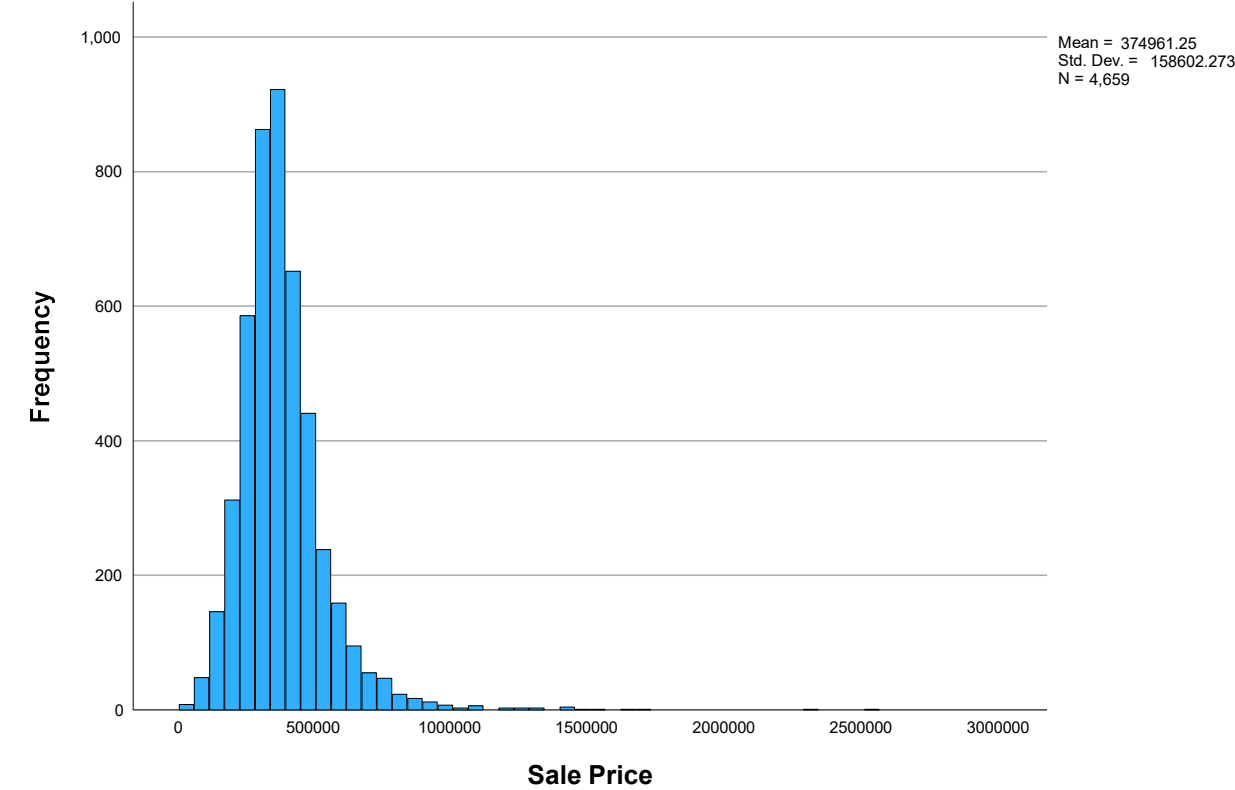
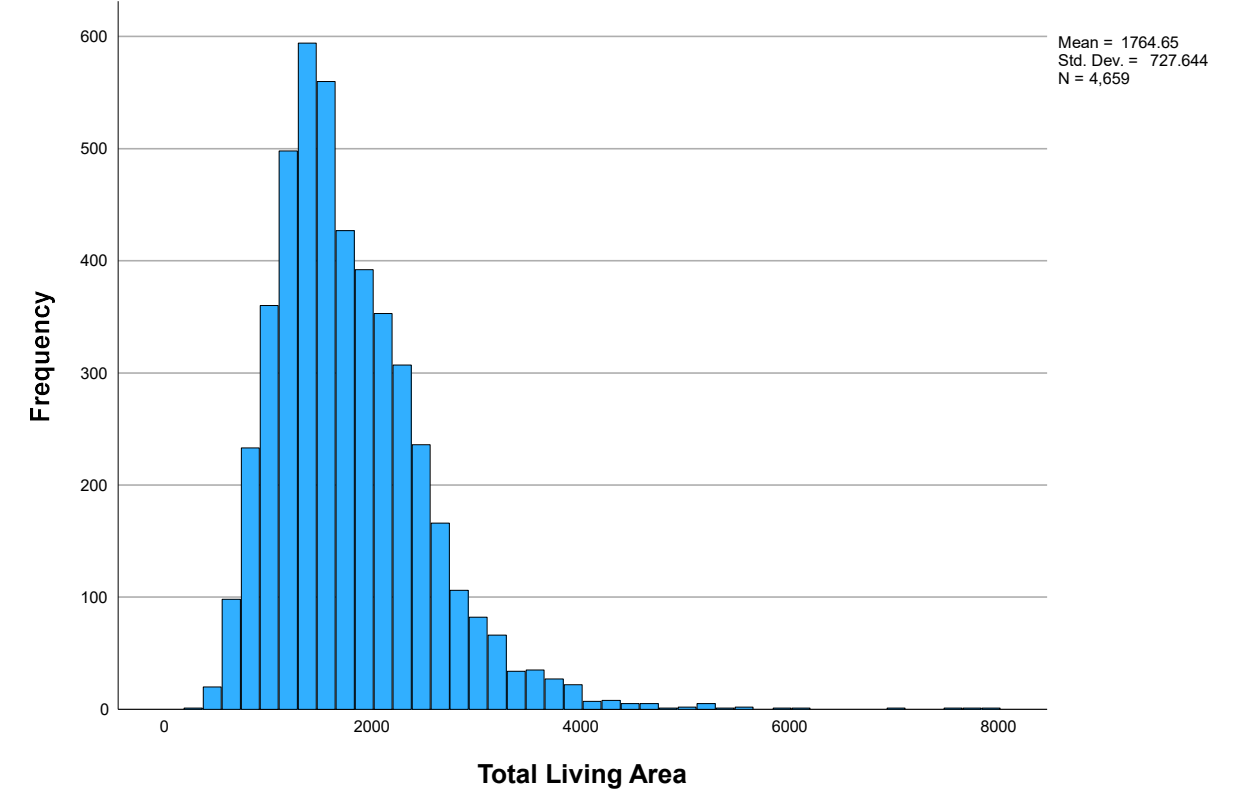


