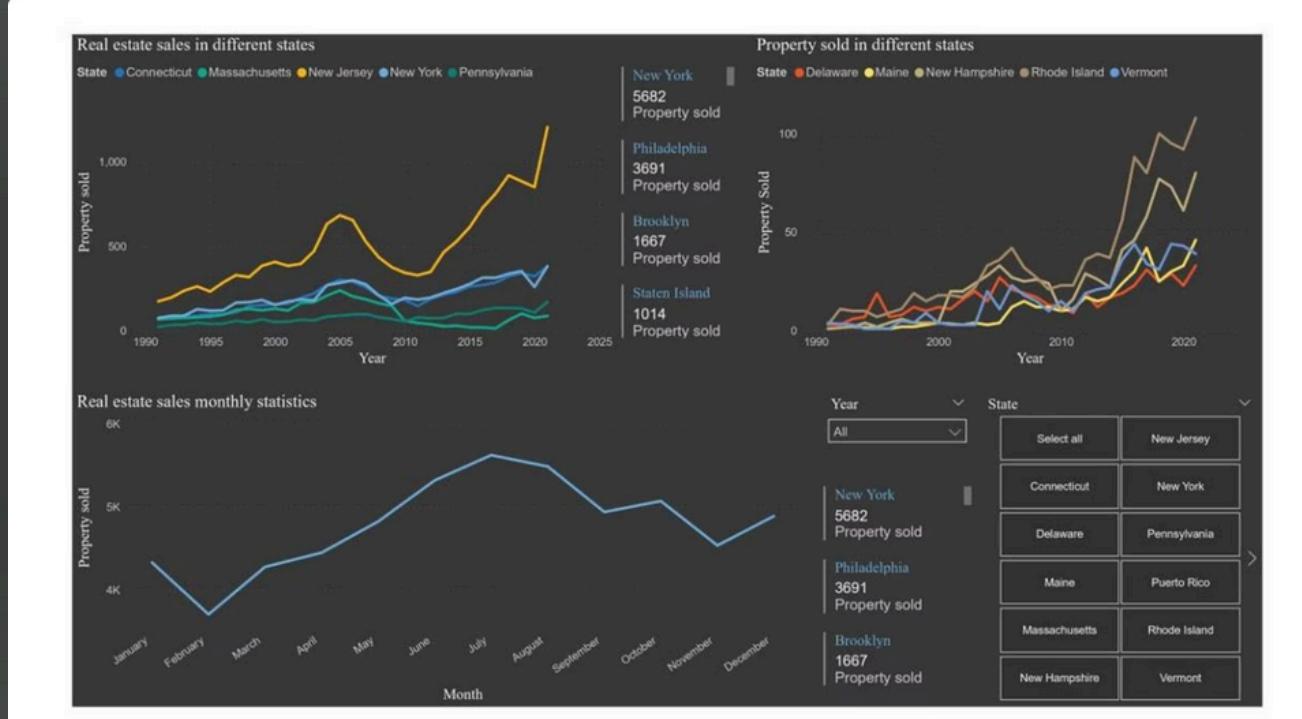
Real estate sales exhibit clear temporal patterns, both annually and monthly.

Yearly Fluctuations

Sales trends show fluctuations across years, with notable peaks around **2005** and **2015**. These peaks could be attributed to economic factors, interest rates, or specific market conditions during those periods.

