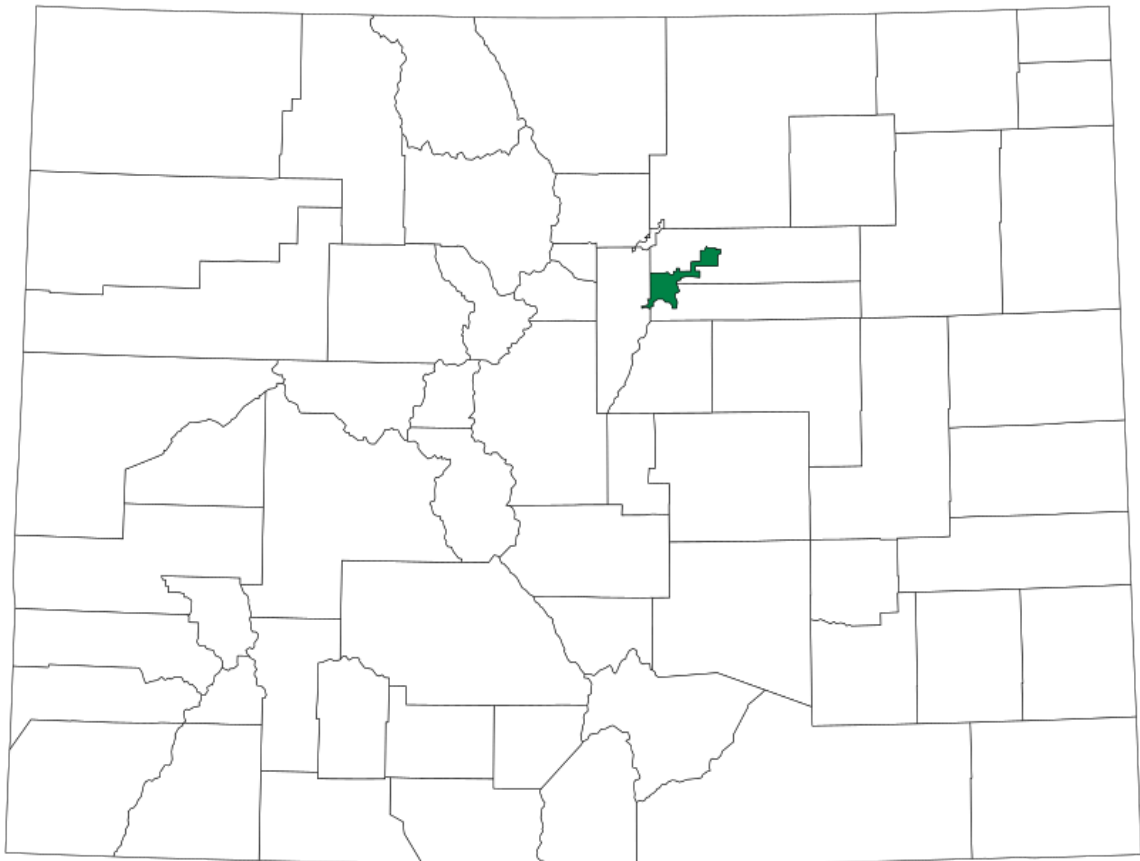


# San Matteo

*D A T A   A N A L Y T I C S*

**2025 Property Assessment Study**

**Denver County**



September 15, 2025

**Natalie Castle**

Director of Research, Colorado Legislative Council  
Room 029, 200 East Colfax Avenue  
Denver, CO 80203

San Matteo Data Analytics (SMDA) respectfully submits the **Final Report regarding the 2025 Colorado Property Assessment Study for Denver County**. This report summarizes the results of both a procedural review and a statistical analysis.

The **procedural review** evaluated local assessment practices, including valuation methods of residential, commercial, agricultural properties, as well as natural resources, personal property, possessory interests, and subdivision discounting. It also examined processes related to the development of economic areas, and sales qualification.

The **statistical analysis** measured compliance with statutory assessment levels for vacant land, residential, and commercial/industrial properties.

We value the opportunity to support the State of Colorado in ensuring fair and consistent property assessments. Please contact us if you have any questions or need additional details regarding these reports.



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# 1. Statistical Overview

## Compliance and Evaluations

Denver County was found to be in compliance.

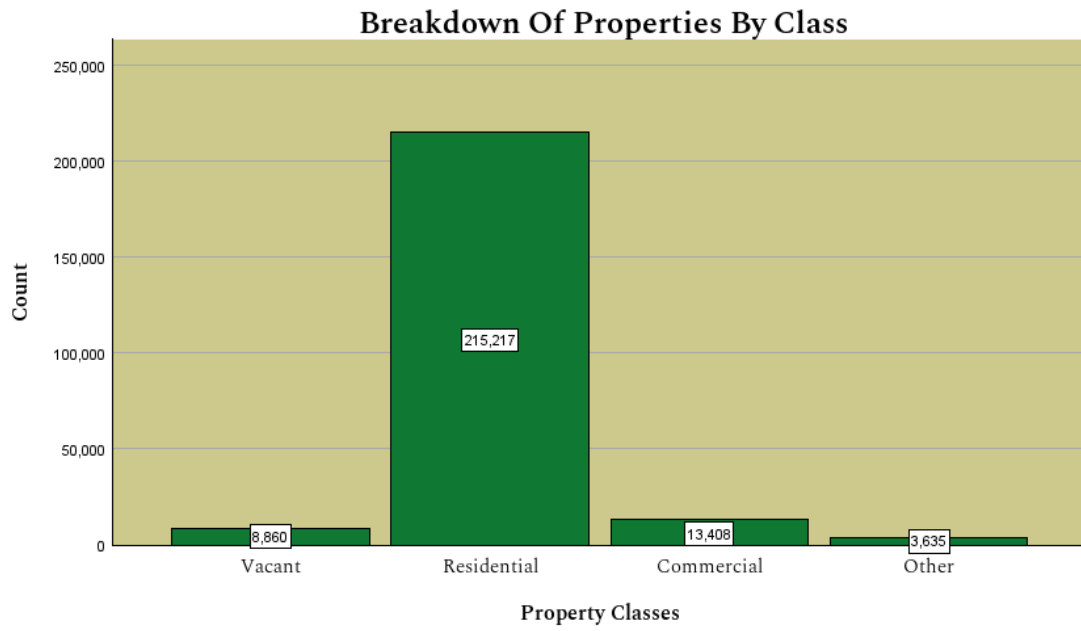
	Result	Value
<b>Vacant Land</b>		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	10.50%
Time Adjustments	Pass	0.621
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	-0.04
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	<b>Result</b>	<b>Value</b>
<b>Residential</b>		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	5.09%
Time Adjustments	Pass	0.541
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

	<b>Result</b>	<b>Value</b>
<b>Commercial/Industrial</b>		
Median Sales Ratio	Pass	0.96
Coefficient of Dispersion	Pass	14.32%
Time Adjustments	Pass	0.388
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

Denver County  
**Property Types**

Below is a breakdown of the property types of the 241,120 parcels in Denver County.



## 2. Vacant Land

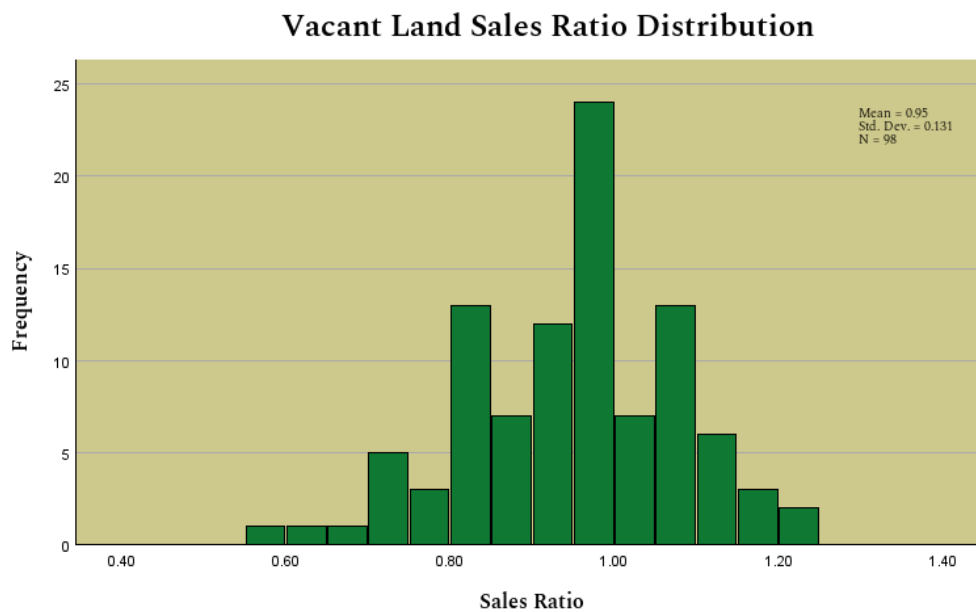
### Overview

Denver was found to be compliant for Vacant Land properties.