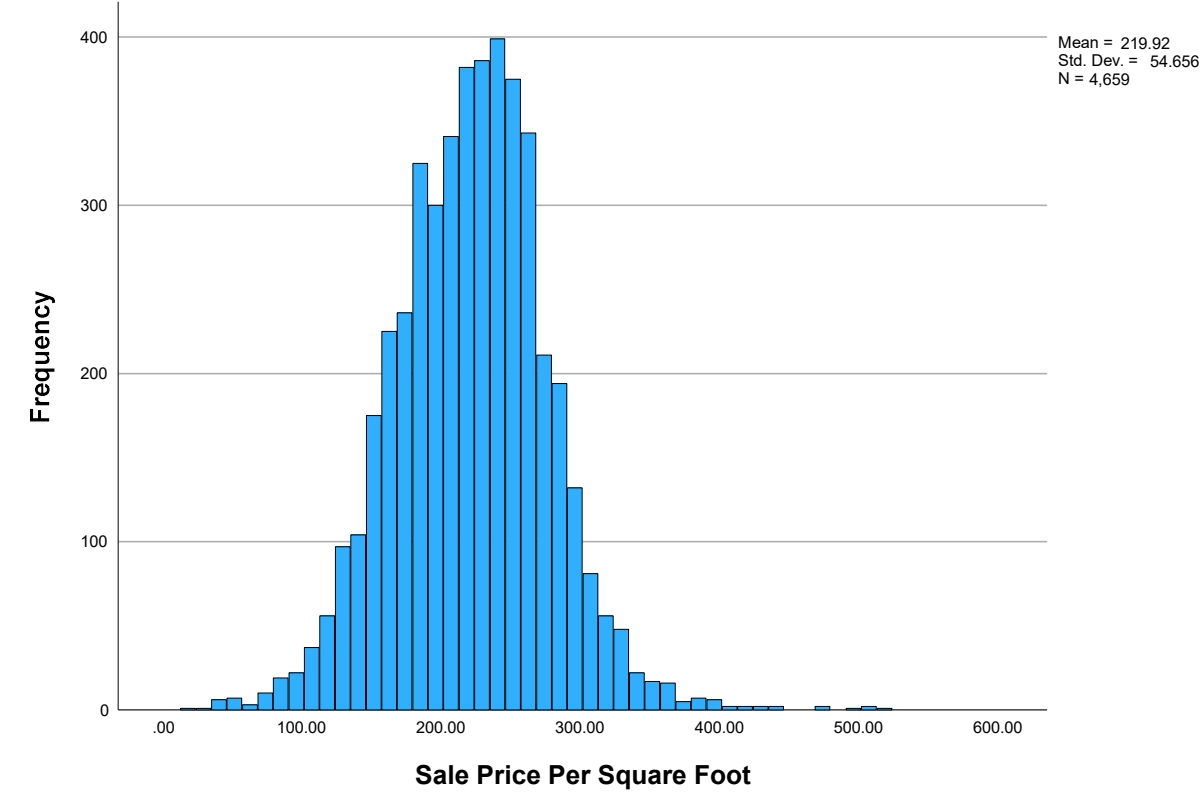
Graph



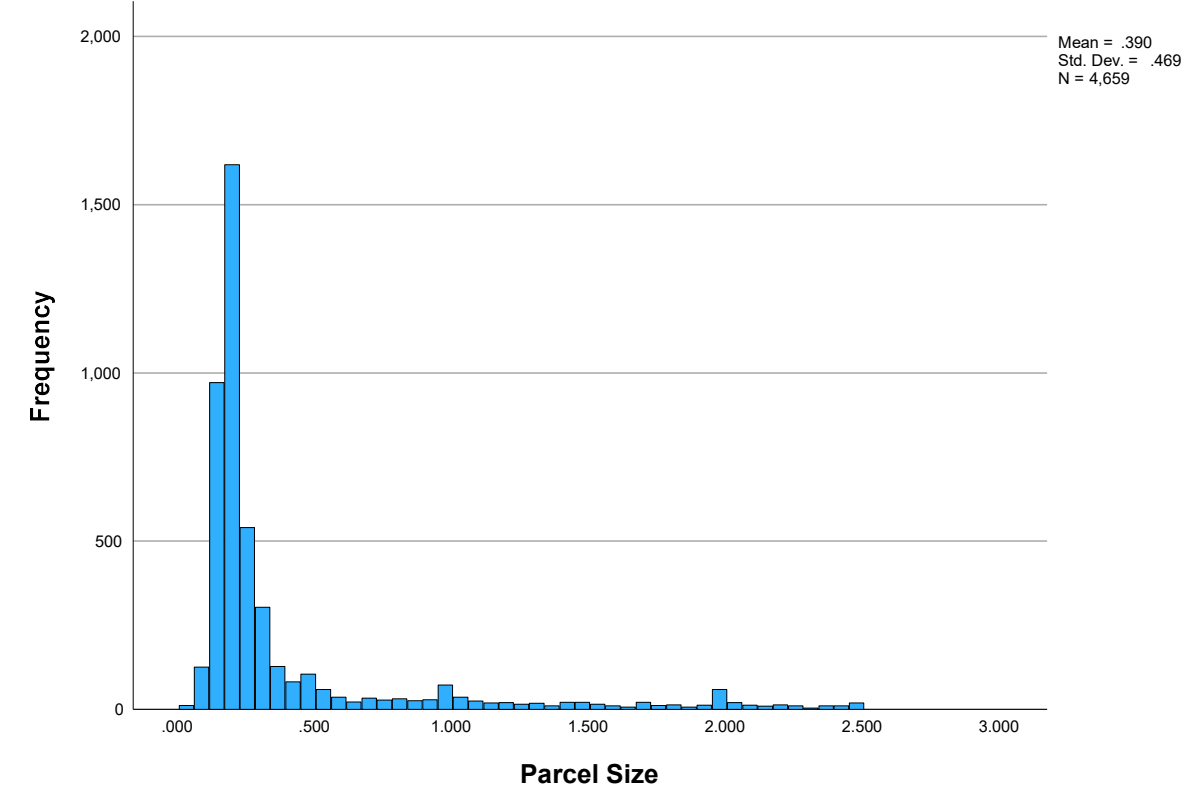
Graph



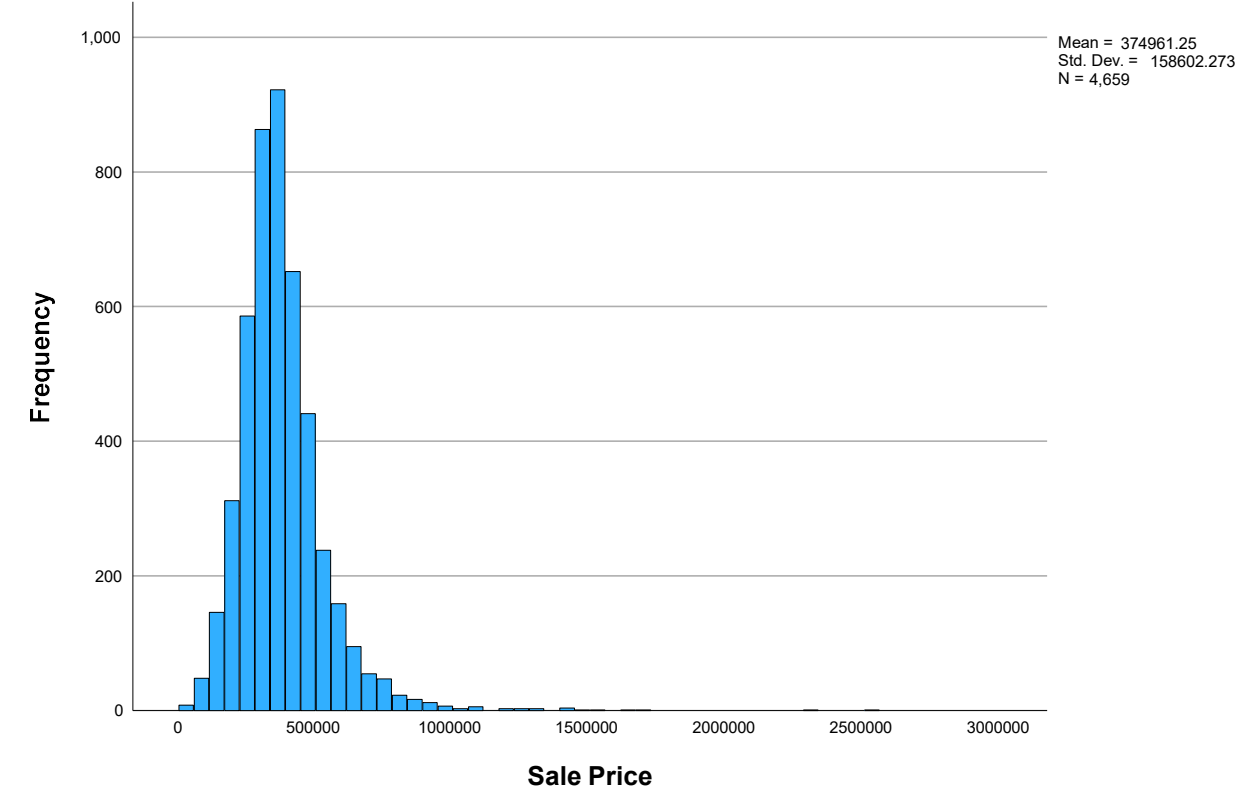
Graph



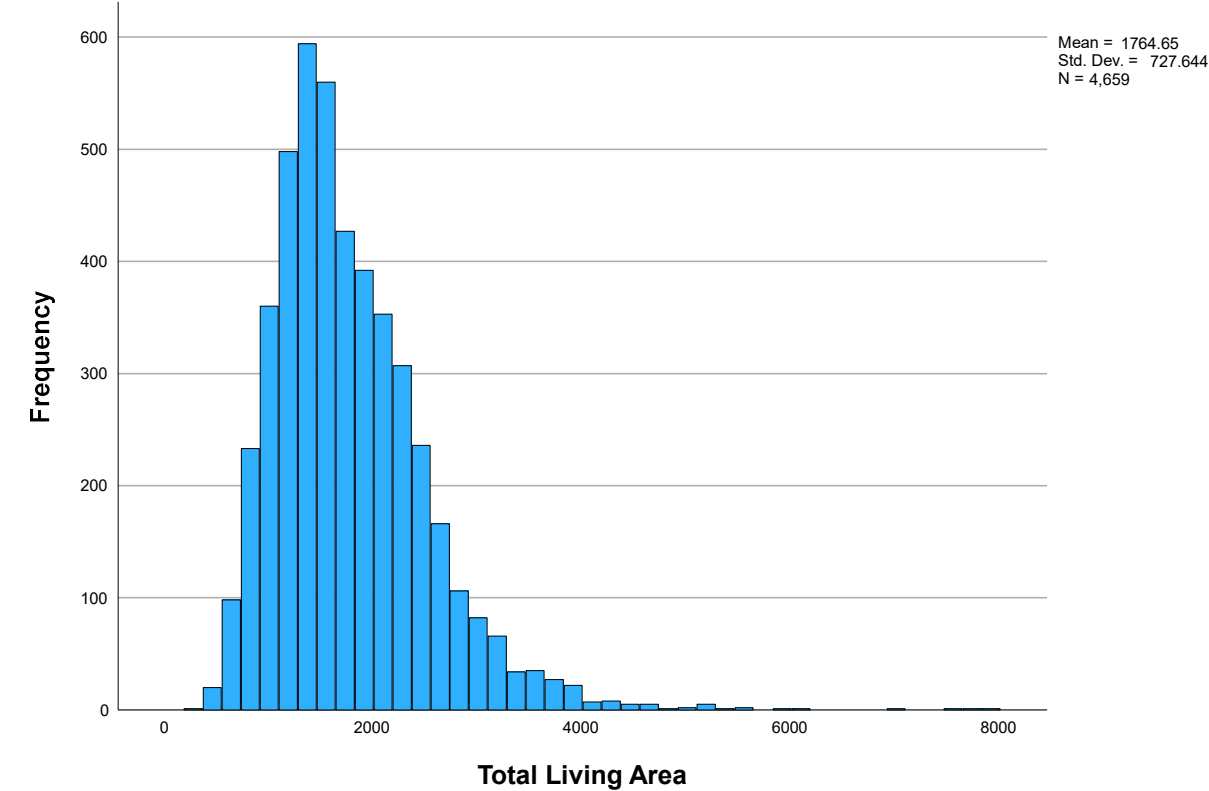
Graph



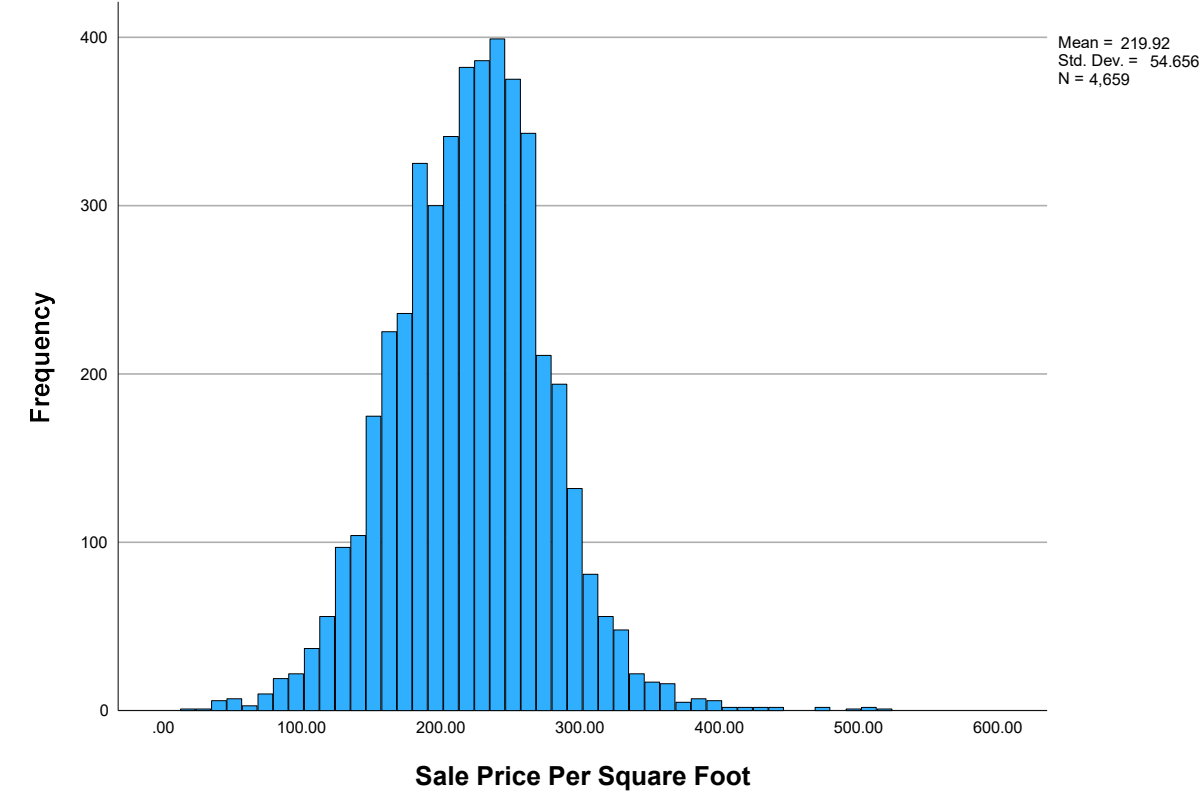
Graph



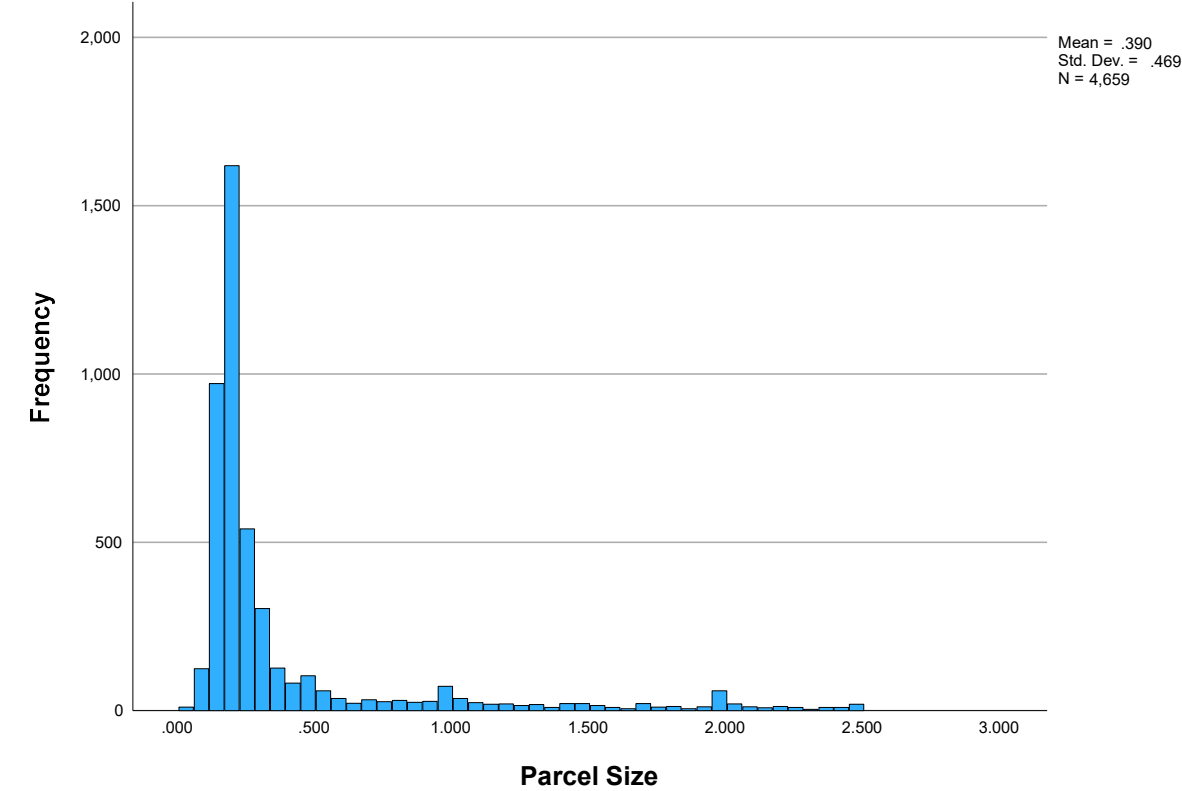
Graph



Graph



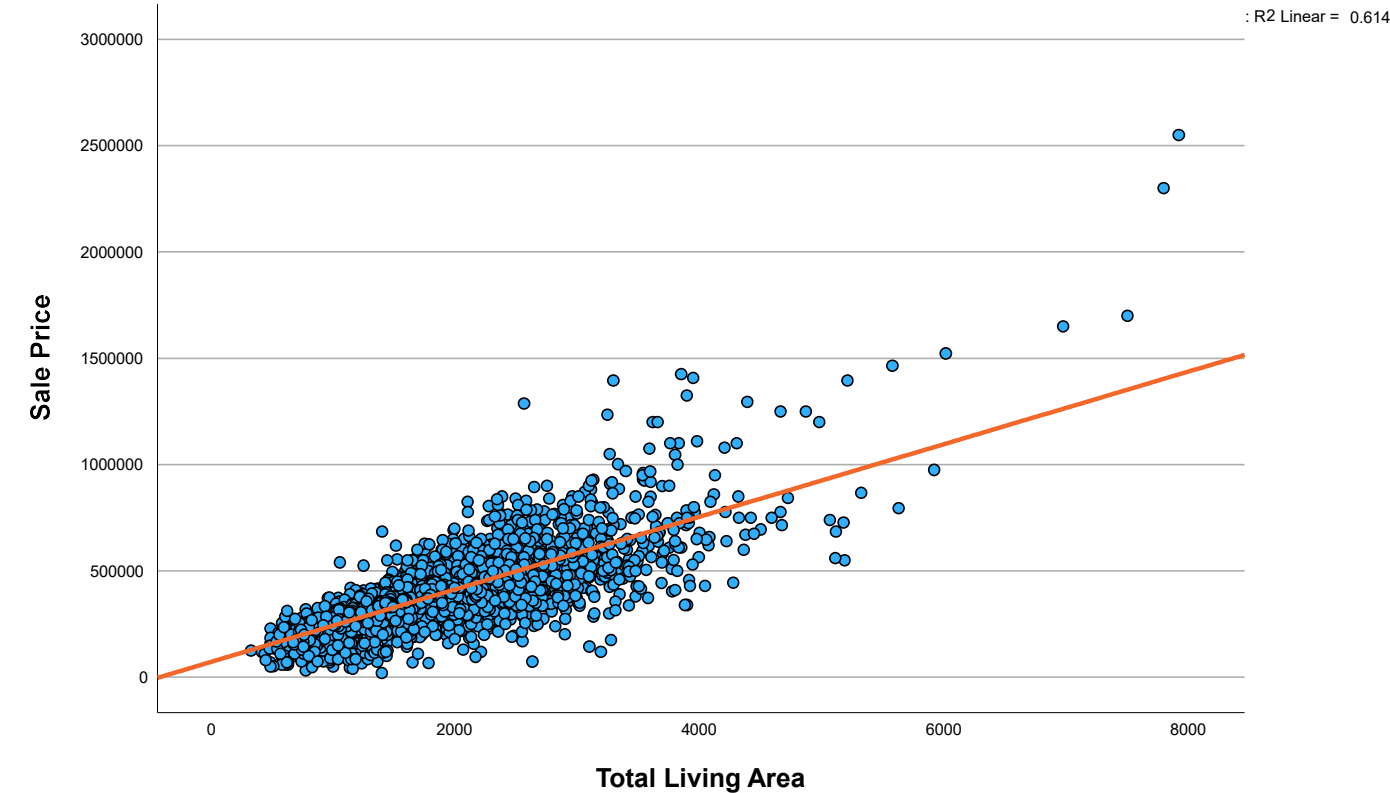
Graph



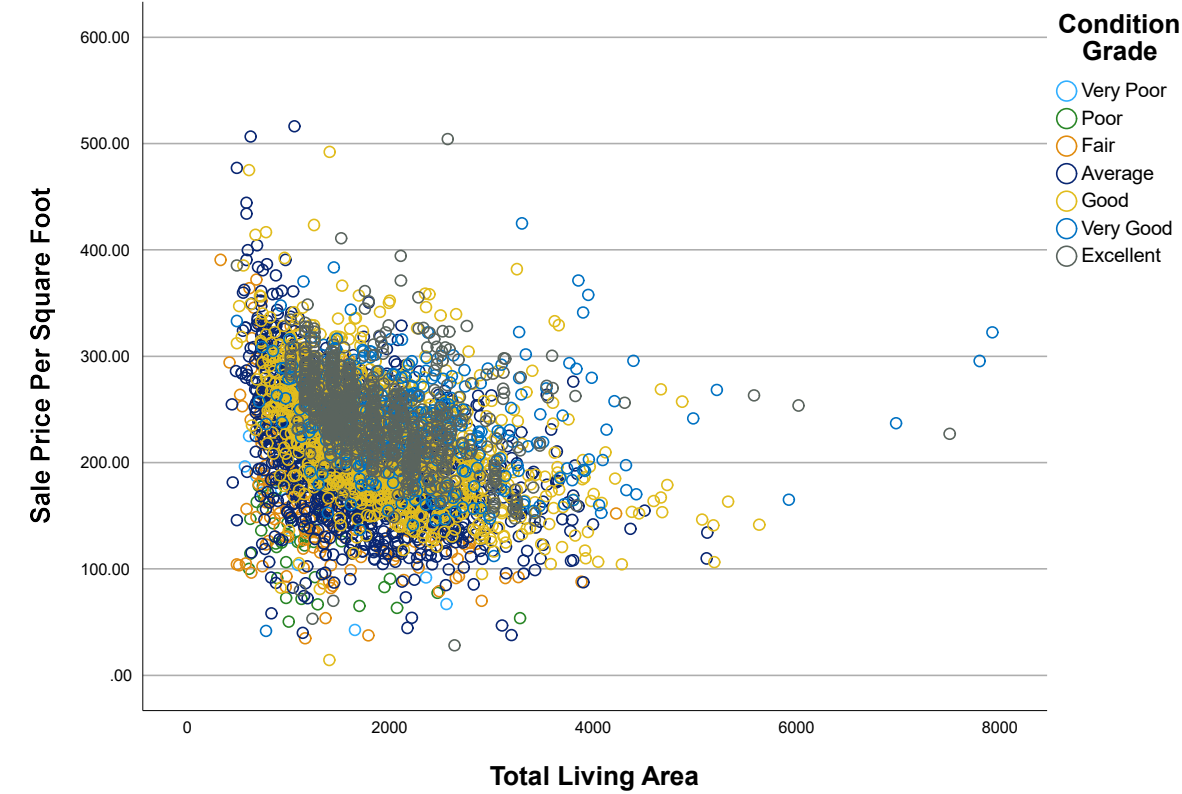
Graph



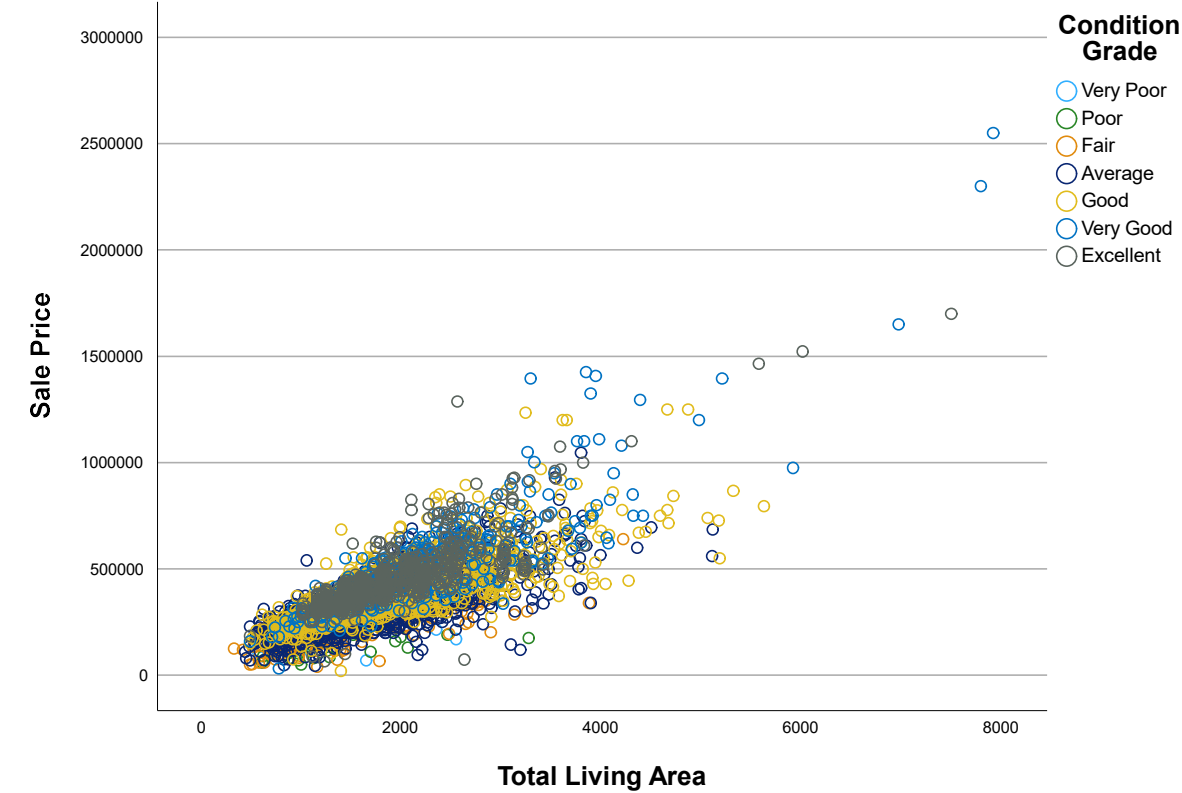
Graph



Graph



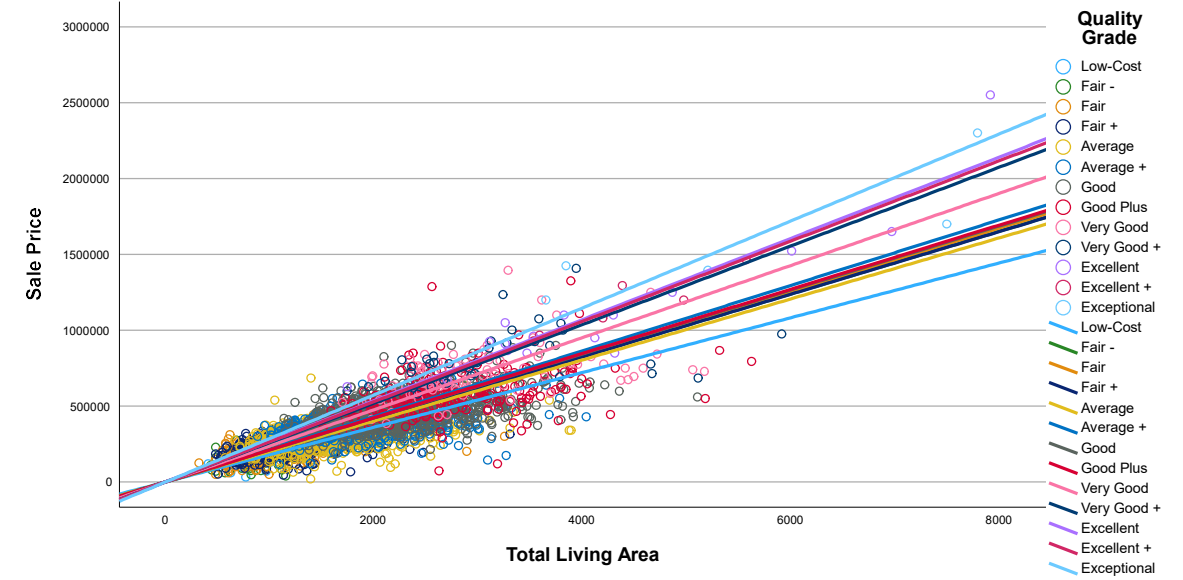
Graph



Graph



Graph



Explore

Neighborhood

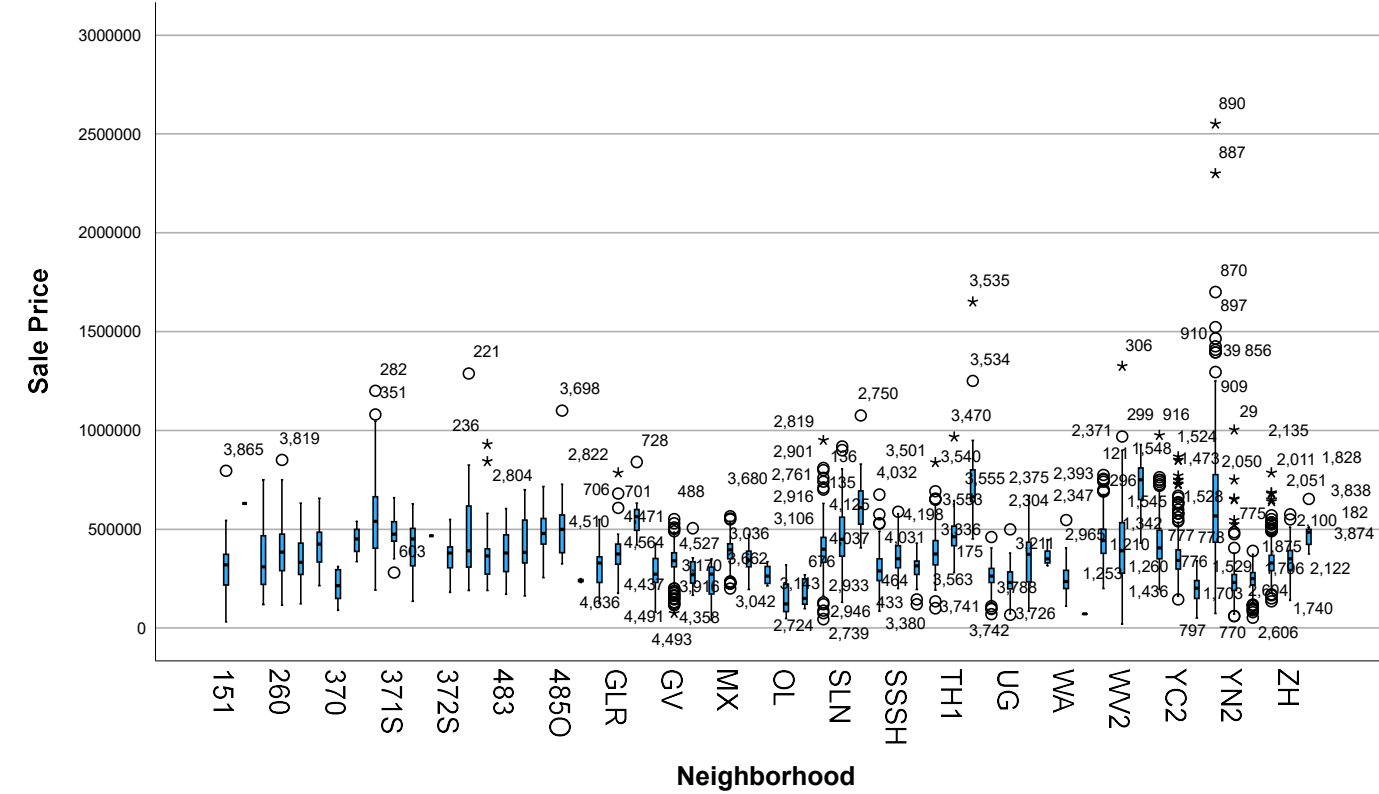
Case Processing Summary

Neighborhood Cases

		Valid		Missing		Total	
		N	Percent	N	Percent	N	Percent
Sale Price	151	35	100.0%	0	0.0%	35	100.0%
	152	1	100.0%	0	0.0%	1	100.0%
	153	7	100.0%	0	0.0%	7	100.0%
	260	43	100.0%	0	0.0%	43	100.0%
	261	44	100.0%	0	0.0%	44	100.0%
	263	22	100.0%	0	0.0%	22	100.0%
	370	6	100.0%	0	0.0%	6	100.0%
	371G	4	100.0%	0	0.0%	4	100.0%
	371R	60	100.0%	0	0.0%	60	100.0%
	371S	19	100.0%	0	0.0%	19	100.0%
	372	13	100.0%	0	0.0%	13	100.0%
	372N	1	100.0%	0	0.0%	1	100.0%
	372S	13	100.0%	0	0.0%	13	100.0%
	481	23	100.0%	0	0.0%	23	100.0%
	482	13	100.0%	0	0.0%	13	100.0%
	483	38	100.0%	0	0.0%	38	100.0%
	484	28	100.0%	0	0.0%	28	100.0%
	485	14	100.0%	0	0.0%	14	100.0%
	485O	15	100.0%	0	0.0%	15	100.0%
	BU	3	100.0%	0	0.0%	3	100.0%
	GL	5	100.0%	0	0.0%	5	100.0%
	GLR	27	100.0%	0	0.0%	27	100.0%
	GLV	10	100.0%	0	0.0%	10	100.0%
	GR	40	100.0%	0	0.0%	40	100.0%
	GV	352	100.0%	0	0.0%	352	100.0%
	HA	7	100.0%	0	0.0%	7	100.0%
	MB	20	100.0%	0	0.0%	20	100.0%
	MX	203	100.0%	0	0.0%	203	100.0%
	NA	29	100.0%	0	0.0%	29	100.0%
	NAKH	4	100.0%	0	0.0%	4	100.0%
	OL	4	100.0%	0	0.0%	4	100.0%
	PK	5	100.0%	0	0.0%	5	100.0%
	SL	222	100.0%	0	0.0%	222	100.0%
	SLN	86	100.0%	0	0.0%	86	100.0%
	SLV	21	100.0%	0	0.0%	21	100.0%
	SS	155	100.0%	0	0.0%	155	100.0%
	SSSH	76	100.0%	0	0.0%	76	100.0%
	TC	56	100.0%	0	0.0%	56	100.0%
	TH	192	100.0%	0	0.0%	192	100.0%
	TH1	42	100.0%	0	0.0%	42	100.0%
	THCC	13	100.0%	0	0.0%	13	100.0%
	TP	90	100.0%	0	0.0%	90	100.0%
	UG	102	100.0%	0	0.0%	102	100.0%
	UGR	16	100.0%	0	0.0%	16	100.0%

UGW	10	100.0%	0	0.0%	10	100.0%
WA	59	100.0%	0	0.0%	59	100.0%
WS	2	100.0%	0	0.0%	2	100.0%
WV1	498	100.0%	0	0.0%	498	100.0%
WV2	68	100.0%	0	0.0%	68	100.0%
WVAT	37	100.0%	0	0.0%	37	100.0%
YC1	403	100.0%	0	0.0%	403	100.0%
YC2	243	100.0%	0	0.0%	243	100.0%
YE1	118	100.0%	0	0.0%	118	100.0%
YN1	128	100.0%	0	0.0%	128	100.0%
YN2	164	100.0%	0	0.0%	164	100.0%
YSE	309	100.0%	0	0.0%	309	100.0%
YSW	365	100.0%	0	0.0%	365	100.0%
ZH	69	100.0%	0	0.0%	69	100.0%
ZHLA	7	100.0%	0	0.0%	7	100.0%

Sale Price



Means

Case Processing Summary							
Cases							
Included				Excluded		Total	
		N	Percent	N	Percent	N	Percent
Sale Price * Neighborhood		4659	100.0%	0	0.0%	4659	100.0%

Report

Sale Price

Neighborhood	Mean	Median	N	Std. Deviation
151	312458.57	320000.00	35	134996.227
152	630000.00	630000.00	1	.
153	364713.14	309000.00	7	216508.414
260	393934.88	385000.00	43	172485.283
261	345366.59	332500.00	44	105980.003
263	424195.45	425000.00	22	104231.663
370	212416.67	213750.00	6	87427.923
371G	443750.00	450000.00	4	84397.374
371R	559335.83	539950.00	60	200882.704
371S	485100.00	475000.00	19	97677.423
372	415146.15	450000.00	13	150240.011
372N	467000.00	467000.00	1	.
372S	367115.38	379000.00	13	107836.325
481	482978.26	390000.00	23	249084.436
482	416192.31	365000.00	13	232624.836
483	380636.84	379500.00	38	120345.809
484	424517.86	383250.00	28	130878.830
485	483378.57	477500.00	14	123732.492
485O	522466.67	499000.00	15	198482.679
BU	240000.00	240000.00	3	10000.000
GL	318800.00	330000.00	5	158988.050
GLR	396885.19	375000.00	27	126638.121
GLV	570550.00	563750.00	10	114810.581
GR	279895.00	273000.00	40	89741.520
GV	342832.78	339973.50	352	68786.634
HA	294985.71	269900.00	7	111844.392
MB	245882.50	272100.00	20	85842.517
MX	387557.03	395000.00	203	62369.704
NA	343827.59	343000.00	29	71359.662
NAKH	268225.00	262950.00	4	54231.011
OL	152925.00	122500.00	4	116213.980
PK	177100.00	150000.00	5	77198.122
SL	401954.09	398250.00	222	125128.927
SLN	473135.77	448450.00	86	159361.193
SLV	630214.24	610000.00	21	152988.291
SS	295762.04	288000.00	155	90956.626
SSSH	372168.41	350000.00	76	94084.670
TC	306152.59	315000.00	56	61001.175
TH	387721.35	375000.00	192	101633.990
TH1	477090.24	462500.00	42	105796.484
THCC	791653.85	665000.00	13	326320.611
TP	262899.06	263000.00	90	68342.516

UG	234614.70	230000.00	102	70751.726
UGR	356612.50	372500.00	16	146861.821
UGW	363085.00	349925.00	10	41221.408
WA	250081.36	235000.00	59	73849.655
WS	71250.00	71250.00	2	1767.767
WV1	446818.44	442497.00	498	92793.924
WV2	431571.09	390000.00	68	219549.545
WVAT	736510.54	750000.00	37	115604.331
YC1	430859.55	405000.00	403	112163.812
YC2	366669.83	341800.00	243	118489.124
YE1	196276.68	201000.00	118	65389.591
YN1	678059.36	567450.00	128	375598.381
YN2	243285.21	230000.00	164	113238.084
YSE	246213.84	250000.00	309	54826.337
YSW	336146.84	330000.00	365	81213.788
ZH	344257.96	350000.00	69	84382.253
ZHLA	479714.29	485000.00	7	90924.354
Total	374961.25	350000.00	4659	158602.273

Explore

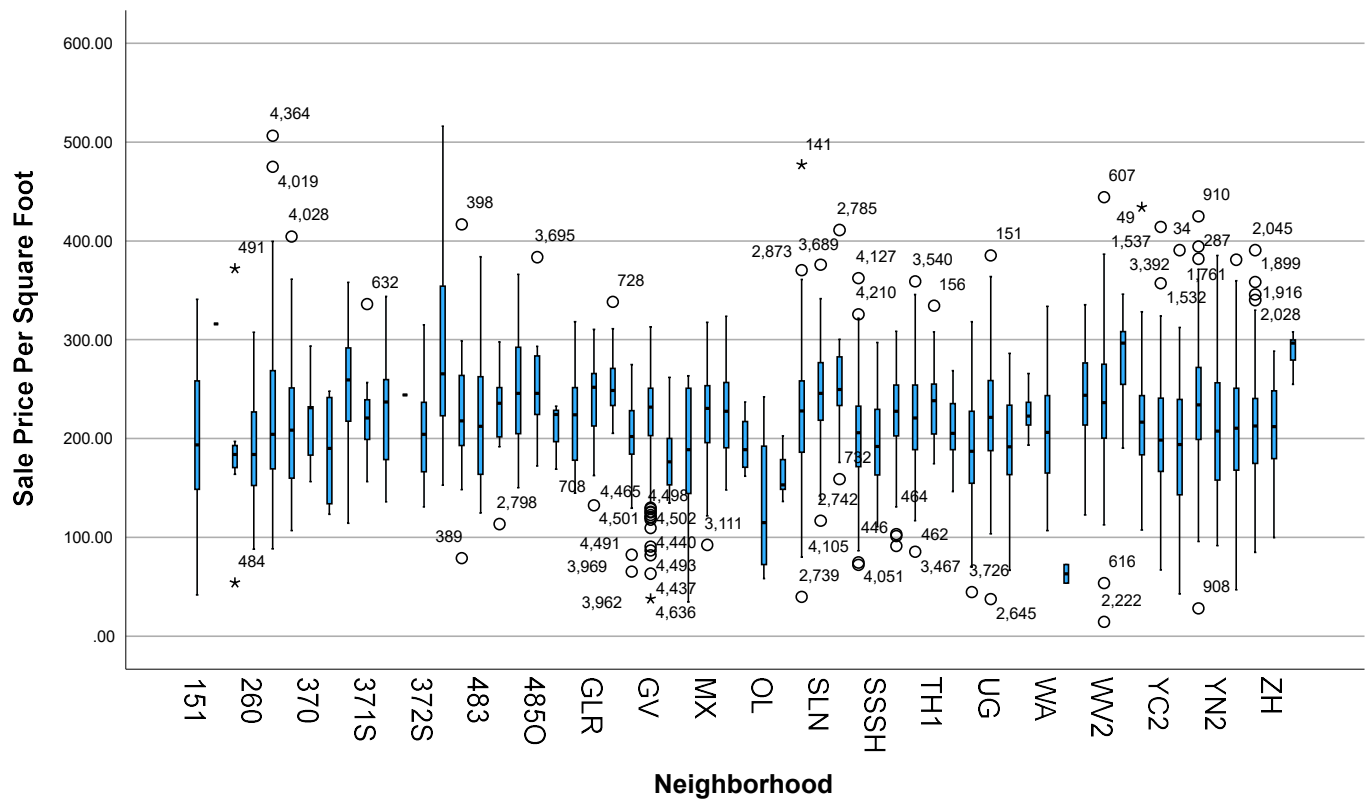
Neighborhood

Case Processing Summary

	Neighborhood	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Sale Price Per Square Foot	151	35	100.0%	0	0.0%	35	100.0%
	152	1	100.0%	0	0.0%	1	100.0%
	153	7	100.0%	0	0.0%	7	100.0%
	260	43	100.0%	0	0.0%	43	100.0%
	261	44	100.0%	0	0.0%	44	100.0%
	263	22	100.0%	0	0.0%	22	100.0%
	370	6	100.0%	0	0.0%	6	100.0%
	371G	4	100.0%	0	0.0%	4	100.0%
	371R	60	100.0%	0	0.0%	60	100.0%
	371S	19	100.0%	0	0.0%	19	100.0%
	372	13	100.0%	0	0.0%	13	100.0%
	372N	1	100.0%	0	0.0%	1	100.0%
	372S	13	100.0%	0	0.0%	13	100.0%
	481	23	100.0%	0	0.0%	23	100.0%
	482	13	100.0%	0	0.0%	13	100.0%
	483	38	100.0%	0	0.0%	38	100.0%
	484	28	100.0%	0	0.0%	28	100.0%
	485	14	100.0%	0	0.0%	14	100.0%
	485O	15	100.0%	0	0.0%	15	100.0%

	BU	3	100.0%	0	0.0%	3	100.0%
	GL	5	100.0%	0	0.0%	5	100.0%
	GLR	27	100.0%	0	0.0%	27	100.0%
	GLV	10	100.0%	0	0.0%	10	100.0%
	GR	40	100.0%	0	0.0%	40	100.0%
	GV	352	100.0%	0	0.0%	352	100.0%
	HA	7	100.0%	0	0.0%	7	100.0%
	MB	20	100.0%	0	0.0%	20	100.0%
	MX	203	100.0%	0	0.0%	203	100.0%
	NA	29	100.0%	0	0.0%	29	100.0%
	NAKH	4	100.0%	0	0.0%	4	100.0%
	OL	4	100.0%	0	0.0%	4	100.0%
	PK	5	100.0%	0	0.0%	5	100.0%
	SL	222	100.0%	0	0.0%	222	100.0%
	SLN	86	100.0%	0	0.0%	86	100.0%
	SLV	21	100.0%	0	0.0%	21	100.0%
	SS	155	100.0%	0	0.0%	155	100.0%
	SSSH	76	100.0%	0	0.0%	76	100.0%
	TC	56	100.0%	0	0.0%	56	100.0%
	TH	192	100.0%	0	0.0%	192	100.0%
	TH1	42	100.0%	0	0.0%	42	100.0%
	THCC	13	100.0%	0	0.0%	13	100.0%
	TP	90	100.0%	0	0.0%	90	100.0%
	UG	102	100.0%	0	0.0%	102	100.0%
	UGR	16	100.0%	0	0.0%	16	100.0%
	UGW	10	100.0%	0	0.0%	10	100.0%
	WA	59	100.0%	0	0.0%	59	100.0%
	WS	2	100.0%	0	0.0%	2	100.0%
	WV1	498	100.0%	0	0.0%	498	100.0%
	WV2	68	100.0%	0	0.0%	68	100.0%
	WVAT	37	100.0%	0	0.0%	37	100.0%
	YC1	403	100.0%	0	0.0%	403	100.0%
	YC2	243	100.0%	0	0.0%	243	100.0%
	YE1	118	100.0%	0	0.0%	118	100.0%
	YN1	128	100.0%	0	0.0%	128	100.0%
	YN2	164	100.0%	0	0.0%	164	100.0%
	YSE	309	100.0%	0	0.0%	309	100.0%
	YSW	365	100.0%	0	0.0%	365	100.0%
	ZH	69	100.0%	0	0.0%	69	100.0%
	ZHLA	7	100.0%	0	0.0%	7	100.0%

Sale Price Per Square Foot



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Sale Price Per Square Foot * Neighborhood	4659	100.0%	0	0.0%	4659	100.0%

Report

Neighborhood	Mean	Median	N	Std. Deviation
151	198.3966	193.7135	35	70.52735
152	316.1064	316.1064	1	.
153	190.9523	183.9286	7	93.58246
260	192.3771	183.8235	43	55.26308
261	222.8552	204.1298	44	88.73942
263	214.3875	208.3903	22	73.92221
370	221.3276	231.3006	6	47.37302
371G	187.7814	189.9684	4	62.99494
371R	253.1766	259.4053	60	58.39061
371S	219.2288	220.9006	19	41.84324
372	226.1999	236.8421	13	62.51883
372N	243.9916	243.9916	1	.

372S	206.5409	204.1574	13	52.65793
481	295.6173	265.6149	23	108.53467
482	227.3323	217.7995	13	79.75296
483	223.0229	212.5253	38	68.13219
484	229.0107	235.7770	28	36.30455
485	248.0079	245.8329	14	60.87729
485O	255.7302	245.7725	15	48.98437
BU	208.7811	224.4165	3	34.59060
GL	223.3110	223.8806	5	67.16568
GLR	240.1850	252.0161	27	43.21832
GLV	255.8608	248.6110	10	42.11481
GR	200.1141	201.8665	40	41.69596
GV	224.0773	231.7051	352	42.15113
HA	182.7312	176.4414	7	44.93852
MB	183.4164	188.6490	20	63.83880
MX	224.6304	230.6548	203	38.85323
NA	228.3731	227.4536	29	48.41043
NAKH	194.0534	188.6392	4	32.14462
OL	132.5272	114.9522	4	81.02595
PK	163.7923	153.0612	5	26.67980
SL	226.2299	227.9473	222	58.39719
SLN	244.8016	245.8632	86	51.39936
SLV	255.9214	249.7621	21	50.62917
SS	203.0101	205.9038	155	53.00452
SSSH	197.8930	192.0914	76	42.47986
TC	223.6687	227.6752	56	45.60276
TH	221.0036	220.8109	192	44.70258
TH1	235.7935	238.3892	42	37.34992
THCC	209.9943	205.2920	13	38.03323
TP	189.6166	187.1637	90	50.91854
UG	221.0187	221.5545	102	59.32470
UGR	196.6666	191.5641	16	56.01595
UGW	225.2565	222.7558	10	21.18636
WA	206.3615	206.2992	59	51.19956
WS	63.1192	63.1192	2	13.42785
WV1	241.7697	243.6935	498	41.29723
WV2	235.9573	236.4356	68	68.54640
WVAT	283.8463	296.7281	37	35.38430
YC1	215.3844	216.4984	403	42.75673
YC2	204.2677	198.3914	243	52.67350
YE1	190.2497	193.7954	118	67.37244
YN1	238.8850	234.0781	128	64.08539
YN2	206.8522	207.3909	164	62.25665
YSE	212.5922	210.2804	309	59.30367
YSW	209.4821	212.7660	365	49.24597
ZH	209.4997	212.0536	69	45.08052

ZHLA	288.2205	296.6361	7	19.37834
Total	219.9242	221.6263	4659	54.65576

Ratio Statistics

Case Processing Summary

	Count
Overall	4600
Excluded	0
Total	4600

Ratio Statistics for Previous Assessed Total / Sale Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
4600	.9844	.9730	.9651	-.0548	1.0201	.1065

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	41	0.9%
	153	6	0.1%
	260	41	0.9%
	261	43	0.9%
	263	22	0.5%
	370	5	0.1%
	371G	4	0.1%
	371R	60	1.3%
	371S	19	0.4%
	372	13	0.3%
	372S	13	0.3%
	481	23	0.5%
	482	13	0.3%
	483	38	0.8%
	484	28	0.6%
	485	14	0.3%
	485O	15	0.3%
	GLR	32	0.7%
	GLV	10	0.2%
	GR	38	0.8%
	GV	349	7.6%
	HA	7	0.2%
	MB	19	0.4%
	MX	202	4.4%

	NA	33	0.7%
	SL	217	4.7%
	SLN	85	1.8%
	SLV	21	0.5%
	SS	151	3.3%
	SSSH	76	1.7%
	TC	56	1.2%
	TH	247	5.4%
	TP	87	1.9%
	UG	99	2.2%
	UGR	16	0.3%
	UGW	10	0.2%
	WA	59	1.3%
	WV1	498	10.8%
	WV2	66	1.4%
	WVAT	37	0.8%
	YC1	402	8.7%
	YC2	241	5.2%
	YE1	112	2.4%
	YN1	127	2.8%
	YN2	159	3.5%
	YSE	302	6.6%
	YSW	365	7.9%
	ZH	79	1.7%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	41	.960	.871	.900	-.195	1.067	.207
153	6	.744	.782	.771	.146	.965	.193
260	41	.994	.930	.942	-.206	1.056	.167
261	43	.841	.826	.815	-.102	1.032	.174
263	22	.883	.882	.871	-.036	1.013	.128
370	5	1.023	.983	.999	-.171	1.024	.124
371G	4	.920	.922	.910	-.081	1.012	.115
371R	60	.925	.892	.900	-.142	1.027	.124
371S	19	.973	.975	.969	.005	1.004	.072
372	13	.951	.954	.947	-.008	1.004	.087
372S	13	.938	.978	.943	.141	.995	.119
481	23	.797	.801	.746	-.145	1.068	.194
482	13	1.026	1.026	.961	-.161	1.067	.152
483	38	.893	.840	.867	-.155	1.030	.128

484	28	.982	1.006	.945	-.318	1.039	.115
485	14	.966	.951	.945	-.029	1.023	.139
485O	15	.907	.883	.900	-.017	1.007	.070
GLR	32	1.056	1.023	1.025	-.198	1.030	.110
GLV	10	.969	.998	.961	-.084	1.008	.059
GR	38	.997	.986	.981	-.069	1.017	.102
GV	349	1.000	.999	.991	-.098	1.009	.070
HA	7	1.062	1.002	1.038	-.119	1.023	.100
MB	19	1.057	1.030	1.028	-.200	1.028	.125
MX	202	.981	.970	.971	-.224	1.010	.063
NA	33	1.006	1.002	.994	.030	1.012	.126
SL	217	1.049	1.038	1.036	-.040	1.012	.090
SLN	85	1.068	1.032	1.039	-.157	1.028	.103
SLV	21	1.010	.988	1.001	-.090	1.010	.094
SS	151	.987	.969	.988	.070	1.000	.118
SSSH	76	.963	.941	.961	.049	1.002	.086
TC	56	.944	.954	.941	.016	1.004	.086
TH	247	.973	.967	.949	-.121	1.026	.090
TP	87	1.007	.974	.991	-.104	1.017	.127
UG	99	.994	.971	.972	-.140	1.022	.125
UGR	16	.998	.946	.944	-.257	1.057	.128
UGW	10	.972	.921	.965	-.215	1.007	.081
WA	59	.999	.974	.991	.002	1.008	.105
WV1	498	.963	.953	.956	-.064	1.007	.059
WV2	66	.893	.893	.890	.104	1.003	.167
WVAT	37	.865	.869	.860	.025	1.005	.089
YC1	402	1.003	.994	.990	-.090	1.014	.085
YC2	241	.967	.966	.944	-.119	1.024	.109
YE1	112	.989	.945	.949	-.144	1.042	.196
YN1	127	.977	.995	.946	-.068	1.033	.122
YN2	159	1.017	.978	.982	-.133	1.035	.139
YSE	302	.996	.961	.976	-.169	1.020	.130
YSW	365	1.000	.981	.984	-.117	1.016	.098
ZH	79	.972	.960	.959	-.086	1.014	.099
Overall	4600	.984	.973	.965	-.055	1.020	.107

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Low-Cost	10	0.2%
	Fair -	71	1.5%
	Fair	330	7.2%
	Fair +	496	10.8%
	Average	1033	22.5%
	Average +	1248	27.1%

	Good	1026	22.3%
	Good Plus	234	5.1%
	Very Good	89	1.9%
	Very Good +	37	0.8%
	Excellent	16	0.3%
	Excellent +	5	0.1%
	Exceptional	5	0.1%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Low-Cost	10	.955	.955	.833	-.421	1.146	.243
Fair -	71	.999	.973	.955	-.251	1.046	.190
Fair	330	.958	.927	.924	-.183	1.036	.174
Fair +	496	.990	.950	.963	-.194	1.028	.155
Average	1033	1.001	.977	.983	-.147	1.018	.113
Average +	1248	.991	.984	.983	-.114	1.009	.076
Good	1026	.980	.974	.965	-.172	1.015	.088
Good Plus	234	.954	.950	.933	-.255	1.023	.099
Very Good	89	.934	.939	.919	-.142	1.016	.095
Very Good +	37	.921	.895	.915	.008	1.006	.085
Excellent	16	.881	.898	.863	-.028	1.022	.129
Excellent +	5	.991	.973	.987	-.126	1.004	.023
Exceptional	5	.910	.930	.932	.306	.977	.130
Overall	4600	.984	.973	.965	-.055	1.020	.107