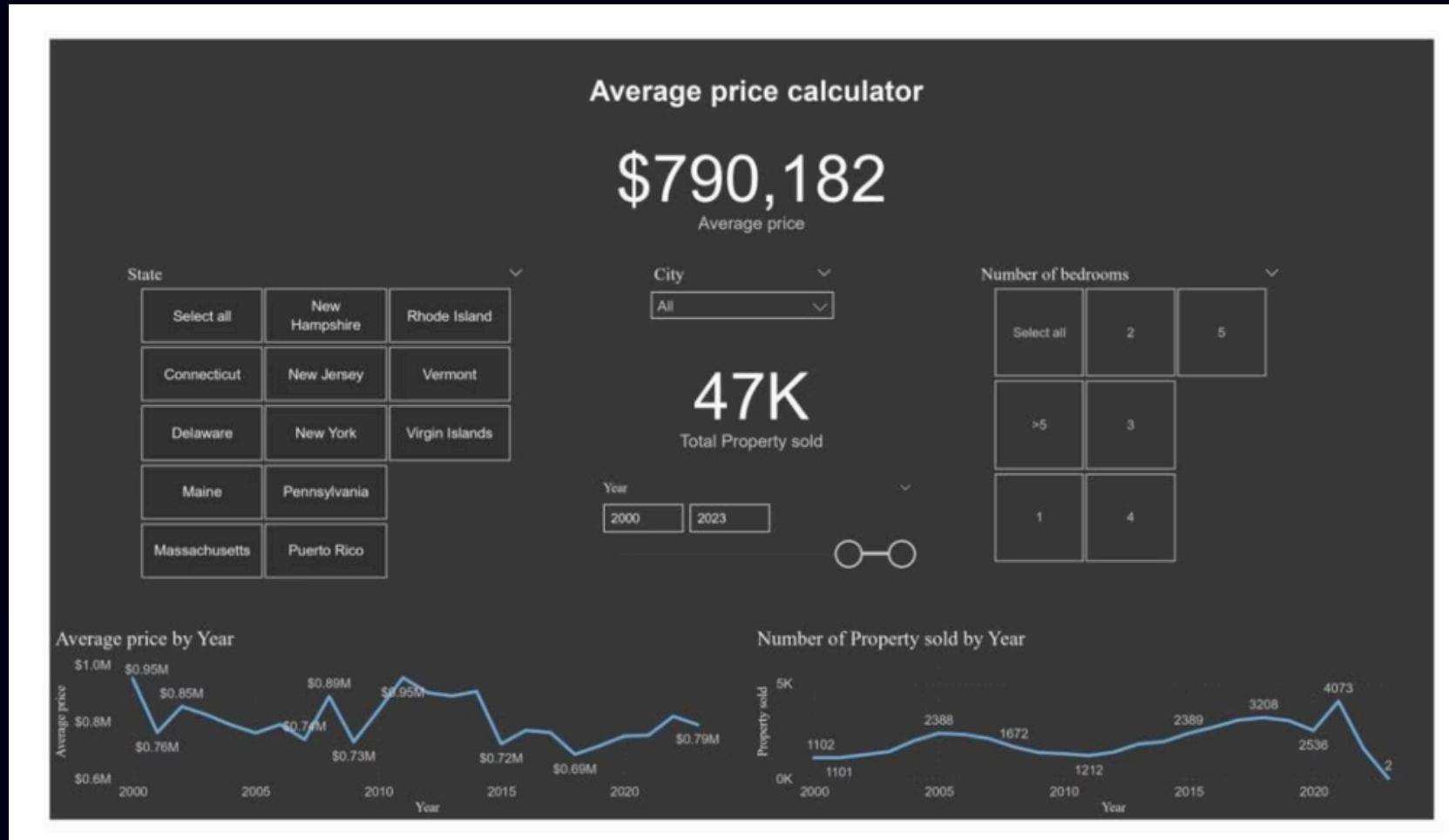
Monthly Activity

Monthly sales indicate that summer months (**May–August**) have the highest property transactions. Conversely, **December** and **January** record lower activity, likely due to holiday seasons and winter weather.



Average Price Calculator

The dashboard includes an average price calculator, a valuable tool for estimating property values based on various parameters.



1

Customizable Inputs

Allows users to input specific criteria like state, city, and property characteristics.

2

Real-time Estimates

Provides quick estimates of average property prices based on the dataset.

3

Informed Decisions

Aids investors and buyers in making more informed decisions.

Conclusion & Key Takeaways

The USA real estate market demonstrates significant variation across states, cities, and property types.

1 Market Dominance:

New York, New Jersey, and Connecticut play significant roles in market size and average property prices.

2 Seasonal Patterns:

Higher sales during mid-year months (May-August).

3 Property Preferences:

Most transactions fall within the 2–4 bedroom range.

This analysis provides valuable insights for policymakers, real estate investors, and market researchers.