	Result	Value
<b>Vacant Land</b>		
Median Sales Ratio	Pass	0.97
Coefficient of Dispersion	Pass	10.50%
Time Adjustments	Pass	0.621
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	-0.04
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

## Vacant Land Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Vacant Land MSR for Denver County was calculated to be 0.97, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed 24 VacantLand sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

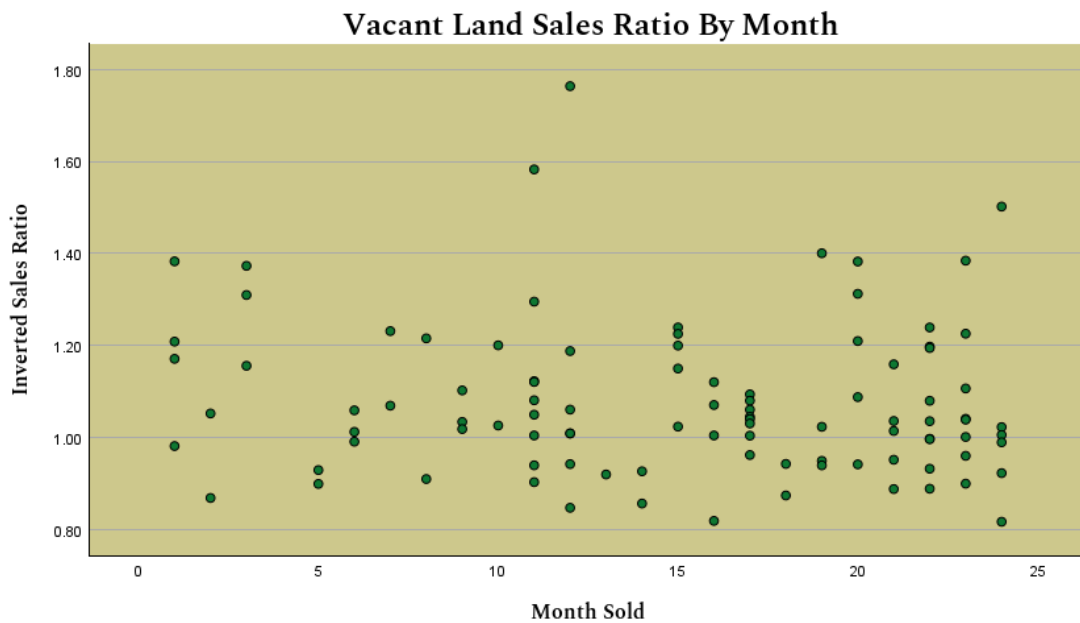


## Vacant Land Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Vacant Land properties in Denver County was calculated at 10.50% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

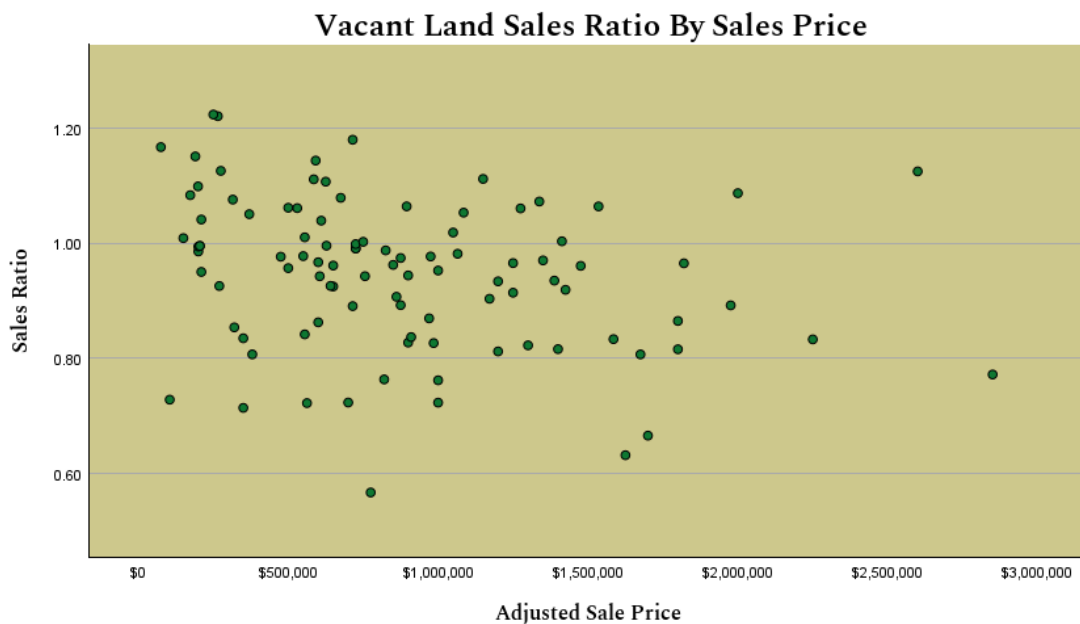
## Vacant Land Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Denver's Vacant Land sales ratios.



## Vacant Land Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Denver County was calculated at 1.02, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



## Vacant Land Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Denver County, the PRB was calculated at -0.04 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

## **Vacant Land Sold/Unsold Comparison**

All previous Vacant Land statistics focus only on the compliance of properties that were sold during the Vacant Land data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our study indicates that the Vacant Land sold and unsold properties are treated similarly.

## **Vacant Land Sales Qualification**

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Vacant Land sales are being coded in an acceptable way.

There were 101 Vacant Land sales. We have confirmed that more than 50% of all sales were qualified.

### 3. Residential

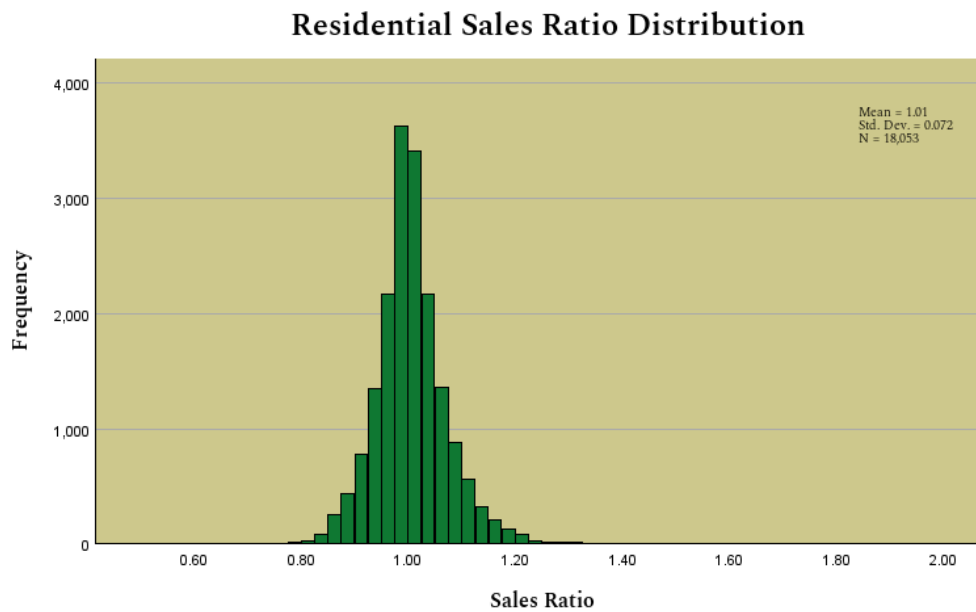
#### Overview

Denver County was found to be compliant for Residential properties.

	Result	Value
<b>Residential</b>		
Median Sales Ratio	Pass	1.00
Coefficient of Dispersion	Pass	5.09%
Time Adjustments	Pass	0.541
Price Related Differential	Sufficient	1.00
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

## Residential Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Residential MSR for Denver County was calculated to be 1.00, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.