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	14	0.3%
	Poor	49	1.1%
	Fair	338	7.3%
	Average	1658	36.0%
	Good	1386	30.1%
	Very Good	338	7.3%
	Excellent	817	17.8%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	14	1.130	1.108	1.114	.131	1.015	.297
Poor	49	1.212	1.199	1.176	-.003	1.031	.200
Fair	338	1.003	.976	.985	-.004	1.018	.166
Average	1658	.983	.963	.963	-.067	1.021	.123
Good	1386	.978	.976	.966	-.025	1.012	.093
Very Good	338	.977	.973	.948	-.100	1.031	.088
Excellent	817	.977	.978	.965	-.091	1.013	.065
Overall	4600	.984	.973	.965	-.055	1.020	.107

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	484	10.5%
	1,000 thru 1,500	1411	30.7%
	1,500 thru 2,000	1245	27.1%
	2,000 thru 2,500	824	17.9%
	2,500 thru 3,000	365	7.9%
	3,000 thru 3,500	156	3.4%
	3,500 thru 4,000	73	1.6%
	4,000 and up	42	0.9%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
0 thru 1,000	484	.986	.953	.953	-.176	1.035
1,000 thru 1,500	1411	.989	.981	.977	-.067	1.012
1,500 thru 2,000	1245	.992	.975	.978	-.128	1.014
2,000 thru 2,500	824	.979	.968	.963	-.141	1.017
2,500 thru 3,000	365	.974	.965	.950	-.214	1.025
3,000 thru 3,500	156	.962	.954	.940	-.167	1.024
3,500 thru 4,000	73	.934	.926	.910	-.129	1.027
4,000 and up	42	.963	.976	.941	-.052	1.023
Overall	4600	.984	.973	.965	-.055	1.020

Ratio Statistics for Previous

Assessed Total / Sale Price

Group	Coefficient of Dispersion
0 thru 1,000	.171
1,000 thru 1,500	.101
1,500 thru 2,000	.096
2,000 thru 2,500	.094
2,500 thru 3,000	.105
3,000 thru 3,500	.106
3,500 thru 4,000	.120
4,000 and up	.100
Overall	.107

Ratio Statistics

Case Processing Summary

		Count	Percent
Age Range	Less than 10	896	19.5%
	10 thru 19	381	8.3%
	20 thru 29	326	7.1%
	30 thru 39	287	6.2%
	40 thru 49	352	7.7%
	50 thru 59	396	8.6%
	60 thru 69	388	8.4%
	70 thru 79	493	10.7%
	80 thru 89	386	8.4%
	90 thru 99	345	7.5%
	100 thru 109	258	5.6%
	110 and up	92	2.0%
	Overall	4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	896	.976	.976	.962	-.105	1.014	.065
10 thru 19	381	.974	.966	.959	-.072	1.015	.077
20 thru 29	326	.981	.983	.960	-.102	1.022	.085
30 thru 39	287	.976	.960	.957	-.087	1.020	.097
40 thru 49	352	.985	.977	.975	-.050	1.011	.088
50 thru 59	396	.976	.973	.959	-.039	1.018	.108
60 thru 69	388	1.012	.991	.993	-.064	1.019	.127
70 thru 79	493	.998	.973	.980	-.062	1.018	.123

80 thru 89	386	.979	.962	.953	-.083	1.027	.144
90 thru 99	345	1.004	.975	.974	-.086	1.031	.151
100 thru 109	258	.984	.967	.959	-.067	1.027	.151
110 and up	92	.946	.921	.906	-.147	1.044	.172
Overall	4600	.984	.973	.965	-.055	1.020	.107

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Months Prior to Appraisal Date * year * smonth	4600	100.0%	0	0.0%	4600	100.0%

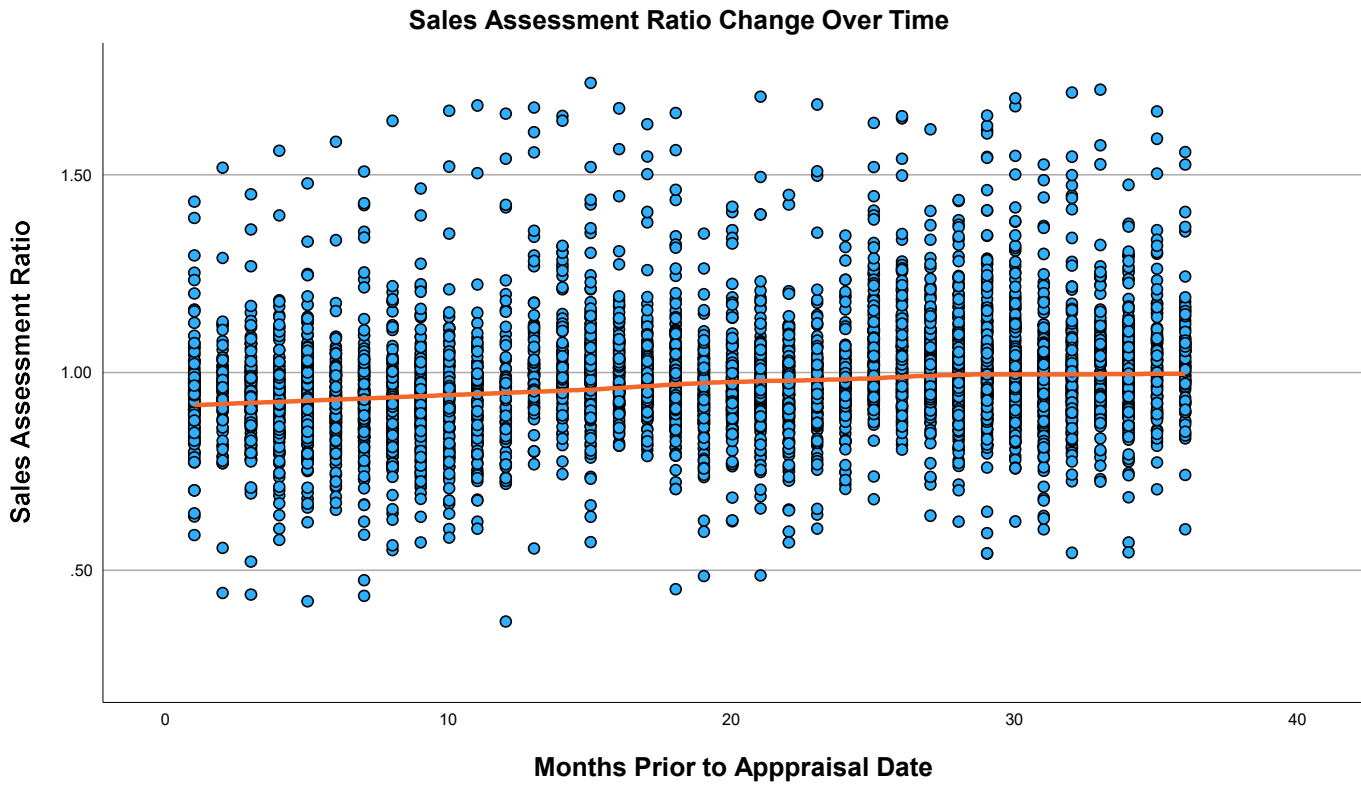
Report

Months Prior to Appraisal Date

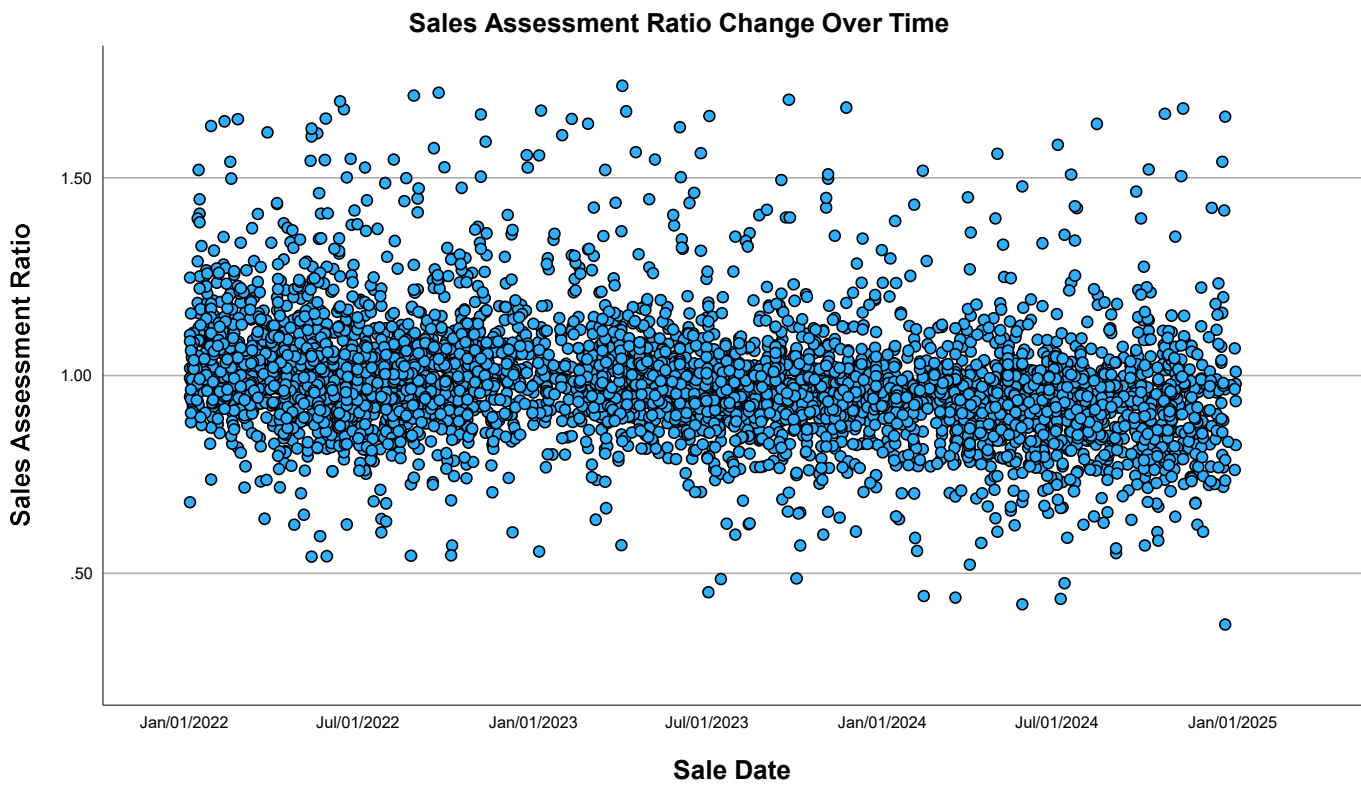
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	2.00	2.00	73	.000
	3.00	3.00	106	.000
	4.00	4.00	115	.000
	5.00	5.00	128	.000
	6.00	6.00	137	.000
	7.00	7.00	132	.000
	8.00	8.00	120	.000
	9.00	9.00	113	.000
	10.00	10.00	120	.000
	11.00	11.00	91	.000
	12.00	12.00	62	.000
	Total	6.45	1291	3.157
2.00	1.00	13.00	75	.000
	2.00	14.00	75	.000
	3.00	15.00	132	.000
	4.00	16.00	119	.000
	5.00	17.00	139	.000
	6.00	18.00	159	.000
	7.00	19.00	137	.000
	8.00	20.00	131	.000
	9.00	21.00	132	.000
	10.00	22.00	118	.000
	11.00	23.00	118	.000
	12.00	24.00	97	.000
	Total	18.69	1432	3.169
3.00	1.00	25.00	143	.000
	2.00	26.00	132	.000

	3.00	27.00	156	.000
	4.00	28.00	182	.000
	5.00	29.00	206	.000
	6.00	30.00	204	.000
	7.00	31.00	179	.000
	8.00	32.00	172	.000
	9.00	33.00	149	.000
	10.00	34.00	166	.000
	11.00	35.00	109	.000
	12.00	36.00	79	.000
	Total	30.20	1877	3.130
Total	1.00	14.88	312	10.304
	2.00	16.53	280	9.969
	3.00	16.52	394	9.679
	4.00	17.93	416	9.965
	5.00	18.98	473	9.898
	6.00	19.61	500	9.788
	7.00	20.26	448	9.930
	8.00	21.48	423	9.872
	9.00	22.10	394	9.736
	10.00	23.37	404	10.016
	11.00	23.68	318	9.507
	12.00	24.86	238	9.216
	Total	19.95	4600	10.220

Graph



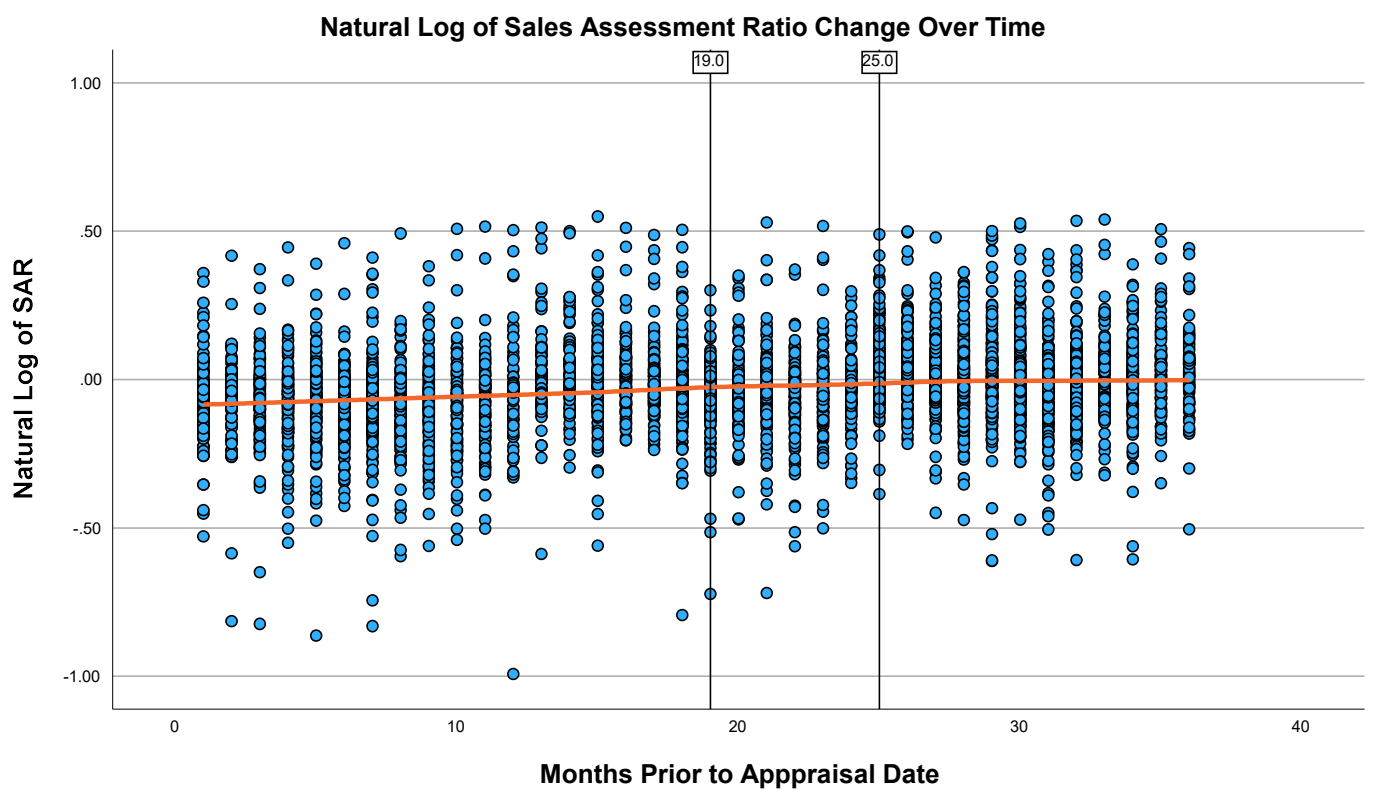
Graph



Graph

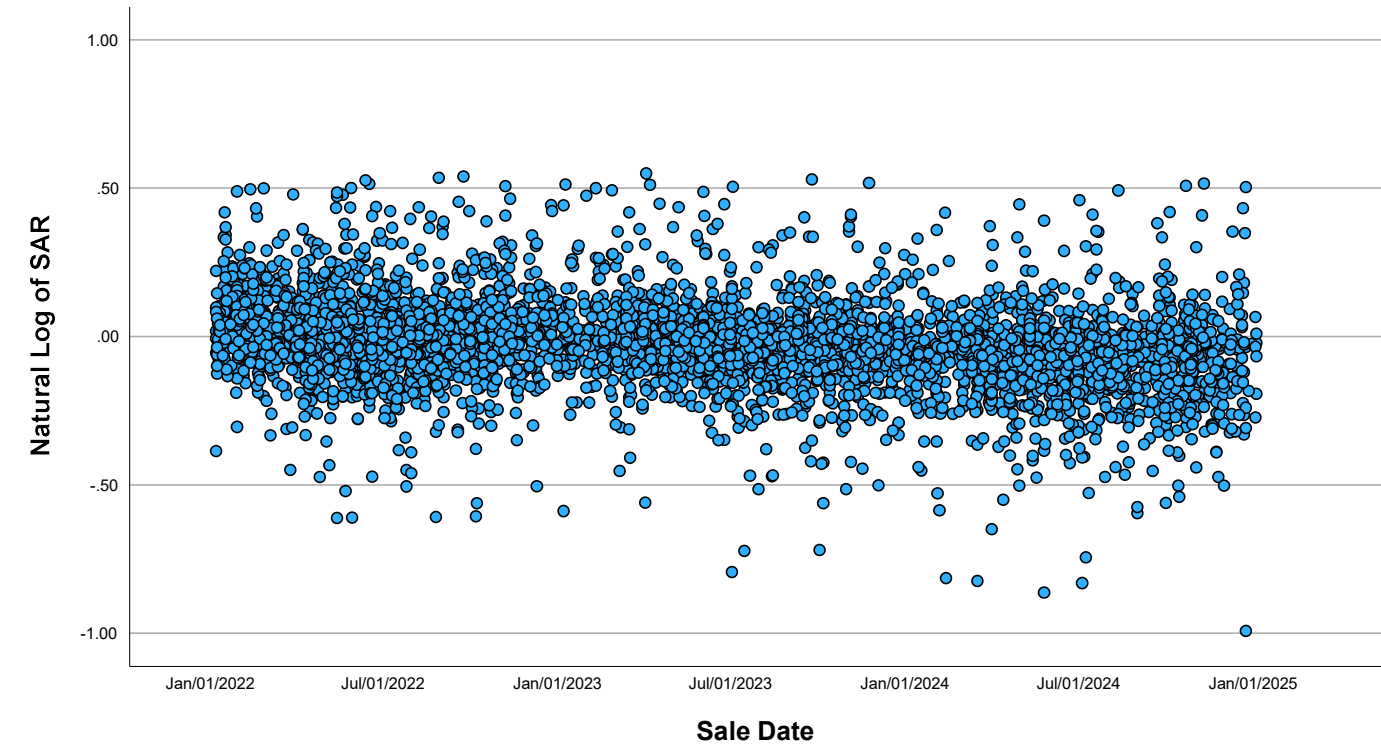


Graph



Graph

Natural Log of Sales Assessment Ratio Change Over Time



Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Months Prior to Appraisal Date		. Stepwise (Criteria: Probability-of-F-to-enter <= .050, Probability-of-F-to-remove >= .100).

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.210	.044	.044	.14566

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	4.498	1	4.498	211.972	<.001

Residual	97.562	4598	.021		
Total	102.059	4599			

Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-.088	.005		-18.645	<.001
	Months Prior to Appraisal Date	.003	.000	.210	14.559	<.001

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
MONTHS1 * Months Prior to Appraisal Date	4600	100.0%	0	0.0%	4600	100.0%
MONTHS2 * Months Prior to Appraisal Date	4600	100.0%	0	0.0%	4600	100.0%
MONTHS3 * Months Prior to Appraisal Date	4600	100.0%	0	0.0%	4600	100.0%
MONTHS4 * Months Prior to Appraisal Date	4600	100.0%	0	0.0%	4600	100.0%

Report

Mean

Months Prior to Appraisal Date	MONTHS1	MONTHS2	MONTHS3	MONTHS4
1	1.0000	.0000	.0000	.0000
2	2.0000	.0000	.0000	.0000
3	3.0000	.0000	.0000	.0000
4	4.0000	.0000	.0000	.0000
5	5.0000	.0000	.0000	.0000
6	6.0000	.0000	.0000	.0000
7	7.0000	.0000	.0000	.0000
8	8.0000	.0000	.0000	.0000
9	9.0000	.0000	.0000	.0000

10	10.0000	.0000	.0000	.0000
11	11.0000	.0000	.0000	.0000
12	12.0000	.0000	.0000	.0000
13	13.0000	.0000	.0000	.0000
14	14.0000	.0000	.0000	.0000
15	15.0000	.0000	.0000	.0000
16	16.0000	.0000	.0000	.0000
17	17.0000	.0000	.0000	.0000
18	18.0000	.0000	.0000	.0000
19	19.0000	.0000	.0000	.0000
20	19.0000	1.0000	.0000	.0000
21	19.0000	2.0000	.0000	.0000
22	19.0000	3.0000	.0000	.0000
23	19.0000	4.0000	.0000	.0000
24	19.0000	5.0000	.0000	.0000
25	19.0000	6.0000	.0000	.0000
26	19.0000	6.0000	1.0000	.0000
27	19.0000	6.0000	2.0000	.0000
28	19.0000	6.0000	3.0000	.0000
29	19.0000	6.0000	4.0000	.0000
30	19.0000	6.0000	5.0000	.0000
31	19.0000	6.0000	6.0000	.0000
32	19.0000	6.0000	7.0000	.0000
33	19.0000	6.0000	8.0000	.0000
34	19.0000	6.0000	9.0000	.0000
35	19.0000	6.0000	10.0000	.0000
36	19.0000	6.0000	11.0000	.0000
Total	15.0109	2.8191	2.1211	.0000

Regression

Warnings

For models with dependent variable Natural Log of SAR, the following variables are constants or have missing correlations: MONTHS4. They will be deleted from the analysis.

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	MONTHS1		Stepwise (Criteria: Probability-of-F- to-enter <= .050, Probability-of-F- to-remove >= .100).

2	MONTHS2		. Stepwise (Criteria: Probability-of-F- to-enter <= .050, Probability-of-F- to-remove >= .100).
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Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.201	.041	.040	.14593
2	.217	.047	.046	.14547

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	4.136	1	4.136	194.193	<.001
	Residual	97.923	4598	.021		
	Total	102.059	4599			
2	Regression	4.786	2	2.393	113.096	<.001
	Residual	97.273	4597	.021		
	Total	102.059	4599			

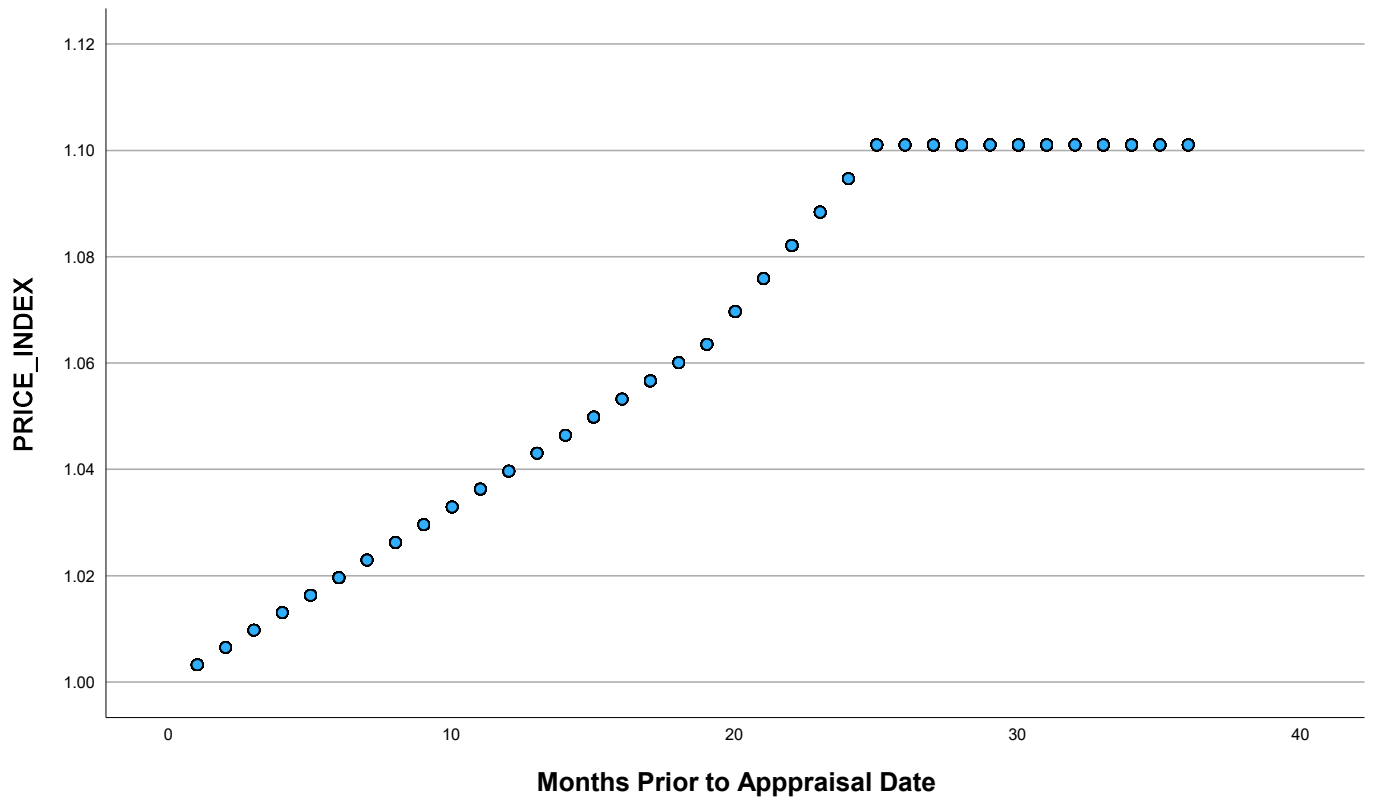
Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-.105	.006		-17.463	<.001
	MONTHS1	.005	.000	.201	13.935	<.001
2	(Constant)	-.09185854	.006		-14.194	<.001
	MONTHS1	.00324661	.001	.125	6.283	<.001
	MONTHS2	.00579347	.001	.110	5.545	<.001

Excluded Variables

Model		Beta In	t	Sig.	Partial Correlation	Collinearity Statistics Tolerance
1	MONTHS2	.110	5.545	<.001	.082	.523
	MONTHS3	.052	3.232	.001	.048	.793
2	MONTHS3	-.010	-.484	.629	-.007	.458

Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
PRICE_INDEX * Months	4600	100.0%	0	0.0%	4600	100.0%

Prior to Appraisal Date						
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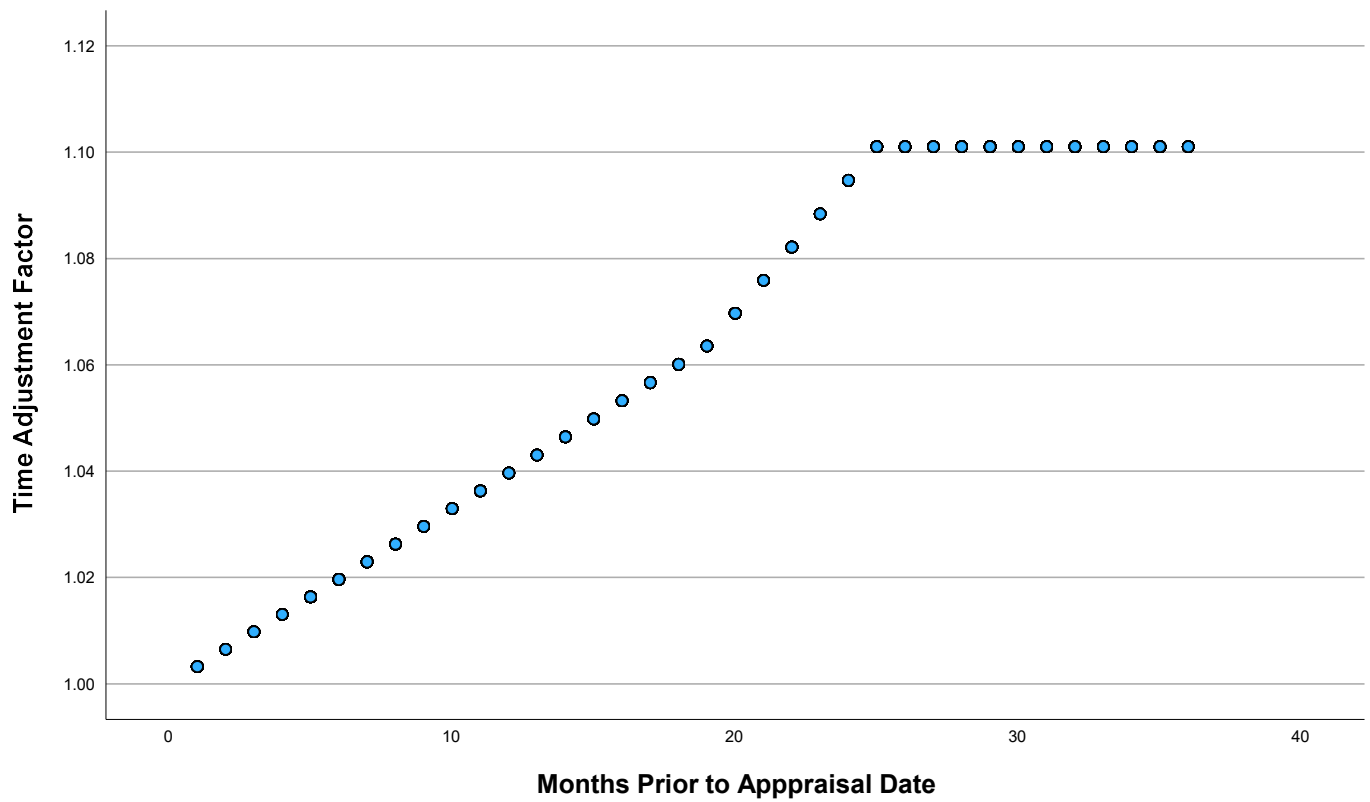
Report

PRICE_INDEX

Months Prior to Appraisal

Date	Mean	N	Std. Deviation
1	1.0032	94	.00000
2	1.0065	73	.00000
3	1.0098	106	.00000
4	1.0130	115	.00000
5	1.0163	128	.00000
6	1.0196	137	.00000
7	1.0229	132	.00000
8	1.0263	120	.00000
9	1.0296	113	.00000
10	1.0329	120	.00000
11	1.0363	91	.00000
12	1.0397	62	.00000
13	1.0430	75	.00000
14	1.0464	75	.00000
15	1.0498	132	.00000
16	1.0532	119	.00000
17	1.0566	139	.00000
18	1.0601	159	.00000
19	1.0635	137	.00000
20	1.0697	131	.00000
21	1.0759	132	.00000
22	1.0821	118	.00000
23	1.0884	118	.00000
24	1.0947	97	.00000
25	1.1010	143	.00000
26	1.1010	132	.00000
27	1.1010	156	.00000
28	1.1010	182	.00000
29	1.1010	206	.00000
30	1.1010	204	.00000
31	1.1010	179	.00000
32	1.1010	172	.00000
33	1.1010	149	.00000
34	1.1010	166	.00000
35	1.1010	109	.00000
36	1.1010	79	.00000
Total	1.0676	4600	.03411

Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjustment Factor * Months Prior to Appraisal Date	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjustment Factor Months Prior to Appraisal Date	Mean	N	Std. Deviation
1	1.0032	94	.00000
2	1.0065	73	.00000
3	1.0098	106	.00000
4	1.0130	115	.00000
5	1.0163	128	.00000
6	1.0196	137	.00000
7	1.0229	132	.00000
8	1.0263	120	.00000
9	1.0296	113	.00000
10	1.0329	120	.00000
11	1.0363	91	.00000

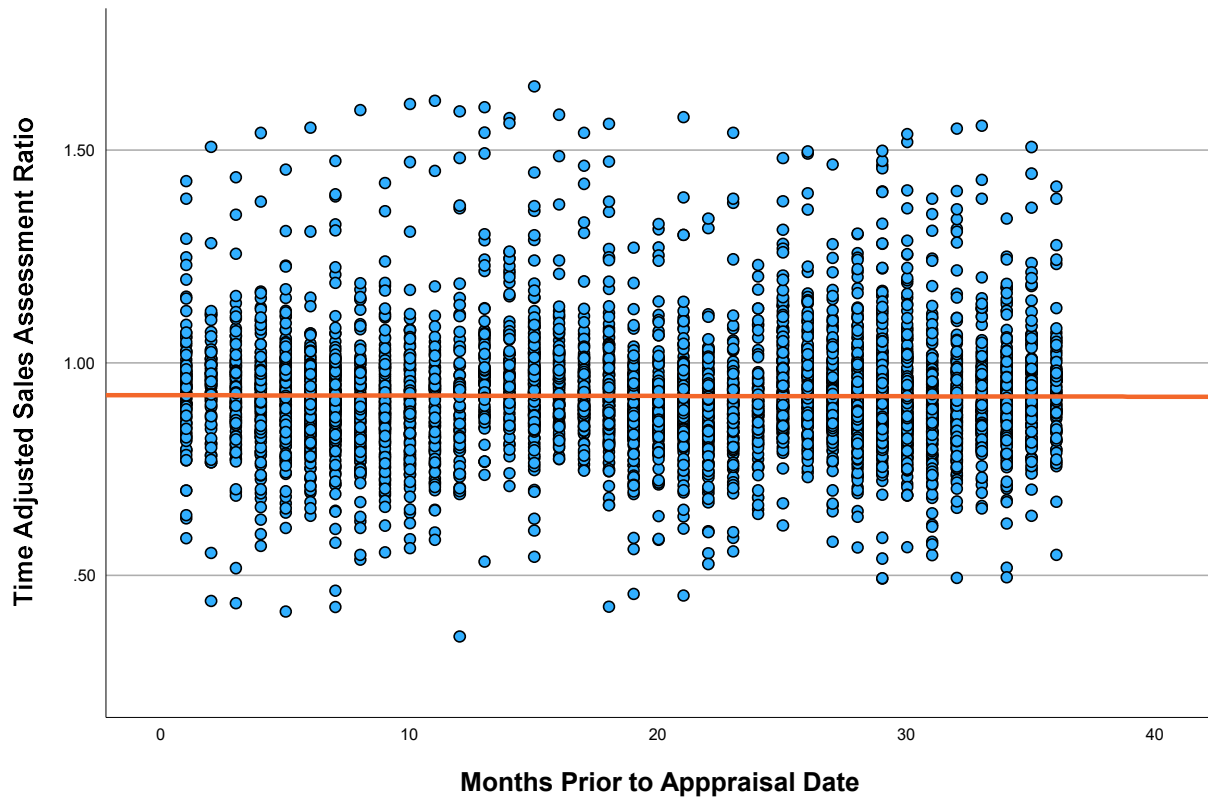
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13	1.0430	75	.00000
14	1.0464	75	.00000
15	1.0498	132	.00000
16	1.0532	119	.00000
17	1.0566	139	.00000
18	1.0601	159	.00000
19	1.0635	137	.00000
20	1.0697	131	.00000
21	1.0759	132	.00000
22	1.0821	118	.00000
23	1.0884	118	.00000
24	1.0947	97	.00000
25	1.1010	143	.00000
26	1.1010	132	.00000
27	1.1010	156	.00000
28	1.1010	182	.00000
29	1.1010	206	.00000
30	1.1010	204	.00000
31	1.1010	179	.00000
32	1.1010	172	.00000
33	1.1010	149	.00000
34	1.1010	166	.00000
35	1.1010	109	.00000
36	1.1010	79	.00000
Total	1.0676	4600	.03411

Descriptives

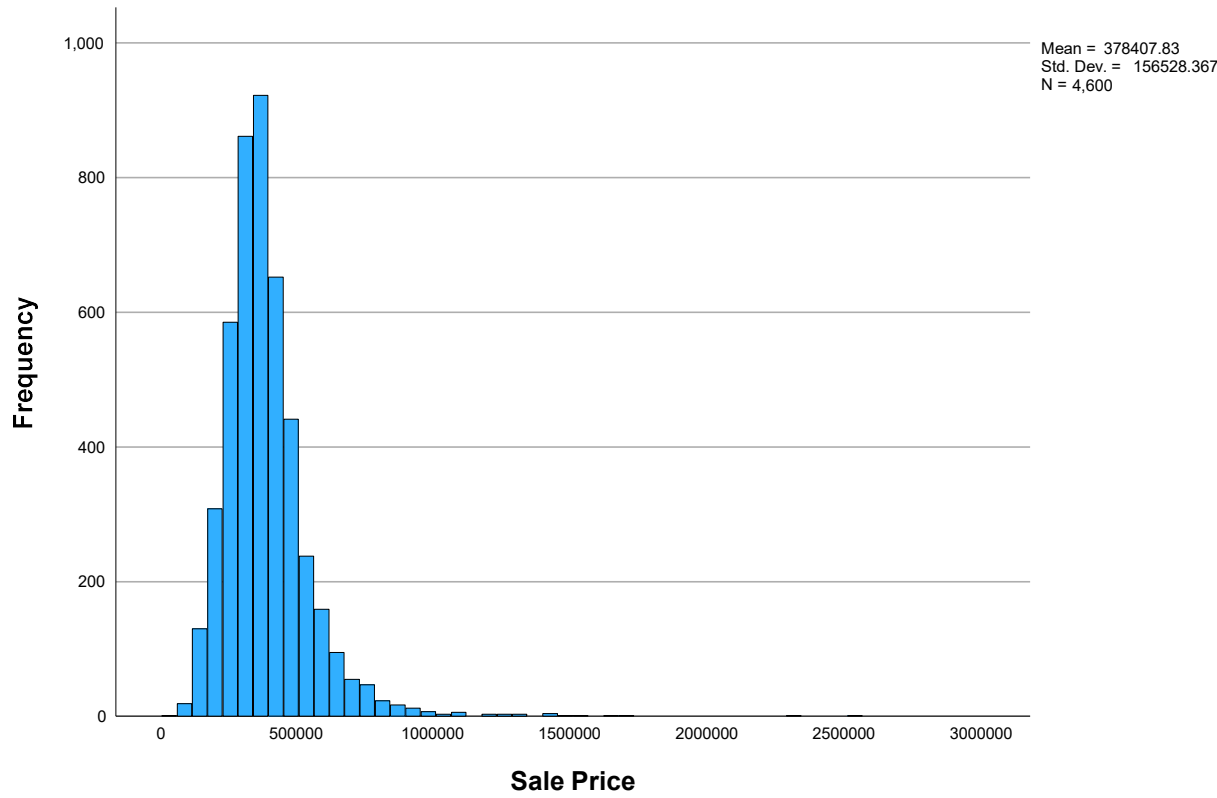
Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
Sale Price	4600	50000	2550000	378407.83	156528.367
Time Adjusted Sales Price	4600	55051.50	2600078.06	403750.3344	166844.02243
Time Adjustment Factor	4600	1.00	1.10	1.0676	.03411
Valid N (listwise)	4600				

Graph

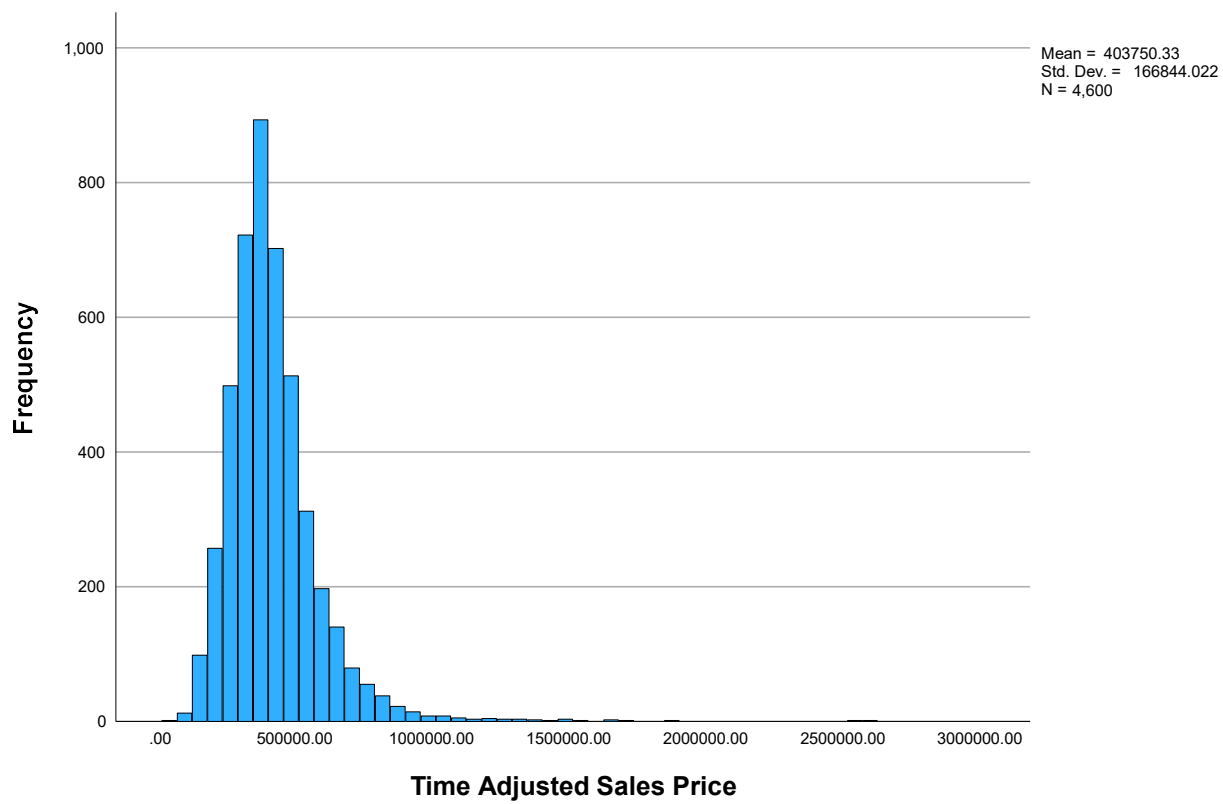
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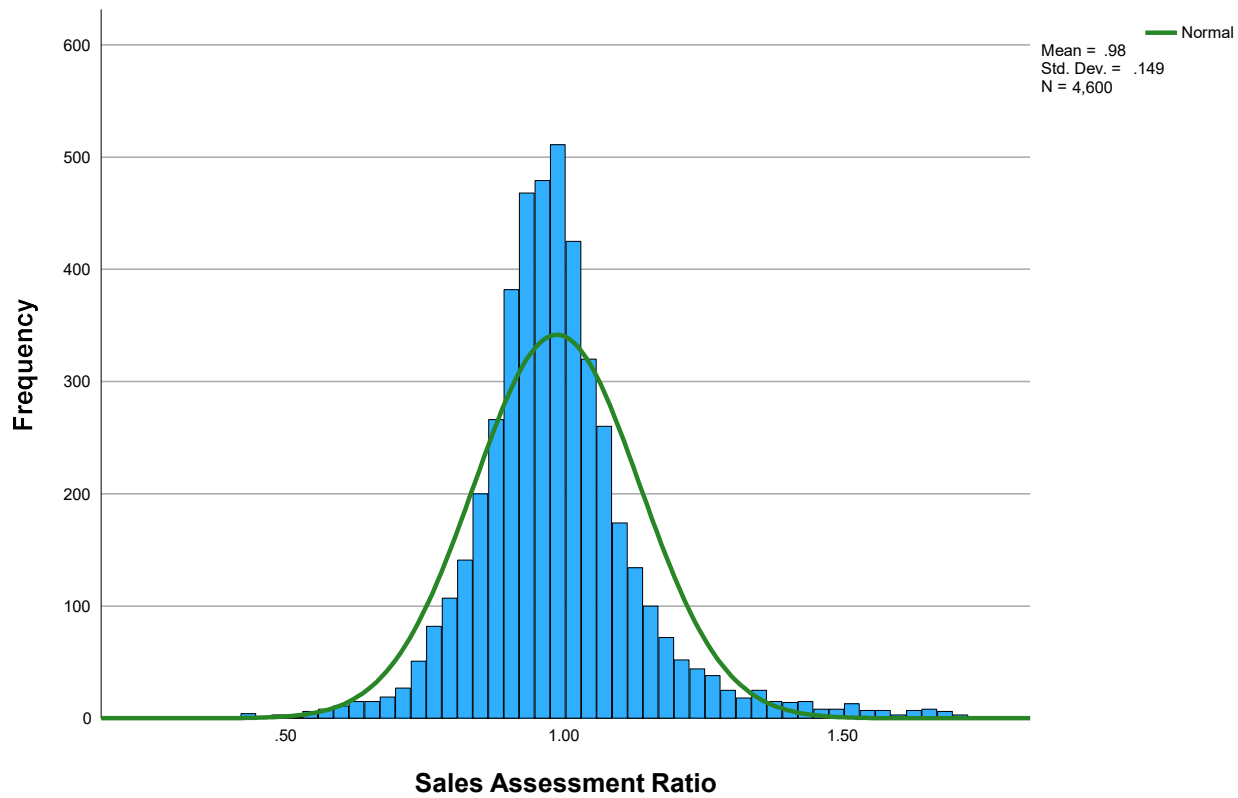
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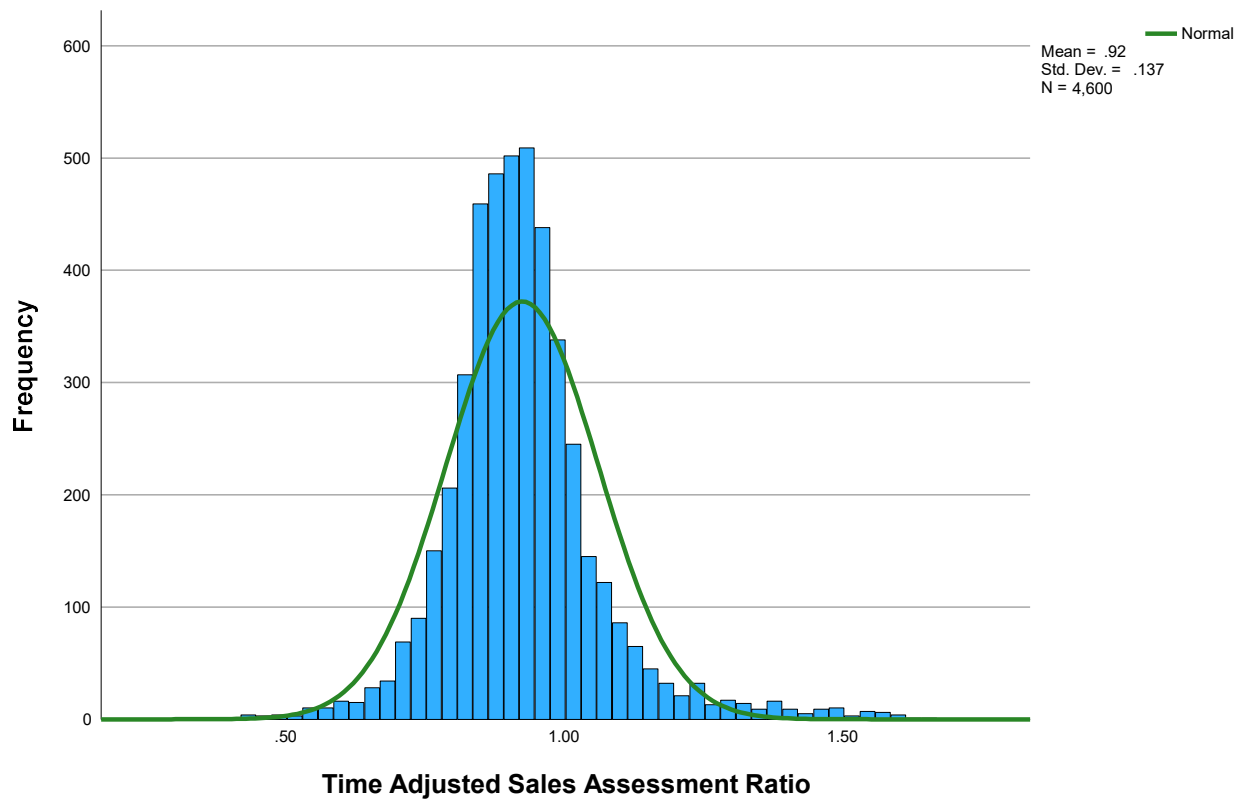
Graph



Graph



Graph



Ratio Statistics

Case Processing Summary

	Count
Overall	4600
Excluded	0
Total	4600

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	41	0.9%
	153	6	0.1%
	260	41	0.9%
	261	43	0.9%
	263	22	0.5%
	370	5	0.1%
	371G	4	0.1%
	371R	60	1.3%
	371S	19	0.4%
	372	13	0.3%
	372S	13	0.3%
	481	23	0.5%

	482	13	0.3%
	483	38	0.8%
	484	28	0.6%
	485	14	0.3%
	485O	15	0.3%
	GLR	32	0.7%
	GLV	10	0.2%
	GR	38	0.8%
	GV	349	7.6%
	HA	7	0.2%
	MB	19	0.4%
	MX	202	4.4%
	NA	33	0.7%
	SL	217	4.7%
	SLN	85	1.8%
	SLV	21	0.5%
	SS	151	3.3%
	SSSH	76	1.7%
	TC	56	1.2%
	TH	247	5.4%
	TP	87	1.9%
	UG	99	2.2%
	UGR	16	0.3%
	UGW	10	0.2%
	WA	59	1.3%
	WV1	498	10.8%
	WV2	66	1.4%
	WVAT	37	0.8%
	YC1	402	8.7%
	YC2	241	5.2%
	YE1	112	2.4%
	YN1	127	2.8%
	YN2	159	3.5%
	YSE	302	6.6%
	YSW	365	7.9%
	ZH	79	1.7%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	41	.904	.826	.851	-.192	1.063	.201
153	6	.707	.723	.735	.174	.961	.197

260	41	.930	.880	.884	-.193	1.053	.161
261	43	.789	.792	.768	-.079	1.028	.161
263	22	.835	.821	.821	-.063	1.017	.144
370	5	.948	.949	.919	-.217	1.031	.126
371G	4	.880	.894	.870	-.151	1.012	.111
371R	60	.871	.849	.851	-.121	1.023	.114
371S	19	.911	.917	.909	.028	1.002	.074
372	13	.898	.914	.895	.006	1.004	.089
372S	13	.873	.888	.873	.101	.999	.119
481	23	.744	.735	.695	-.153	1.071	.206
482	13	.949	.932	.888	-.162	1.069	.157
483	38	.845	.805	.819	-.162	1.032	.123
484	28	.923	.926	.887	-.336	1.040	.115
485	14	.898	.869	.879	-.022	1.022	.143
485O	15	.849	.819	.839	-.033	1.012	.091
GLR	32	.990	.954	.962	-.204	1.029	.099
GLV	10	.902	.919	.894	-.083	1.009	.060
GR	38	.923	.913	.911	-.042	1.013	.094
GV	349	.939	.944	.930	-.104	1.010	.074
HA	7	.983	.910	.962	-.109	1.022	.110
MB	19	1.003	1.009	.976	-.184	1.028	.124
MX	202	.910	.893	.901	-.225	1.010	.061
NA	33	.933	.929	.924	.052	1.009	.120
SL	217	.987	.983	.976	-.037	1.011	.084
SLN	85	.998	.972	.972	-.152	1.028	.097
SLV	21	.943	.940	.932	-.119	1.012	.088
SS	151	.923	.906	.923	.061	.999	.109
SSSH	76	.899	.890	.897	.047	1.002	.086
TC	56	.888	.906	.884	.023	1.004	.090
TH	247	.914	.908	.894	-.107	1.023	.087
TP	87	.941	.912	.926	-.096	1.016	.126
UG	99	.937	.906	.916	-.148	1.023	.128
UGR	16	.939	.915	.888	-.253	1.058	.130
UGW	10	.905	.855	.898	-.203	1.007	.083
WA	59	.927	.917	.921	.005	1.007	.100
WV1	498	.902	.895	.896	-.063	1.007	.058
WV2	66	.838	.846	.837	.110	1.001	.159
WVAT	37	.817	.819	.811	-.012	1.007	.091
YC1	402	.940	.929	.927	-.088	1.013	.081
YC2	241	.905	.899	.885	-.113	1.023	.107
YE1	112	.928	.873	.891	-.141	1.041	.197
YN1	127	.913	.913	.884	-.071	1.033	.124
YN2	159	.954	.930	.923	-.129	1.034	.134
YSE	302	.931	.902	.915	-.154	1.018	.124
YSW	365	.936	.915	.921	-.117	1.016	.094
ZH	79	.914	.888	.901	-.088	1.015	.105

Overall	4600	.922	.911	.904	-.053	1.019	.105
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Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Low-Cost	10	0.2%
	Fair -	71	1.5%
	Fair	330	7.2%
	Fair +	496	10.8%
	Average	1033	22.5%
	Average +	1248	27.1%
	Good	1026	22.3%
	Good Plus	234	5.1%
	Very Good	89	1.9%
	Very Good +	37	0.8%
	Excellent	16	0.3%
	Excellent +	5	0.1%
	Exceptional	5	0.1%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Low-Cost	10	.900	.897	.784	-.438	1.148	.251
Fair -	71	.935	.908	.896	-.247	1.044	.188
Fair	330	.897	.869	.868	-.169	1.034	.169
Fair +	496	.930	.895	.906	-.181	1.026	.148
Average	1033	.936	.921	.921	-.135	1.017	.108
Average +	1248	.930	.923	.921	-.118	1.009	.077
Good	1026	.917	.909	.904	-.167	1.015	.087
Good Plus	234	.892	.889	.873	-.247	1.022	.094
Very Good	89	.881	.871	.868	-.135	1.016	.096
Very Good +	37	.860	.842	.856	.010	1.005	.086
Excellent	16	.825	.831	.813	-.004	1.015	.131
Excellent +	5	.918	.910	.914	-.143	1.004	.028
Exceptional	5	.840	.870	.859	.263	.978	.117
Overall	4600	.922	.911	.904	-.053	1.019	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	14	0.3%
	Poor	49	1.1%
	Fair	338	7.3%
	Average	1658	36.0%
	Good	1386	30.1%
	Very Good	338	7.3%
	Excellent	817	17.8%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	14	1.069	1.072	1.060	.159	1.009	.289
Poor	49	1.154	1.133	1.123	.013	1.028	.205
Fair	338	.954	.929	.942	.026	1.014	.162
Average	1658	.926	.910	.910	-.048	1.017	.118
Good	1386	.909	.907	.901	-.009	1.009	.089
Very Good	338	.906	.901	.881	-.095	1.028	.086
Excellent	817	.913	.914	.900	-.110	1.015	.070
Overall	4600	.922	.911	.904	-.053	1.019	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	484	10.5%
	1,000 thru 1,500	1411	30.7%
	1,500 thru 2,000	1245	27.1%
	2,000 thru 2,500	824	17.9%
	2,500 thru 3,000	365	7.9%
	3,000 thru 3,500	156	3.4%
	3,500 thru 4,000	73	1.6%
	4,000 and up	42	0.9%
Overall		4600	100.0%
Excluded		0	
Total		4600	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
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0 thru 1,000	484	.924	.892	.895	-.168	1.033
1,000 thru 1,500	1411	.927	.919	.916	-.062	1.012
1,500 thru 2,000	1245	.928	.915	.916	-.123	1.014
2,000 thru 2,500	824	.917	.903	.902	-.140	1.017
2,500 thru 3,000	365	.913	.901	.892	-.206	1.024
3,000 thru 3,500	156	.897	.900	.878	-.155	1.022
3,500 thru 4,000	73	.876	.876	.853	-.134	1.028
4,000 and up	42	.900	.905	.882	-.048	1.020
Overall	4600	.922	.911	.904	-.053	1.019

**Ratio Statistics for Previous
Assessed Total / Time Adjusted
Sales Price**

Group	Coefficient of Dispersion
0 thru 1,000	.167
1,000 thru 1,500	.099
1,500 thru 2,000	.094
2,000 thru 2,500	.095
2,500 thru 3,000	.101
3,000 thru 3,500	.100
3,500 thru 4,000	.117
4,000 and up	.098
Overall	.105

Ratio Statistics

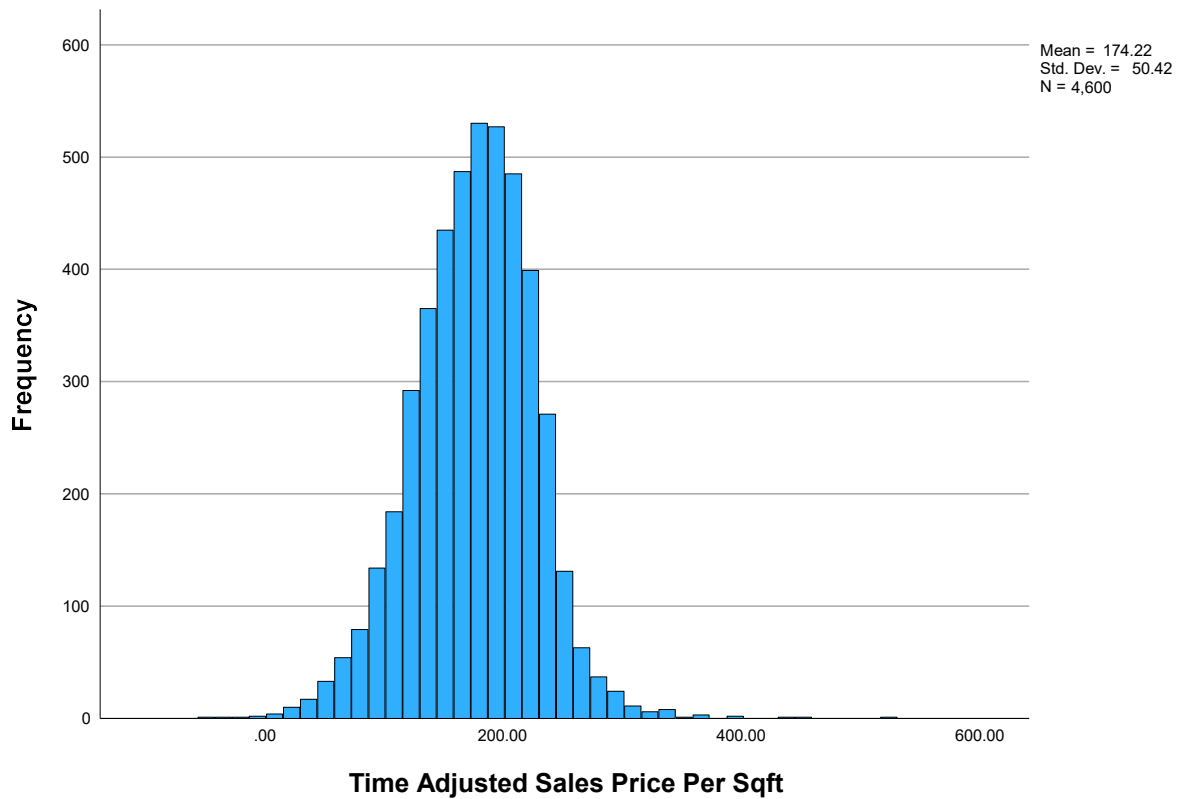
Case Processing Summary

		Count	Percent
Age Range	Less than 10	896	19.5%
	10 thru 19	381	8.3%
	20 thru 29	326	7.1%
	30 thru 39	287	6.2%
	40 thru 49	352	7.7%
	50 thru 59	396	8.6%
	60 thru 69	388	8.4%
	70 thru 79	493	10.7%
	80 thru 89	386	8.4%
	90 thru 99	345	7.5%
	100 thru 109	258	5.6%
	110 and up	92	2.0%
Overall		4600	100.0%
Excluded		0	
Total		4600	

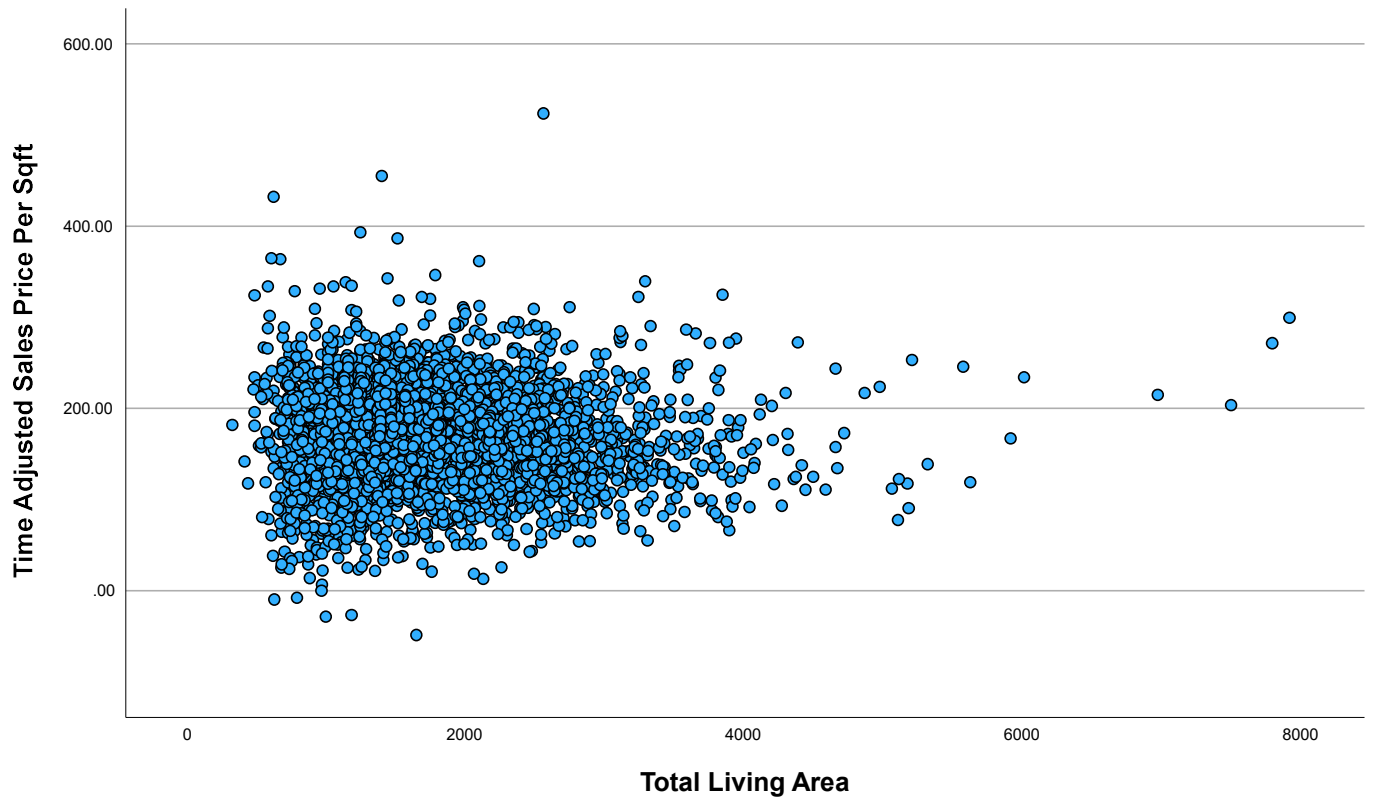
Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	896	.914	.913	.900	-.116	1.015	.069
10 thru 19	381	.912	.901	.899	-.067	1.014	.074
20 thru 29	326	.925	.926	.906	-.099	1.021	.083
30 thru 39	287	.913	.903	.895	-.085	1.020	.094
40 thru 49	352	.923	.920	.914	-.041	1.010	.085
50 thru 59	396	.913	.912	.898	-.038	1.017	.106
60 thru 69	388	.945	.927	.928	-.061	1.019	.121
70 thru 79	493	.937	.916	.921	-.060	1.017	.119
80 thru 89	386	.916	.892	.894	-.076	1.025	.141
90 thru 99	345	.938	.921	.911	-.084	1.030	.145
100 thru 109	258	.922	.892	.899	-.069	1.026	.148
110 and up	92	.885	.872	.851	-.134	1.040	.161
Overall	4600	.922	.911	.904	-.053	1.019	.105

