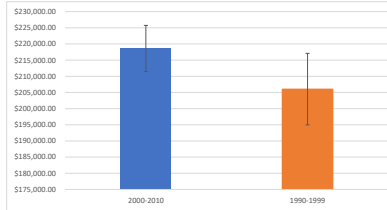
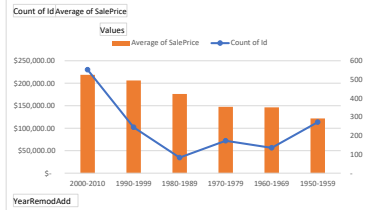


Factors impacting on House Prices

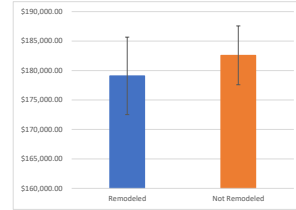
Factors tested	Null Hypothesis	Conclusion
Remodeled Vs New	Fail to reject Ho	New or remodeled houses did not show any impact on house prices
After 1990 Vs After 2000	Fail to reject Ho	Houses built between 1990-1999 did not show significant difference in average house prices with houses built after 2000
Neighborhood	Fail to reject Ho	b/w NoRidge and Nridght neighborhoods, no significant difference in average house prices was observed
Street	Fail to reject Ho	There is no significant difference b/w Pave type and Grvl types. So Pave or Grvl type did not impact on average house prices
Zone	Ho is rejected	There is a significant difference between RL zone and FV zone average sale price with FV zone houses being higher average price
LotArea	Ho is rejected	There is a significant difference between two means i.e. when the Average LotArea is high, Average SalePrice also becomes high
1-story Vs 2-story	Ho is rejected	There is a significant difference b/w 1-story 1946 & newer and 2-story 1946 & Newer with 2-story being rated at higher average saleprice

Year Built 2000-2010 Vs 1990-1999



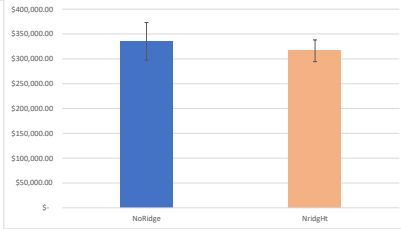
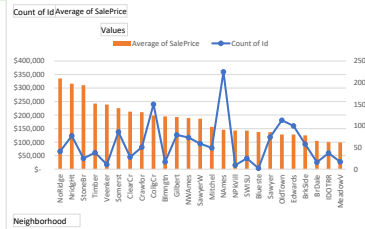
Mean	\$	218,613.46	\$	206,038.64
Variance		7270915963		7771154695
Observations		552		245
Standard error		3629.318009		5631.962247
c.i. upper		7132.346539		11067.94895
c.i. lower		7132.346539		11067.94895

New Vs Remodeled



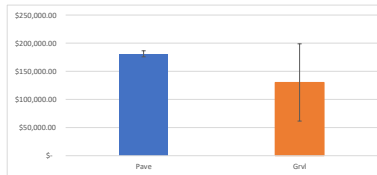
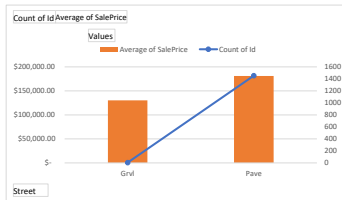
Mean	\$	179,096.31	\$	182,583.66
Variance		7811568958		4946843440
Observations		696		764
Standard error		3,350.15		2,544.59
c.i. upper		6,572.18		4,991.86
c.i. lower		6,572.18		4,991.86

Neighborhood



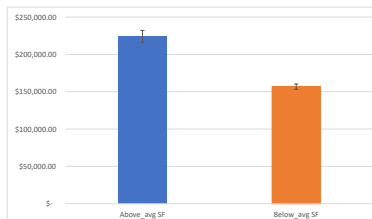
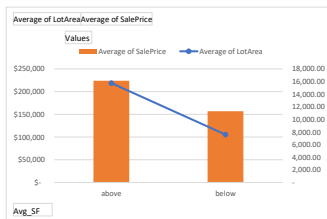
Mean	\$	335,295.32	\$	316,270.62
Variance		14741033678		9291522723
Observations		41		77
Standard error		18961.47164		10984.94999
c.i. upper		37847.2558		21926.05195
c.i. lower		37847.2558		21926.05195

Street type



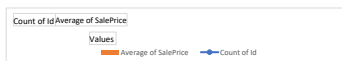
Mean	\$	181,130.54	\$	130,190.50
Variance		6311761825		4283212162
Observations		1454		6
Standard error		2083.498048		26718.32131
c.i. upper		5355.802237		68681.63144
c.i. lower		5355.802237		68681.63144

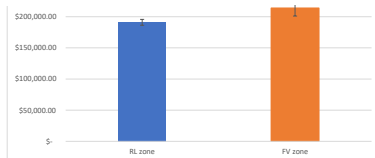
Lot Area



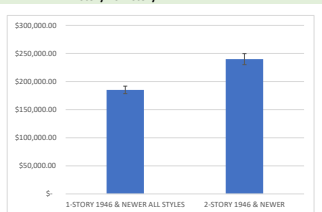
Mean		223896.5458		156862.3462
Variance		9226380286		3072690605
Observations		524		936
Standard error		4196.140604		1811.846878
c.i. upper		8238.094441		3557.117623
c.i. lower		8238.094441		3557.117623

Zone





	RL zone	FV zone
Mean	\$ 191,004.99	\$ 214,014.06
Variance	6523201890	2742581505
Observations	1151	65
Standard error	2380.634637	6495.657135
c.i. upper	4735.840662	12921.93128
c.i. lower	4735.840662	12921.93128



	1-STORY PUD (Planned Unit Development) - 1946 & NEWER	2-STORY 1946 & NEWER
Mean	\$ 200,779.08	\$ 239,948.50
Variance	\$ 3,389,742,003.66	\$ 7,496,080,809.67
Observations	87	299
Standard error	\$ 6,242.00	\$ 5,007.05
c.i. upper	\$ 12,306.04	\$ 9,871.34
c.i. lower	\$ 12,306.04	\$ 9,871.34