## Residential Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Residential properties in Denver County was calculated at 5.09% which is within the acceptable statistical standard of 15.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

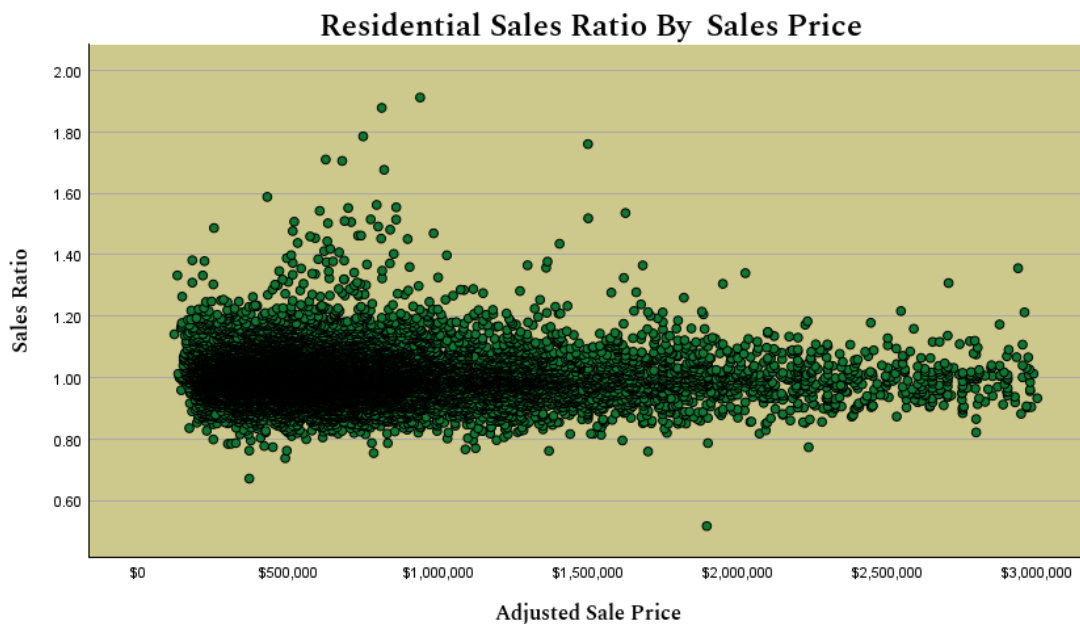
## Residential Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Denver County's Residential sales ratios.



## Residential Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Denver County was calculated at 1.00, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



## Residential Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Denver County, the PRB was calculated at 0.00 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

## **Residential Sold/Unsold Comparison**

All previous Residential statistics focus only on the compliance of properties that were sold during the Residential data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our analysis indicates that the Residential sold and unsold properties are treated similarly.

## **Residential Sales Qualification**

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Residential sales are being coded in an acceptable way.

There were 18,365 Residential sales. We have confirmed that more than 50% of all sales were qualified.

## 4. Commercial and Industrial

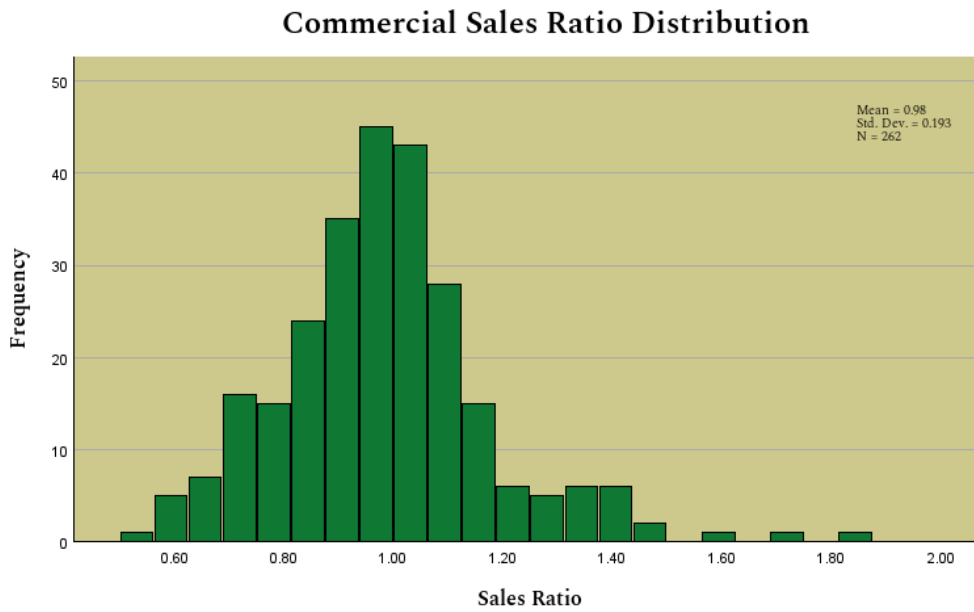
### Overview

Denver was found to be compliant for Commercial and Industrial properties.

	Result	Value
<b>Commercial and Industrial</b>		
Median Sales Ratio	Pass	0.96
Coefficient of Dispersion	Pass	14.32%
Time Adjustments	Pass	0.388
Price Related Differential	Sufficient	1.02
Price Related Bias	Sufficient	0.00
Sold/Unsold Similarity	Sufficient	
Qualified Sales > 50%	Yes	

## Commercial Median Sales Ratio

The median sales ratio (MSR) tests how close the Assessor's valuations (estimates of market value) are to the true market value. The distribution of these sales ratios should be centered around 1.00. The Commercial MSR for Denver County was calculated to be 0.96, which is within the acceptable statistical range of 0.95 to 1.05 established by the State Board of Equalization (SBOE). We trimmed zero sales during the development of this analysis. The MSR was also calculated for all applicable subclass, neighborhoods, economic areas, size and valuation strata identified by the auditor. See appendix for more details.

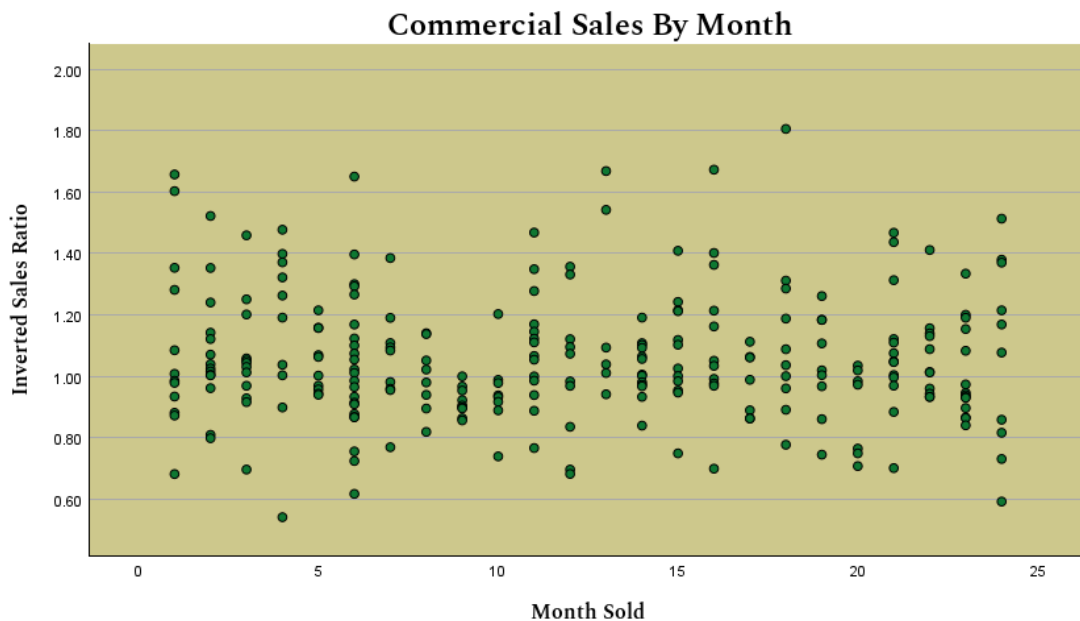


## Commercial Coefficient of Dispersion

The Coefficient of Dispersion (COD) tests for undesirable variance in the valuations. The variance in sales ratios should be as small as possible. The COD for Commercial properties in Denver County was calculated at 14.32% which is within the acceptable statistical standard of 20.99% or less established by the State Board of Equalization (SBOE). The COD was also calculated for all applicable class, subclass, neighborhoods, economic areas, and valuation strata identified by the auditor. See appendix for more details.