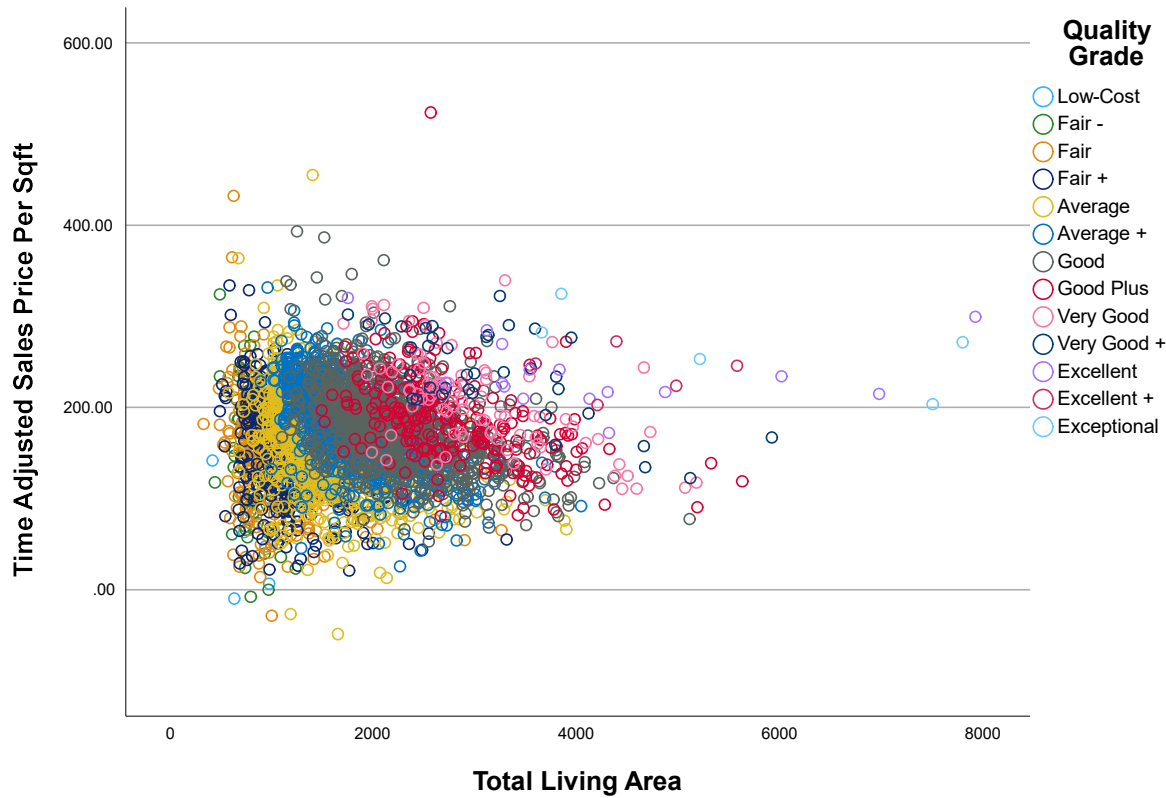
Graph



Graph



Graph



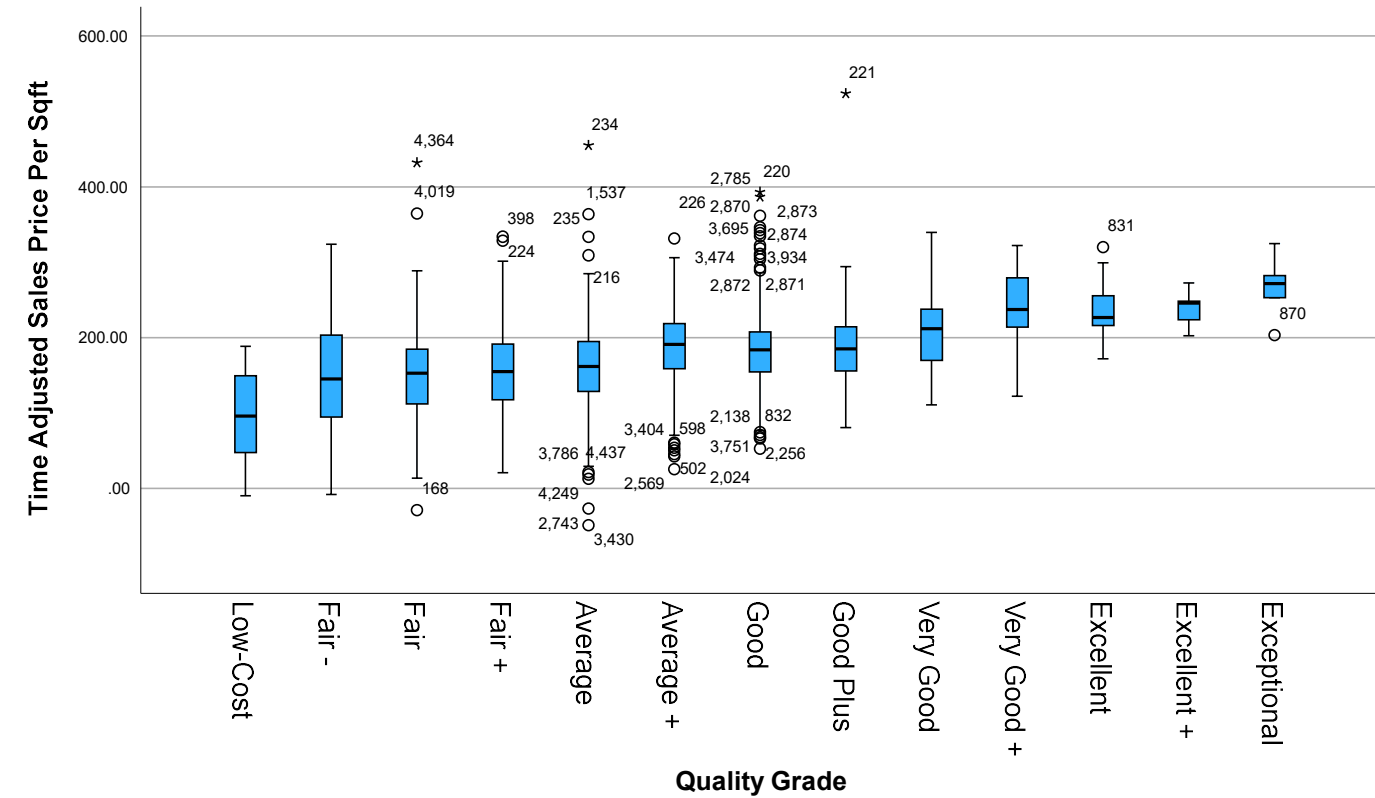
Explore

Quality Grade

Case Processing Summary

	Quality Grade	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Low-Cost	10	100.0%	0	0.0%	10	100.0%
	Fair -	71	100.0%	0	0.0%	71	100.0%
	Fair	330	100.0%	0	0.0%	330	100.0%
	Fair +	496	100.0%	0	0.0%	496	100.0%
	Average	1033	100.0%	0	0.0%	1033	100.0%
	Average +	1248	100.0%	0	0.0%	1248	100.0%
	Good	1026	100.0%	0	0.0%	1026	100.0%
	Good Plus	234	100.0%	0	0.0%	234	100.0%
	Very Good	89	100.0%	0	0.0%	89	100.0%
	Very Good +	37	100.0%	0	0.0%	37	100.0%
	Excellent	16	100.0%	0	0.0%	16	100.0%
	Excellent +	5	100.0%	0	0.0%	5	100.0%
	Exceptional	5	100.0%	0	0.0%	5	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Total Living Area * Quality Grade	4600	100.0%	0	0.0%	4600	100.0%

Report

Total Living Area

Quality Grade	Mean	Median	N	Std. Deviation
Low-Cost	798.80	872.00	10	197.593
Fair -	863.82	816.00	71	222.873
Fair	1014.28	937.50	330	363.214
Fair +	1206.87	1140.00	496	386.718
Average	1536.89	1440.00	1033	460.476
Average +	1741.51	1606.00	1248	459.058
Good	2188.15	2089.50	1026	549.898
Good Plus	2730.20	2600.50	234	662.382
Very Good	2981.39	2785.00	89	779.840
Very Good +	3154.59	2964.00	37	908.925
Excellent	4161.19	3672.50	16	1598.538
Excellent +	4537.40	4379.00	5	757.278
Exceptional	5590.40	5198.00	5	1963.278
Total	1771.05	1628.00	4600	726.057

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Quality Grade	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price Per Sqft

Quality Grade	Mean	Median	N	Std. Deviation
Low-Cost	96.1747	95.8260	10	69.60176
Fair -	145.3714	145.2003	71	72.80990
Fair	150.1750	152.9158	330	58.33322
Fair +	153.7419	154.9511	496	51.71376
Average	160.9103	161.6706	1033	48.21037
Average +	186.8957	190.9871	1248	42.46019
Good	182.5121	183.9605	1026	42.89391
Good Plus	187.5958	185.2064	234	48.28138
Very Good	207.9956	211.8633	89	51.85966

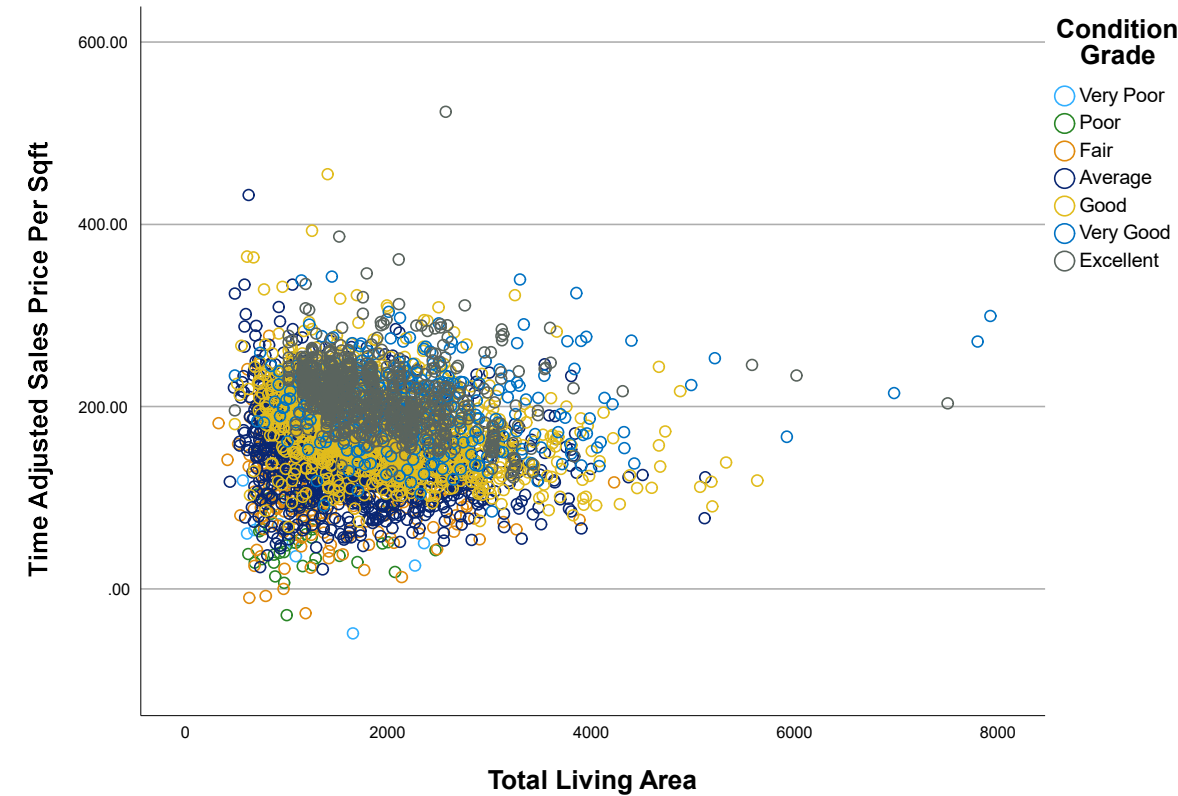
Total	1.7365	13.3328	72.7637	130.1326	345.1320	472.4802	488.0
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Report

Mean

Quality Grade	GRADE8_SF	GRADE9_SF	GRADE10_SF	GRADE11_SF	GRADE12_SF	GRADE13_SF
Low-Cost	.0000	.0000	.0000	.0000	.0000	.0000
Fair -	.0000	.0000	.0000	.0000	.0000	.0000
Fair	.0000	.0000	.0000	.0000	.0000	.0000
Fair +	.0000	.0000	.0000	.0000	.0000	.0000
Average	.0000	.0000	.0000	.0000	.0000	.0000
Average +	.0000	.0000	.0000	.0000	.0000	.0000
Good	.0000	.0000	.0000	.0000	.0000	.0000
Good Plus	2730.2009	.0000	.0000	.0000	.0000	.0000
Very Good	.0000	2981.3933	.0000	.0000	.0000	.0000
Very Good +	.0000	.0000	3154.5946	.0000	.0000	.0000
Excellent	.0000	.0000	.0000	4161.1875	.0000	.0000
Excellent +	.0000	.0000	.0000	.0000	4537.4000	.0000
Exceptional	.0000	.0000	.0000	.0000	.0000	5590.4000
Total	138.8841	57.6835	25.3739	14.4737	4.9320	6.0765

Graph



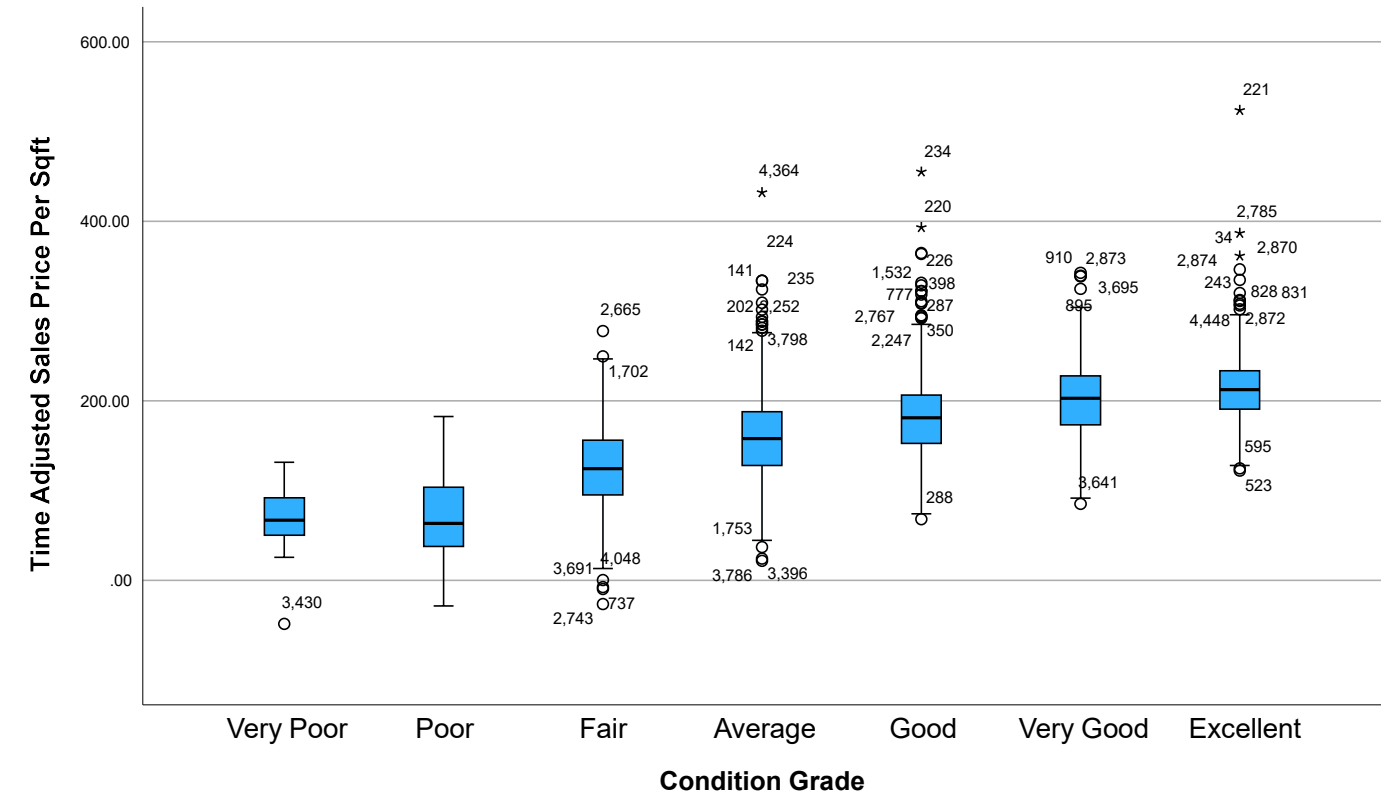
Explore

Condition Grade

Case Processing Summary

		Valid		Cases Missing		Total	
Condition Grade		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Very Poor	14	100.0%	0	0.0%	14	100.0%
	Poor	49	100.0%	0	0.0%	49	100.0%
	Fair	338	100.0%	0	0.0%	338	100.0%
	Average	1658	100.0%	0	0.0%	1658	100.0%
	Good	1386	100.0%	0	0.0%	1386	100.0%
	Very Good	338	100.0%	0	0.0%	338	100.0%
	Excellent	817	100.0%	0	0.0%	817	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

		Included		Cases Excluded		Total	
		N	Percent	N	Percent	N	Percent
Total Living Area * Condition Grade		4600	100.0%	0	0.0%	4600	100.0%

Report

Total Living Area

Condition Grade	Mean	Median	N	Std. Deviation
Very Poor	1137.21	1026.00	14	559.290
Poor	1161.57	1104.00	49	403.814
Fair	1388.41	1262.50	338	587.139
Average	1640.22	1533.00	1658	659.611
Good	1881.65	1759.00	1386	723.285
Very Good	2277.59	2138.00	338	969.938
Excellent	1845.11	1660.00	817	630.078
Total	1771.05	1628.00	4600	726.057

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price

Condition Grade	Mean	Median	N	Std. Deviation
Very Poor	176809.8133	156687.6779	14	69526.31941
Poor	168394.0257	159011.9910	49	59545.56329
Fair	261031.7488	255226.9560	338	78137.44854
Average	348964.0696	335232.2213	1658	114348.56821
Good	431843.6401	407381.1329	1386	139529.66039
Very Good	573545.2095	519105.3511	338	278987.92311
Excellent	474076.0942	440412.0355	817	159255.23908
Total	403750.3344	378344.1818	4600	166844.02243

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price Per Sqft

Condition Grade	Mean	Median	N	Std. Deviation
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Very Poor	66.1908	66.9562	14	45.48940
Poor	72.5749	63.2346	49	45.93476
Fair	125.1960	124.1608	338	47.84896
Average	157.9442	157.7955	1658	45.00376
Good	180.8581	181.0022	1386	41.40030
Very Good	202.4278	202.6538	338	42.55833
Excellent	212.5427	212.3162	817	35.01810
Total	174.2191	177.0803	4600	50.42046

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
COND1_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND2_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND3_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND4_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND5_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND6_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%
COND7_SF * Condition Grade	4600	100.0%	0	0.0%	4600	100.0%

Report

Mean

Condition Grade	COND1_SF	COND2_SF	COND3_SF	COND4_SF	COND5_SF	COND6_SF	COND7_SF
Very Poor	1137.2143	.0000	.0000	.0000	.0000	.0000	.0000
Poor	.0000	1161.5714	.0000	.0000	.0000	.0000	.0000
Fair	.0000	.0000	1388.4112	.0000	.0000	.0000	.0000
Average	.0000	.0000	.0000	1640.2153	.0000	.0000	.0000
Good	.0000	.0000	.0000	.0000	1881.6515	.0000	.0000
Very Good	.0000	.0000	.0000	.0000	.0000	2277.5858	.0000
Excellent	.0000	.0000	.0000	.0000	.0000	.0000	1845.1102
Total	3.4611	12.3733	102.0180	591.1907	566.9498	167.3530	327.7076

Explore

Warnings

Time Adjusted Sales Price is constant when Exterior Wall Type =

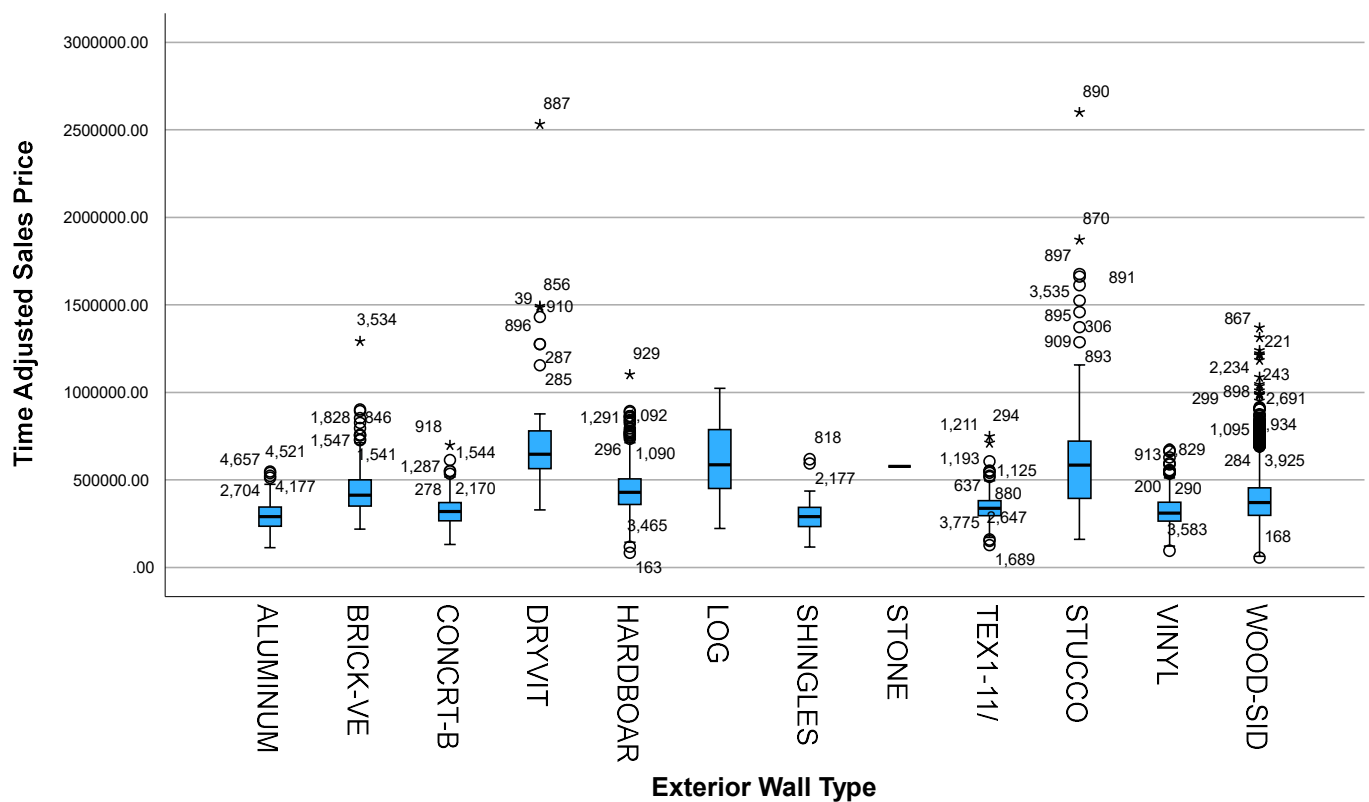
STONE. It will be included in any boxplots produced but other output will be omitted.

Exterior Wall Type

Case Processing Summary

	Exterior Wall Type	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	ALUMINUM	98	100.0%	0	0.0%	98	100.0%
	BRICK-VENEER	167	100.0%	0	0.0%	167	100.0%
	CONCRT-BLOCK	73	100.0%	0	0.0%	73	100.0%
	DRYVIT	38	100.0%	0	0.0%	38	100.0%
	HARDBOARD	850	100.0%	0	0.0%	850	100.0%
	LOG	8	100.0%	0	0.0%	8	100.0%
	SHINGLES	43	100.0%	0	0.0%	43	100.0%
	STONE	1	100.0%	0	0.0%	1	100.0%
	TEX1-11/PWD	123	100.0%	0	0.0%	123	100.0%
	STUCCO	218	100.0%	0	0.0%	218	100.0%
	VINYL	273	100.0%	0	0.0%	273	100.0%
	WOOD-SIDING	2708	100.0%	0	0.0%	2708	100.0%

Time Adjusted Sales Price



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Exterior Wall Type	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price Per Sqft

Exterior Wall Type	Mean	Median	N	Std. Deviation
ALUMINUM	149.0126	154.7903	98	44.52095
BRICK-VENEER	156.1661	149.7497	167	42.85245
CONCRT-BLOCK	149.7085	149.7993	73	53.44706
DRYVIT	214.7758	210.3588	38	48.49034
HARDBOARD	191.6083	195.5961	850	40.44216
LOG	207.9417	193.1989	8	54.37176
SHINGLES	157.6706	160.7491	43	43.54074
STONE	149.0374	149.0374	1	.
TEX1-11/PWD	158.3528	163.7073	123	42.48051
STUCCO	203.7157	205.4053	218	60.44401
VINYL	152.3663	150.6400	273	45.29408
WOOD-SIDING	171.5997	174.2593	2708	50.74559
Total	174.2191	177.0803	4600	50.42046

Explore

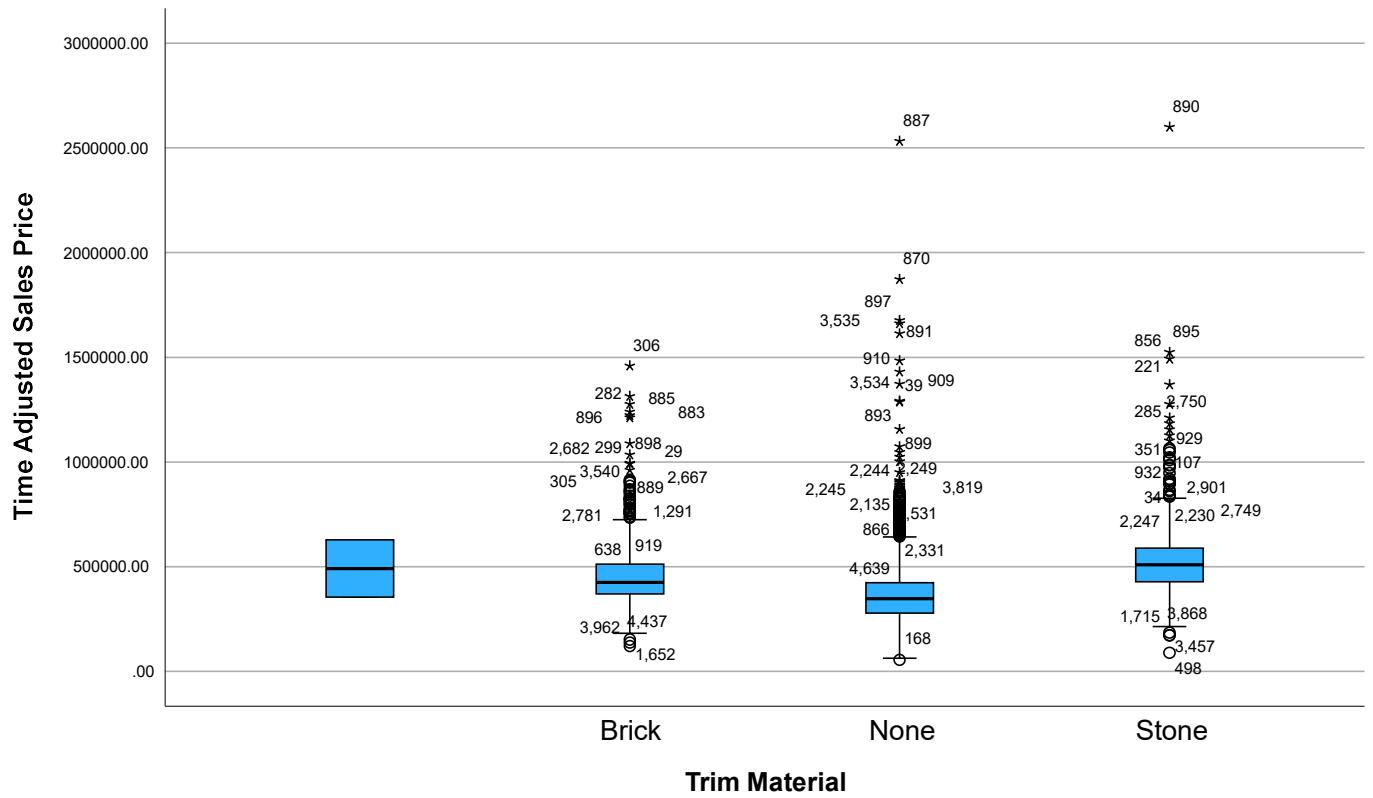
Roofing Material

Case Processing Summary

	Roofing Material	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Arch. Comp	95	100.0%	0	0.0%	95	100.0%
	Clay Tile	47	100.0%	0	0.0%	47	100.0%
	Comp	4194	100.0%	0	0.0%	4194	100.0%
	Metal	114	100.0%	0	0.0%	114	100.0%
	Mobile Metal	8	100.0%	0	0.0%	8	100.0%
	Roll Roof	3	100.0%	0	0.0%	3	100.0%
	Shake	118	100.0%	0	0.0%	118	100.0%
	Slate	5	100.0%	0	0.0%	5	100.0%
	Tar-Gravel	9	100.0%	0	0.0%	9	100.0%
	Wood Shingle	7	100.0%	0	0.0%	7	100.0%

Time Adjusted Sales Price Per Sqft

	Trim Material	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price		2	100.0%	0	0.0%	2	100.0%
	Brick	750	100.0%	0	0.0%	750	100.0%
	None	3242	100.0%	0	0.0%	3242	100.0%
	Stone	606	100.0%	0	0.0%	606	100.0%