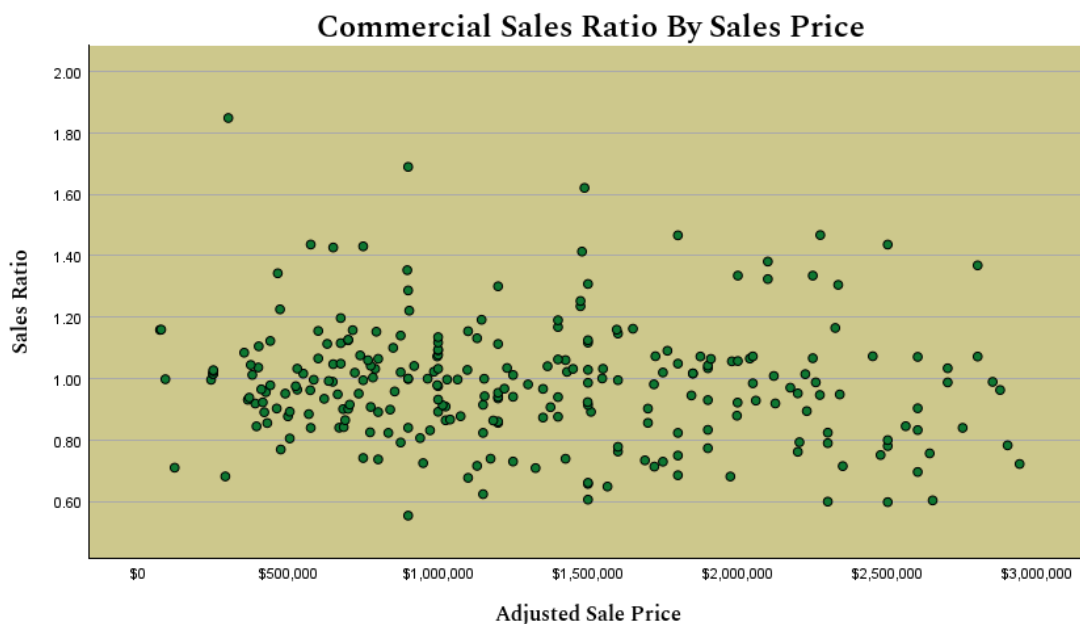
## Commercial Market (Time) Adjustments

All previous statistics used the time-adjusted sales price to ensure that the effect of time on sales ratios has been appropriately addressed. There should be a consistent and reasonable time adjustment methodology, not one tailored to improve sales ratios. We examined the sales ratios over the 24 - month period of sales. There does not appear to be a significant effect of time on Denver County's Commercial sales ratios.



## Commercial Price Related Differential

The Price Related Differential (PRD) tests for differences in the valuations of high and low value sold properties. Sales ratios should be consistent across the range of sale prices so the PRD should be very close to 1.00. The PRD for Denver County was calculated at 1.02, which is within the acceptable range of 0.98 to 1.03 established by the International Association of Assessing Officers (IAAO). The PRD was also calculated for all applicable class, subclass, neighborhoods, economic areas, size, and valuation strata identified by the auditor. See appendix for more details.



## Commercial Price Related Bias

The Price Related Bias (PRB) measures whether assessment levels change systematically with property value. A PRB close to 0.00 indicates that high- and low-value properties are valued consistently, without upward or downward bias in the sales ratios. For Denver County, the PRB was calculated at 0.00 which is within the acceptable statistical range of -0.05 to 0.05 established by the International Association of Assessing Officers. The PRB was also analyzed across all applicable categories, including property class, subclass, neighborhood, economic area, size, and valuation strata as identified by the auditor. Additional details are provided in the appendix.

## **Commercial Sold/Unsold Comparison**

All previous commercial statistics focus only on the compliance of properties that were sold during the Commercial data collection period. In order to ensure that the unsold properties are also being valued consistently we evaluate whether or not they were treated the same as the sold properties.

Our default comparison approach utilizes the Mann-Whitney U test (also known as the Wilcoxon rank-sum test), to analyze two samples of sold and unsold properties. First, we compare the price per square foot, followed by the change in price per square foot from last reappraisal to this one, and finally we compare the change in total value from last reappraisal to this one. If necessary, we will also consider the stratified (economic area, neighborhood, improvement abstract, etc.) medians of the following unitary metrics: price per foot, change in price per foot, and change in value. See appendix for more details.

Our study indicates that commercial sold and unsold properties are treated similarly.

## **Commercial Sales Qualification**

All the analysis above, notwithstanding the sold/unsold comparison, relies entirely on qualified sales. In order to ensure that this is a complete and unbiased analysis of assessment practices, we will verify that sales are being correctly coded. We have concluded that Commercial sales are being coded in an acceptable way.

There were 369 commercial sales. We have confirmed that more than 50% of all sales were qualified.

## 5. Agriculture

### Methodology

SMDA conducted a comprehensive review of county records to evaluate the classification and valuation of agricultural lands. The review included an assessment of major land categories, such as sprinkler irrigated farmland (4107), flood irrigated (4117), dry farmland (4127), meadow hay (4137), grazing areas (4147), orchard land (4157), farm/ranch waste land (4167), and forest land (4177).

Denver County applied the following methods to determine agricultural land classification and appropriate valuation methodology:

- Aerial photos are available and used for land classification
- Crop rotations are documented using a ten-year average
- Acreage totals for all classes and subclasses are verified

Additionally, SMDA checked the county records to confirm that the commodity prices and expense data provided by the Property Tax Administrator (PTA) were accurately applied. Guidance from the **Assessor's Reference Library (ARL), Volume 3, Chapter 5** was referenced where appropriate.

### Conclusions

Based on the review and analysis, SMDA considers Denver County's appraisal practices for agricultural property acceptable and in alignment with statutory requirements. The directives, commodity pricing, and expense figures issued by the Property Tax Administrator were correctly applied throughout the process. County-reported yields closely matched the figures published by Colorado Agricultural Statistics, and the expenses used were both reasonable and within allowable ranges. Grazing land carrying capacities were properly supported and fell within acceptable limits. Overall, the analysis confirms that the valuation approach is sound, well-documented, and based on reliable data.

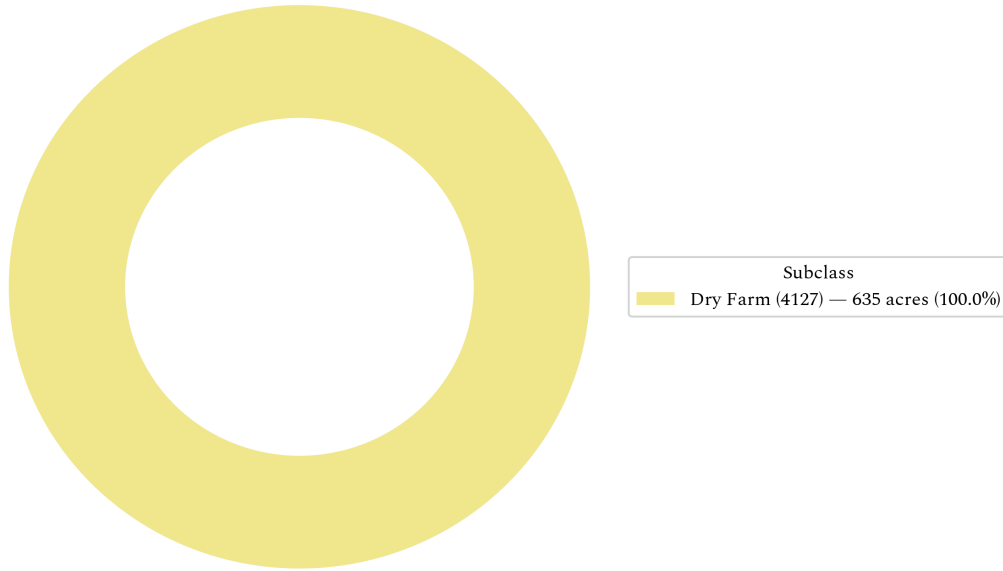
### Recommendations

None

### Agricultural Land Breakdown

Abstract	Class	Acres	Actual Value	Actual Value/Acre	Assessed Value
4127	Dry Farm	634.72	\$114,600	\$180.55	\$30,960

Acres by Subclass



## 6. Agriculture Non-Integral

### Methodology

SMDA reviewed Denver County's processes to determine whether it complied with the guidelines outlined in the **Assessor's Reference Library (ARL), Volume 3, Chapter 5**. The review focused on Denver County's approach to identifying land associated with residential improvements on farms and ranches, as well as land beneath residential structures that may not be integral to an agricultural operation under **§39-1-102, C.R.S.**

### For Residential Improvements on a Farm or Ranch

When identifying land under residential structures on a **farm or ranch** that is determined to be not integral to agricultural activity, Denver County applied the following discovery methods:

- Field Inspections
- Aerial Photography

### For Residential Improvements Not Integral to Agriculture

Denver County has not indicated any methods used to discover land under a residential improvement that is determined to be not integral under 39-1-102, C.R.S.:

### Conclusions

Denver County followed the procedures set forth by the **Division of Property Taxation** for classifying and valuing land associated with residential improvements, whether or not the property is considered integral to agricultural use.