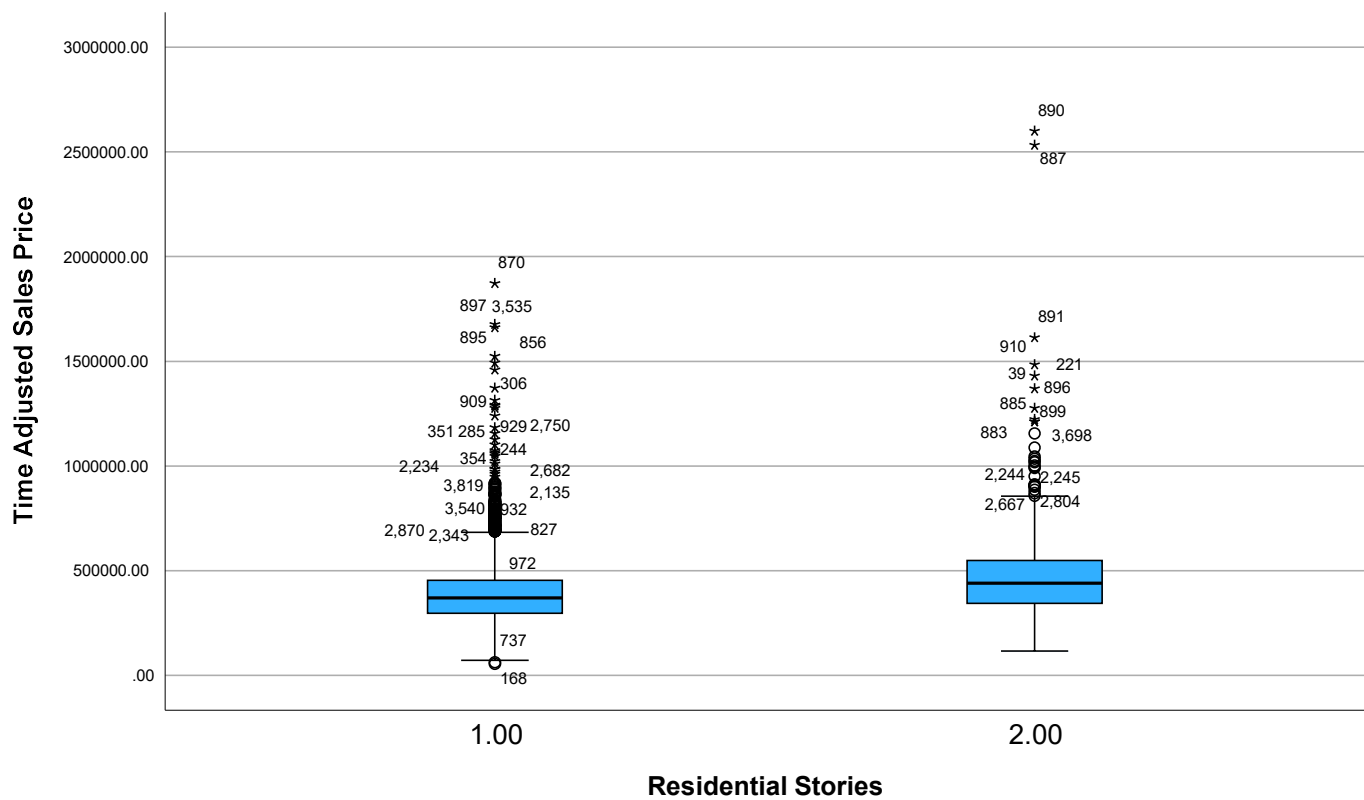
Explore

Residential Stories

Case Processing Summary

		Valid		Cases Missing		Total	
Residential Stories		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	1.00	3810	100.0%	0	0.0%	3810	100.0%
	2.00	790	100.0%	0	0.0%	790	100.0%

Time Adjusted Sales Price



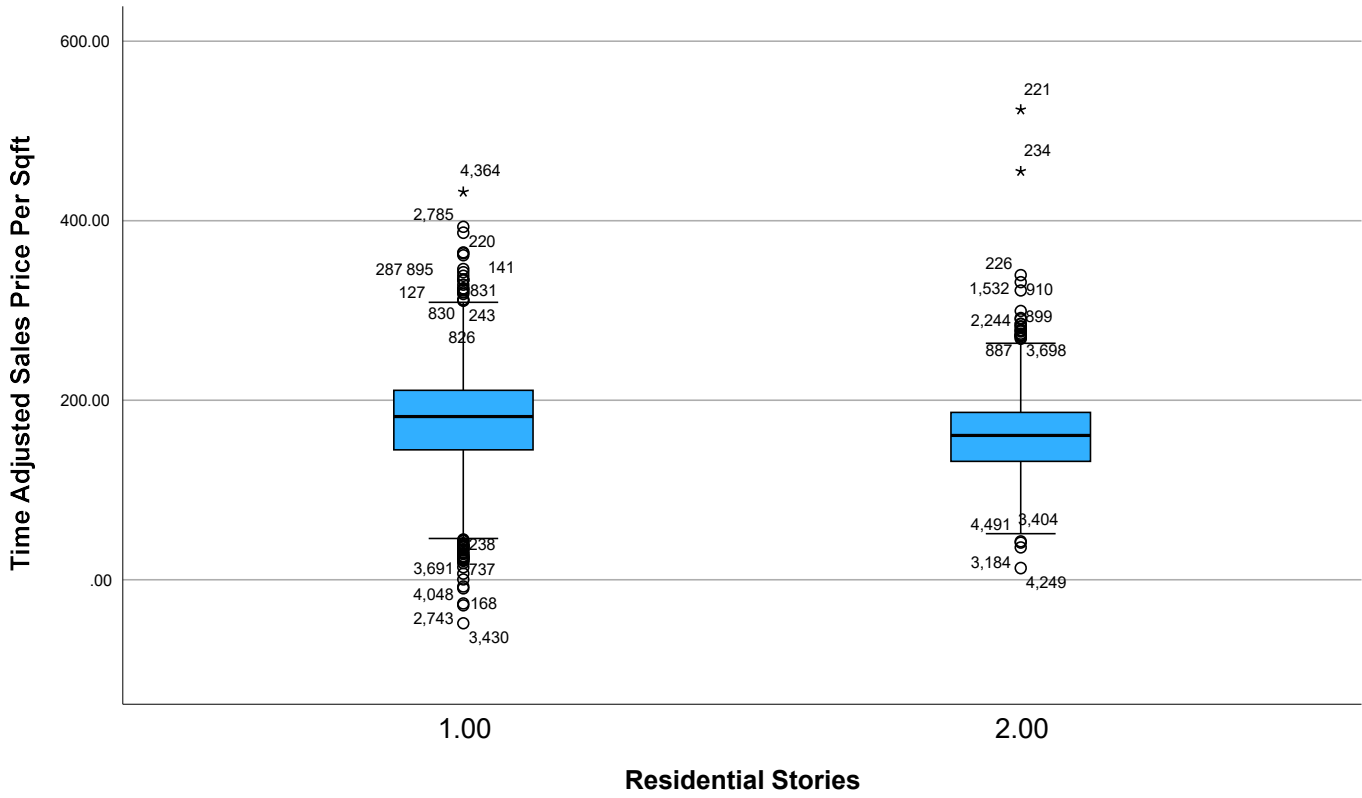
Explore

Residential Stories

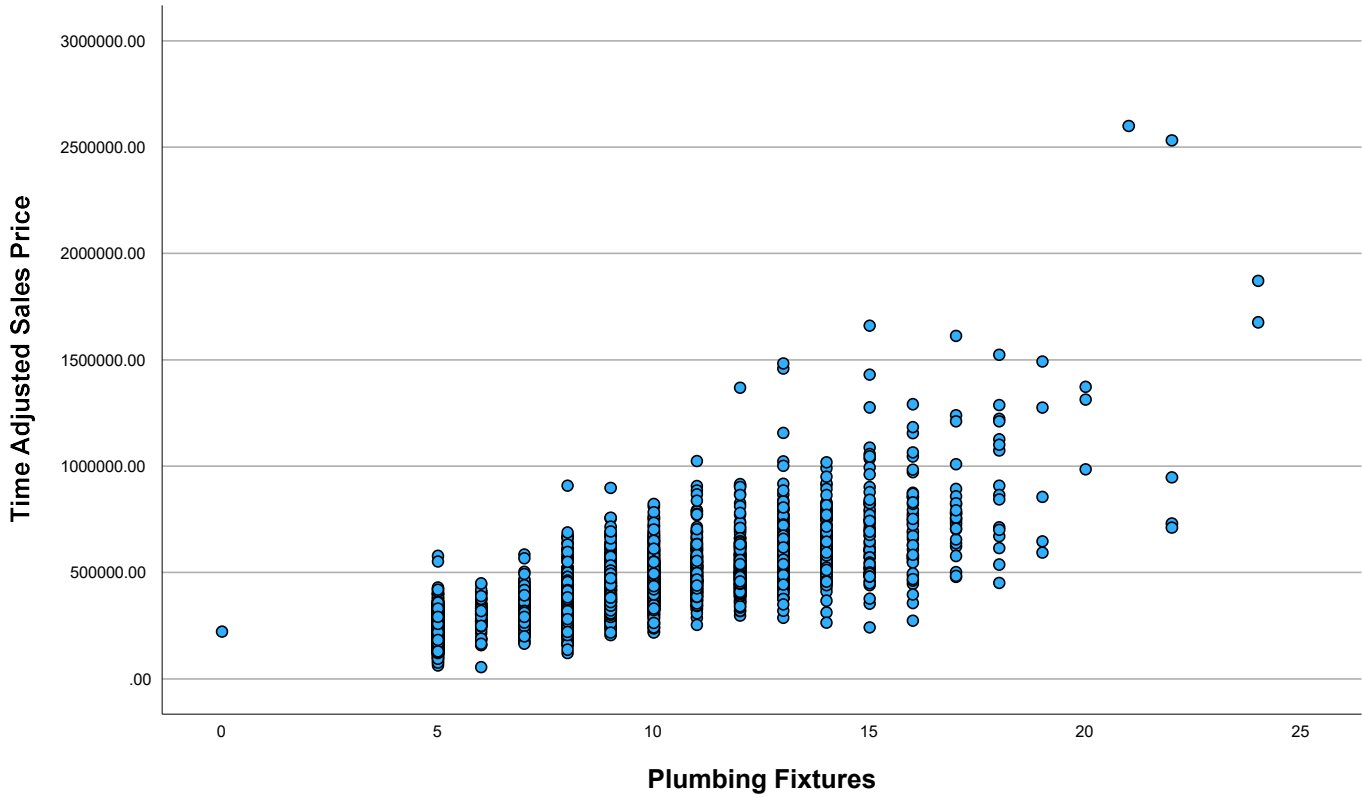
Case Processing Summary

		Valid		Cases Missing		Total	
	Residential Stories	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	1.00	3810	100.0%	0	0.0%	3810	100.0%
Per Sqft	2.00	790	100.0%	0	0.0%	790	100.0%

Time Adjusted Sales Price Per Sqft



Graph



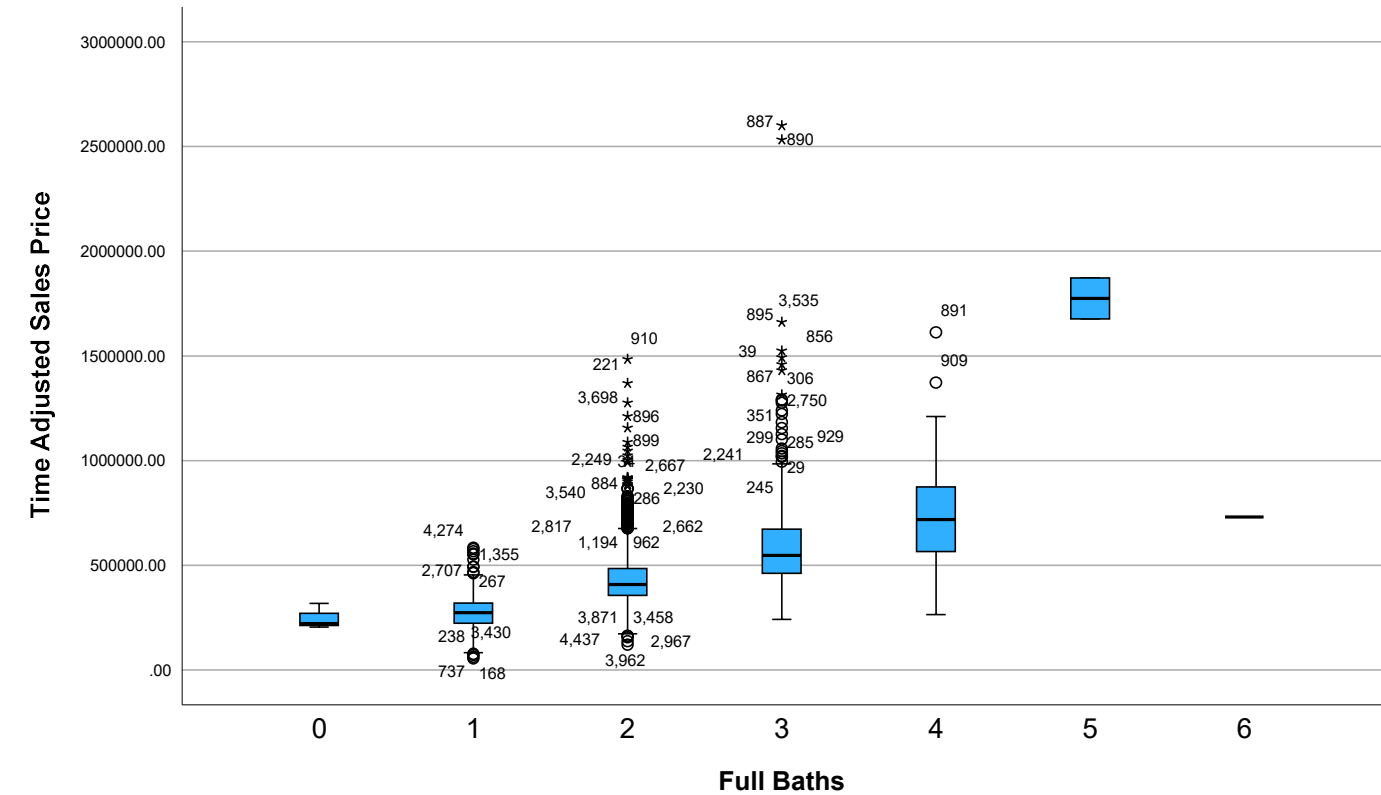
Explore

Full Baths

Case Processing Summary

	Full Baths	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	0	4	100.0%	0	0.0%	4	100.0%
	1	1379	100.0%	0	0.0%	1379	100.0%
	2	2723	100.0%	0	0.0%	2723	100.0%
	3	459	100.0%	0	0.0%	459	100.0%
	4	32	100.0%	0	0.0%	32	100.0%
	5	2	100.0%	0	0.0%	2	100.0%
	6	1	100.0%	0	0.0%	1	100.0%

Time Adjusted Sales Price



Explore

Number of Bedrooms

Case Processing Summary

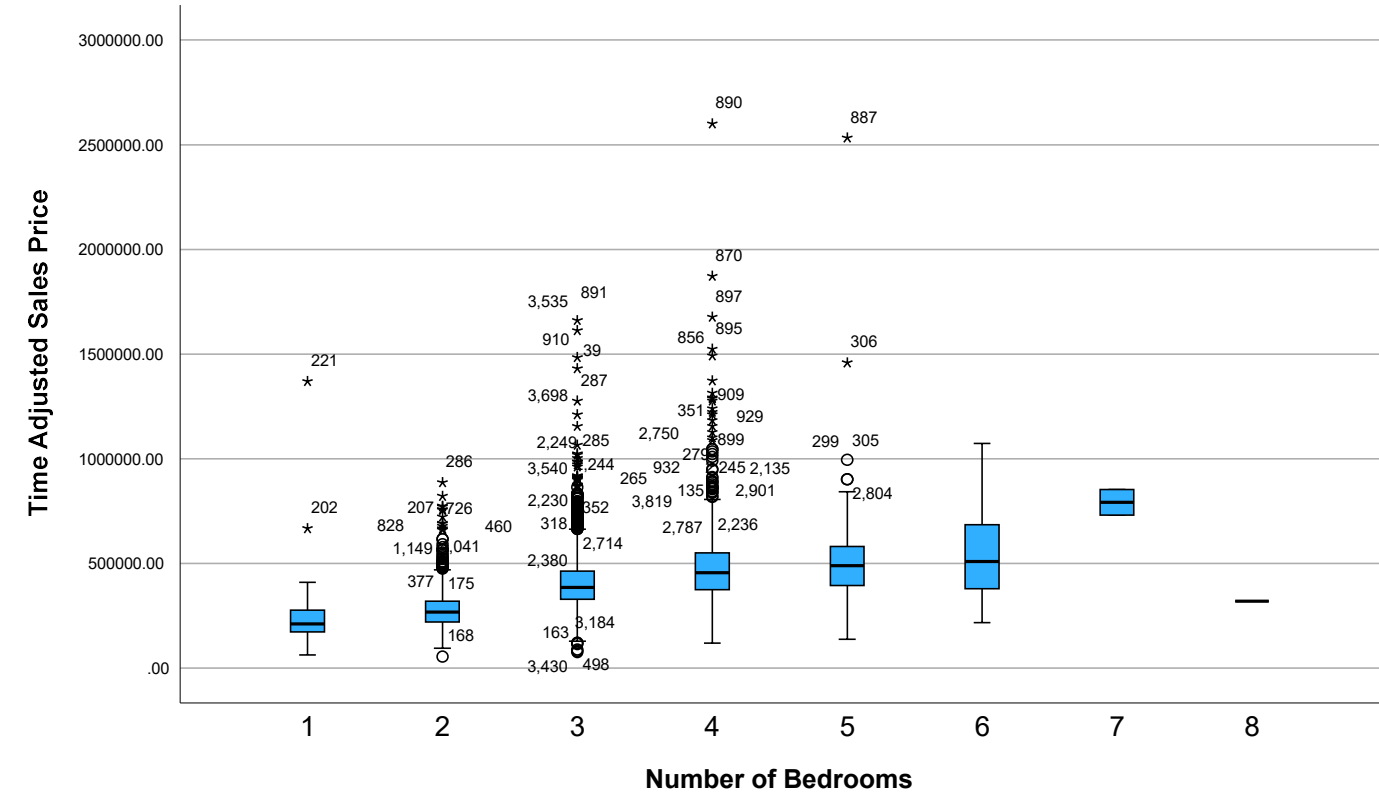
	Number of Bedrooms	Valid		Cases Missing		Total N
		N	Percent	N	Percent	
Time Adjusted Sales Price	1	83	100.0%	0	0.0%	83

	2	816	100.0%	0	0.0%	816
	3	2713	100.0%	0	0.0%	2713
	4	813	100.0%	0	0.0%	813
	5	147	100.0%	0	0.0%	147
	6	24	100.0%	0	0.0%	24
	7	2	100.0%	0	0.0%	2
	8	1	100.0%	0	0.0%	1

Case Processing Summary

Cases		
Total		
	Number of Bedrooms	Percent
Time Adjusted Sales Price	1	100.0%
	2	100.0%
	3	100.0%
	4	100.0%
	5	100.0%
	6	100.0%
	7	100.0%
	8	100.0%

Time Adjusted Sales Price



Explore

Zoning

Case Processing Summary

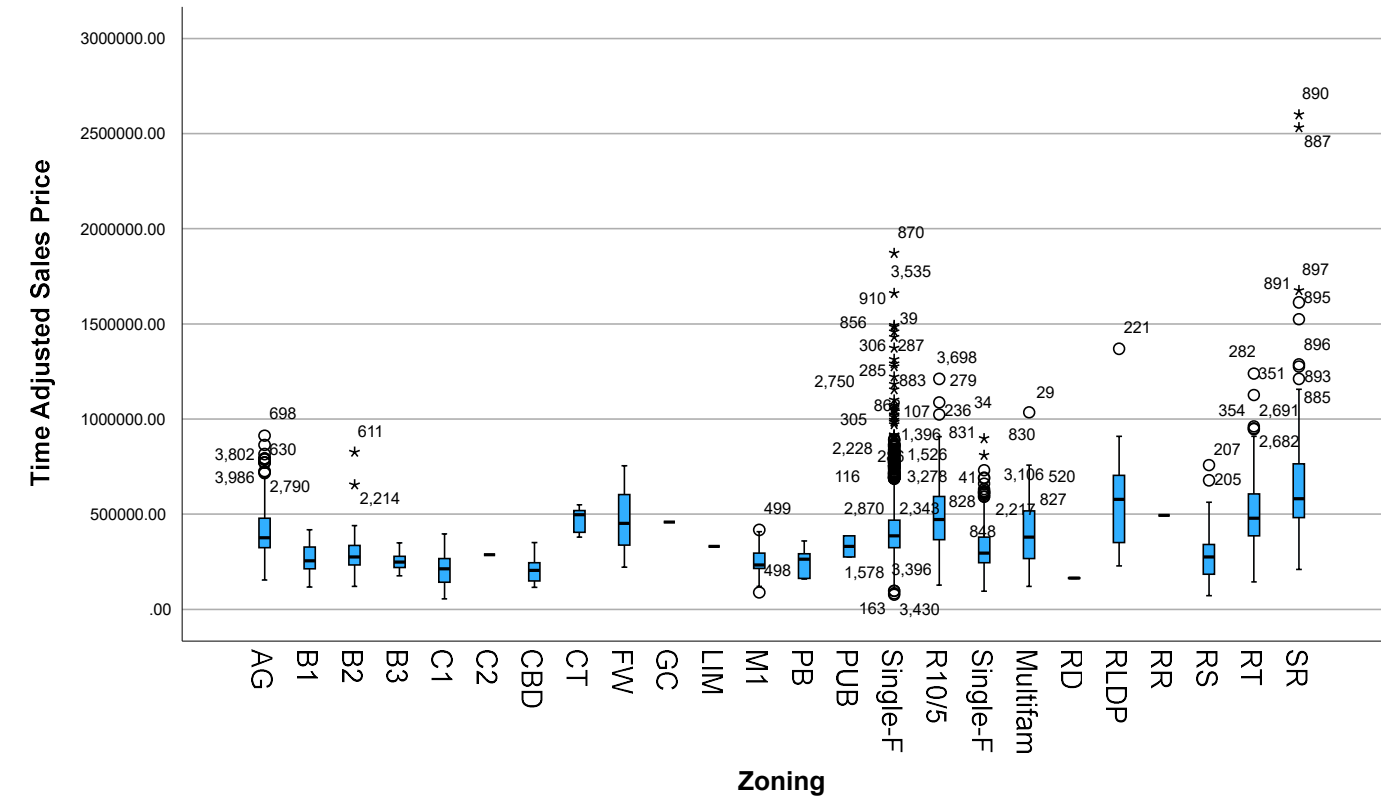
		Valid		Cases Missing		Total
		N	Percent	N	Percent	N
Time Adjusted Sales Price	Zoning					
	AG	296	100.0%	0	0.0%	296
	B1	24	100.0%	0	0.0%	24
	B2	17	100.0%	0	0.0%	17
	B3	7	100.0%	0	0.0%	7
	C1	16	100.0%	0	0.0%	16
	C2	1	100.0%	0	0.0%	1
	CBD	6	100.0%	0	0.0%	6
	CT	6	100.0%	0	0.0%	6
	FW	3	100.0%	0	0.0%	3
	GC	1	100.0%	0	0.0%	1
	LIM	1	100.0%	0	0.0%	1
	M1	24	100.0%	0	0.0%	24
	PB	5	100.0%	0	0.0%	5
	PUB	2	100.0%	0	0.0%	2
	Single-Family Residential	2893	100.0%	0	0.0%	2893
	R10/5	152	100.0%	0	0.0%	152
	Single-Family and 2 Family Residential	686	100.0%	0	0.0%	686
	Multifamily Residential	184	100.0%	0	0.0%	184
	RD	2	100.0%	0	0.0%	2
	RLDP	9	100.0%	0	0.0%	9
	RR	1	100.0%	0	0.0%	1
	RS	30	100.0%	0	0.0%	30
	RT	162	100.0%	0	0.0%	162
	SR	72	100.0%	0	0.0%	72

Case Processing Summary

		Cases
		Total
		Percent
Time Adjusted Sales Price	Zoning	
	AG	100.0%
	B1	100.0%
	B2	100.0%
	B3	100.0%
	C1	100.0%
	C2	100.0%
	CBD	100.0%
	CT	100.0%

	FW	100.0%
	GC	100.0%
	LIM	100.0%
	M1	100.0%
	PB	100.0%
	PUB	100.0%
	Single-Family Residential	100.0%
	R10/5	100.0%
	Single-Family and 2 Family Residential	100.0%
	Multifamily Residential	100.0%
	RD	100.0%
	RLDP	100.0%
	RR	100.0%
	RS	100.0%
	RT	100.0%
	SR	100.0%

Time Adjusted Sales Price



Means

Case Processing Summary

	Included	Excluded	Total
Cases			

	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price * Zoning	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price

Zoning	Mean	Median	N	Std. Deviation
AG	405211.2989	376301.7237	296	136186.07007
B1	264619.2875	254032.8038	24	89603.24032
B2	323761.0944	274527.2083	17	175547.43845
B3	253063.1189	247731.7700	7	56409.51275
C1	205538.9782	212421.0407	16	89836.50401
C2	286760.0361	286760.0361	1	.
CBD	211170.7720	203690.5664	6	85800.23850
CT	474177.0664	496882.4450	6	67405.61397
FW	475841.4412	451422.3364	3	266993.44519
GC	458837.3040	458837.3040	1	.
LIM	330309.0267	330309.0267	1	.
M1	248210.0829	233748.3814	24	84712.28553
PB	247103.5970	263146.1912	5	86221.63172
PUB	330309.0267	330309.0267	2	77854.58421
Single-Family Residential	412338.9088	386100.6884	2893	151489.14213
R10/5	488945.9870	472344.1694	152	178068.93324
Single-Family and 2 Family Residential	318487.4227	296022.0832	686	106547.24242
Multifamily Residential	391375.2052	379441.3357	184	149044.36206
RD	164053.4832	164053.4832	2	1557.09168
RLDP	621297.3996	578040.7966	9	357115.19394
RR	493095.7088	493095.7088	1	.
RS	295015.0538	275257.5222	30	156772.59834
RT	506546.6256	478948.0886	162	180398.21417
SR	706803.9394	580554.5586	72	434984.25875
Total	403750.3344	378344.1818	4600	166844.02243

Explore

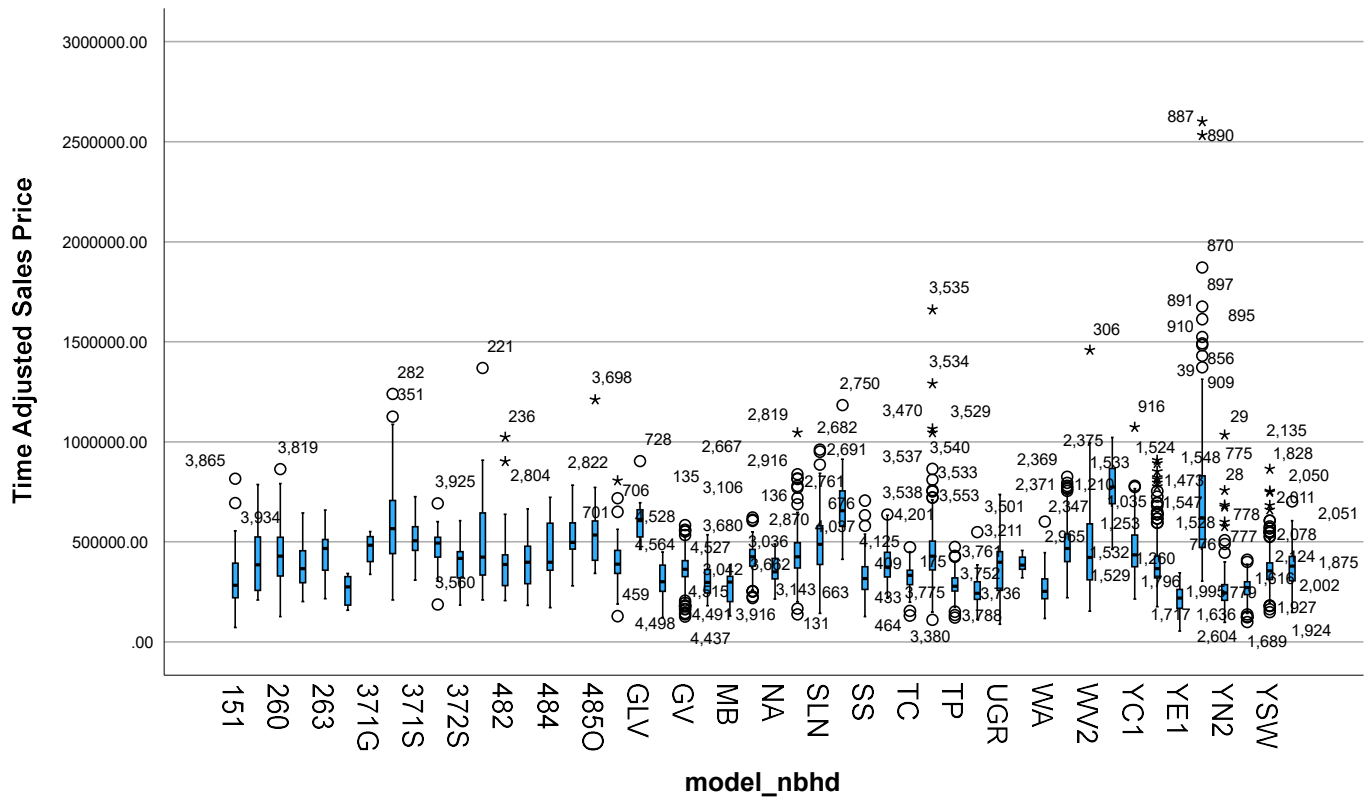
model_nbhd

Case Processing Summary

	model_nbhd	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	151	41	100.0%	0	0.0%	41	100.0%
	153	6	100.0%	0	0.0%	6	100.0%
	260	41	100.0%	0	0.0%	41	100.0%
	261	43	100.0%	0	0.0%	43	100.0%