### Recommendations

None

## 7. Economic Areas

### **Methodology**

Denver County submitted written narratives and maps outlining its economic areas. SMDA reviewed these materials for clarity, logical consistency, and alignment between the descriptions and mapped boundaries.

### **Conclusions**

Each area is affected by comparable market conditions, which supports consistent property valuations and helps maintain uniformity in values among properties with similar characteristics within the same geographic region.

### **Recommendations**

None

## 8. Natural Resources

### Conclusions

Denver County does not have any natural resources and is therefore not subject to this portion of the audit.

## 9. Personal Property

### Methodology

SMDA reviewed Denver County's personal property assessment procedures for compliance with the **Assessor's Reference Library (ARL), Volume 5** and the requirements of the **State Board of Equalization (SBOE)**. The SBOE mandates the use of ARL Volume 5, which includes up-to-date discovery processes, classification methods, documentation standards, economic life tables, cost factor tables, depreciation schedules, and level-of-value adjustment tables.

The county provided a current personal property audit plan for the 2025 valuation period along with a list of audited businesses, which matched the plan requirements. For counties with populations over 100,000, including Denver, a statistically valid sample of audited schedules was selected to confirm compliance with state laws and Property Tax Administrator guidelines.

To identify and discover personal property accounts, Denver County used several methods:

- Public record documents
- Local publications
- Personal observation
- Questionnaires

The county follows all classification, documentation, and valuation procedures recommended by the **Division of Property Taxation (DPT)**, including the prescribed cost factor tables, depreciation schedules, and level-of-value adjustment factors.

Denver County also employed a structured audit process using multiple audit triggers to select accounts for review:

- Non-filing taxpayers
- Businesses with no deletions or additions for 2 or more years
- Accounts with omitted property
- Incomplete or inconsistent declarations
- Accounts with greater than 10% change
- New businesses filing for the first time
- Accounts with obvious discrepancies

### Conclusions

Denver County implemented effective discovery, classification, documentation, valuation, and auditing practices for personal property assessments. The county's procedures align with ARL Volume 5, meet all SBOE requirements, and demonstrate statistical compliance.

### Recommendations

None

# 10. Possessory Interest

## Methodology

SMDA reviewed Denver County's discovery and valuation of possessory interest properties to ensure they correctly applied the guidelines outlined in the **Assessor's Reference Library (ARL), Volume 3, Chapter 7**, in accordance with **§39-1-103(17)(a)(II), C.R.S.** Possessory interest refers to a private right to occupy or use government-owned property granted through a lease, license, permit, concession, contract, or other agreement, as defined by the Property Tax Administrator.

SMDA reviewed Denver County's assessment procedures for compliance with these guidelines for **agricultural and commercial** possessory interests. The county confirmed the completeness of its discovery process and whether it was confident that all relevant possessory interest properties had been identified and placed on the assessment roll.

## Conclusions

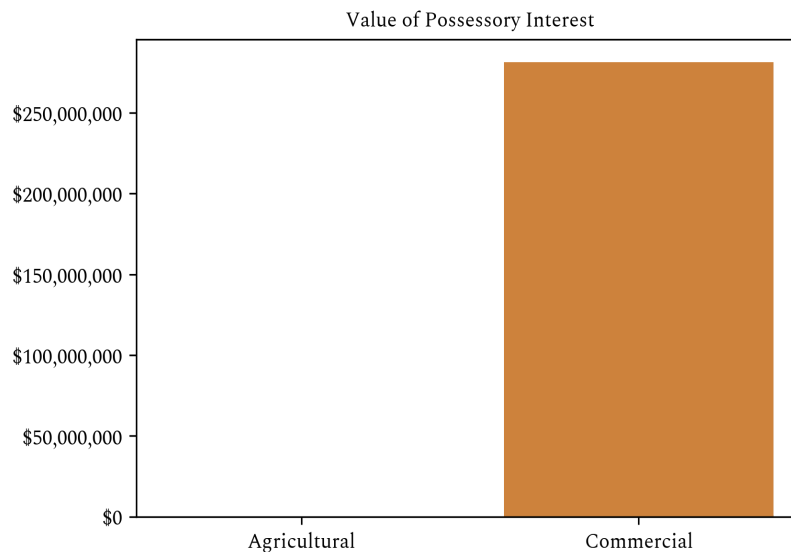
Denver County established an effective discovery process to ensure that possessory interest properties were added to the tax roll. The county consistently applied the proper procedures and valuation methods according to State guidelines, resulting in accurate and compliant assessments.

## Recommendations

None

## Possessory Interest Breakdown

Possessory Interest Type	Value
Agricultural	\$166,000
Commercial	\$281,270,200



# 11. Sales Verification

## Methodology

As part of the Property Assessment Study, SMDA conducted an evaluation of Denver County's procedures for verifying real estate sales. This review was guided by the relevant provisions of the **Colorado Revised Statutes**:

A representative body of sales is required when considering the market approach to appraisal.

*(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:*

*(a)(I) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section **39-1-104 (10.2)**. Sales of personal property exempt pursuant to the provisions of sections **39-3-102, 39-3-103, and 39-3-119 to 39-3-122** shall not be included in any such sample.*

*(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (**39-1-103, C.R.S.**)*

The assessor is required to use sales of real property only in the valuation process.

*(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (**39-1-103, C.R.S.**)*

SMDA examined Denver County's sales verification practices for the 2025 valuation period by reviewing a selection of sales from Denver County's master sales list. A total of 93 unqualified sales were analyzed. Of these, 93 sales provided clear and supportable reasons for disqualification

Where fewer than **50% of sales** were qualified within a property class, SMDA evaluated the reasons for disqualification within any subclass comprising **20% or more** of the class (by property count or value). When indications arose that sales data might be inadequate, unrepresentative, or incorrectly disqualified, SMDA discussed these cases directly with the assessor. SMDA also reviewed disqualified sales by assigned code to confirm consistent application; additional analysis was performed if SMDA discovered discrepancies.

Because Denver County maintained a sufficient percentage of qualified sales, an in-depth subclass analysis was not required.

Denver County

## **Conclusions**

Based on SMDA's review, Denver County performed adequately in verifying sales and applying statutory requirements.

## **Recommendations**

None

## 12. Subdivision Discounting

### Methodology

SMDA reviewed Denver County's subdivision discounting practices to ensure compliance with §39-1-103(14), C.R.S. The review confirmed that discounting was applied to subdivisions where fewer than 80% of vacant lots had been sold. For each qualifying subdivision, an absorption rate was estimated to reflect the expected timeframe for selling the remaining parcels. Using the Summation Method and following the Division of Property Taxation guidelines, an appropriate discount rate was developed to account for the anticipated holding period and associated carrying costs.

### Conclusions

Denver County properly applied discounting procedures for qualifying subdivisions. The county's estimates of absorption periods, discount rates, and lot values are consistent with statutory requirements and state-recommended methodologies.

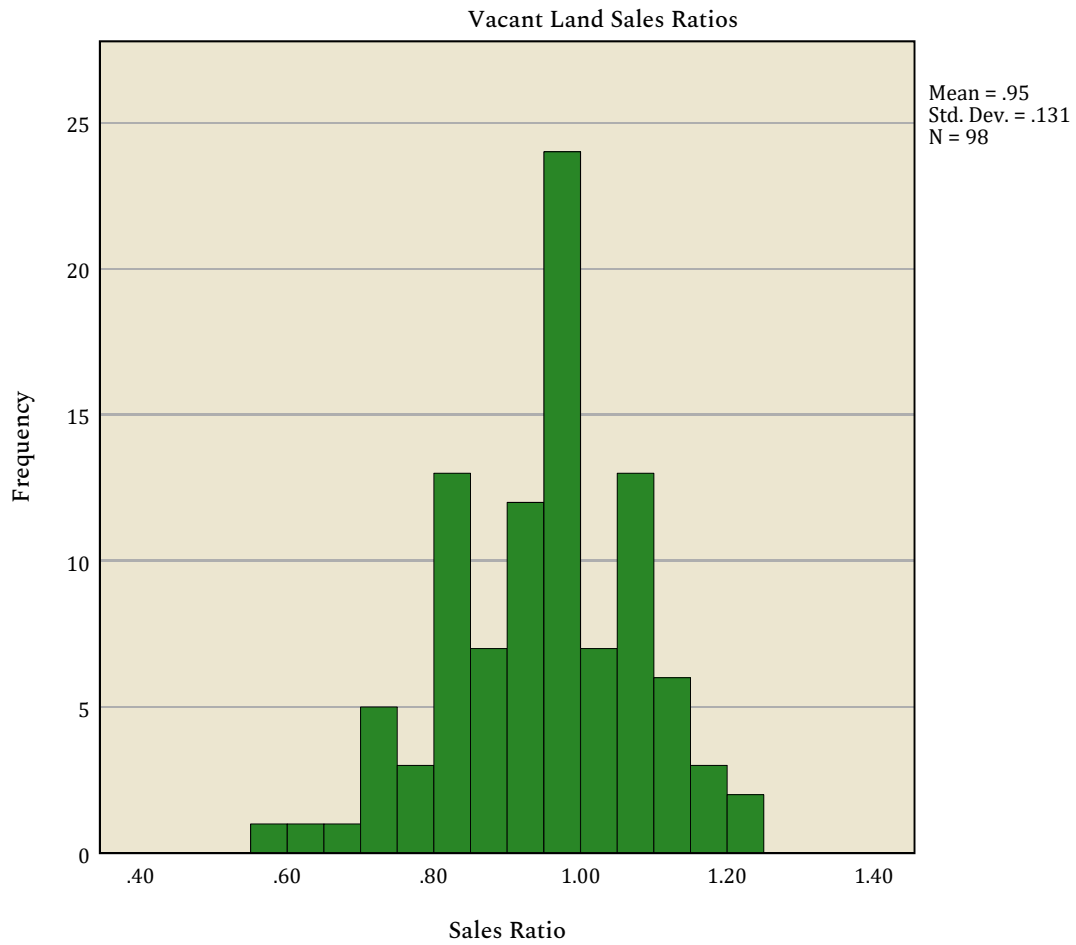
### Recommendations

None

# 13. Appendix

### OVERALL Vacant Land: Sales Ratio Distribution

Graph



## OVERALL Vacant Land: Central Tendencies

### Ratio Statistics

Ratio Statistics for Current Total Value /  
Adjusted Sale Price

N	Median	Coefficient of Dispersion
101	.965	.105

### Ratio Statistics

Ratio Statistics for Current Total  
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.023	1.017

**OVERALL Vacant Land: Sales Price by Sales Ratio**

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.954	.016		60.685	<.001
	Adjusted Sale Price	-6.752E-9	.000	-.084	-.835	.406

a. Dependent Variable: Sales Ratio

**Graph**



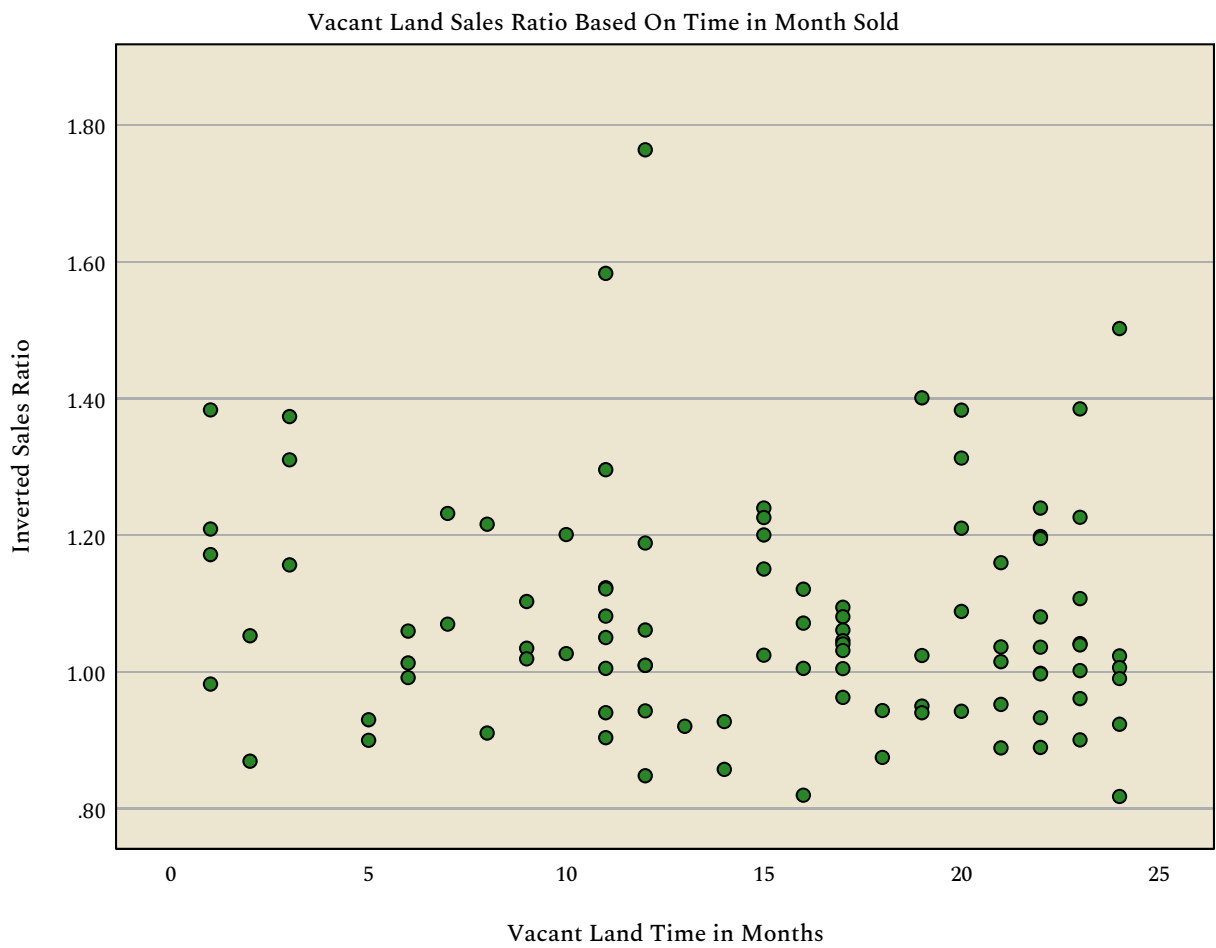
**OVERALL Vacant Land: Months by Inverted Sales Ratio**

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.124	.039		28.590	<.001
	Vacant Land Time in Months	-.003	.002	-.125	-1.258	.211

a. Dependent Variable: Inverted Sales Ratio

**Graph**



**OVERALL Vacant Land: Descriptive Statistics**

**Frequencies**

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	101	101	101
	Missing	0	0	0
Mean		\$878,505.94	\$1,011,434.65	\$132,928.71
Median		\$726,600.00	\$728,100.00	\$10,800.00
Percentiles	2.5	\$620.00	\$122,590.00	-\$269,115.00
	25	\$324,150.00	\$465,450.00	-\$41,750.00
	50	\$726,600.00	\$728,100.00	\$10,800.00
	75	\$992,250.00	\$1,142,400.00	\$154,150.00
	97.5	\$2,844,260.00	\$3,405,030.00	\$1,585,170.00

**OVERALL Vacant Land: Mann-Whitney U-Test (Rank-sum)**

**Nonparametric Tests**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Current Total Value is the same across categories of Vacant Land Sold vs. Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Current Total Value across Vacant Land Sold vs. Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	2884
Mann-Whitney U	88665.000
Wilcoxon W	3965385.000
Test Statistic	88665.000
Standard Error	8181.189
Standardized Test Statistic	-6.177
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**OVERALL Vacant Land: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Total Value is the same across categories of Vacant Land Sold vs. Unsold.	Independent-Samples Mann-Whitney U Test	.128