	263	22	100.0%	0	0.0%	22	100.0%
	370	5	100.0%	0	0.0%	5	100.0%
	371G	4	100.0%	0	0.0%	4	100.0%
	371R	60	100.0%	0	0.0%	60	100.0%
	371S	19	100.0%	0	0.0%	19	100.0%
	372	13	100.0%	0	0.0%	13	100.0%
	372S	13	100.0%	0	0.0%	13	100.0%
	481	23	100.0%	0	0.0%	23	100.0%
	482	13	100.0%	0	0.0%	13	100.0%
	483	38	100.0%	0	0.0%	38	100.0%
	484	28	100.0%	0	0.0%	28	100.0%
	485	14	100.0%	0	0.0%	14	100.0%
	485O	15	100.0%	0	0.0%	15	100.0%
	GLR	32	100.0%	0	0.0%	32	100.0%
	GLV	10	100.0%	0	0.0%	10	100.0%
	GR	38	100.0%	0	0.0%	38	100.0%
	GV	349	100.0%	0	0.0%	349	100.0%
	HA	7	100.0%	0	0.0%	7	100.0%
	MB	19	100.0%	0	0.0%	19	100.0%
	MX	202	100.0%	0	0.0%	202	100.0%
	NA	33	100.0%	0	0.0%	33	100.0%
	SL	217	100.0%	0	0.0%	217	100.0%
	SLN	85	100.0%	0	0.0%	85	100.0%
	SLV	21	100.0%	0	0.0%	21	100.0%
	SS	151	100.0%	0	0.0%	151	100.0%
	SSSH	76	100.0%	0	0.0%	76	100.0%
	TC	56	100.0%	0	0.0%	56	100.0%
	TH	247	100.0%	0	0.0%	247	100.0%
	TP	87	100.0%	0	0.0%	87	100.0%
	UG	99	100.0%	0	0.0%	99	100.0%
	UGR	16	100.0%	0	0.0%	16	100.0%
	UGW	10	100.0%	0	0.0%	10	100.0%
	WA	59	100.0%	0	0.0%	59	100.0%
	WV1	498	100.0%	0	0.0%	498	100.0%
	WV2	66	100.0%	0	0.0%	66	100.0%
	WVAT	37	100.0%	0	0.0%	37	100.0%
	YC1	402	100.0%	0	0.0%	402	100.0%
	YC2	241	100.0%	0	0.0%	241	100.0%
	YE1	112	100.0%	0	0.0%	112	100.0%
	YN1	127	100.0%	0	0.0%	127	100.0%
	YN2	159	100.0%	0	0.0%	159	100.0%
	YSE	302	100.0%	0	0.0%	302	100.0%
	YSW	365	100.0%	0	0.0%	365	100.0%
	ZH	79	100.0%	0	0.0%	79	100.0%

Time Adjusted Sales Price



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price * model_nbhd	4600	100.0%	0	0.0%	4600	100.0%

Report

Time Adjusted Sales Price model_nbhd	Mean	Median	N	Std. Deviation
151	322170.6314	282736.0160	41	148712.01325
153	425451.6920	386399.1382	6	212422.00182
260	432546.8125	429401.7347	41	176505.12048
261	371978.2915	367069.8432	43	105100.19894
263	450219.8216	467937.7878	22	109310.55572
370	257307.5387	275257.5222	5	82638.33133
371G	464165.5658	483545.5699	4	91735.70225
371R	591334.6179	565926.3811	60	207793.71127
371S	517349.5244	505372.8108	19	102203.76218
372	466421.3629	494362.5099	13	132950.73524
372S	396462.4895	417290.4037	13	124572.67689
481	518494.6096	423896.5842	23	266315.60240

482	450386.7231	387354.2068	13	254501.79162
483	402887.0625	398374.4361	38	130087.25278
484	452331.1229	398488.8720	28	140827.93261
485	519674.4082	497369.5308	14	135575.03860
485O	560506.8720	533660.3675	15	220115.05307
GLR	409987.2531	388689.3063	32	138596.95935
GLV	613525.7251	606906.6822	10	124715.31096
GR	312422.0463	300581.2143	38	81882.61950
GV	367313.8850	363227.7834	349	71685.97253
HA	318268.8074	297168.0210	7	117977.48156
MB	270478.9365	298584.5324	19	77158.07428
MX	418529.5073	425114.2973	202	66380.82447
NA	359770.4391	350133.0669	33	77723.23175
SL	434342.3324	425902.0241	217	124727.28556
SLN	507978.8949	487530.7645	85	170760.38554
SLV	676277.0829	656286.9609	21	171041.46276
SS	323141.7265	316087.9205	151	92582.48310
SSSH	398687.5102	374350.2302	76	101539.47503
TC	325702.4427	332466.4692	56	65518.81869
TH	450357.9094	429401.7347	247	159216.98150
TP	287778.4894	279145.4519	87	64354.03054
UG	254155.4610	244086.0489	99	70420.32170
UGR	379277.4643	398748.0167	16	156804.59690
UGW	390131.6824	384168.4135	10	40615.73686
WA	269242.9956	252252.4498	59	79867.81346
WV1	477062.7099	467975.9189	498	99147.03033
WV2	469867.2099	423172.9989	66	227553.39868
WVAT	781001.1352	773858.3563	37	129963.44998
YC1	460230.1704	434906.8851	402	120087.41027
YC2	393008.7924	366695.3157	241	124141.72269
YE1	215349.7538	219545.3997	112	65043.84132
YN1	731261.4145	618631.1516	127	399220.33301
YN2	264430.7257	244608.4382	159	115269.87116
YSE	266295.0227	272095.6337	302	53465.69455
YSW	359193.6331	355773.6151	365	87803.93148
ZH	374850.3088	379893.6824	79	100682.99973
Total	403750.3344	378344.1818	4600	166844.02243

Explore

model_nbhd

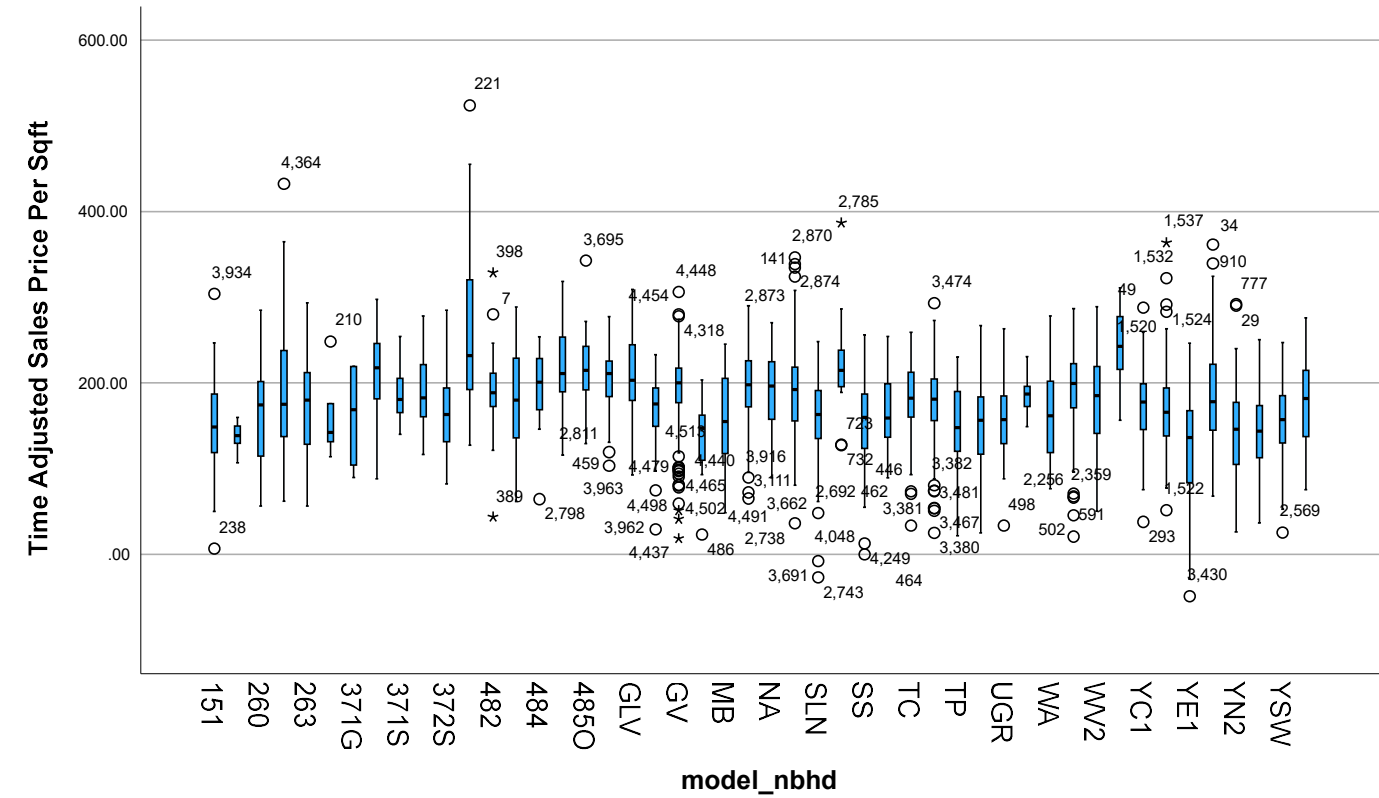
Case Processing Summary

model_nbhd	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent

Time Adjusted Sales Price Per Sqft	151	41	100.0%	0	0.0%	41	100.0%
	153	6	100.0%	0	0.0%	6	100.0%
	260	41	100.0%	0	0.0%	41	100.0%
	261	43	100.0%	0	0.0%	43	100.0%
	263	22	100.0%	0	0.0%	22	100.0%
	370	5	100.0%	0	0.0%	5	100.0%
	371G	4	100.0%	0	0.0%	4	100.0%
	371R	60	100.0%	0	0.0%	60	100.0%
	371S	19	100.0%	0	0.0%	19	100.0%
	372	13	100.0%	0	0.0%	13	100.0%
	372S	13	100.0%	0	0.0%	13	100.0%
	481	23	100.0%	0	0.0%	23	100.0%
	482	13	100.0%	0	0.0%	13	100.0%
	483	38	100.0%	0	0.0%	38	100.0%
	484	28	100.0%	0	0.0%	28	100.0%
	485	14	100.0%	0	0.0%	14	100.0%
	485O	15	100.0%	0	0.0%	15	100.0%
	GLR	32	100.0%	0	0.0%	32	100.0%
	GLV	10	100.0%	0	0.0%	10	100.0%
	GR	38	100.0%	0	0.0%	38	100.0%
	GV	349	100.0%	0	0.0%	349	100.0%
	HA	7	100.0%	0	0.0%	7	100.0%
	MB	19	100.0%	0	0.0%	19	100.0%
	MX	202	100.0%	0	0.0%	202	100.0%
	NA	33	100.0%	0	0.0%	33	100.0%
	SL	217	100.0%	0	0.0%	217	100.0%
	SLN	85	100.0%	0	0.0%	85	100.0%
	SLV	21	100.0%	0	0.0%	21	100.0%
	SS	151	100.0%	0	0.0%	151	100.0%
	SSSH	76	100.0%	0	0.0%	76	100.0%
	TC	56	100.0%	0	0.0%	56	100.0%
	TH	247	100.0%	0	0.0%	247	100.0%
	TP	87	100.0%	0	0.0%	87	100.0%
	UG	99	100.0%	0	0.0%	99	100.0%
	UGR	16	100.0%	0	0.0%	16	100.0%
	UGW	10	100.0%	0	0.0%	10	100.0%
	WA	59	100.0%	0	0.0%	59	100.0%
	WV1	498	100.0%	0	0.0%	498	100.0%
	WV2	66	100.0%	0	0.0%	66	100.0%
	WVAT	37	100.0%	0	0.0%	37	100.0%
	YC1	402	100.0%	0	0.0%	402	100.0%
	YC2	241	100.0%	0	0.0%	241	100.0%
	YE1	112	100.0%	0	0.0%	112	100.0%
	YN1	127	100.0%	0	0.0%	127	100.0%
	YN2	159	100.0%	0	0.0%	159	100.0%
	YSE	302	100.0%	0	0.0%	302	100.0%

	YSW	365	100.0%	0	0.0%	365	100.0%
	ZH	79	100.0%	0	0.0%	79	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * model_nbhd	4600	100.0%	0	0.0%	4600	100.0%

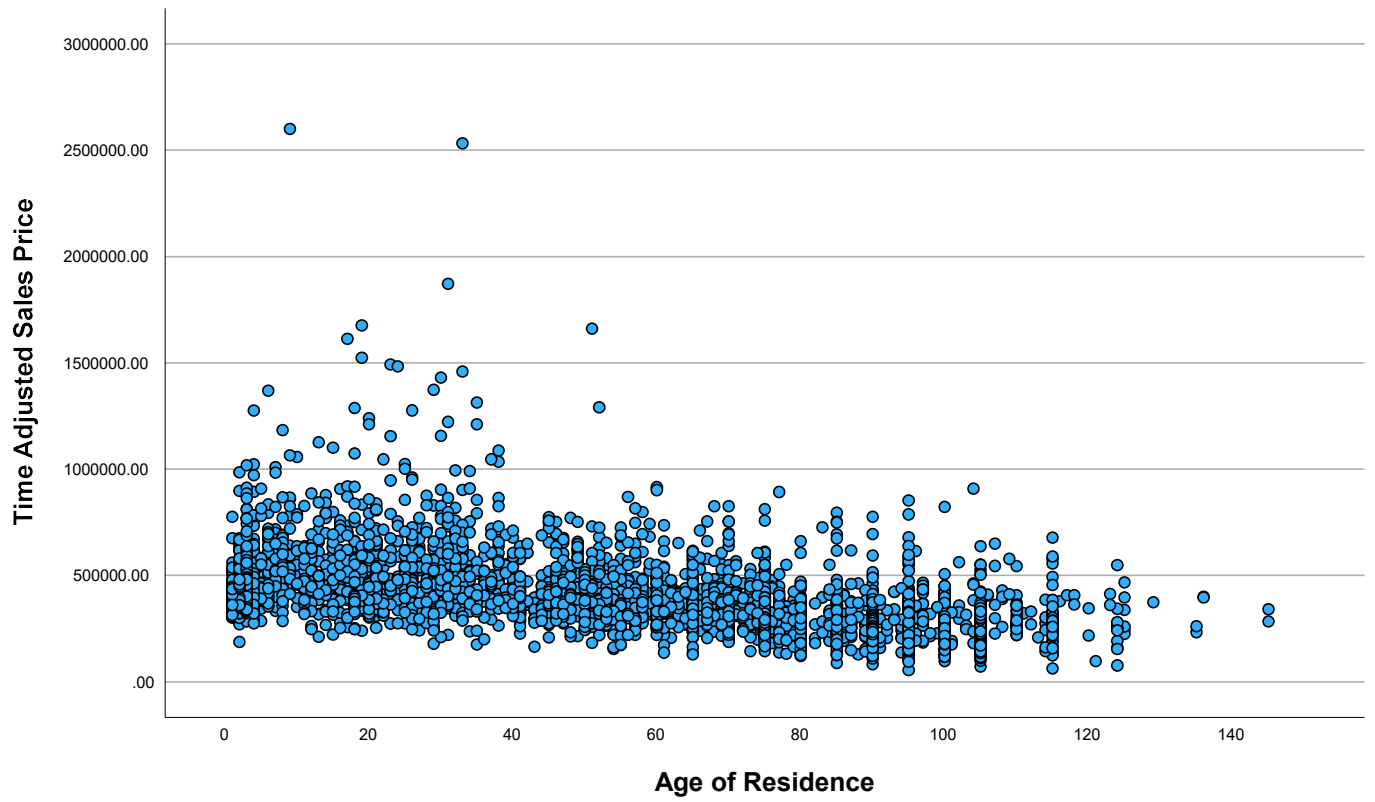
Report

Time Adjusted Sales Price Per Sqft

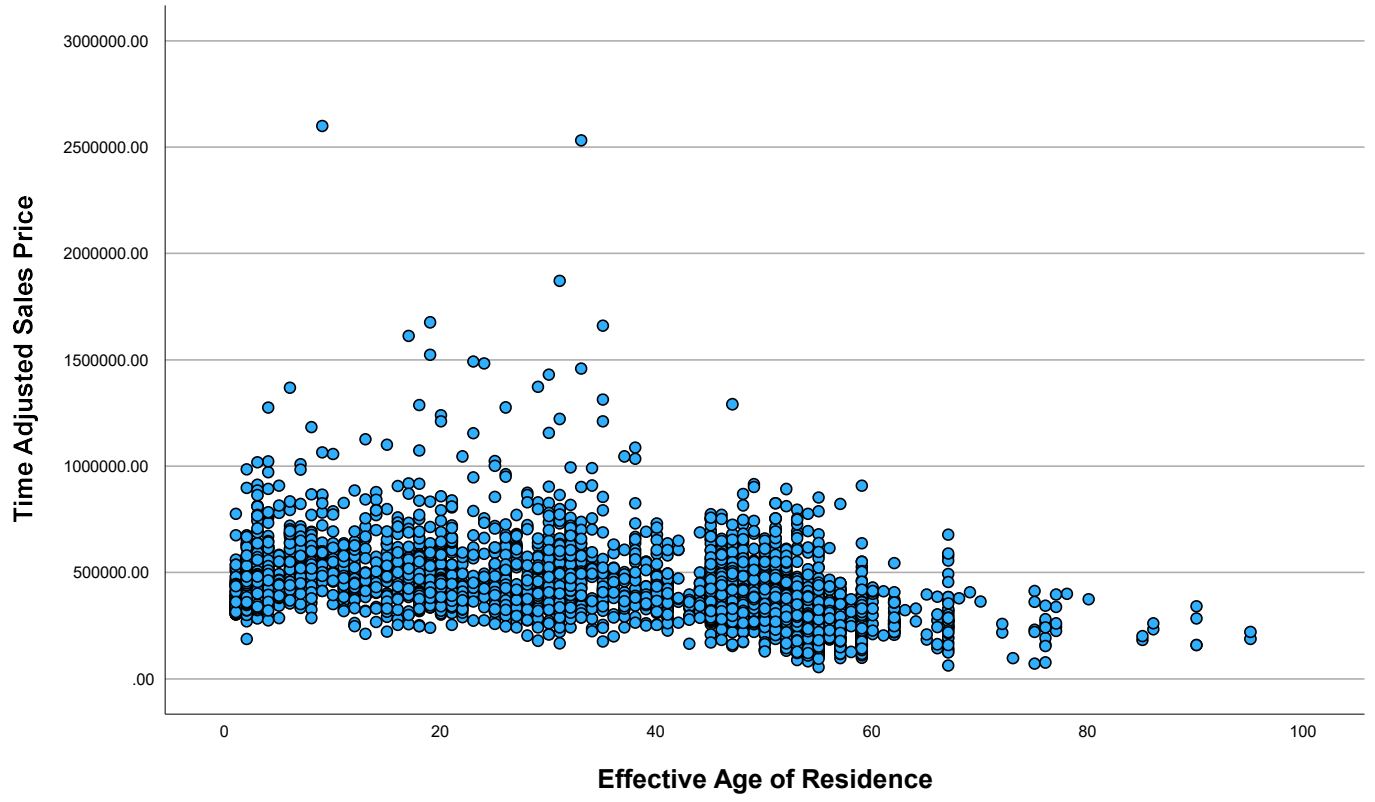
model_nbhd	Mean	Median	N	Std. Deviation
151	150.9783	148.7920	41	59.66065
153	137.2781	138.6885	6	18.83281
260	162.4750	174.2627	41	54.62391
261	187.5198	175.0632	43	75.63075
263	173.0942	180.1680	22	58.20204
370	162.3487	142.2434	5	53.12327
371G	161.7668	168.7845	4	67.40714

371R	210.2046	217.8429	60	48.93247
371S	185.4966	180.9469	19	30.42592
372	189.0616	182.7699	13	48.54271
372S	170.4565	163.3743	13	59.52867
481	261.3944	231.7204	23	99.20919
482	191.7106	188.7882	13	71.15280
483	181.1680	179.9225	38	51.99199
484	196.6985	200.8015	28	40.39914
485	213.3247	211.0912	14	56.96730
485O	219.2589	214.5673	15	51.57518
GLR	205.0424	210.9305	32	41.93110
GLV	209.0162	203.0238	10	59.42068
GR	165.2007	175.4500	38	40.26062
GV	194.3860	200.2874	349	39.37273
HA	131.2468	147.3237	7	58.50832
MB	154.0268	154.9116	19	59.94218
MX	195.6975	197.8042	202	37.05258
NA	189.2794	196.3752	33	46.68425
SL	189.3513	192.3131	217	47.80864
SLN	159.8724	163.3251	85	49.55616
SLV	221.4619	214.8594	21	53.34761
SS	155.1669	159.8970	151	46.35101
SSSH	165.7623	159.0213	76	37.23620
TC	178.6409	182.1435	56	44.06299
TH	178.4644	181.1296	247	42.35027
TP	153.2740	147.8898	87	41.79001
UG	148.5512	156.5103	99	51.54767
UGR	157.4480	157.2309	16	56.65045
UGW	185.9294	187.0434	10	24.59152
WA	165.0277	161.7334	59	53.40200
WV1	194.6727	199.5884	498	38.55609
WV2	178.1929	185.4246	66	49.87984
WVAT	244.6432	242.7805	37	38.28193
YC1	172.7145	177.6710	402	38.19586
YC2	168.3719	165.9370	241	43.18003
YE1	126.2611	136.4167	112	58.21668
YN1	188.0889	178.0124	127	61.13941
YN2	144.2623	146.0671	159	51.57677
YSE	142.0607	143.9988	302	44.57000
YSW	155.4790	157.4347	365	40.44358
ZH	177.7608	181.7203	79	49.66799
Total	174.2191	177.0803	4600	50.42046

Graph



Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
EFF_AGE40 * Effective Age of Residence	4600	100.0%	0	0.0%	4600	100.0%
EFF_AGE60 * Effective Age of Residence	4600	100.0%	0	0.0%	4600	100.0%
EFF_AGE150 * Effective Age of Residence	4600	100.0%	0	0.0%	4600	100.0%

Report

Mean

Effective Age of Residence	EFF_AGE40	EFF_AGE60	EFF_AGE150
1	1.0000	.0000	.0000
2	2.0000	.0000	.0000
3	3.0000	.0000	.0000
4	4.0000	.0000	.0000
5	5.0000	.0000	.0000
6	6.0000	.0000	.0000
7	7.0000	.0000	.0000
8	8.0000	.0000	.0000
9	9.0000	.0000	.0000
10	10.0000	.0000	.0000
11	11.0000	.0000	.0000
12	12.0000	.0000	.0000
13	13.0000	.0000	.0000
14	14.0000	.0000	.0000
15	15.0000	.0000	.0000
16	16.0000	.0000	.0000
17	17.0000	.0000	.0000
18	18.0000	.0000	.0000
19	19.0000	.0000	.0000
20	20.0000	.0000	.0000
21	21.0000	.0000	.0000
22	22.0000	.0000	.0000
23	23.0000	.0000	.0000
24	24.0000	.0000	.0000
25	25.0000	.0000	.0000
26	26.0000	.0000	.0000
27	27.0000	.0000	.0000
28	28.0000	.0000	.0000
29	29.0000	.0000	.0000
30	30.0000	.0000	.0000
31	31.0000	.0000	.0000
32	32.0000	.0000	.0000

33	33.0000	.0000	.0000
34	34.0000	.0000	.0000
35	35.0000	.0000	.0000
36	36.0000	.0000	.0000
37	37.0000	.0000	.0000
38	38.0000	.0000	.0000
39	39.0000	.0000	.0000
40	40.0000	.0000	.0000
41	40.0000	1.0000	.0000
42	40.0000	2.0000	.0000
43	40.0000	3.0000	.0000
44	40.0000	4.0000	.0000
45	40.0000	5.0000	.0000
46	40.0000	6.0000	.0000
47	40.0000	7.0000	.0000
48	40.0000	8.0000	.0000
49	40.0000	9.0000	.0000
50	40.0000	10.0000	.0000
51	40.0000	11.0000	.0000
52	40.0000	12.0000	.0000
53	40.0000	13.0000	.0000
54	40.0000	14.0000	.0000
55	40.0000	15.0000	.0000
56	40.0000	16.0000	.0000
57	40.0000	17.0000	.0000
58	40.0000	18.0000	.0000
59	40.0000	19.0000	.0000
60	40.0000	20.0000	.0000
61	40.0000	20.0000	1.0000
62	40.0000	20.0000	2.0000
63	40.0000	20.0000	3.0000
64	40.0000	20.0000	4.0000
65	40.0000	20.0000	5.0000
66	40.0000	20.0000	6.0000
67	40.0000	20.0000	7.0000
68	40.0000	20.0000	8.0000
69	40.0000	20.0000	9.0000
70	40.0000	20.0000	10.0000
72	40.0000	20.0000	12.0000
73	40.0000	20.0000	13.0000
75	40.0000	20.0000	15.0000
76	40.0000	20.0000	16.0000
77	40.0000	20.0000	17.0000
78	40.0000	20.0000	18.0000
80	40.0000	20.0000	20.0000
85	40.0000	20.0000	25.0000

86	40.0000	20.0000	26.0000
90	40.0000	20.0000	30.0000
95	40.0000	20.0000	35.0000
Total	29.3526	6.7287	.2435

Regression

Variables Entered/Removed			
Model	Variables Entered	Variables Removed	Method
1	WoodDeck, roofing_OT, bldg_style_CA, nbhd_HA, nbhd_WVAT_sqft, GRADE12_SF, nbhd_484_sqft, nbhd_SLV_sqft,	.	Enter

nbhd_482_sqft, nbhd_SSSH_sqft, nbhd_MB_sqft, nbhd_TC_sqft, nbhd_WA_sqft, nbhd_263, nbhd_370, nbhd_WV2, nbhd_ZH_sqft, GRADE13_SF, nbhd_TP_sqft, nbhd_485O_sqft, nbhd_485, nbhd_UG_sqft, nbhd_GR, nbhd_GLV, ext_wall_SS, nbhd_SLN_sqft, nbhd_YE1_sqft, nbhd_483, nbhd_YN2, ext_wall_VN, nbhd_481_sqft, nbhd_371R, ext_wall_BV, nbhd_MX_sqft, GRADE2_SF, GRADE11_SF, COND3_SF, nbhd_151, COND2_SF, nbhd_SS_sqft, nbhd_SL, masonry_brick, Built In Garage Area, nbhd_TH_sqft, COND1_SF, nbhd_YSE_sqft, GRADE9_SF, nbhd_GV_sqft, GRADE8_SF, nbhd_YSW_sqft, ext_wall_LG, GRADE10_SF, COND4_SF, roofing_AC, Prefabricated Fireplaces, nbhd_YN1, Covered_Porch, ext_wall_DR, nbhd_YC1, masonry_stone, COND6_SF, Upper Floor Area, ext_wall_ST, GRADE7_SF, nbhd_WV1_sqft, COND7_SF, Attached Garage Area, total_area1, total_area3, total_area2, bldg_style_CU, Age of Residence, ac_sf, Main Floor Area, Plumbing Fixtures, nbhd_WV2_sqft, nbhd_YE1, nbhd_263_sqft, nbhd_WA, nbhd_SLN, nbhd_TP, nbhd_485O, nbhd_484, nbhd_MX, nbhd_370_sqft, nbhd_WVAT		
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Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.933	.870	.868	55583.17892

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	94608164667683 .770	86	1100094937996. 323	356.077	<.001
	Residual	14125147268479 .691	4572	3089489778.758		

Total	10873331193616 3.450	4658			
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Coefficients						
Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	102307.883	6498.424		15.743	<.001
	GRADE2_SF	-19.664	7.325	-.015	-2.685	.007
	GRADE7_SF	6.296	1.286	.039	4.897	<.001
	GRADE8_SF	11.929	2.015	.048	5.919	<.001
	GRADE9_SF	18.329	2.924	.051	6.268	<.001
	GRADE10_SF	34.318	3.967	.065	8.651	<.001
	GRADE11_SF	60.359	5.465	.103	11.045	<.001
	GRADE12_SF	38.187	7.115	.038	5.367	<.001
	GRADE13_SF	68.922	7.124	.087	9.675	<.001
	COND1_SF	-93.692	10.824	-.048	-8.656	<.001
	COND2_SF	-83.825	6.148	-.075	-13.634	<.001
	COND3_SF	-42.951	2.241	-.112	-19.167	<.001
	COND4_SF	-14.933	1.120	-.086	-13.338	<.001
	COND6_SF	15.955	1.595	.067	10.000	<.001
	COND7_SF	12.588	1.690	.062	7.447	<.001
	bldg_style_CA	-50.208	17.744	-.015	-2.829	.005
	bldg_style_CU	23.874	2.934	.076	8.136	<.001
	nbhd_151	-32141.458	8893.379	-.020	-3.614	<.001
	nbhd_263	70487.557	32965.490	.032	2.138	.033
	nbhd_370	-202779.249	89465.591	-.048	-2.267	.023
	nbhd_371R	32842.409	7837.579	.024	4.190	<.001
	nbhd_483	23141.717	9454.403	.014	2.448	.014
	nbhd_484	-88095.843	37249.815	-.045	-2.365	.018
	nbhd_485	30796.196	15222.214	.011	2.023	.043
	nbhd_485O	-118486.761	48554.581	-.044	-2.440	.015
	nbhd_GLV	47675.132	17922.267	.014	2.660	.008
	nbhd_GR	-67505.690	9174.036	-.041	-7.358	<.001
	nbhd_HA	-55182.086	21201.524	-.014	-2.603	.009
	nbhd_MX	27475.239	15317.979	.037	1.794	.073
	nbhd_SL	-12551.571	4504.255	-.018	-2.787	.005
	nbhd_SLN	-95216.857	18676.227	-.084	-5.098	<.001
	nbhd_TP	39390.770	19599.973	.035	2.010	.045
	nbhd_WA	36498.361	20728.175	.027	1.761	.078
	nbhd_WV2	-55863.083	16777.192	-.044	-3.330	<.001
	nbhd_WVAT	116575.360	54555.869	.068	2.137	.033

nbhd_YC1	-29004.859	3827.462	-.053	-7.578	<.001
nbhd_YE1	-32631.945	13089.890	-.034	-2.493	.013
nbhd_YN1	-43916.337	6236.600	-.047	-7.042	<.001
nbhd_YN2	-41537.808	4925.210	-.050	-8.434	<.001
nbhd_263_sqft	-30.113	13.995	-.032	-2.152	.031
nbhd_370_sqft	154.630	92.804	.035	1.666	.096
nbhd_481_sqft	69.795	6.646	.060	10.502	<.001
nbhd_482_sqft	12.982	7.033	.010	1.846	.065
nbhd_484_sqft	69.429	19.125	.068	3.630	<.001
nbhd_485O_sqft	83.888	22.597	.067	3.712	<.001
nbhd_GV_sqft	-29.379	2.459	-.085	-11.949	<.001
nbhd_MB_sqft	-52.650	9.011	-.032	-5.843	<.001
nbhd_MX_sqft	-37.252	8.316	-.093	-4.480	<.001
nbhd_SLN_sqft	21.664	8.958	.040	2.419	.016
nbhd_SLV_sqft	14.009	4.944	.016	2.834	.005
nbhd_SS_sqft	-39.223	3.037	-.076	-12.915	<.001
nbhd_SSSH_sqft	-26.675	3.348	-.046	-7.968	<.001
nbhd_TC_sqft	-34.712	5.204	-.038	-6.671	<.001
nbhd_TH_sqft	-14.465	2.081	-.045	-6.952	<.001
nbhd_TP_sqft	-56.722	12.733	-.079	-4.455	<.001
nbhd_UG_sqft	-37.027	5.124	-.041	-7.225	<.001
nbhd_WA_sqft	-60.494	14.965	-.061	-4.042	<.001
nbhd_WV1_sqft	-23.230	1.954	-.095	-11.888	<.001
nbhd_WV2_sqft	21.598	8.144	.035	2.652	.008
nbhd_WVAT_sqft	-42.488	20.776	-.066	-2.045	.041
nbhd_YE1_sqft	-19.301	10.459	-.025	-1.845	.065
nbhd_YSE_sqft	-38.095	2.872	-.083	-13.267	<.001
nbhd_YSW_sqft	-20.838	2.042	-.067	-10.206	<.001
nbhd_ZH_sqft	-11.841	3.808	-.018	-3.110	.002
roofing_AC	8.262	1.939	.025	4.261	<.001
roofing_OT	-23.043	13.232	-.010	-1.741	.082
total_area1	71.747	4.345	.193	16.514	<.001
total_area2	34.339	4.205	.088	8.166	<.001
total_area3	77.806	10.140	.066	7.673	<.001
Main Floor Area	19.681	3.440	.065	5.722	<.001
Upper Floor Area	11.548	3.423	.028	3.374	<.001
Attached Garage Area	45.860	4.372	.095	10.489	<.001
Built In Garage Area	30.514	6.790	.032	4.494	<.001
ac_sf	11.589	1.636	.078	7.084	<.001
Age of Residence	-344.821	46.258	-.079	-7.454	<.001
Plumbing Fixtures	6195.860	611.915	.119	10.125	<.001
Prefabricated Fireplaces	9486.691	2129.390	.029	4.455	<.001
ext_wall_BV	3.565	2.146	.010	1.661	.097
ext_wall_DR	21.016	3.507	.038	5.992	<.001
ext_wall_LG	33.662	8.489	.023	3.965	<.001
ext_wall_SS	-6.583	2.996	-.012	-2.197	.028

ext_wall_ST	6.919	1.861	.026	3.719	<.001
ext_wall_VN	-6.760	2.170	-.017	-3.115	.002
masonry_brick	2.479	1.237	.013	2.003	.045
masonry_stone	8.820	1.351	.044	6.529	<.001
Covered_Porch	42.104	7.689	.035	5.476	<.001
WoodDeck	17.665	5.350	.020	3.302	<.001

Residuals Statistics

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	21527.9648	1944358.6250	301653.3172	142516.30918	4659
Residual	-584719.25000	540623.81250	.00000	55067.67621	4659
Std. Predicted Value	-1.966	11.526	.000	1.000	4659
Std. Residual	-10.520	9.726	.000	.991	4659

Means

Case Processing Summary

	Included		Excluded		Total	
	N	Percent	N	Percent	N	Percent
market_value_total	4659	100.0%	0	0.0%	4659	100.0%

Report

market_value_total					
Minimum	Maximum	Median	Mean	N	Std. Deviation
76096.44	2363558.60	379346.3300	400093.9441	4659	160961.65668

Ratio Statistics

Case Processing Summary

	Count
Overall	4598
Excluded	0
Total	4598

Ratio Statistics for market_value_total / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
4598	1.0073	.9958	.9950	-.0291	1.0124	.0973

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	41	0.9%
	153	6	0.1%
	260	42	0.9%
	261	42	0.9%
	263	21	0.5%
	370	6	0.1%
	371G	4	0.1%
	371R	60	1.3%
	371S	19	0.4%
	372	13	0.3%
	372S	13	0.3%
	481	22	0.5%
	482	12	0.3%
	483	37	0.8%
	484	28	0.6%
	485	14	0.3%
	485O	15	0.3%
	GLR	32	0.7%
	GLV	10	0.2%
	GR	38	0.8%
	GV	349	7.6%
	HA	7	0.2%
	MB	19	0.4%
	MX	202	4.4%
	NA	33	0.7%
	SL	217	4.7%
	SLN	86	1.9%
	SLV	21	0.5%
	SS	154	3.3%
	SSSH	76	1.7%
	TC	56	1.2%
	TH	246	5.4%
	TP	86	1.9%
	UG	99	2.2%
	UGR	15	0.3%
	UGW	10	0.2%
	WA	59	1.3%
	WV1	498	10.8%
	WV2	67	1.5%
	WVAT	37	0.8%
	YC1	403	8.8%
	YC2	241	5.2%

	YE1	110	2.4%
	YN1	127	2.8%
	YN2	159	3.5%
	YSE	302	6.6%
	YSW	365	7.9%
	ZH	79	1.7%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	41	1.022	.988	.980	-.087	1.043	.195
153	6	1.073	1.105	1.036	-.114	1.036	.084
260	42	.995	.962	.972	-.056	1.024	.128
261	42	.989	.972	.967	-.063	1.023	.160
263	21	.995	.997	.983	-.107	1.013	.099
370	6	1.039	.977	1.000	-.117	1.039	.208
371G	4	.961	.985	.947	-.218	1.015	.116
371R	60	1.021	.996	1.000	-.109	1.021	.110
371S	19	1.005	.973	1.003	.078	1.002	.090
372	13	1.025	1.007	1.011	-.093	1.014	.096
372S	13	.985	.995	.967	-.099	1.019	.104
481	22	1.065	1.048	.990	-.216	1.076	.164
482	12	1.001	1.006	.982	.002	1.020	.112
483	37	1.003	.968	.988	-.068	1.016	.095
484	28	1.022	.967	1.000	-.126	1.022	.103
485	14	1.027	.982	1.000	-.070	1.027	.139
485O	15	1.018	.970	1.000	-.033	1.018	.132
GLR	32	.989	.965	.976	-.089	1.014	.091
GLV	10	1.012	1.017	1.000	-.101	1.012	.068
GR	38	.983	.981	.982	.028	1.001	.086
GV	349	1.004	1.005	.996	-.070	1.008	.075
HA	7	1.026	.999	1.000	-.140	1.026	.107
MB	19	1.004	.983	.980	-.159	1.024	.125
MX	202	1.002	.989	.998	.004	1.004	.066
NA	33	1.031	1.014	1.023	-.014	1.008	.098
SL	217	.998	.992	.989	-.038	1.009	.077
SLN	86	1.016	.998	1.000	-.066	1.016	.102
SLV	21	1.017	1.010	1.003	-.135	1.014	.077
SS	154	.993	.971	.983	-.037	1.011	.103
SSSH	76	.999	.981	.996	.025	1.003	.084
TC	56	1.001	1.008	.996	.016	1.005	.103
TH	246	1.011	.997	1.000	-.035	1.011	.093

TP	86	.988	.967	.975	-.122	1.013	.102
UG	99	1.017	.997	.991	-.165	1.026	.127
UGR	15	1.073	1.021	1.039	-.195	1.032	.103
UGW	10	.968	.962	.971	.274	.997	.063
WA	59	1.017	1.014	1.000	-.082	1.017	.118
WV1	498	1.007	1.006	1.000	-.065	1.007	.062
WV2	67	1.001	.979	.991	.015	1.011	.125
WVAT	37	1.013	.989	1.000	-.107	1.013	.116
YC1	403	1.007	1.002	1.000	-.006	1.007	.085
YC2	241	1.010	1.003	.995	-.046	1.015	.106
YE1	110	.993	.934	.962	-.173	1.033	.175
YN1	127	1.021	1.010	.994	-.076	1.028	.091
YN2	159	1.010	.989	.988	-.061	1.022	.128
YSE	302	1.007	.979	.988	-.192	1.019	.121
YSW	365	1.013	.997	1.000	-.078	1.013	.097
ZH	79	1.017	.993	.999	-.132	1.018	.098
Overall	4598	1.007	.996	.995	-.029	1.012	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	41	0.9%
	153	6	0.1%
	260	42	0.9%
	261	42	0.9%
	263	21	0.5%
	370	6	0.1%
	371G	4	0.1%
	371R	60	1.3%
	371S	19	0.4%
	372	13	0.3%
	372S	13	0.3%
	481	22	0.5%
	482	12	0.3%
	483	37	0.8%
	484	28	0.6%
	485	14	0.3%
	485O	15	0.3%
	GLR	32	0.7%
	GLV	10	0.2%
	GR	38	0.8%
	GV	349	7.6%
	HA	7	0.2%
	MB	19	0.4%
	MX	202	4.4%

	NA	33	0.7%
	SL	217	4.7%
	SLN	86	1.9%
	SLV	21	0.5%
	SS	154	3.3%
	SSSH	76	1.7%
	TC	56	1.2%
	TH	246	5.4%
	TP	86	1.9%
	UG	99	2.2%
	UGR	15	0.3%
	UGW	10	0.2%
	WA	59	1.3%
	WV1	498	10.8%
	WV2	67	1.5%
	WVAT	37	0.8%
	YC1	403	8.8%
	YC2	241	5.2%
	YE1	110	2.4%
	YN1	127	2.8%
	YN2	159	3.5%
	YSE	302	6.6%
	YSW	365	7.9%
	ZH	79	1.7%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	41	1.034	1.000	.992	-.087	1.043	.195
153	6	.971	1.000	.938	-.114	1.036	.084
260	42	1.034	1.000	1.010	-.056	1.024	.128
261	42	1.017	1.000	.995	-.063	1.023	.160
263	21	.998	1.000	.986	-.107	1.013	.099
370	6	1.064	1.000	1.024	-.117	1.039	.208
371G	4	.975	1.000	.961	-.218	1.015	.116
371R	60	1.025	1.000	1.004	-.109	1.021	.110
371S	19	1.033	1.000	1.031	.078	1.002	.090
372	13	1.018	1.000	1.004	-.093	1.014	.096
372S	13	.990	1.000	.972	-.099	1.019	.104
481	22	1.016	1.000	.945	-.216	1.076	.164
482	12	.995	1.000	.976	.002	1.020	.112
483	37	1.037	1.000	1.021	-.068	1.016	.095

484	28	1.057	1.000	1.034	-.126	1.022	.103
485	14	1.046	1.000	1.018	-.070	1.027	.139
485O	15	1.049	1.000	1.031	-.033	1.018	.132
GLR	32	1.025	1.000	1.011	-.089	1.014	.091
GLV	10	.995	1.000	.983	-.101	1.012	.068
GR	38	1.002	1.000	1.001	.028	1.001	.086
GV	349	.999	1.000	.991	-.070	1.008	.075
HA	7	1.027	1.000	1.001	-.140	1.026	.107
MB	19	1.021	1.000	.997	-.159	1.024	.125
MX	202	1.013	1.000	1.009	.004	1.004	.066
NA	33	1.017	1.000	1.009	-.014	1.008	.098
SL	217	1.006	1.000	.997	-.038	1.009	.077
SLN	86	1.018	1.000	1.002	-.066	1.016	.102
SLV	21	1.007	1.000	.993	-.135	1.014	.077
SS	154	1.023	1.000	1.012	-.037	1.011	.103
SSSH	76	1.018	1.000	1.015	.025	1.003	.084
TC	56	.993	1.000	.988	.016	1.005	.103
TH	246	1.014	1.000	1.003	-.035	1.011	.093
TP	86	1.022	1.000	1.009	-.122	1.013	.102
UG	99	1.020	1.000	.994	-.165	1.026	.127
UGR	15	1.051	1.000	1.018	-.195	1.032	.103
UGW	10	1.006	1.000	1.009	.274	.997	.063
WA	59	1.003	1.000	.986	-.082	1.017	.118
WV1	498	1.001	1.000	.994	-.065	1.007	.062
WV2	67	1.023	1.000	1.012	.015	1.011	.125
WVAT	37	1.024	1.000	1.011	-.107	1.013	.116
YC1	403	1.005	1.000	.998	-.006	1.007	.085
YC2	241	1.007	1.000	.992	-.046	1.015	.106
YE1	110	1.064	1.001	1.030	-.173	1.033	.175
YN1	127	1.011	1.000	.984	-.076	1.028	.091
YN2	159	1.022	1.000	.999	-.061	1.022	.128
YSE	302	1.029	1.000	1.010	-.192	1.019	.121
YSW	365	1.016	1.000	1.003	-.078	1.013	.097
ZH	79	1.024	1.000	1.006	-.132	1.018	.098
Overall	4598	1.014	1.000	1.000	-.041	1.014	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Low-Cost	9	0.2%
	Fair -	72	1.6%
	Fair	331	7.2%
	Fair +	497	10.8%
	Average	1028	22.4%
	Average +	1250	27.2%

	Good	1025	22.3%
	Good Plus	234	5.1%
	Very Good	89	1.9%
	Very Good +	37	0.8%
	Excellent	16	0.3%
	Excellent +	5	0.1%
	Exceptional	5	0.1%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Low-Cost	9	1.078	1.055	1.012	-.238	1.065	.163
Fair -	72	1.006	.959	.971	-.173	1.037	.177
Fair	331	1.044	.999	1.012	-.265	1.032	.151
Fair +	497	1.016	.981	.994	-.174	1.022	.134
Average	1028	1.013	.997	1.000	-.088	1.013	.102
Average +	1250	1.008	1.000	1.000	-.074	1.007	.073
Good	1025	1.014	1.008	1.002	-.113	1.012	.081
Good Plus	234	1.008	1.001	.992	-.143	1.016	.090
Very Good	89	1.005	.999	.994	-.042	1.011	.102
Very Good +	37	1.015	.998	.999	-.174	1.016	.099
Excellent	16	1.056	1.019	1.024	-.162	1.032	.105
Excellent +	5	1.012	.967	1.001	-.165	1.012	.101
Exceptional	5	.973	.924	.976	.112	.997	.089
Overall	4598	1.014	1.000	1.000	-.041	1.014	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Low-Cost	9	0.2%
	Fair -	72	1.6%
	Fair	331	7.2%
	Fair +	497	10.8%
	Average	1028	22.4%
	Average +	1250	27.2%
	Good	1025	22.3%
	Good Plus	234	5.1%
	Very Good	89	1.9%
	Very Good +	37	0.8%
	Excellent	16	0.3%

	Excellent +	5	0.1%
	Exceptional	5	0.1%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Low-Cost	9	1.022	1.000	.959	-.238	1.065	.163
Fair -	72	1.050	1.000	1.012	-.173	1.037	.177
Fair	331	1.045	1.000	1.013	-.265	1.032	.151
Fair +	497	1.036	1.000	1.013	-.174	1.022	.134
Average	1028	1.016	1.000	1.003	-.088	1.013	.102
Average +	1250	1.008	1.000	1.000	-.074	1.007	.073
Good	1025	1.006	1.000	.994	-.113	1.012	.081
Good Plus	234	1.007	1.000	.991	-.143	1.016	.090
Very Good	89	1.006	1.000	.995	-.042	1.011	.102
Very Good +	37	1.017	1.000	1.001	-.174	1.016	.099
Excellent	16	1.036	1.000	1.004	-.162	1.032	.105
Excellent +	5	1.047	1.000	1.035	-.165	1.012	.101
Exceptional	5	1.053	1.000	1.056	.112	.997	.089
Overall	4598	1.016	1.000	1.000	-.050	1.016	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	14	0.3%
	Poor	52	1.1%
	Fair	338	7.4%
	Average	1653	36.0%
	Good	1387	30.2%
	Very Good	337	7.3%
	Excellent	817	17.8%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	14	1.025	.990	1.009	.053	1.016	.194

Poor	52	1.084	1.103	1.018	-.319	1.065	.217
Fair	338	1.031	.990	1.001	-.148	1.030	.153
Average	1653	1.026	1.000	1.005	-.099	1.021	.112
Good	1387	1.004	.997	.997	-.004	1.007	.083
Very Good	337	1.022	1.016	1.008	-.026	1.014	.087
Excellent	817	1.002	1.002	.994	-.050	1.009	.061
Overall	4598	1.016	1.000	1.000	-.050	1.016	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	14	0.3%
	Poor	52	1.1%
	Fair	338	7.4%
	Average	1653	36.0%
	Good	1387	30.2%
	Very Good	337	7.3%
	Excellent	817	17.8%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	14	1.036	1.000	1.020	.053	1.016	.194
Poor	52	.983	1.000	.923	-.319	1.065	.217
Fair	338	1.042	1.000	1.011	-.148	1.030	.153
Average	1653	1.026	1.000	1.005	-.099	1.021	.112
Good	1387	1.007	1.000	1.000	-.004	1.007	.083
Very Good	337	1.006	1.000	.992	-.026	1.014	.087
Excellent	817	1.000	1.000	.992	-.050	1.009	.061
Overall	4598	1.015	1.000	.999	-.048	1.016	.097

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	485	10.5%
	1,000 thru 1,500	1410	30.7%
	1,500 thru 2,000	1242	27.0%
	2,000 thru 2,500	823	17.9%
	2,500 thru 3,000	366	8.0%

	3,000 thru 3,500	157	3.4%
	3,500 thru 4,000	73	1.6%
	4,000 and up	42	0.9%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
0 thru 1,000	485	1.047	1.003	1.017	-.214	1.029
1,000 thru 1,500	1410	1.009	.997	.996	-.101	1.013
1,500 thru 2,000	1242	1.015	.999	1.003	-.103	1.012
2,000 thru 2,500	823	1.011	1.002	.999	-.091	1.013
2,500 thru 3,000	366	1.006	1.007	.991	-.089	1.015
3,000 thru 3,500	157	1.007	.997	.990	-.092	1.017
3,500 thru 4,000	73	.984	.982	.967	-.059	1.017
4,000 and up	42	1.082	1.080	1.050	-.085	1.030
Overall	4598	1.015	1.000	.999	-.048	1.016

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	Coefficient of Dispersion
0 thru 1,000	.147
1,000 thru 1,500	.092
1,500 thru 2,000	.087
2,000 thru 2,500	.089
2,500 thru 3,000	.089
3,000 thru 3,500	.098
3,500 thru 4,000	.116
4,000 and up	.104
Overall	.097

Ratio Statistics

Case Processing Summary

	Count	Percent
SQFT Range	0 thru 1,000	485
	1,000 thru 1,500	1410
	1,500 thru 2,000	1242
	2,000 thru 2,500	823
	2,500 thru 3,000	366

	3,000 thru 3,500	157	3.4%
	3,500 thru 4,000	73	1.6%
	4,000 and up	42	0.9%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
0 thru 1,000	485	1.044	1.000	1.014	-.214	1.029
1,000 thru 1,500	1410	1.012	1.000	.999	-.101	1.013
1,500 thru 2,000	1242	1.016	1.000	1.004	-.103	1.012
2,000 thru 2,500	823	1.009	1.000	.997	-.091	1.013
2,500 thru 3,000	366	.999	1.000	.984	-.089	1.015
3,000 thru 3,500	157	1.010	1.000	.993	-.092	1.017
3,500 thru 4,000	73	1.002	1.000	.985	-.059	1.017
4,000 and up	42	1.001	1.000	.973	-.085	1.030
Overall	4598	1.015	1.000	.998	-.052	1.017

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	Coefficient of Dispersion
0 thru 1,000	.147
1,000 thru 1,500	.092
1,500 thru 2,000	.087
2,000 thru 2,500	.089
2,500 thru 3,000	.089
3,000 thru 3,500	.098
3,500 thru 4,000	.116
4,000 and up	.104
Overall	.096

Ratio Statistics

Case Processing Summary

		Count	Percent
Age Range	Less than 10	896	19.5%
	10 thru 19	380	8.3%
	20 thru 29	326	7.1%
	30 thru 39	287	6.2%
	40 thru 49	353	7.7%

	50 thru 59	396	8.6%
	60 thru 69	389	8.5%
	70 thru 79	493	10.7%
	80 thru 89	384	8.4%
	90 thru 99	344	7.5%
	100 thru 109	259	5.6%
	110 and up	91	2.0%
Overall		4598	100.0%
Excluded		0	
Total		4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	896	1.001	1.001	.990	-.070	1.011	.063
10 thru 19	380	1.000	.991	.994	-.014	1.006	.069
20 thru 29	326	1.002	.990	.989	-.046	1.013	.079
30 thru 39	287	1.003	.995	.989	-.048	1.014	.084
40 thru 49	353	1.016	1.005	1.006	-.067	1.010	.084
50 thru 59	396	1.009	1.002	.994	-.060	1.015	.094
60 thru 69	389	1.034	1.015	1.016	-.081	1.018	.113
70 thru 79	493	1.031	1.006	1.016	-.050	1.014	.115
80 thru 89	384	1.024	.998	1.001	-.086	1.023	.128
90 thru 99	344	1.044	1.004	1.014	-.116	1.030	.139
100 thru 109	259	1.014	.996	.991	-.071	1.024	.130
110 and up	91	.984	.963	.967	-.053	1.018	.126
Overall	4598	1.015	1.000	.998	-.052	1.017	.096

Ratio Statistics

Case Processing Summary

		Count	Percent
Age Range	Less than 10	896	19.5%
	10 thru 19	380	8.3%
	20 thru 29	326	7.1%
	30 thru 39	287	6.2%
	40 thru 49	353	7.7%
	50 thru 59	396	8.6%
	60 thru 69	389	8.5%
	70 thru 79	493	10.7%
	80 thru 89	384	8.4%
	90 thru 99	344	7.5%
	100 thru 109	259	5.6%
	110 and up	91	2.0%

Overall	4598	100.0%
Excluded	0	
Total	4598	

Ratio Statistics for market_value_total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	896	1.000	1.000	.989	-.070	1.011	.063
10 thru 19	380	1.009	1.000	1.003	-.014	1.006	.069
20 thru 29	326	1.012	1.000	.999	-.046	1.013	.079
30 thru 39	287	1.008	1.000	.994	-.048	1.014	.084
40 thru 49	353	1.011	1.000	1.001	-.067	1.010	.084
50 thru 59	396	1.007	1.000	.992	-.060	1.015	.094
60 thru 69	389	1.019	1.000	1.001	-.081	1.018	.113
70 thru 79	493	1.024	1.000	1.010	-.050	1.014	.115
80 thru 89	384	1.026	1.000	1.003	-.086	1.023	.128
90 thru 99	344	1.039	1.000	1.010	-.116	1.030	.139
100 thru 109	259	1.018	1.000	.995	-.071	1.024	.130
110 and up	91	1.022	1.000	1.004	-.053	1.018	.126
Overall	4598	1.014	1.000	.998	-.051	1.016	.096

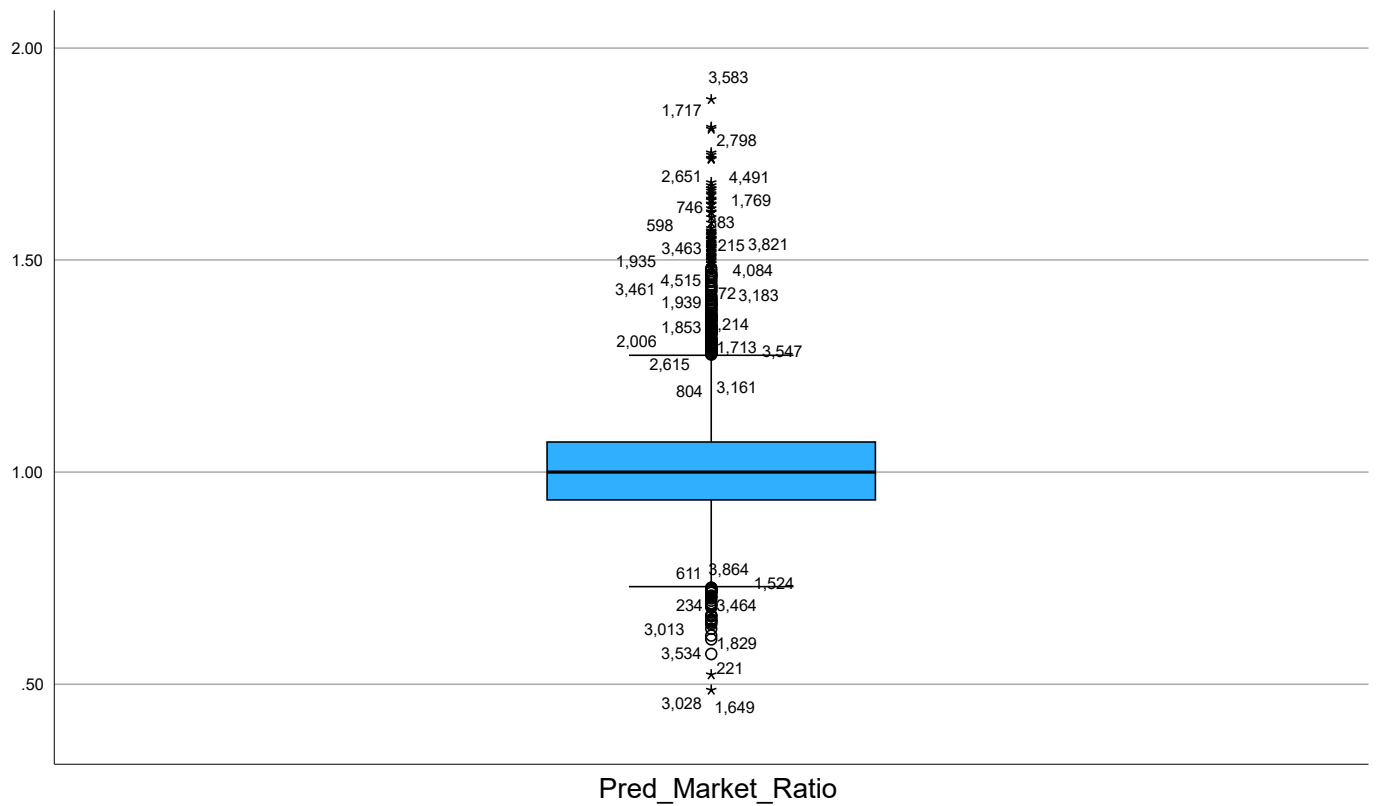
Explore

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Pred_Market_Ratio	4598	100.0%	0	0.0%	4598	100.0%

Descriptives

			Statistic	Std. Error
Pred_Market_Ratio	Mean		1.0144	.00204
	95% Confidence Interval for Mean	Lower Bound	1.0104	
		Upper Bound	1.0184	
	5% Trimmed Mean		1.0059	
	Median		1.0000	
	Variance		.0191	
	Std. Deviation		.1380	
	Minimum		.4863	
	Maximum		1.8787	



Ratio Statistics

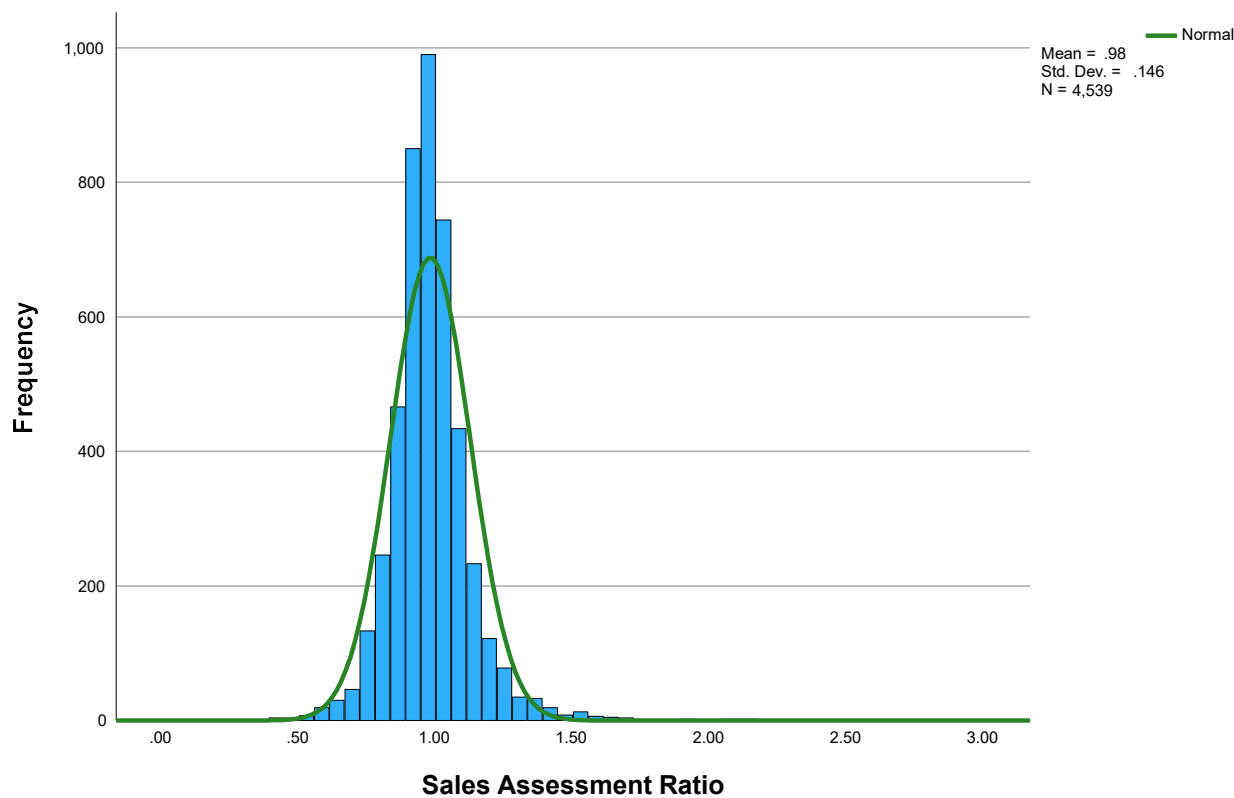
Case Processing Summary

	Count
Overall	4539
Excluded	0
Total	4539

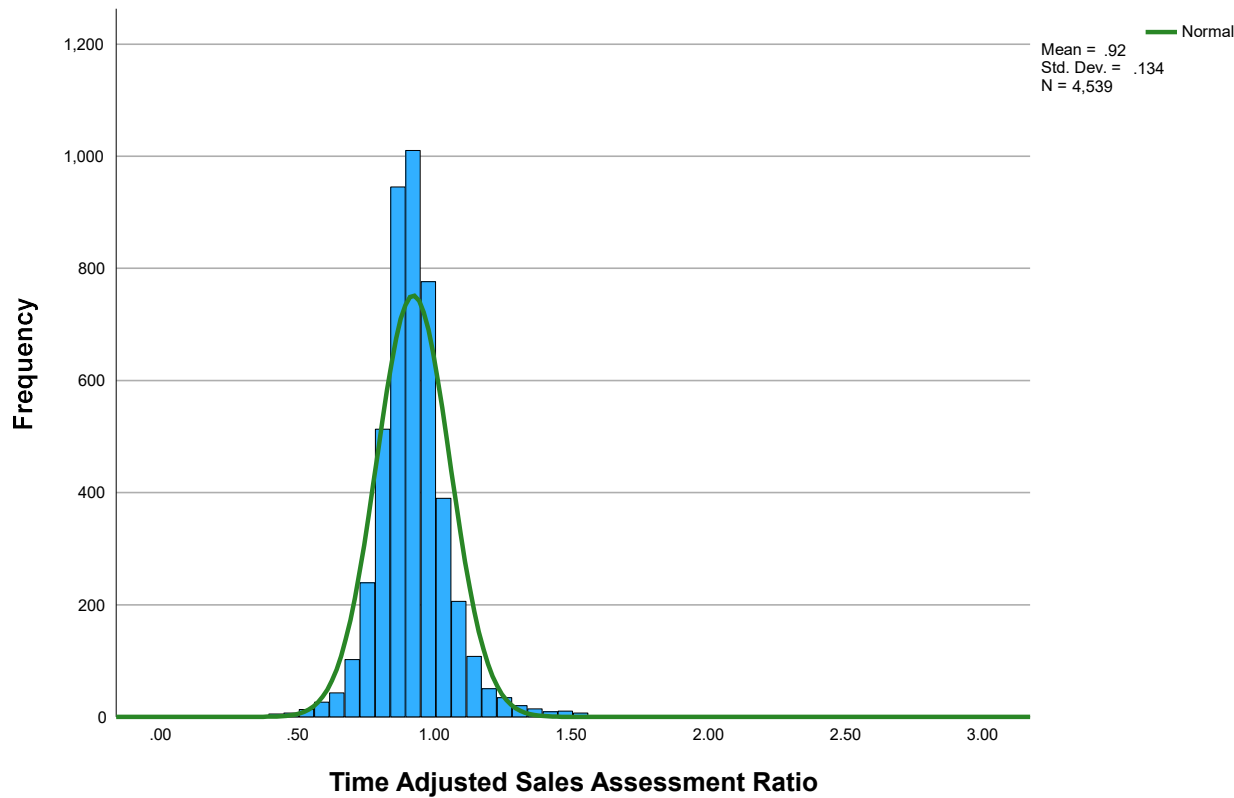
Ratio Statistics for market_value_total / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
4539	1.0070	.9990	.9948	-.0310	1.0123	.0895	12.03%

Graph



Graph



Graph