Hypothesis Test Summary

	Decision
1	Retain the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

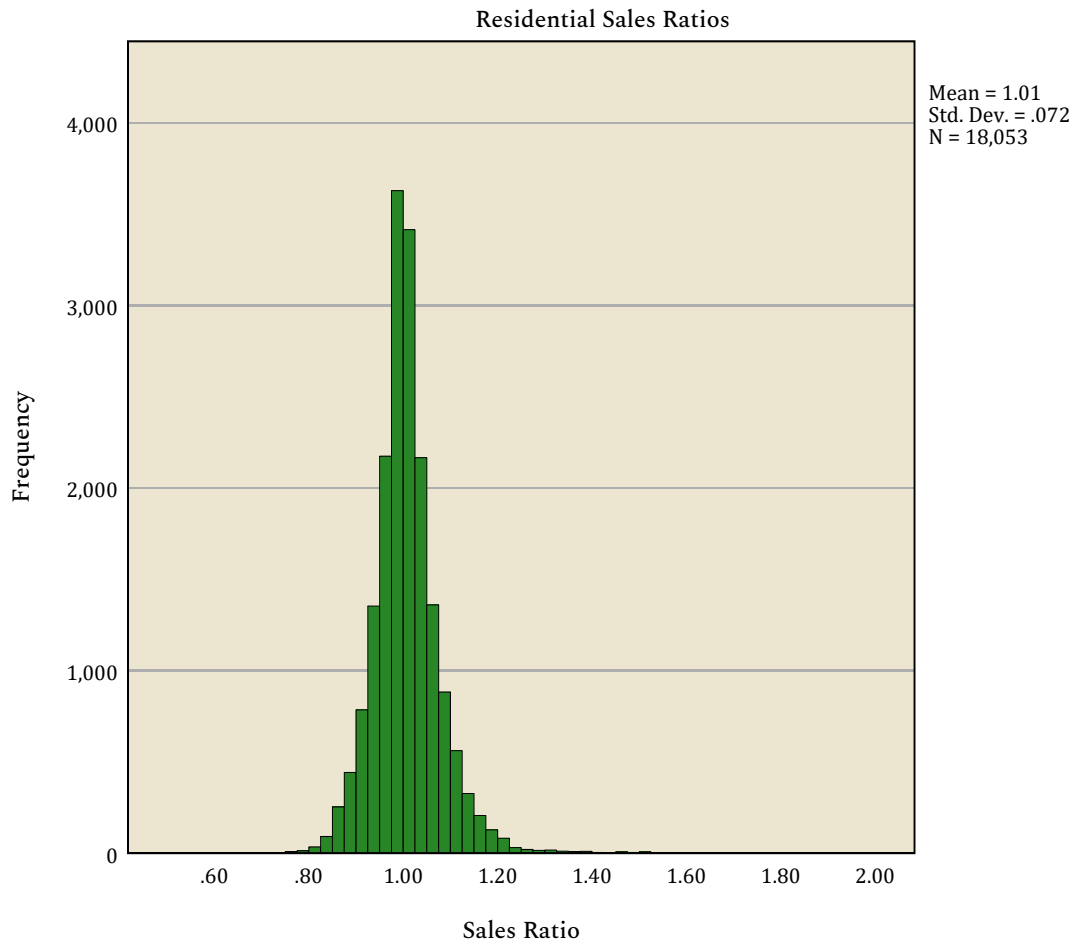
**Difference in Total Value across Vacant Land Sold vs. Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	8376
Mann-Whitney U	320794.000
Wilcoxon W	34794850.000
Test Statistic	320794.000
Standard Error	11654.053
Standardized Test Statistic	1.522
Asymptotic Sig.(2-sided test)	.128

### OVERALL Residential: Sales Ratio Distribution

#### Graph



## OVERALL Residential: Central Tendencies

### Ratio Statistics

Ratio Statistics for Current Total Value /  
Adjusted Sale Price

N	Median	Coefficient of Dispersion
18365	1.001	.051

### Ratio Statistics

Ratio Statistics for Current Total  
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
.002	1.002

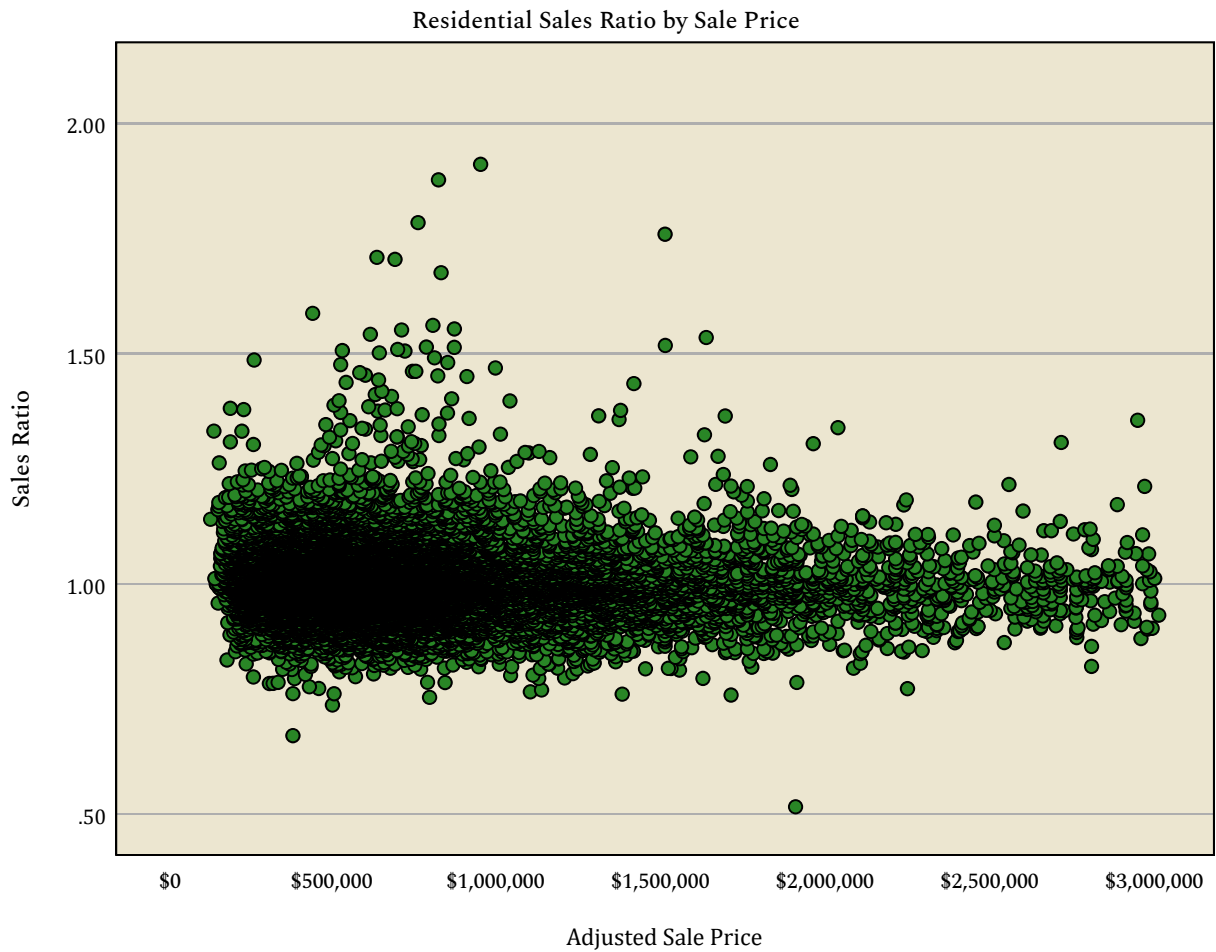
**OVERALL Residential: Sales Price by Sales Ratio**

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.006	.001		1550.467	<.001
	Adjusted Sale Price	-3.242E-10	.000	-.009	-1.161	.245

a. Dependent Variable: Sales Ratio

**Graph**



**OVERALL Residential: Months by Inverted Sales Ratio**

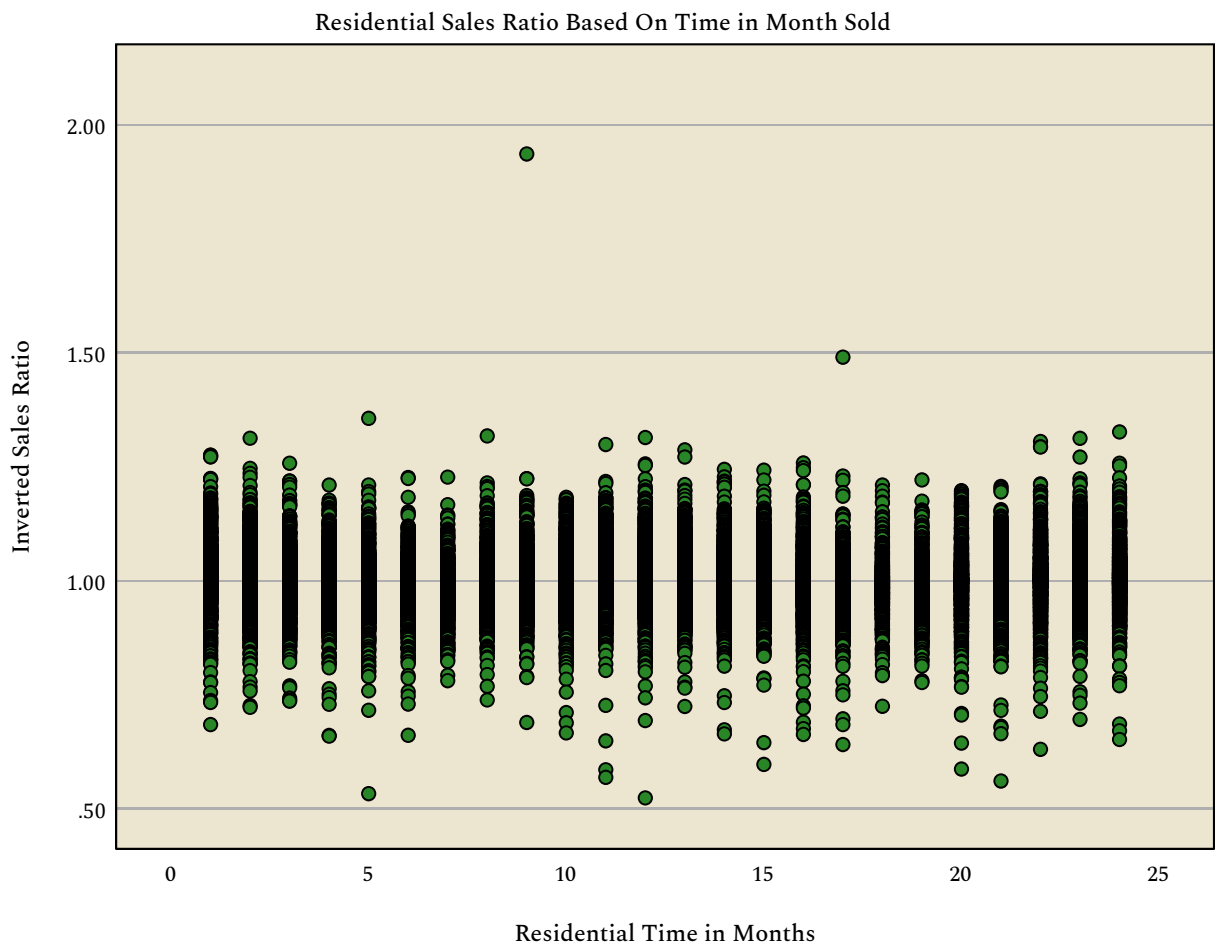
**Regression**

Coefficients<sup>a</sup>

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.020	.008		134.603	<.001
	Residential Time in Months	.000	.001	-.005	-.612	.541

a. Dependent Variable: Inverted Sales Ratio

**Graph**



**OVERALL Residential: Descriptive Statistics**

**Frequencies**

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	18365	18365	18365
	Missing	0	0	0
Mean		\$403.88	\$411.67	1.04
Median		\$387.61	\$395.39	1.01
Percentiles	2.5	\$201.13	\$214.41	.84
	25	\$297.66	\$304.07	.95
	50	\$387.61	\$395.39	1.01
	75	\$486.30	\$491.69	1.08
	97.5	\$715.70	\$721.76	1.34

**Frequencies**

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	18365	18365	18365
	Missing	0	0	0
Mean		\$818,934.63	\$829,586.03	\$10,651.41
Median		\$596,800.00	\$599,200.00	\$4,800.00
Percentiles	2.5	\$207,715.00	\$217,500.00	-\$155,185.00
	25	\$430,500.00	\$432,050.00	-\$25,800.00
	50	\$596,800.00	\$599,200.00	\$4,800.00
	75	\$841,650.00	\$861,800.00	\$44,200.00
	97.5	\$2,364,010.00	\$2,486,910.00	\$325,300.00

**OVERALL Residential: Mann-Whitney U-Test (Rank-sum)**

**Nonparametric Tests**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Total Value across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	201265
Mann-Whitney U	1295230470.500
Wilcoxon W	18206582565.500
Test Statistic	1295230470.500
Standard Error	7316793.126
Standardized Test Statistic	-41.102
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**OVERALL Residential: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Price Per Foot across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	201360
Mann-Whitney U	1565658683.500
Wilcoxon W	18429595409.500
Test Statistic	1565658683.500
Standard Error	7387384.848
Standardized Test Statistic	-8.187
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**OVERALL Residential: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Price Per Foot across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	201360
Mann-Whitney U	1285610756.000
Wilcoxon W	18256233552.000
Test Statistic	1285610756.000
Standard Error	7276866.509
Standardized Test Statistic	-40.160
Asymptotic Sig.(2-sided test)	<.001

**OVERALL Residential: Unit Value Comparison**

**Summarize**

Sold vs Unsold

Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	18360	1.01	1.04
UNSOLD	193598	.98	1.04
Total	211958	.98	1.04

**OVERALL Residential: Neighborhood Group**

**Ratio Statistics**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0001	201	1.000	.038
0002	57	.994	.035
0003	309	.999	.028
0004	351	1.002	.033
0005	360	.999	.036
0006	364	1.002	.025
0101	480	.999	.042
0104	41	1.006	.047
0105	93	1.000	.050
0106	39	1.008	.050
0109	49	.997	.066
0110	71	1.008	.058
0111	87	.995	.044
0113	33	1.001	.057
0114	42	.995	.066
0117	41	.990	.060
0118	31	.987	.069
0120	36	.999	.059
0123	50	1.000	.044
0124	35	1.002	.043
0127	119	.999	.033
0128	34	1.005	.034
0134	731	1.000	.037
0205	125	1.003	.045
0207	74	1.008	.051
0211	98	1.008	.060
0212	66	1.011	.060
0213	41	.998	.047

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0215	76	1.005	.062
0216	61	1.013	.061
0217	80	.992	.051
0218	148	1.000	.050
0219	51	1.001	.045
0226	69	1.001	.052
0227	46	.994	.046
0228	96	1.000	.055
0230	79	.996	.055
0231	220	1.001	.051
0234	109	1.004	.066
0235	123	.999	.057
0237	126	1.000	.062
0238	82	1.006	.064
0239	35	.985	.042
0242	146	1.000	.059
0244	61	1.002	.048
0245	83	1.008	.062
0247	118	1.003	.045
0248	36	1.003	.051
0250	122	.999	.051
0253	160	.999	.053
0254	80	.997	.047
0255	158	.997	.053
0256	74	1.001	.050
0257	40	1.013	.052
0258	32	1.002	.052
0259	35	1.000	.057
0261	122	1.005	.060

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0262	156	1.003	.052
0263	53	1.002	.044
0265	65	.995	.050
0266	91	.988	.049
0267	55	1.005	.049
0268	35	1.001	.047
0401	31	1.003	.060
0402	88	.996	.043
0403	44	.997	.042
0503	90	.999	.049
0504	152	.999	.052
0506	145	1.003	.040
0507	74	1.002	.044
0508	50	1.004	.038
0509	94	1.003	.047
0510	172	.998	.059
0511	52	1.005	.054
0512	55	.997	.051
0513	91	1.003	.064
0514	101	1.010	.057
0517	229	1.002	.061
0519	118	1.003	.043
0520	62	1.001	.035
0521	56	1.005	.047
0522	122	.994	.055
0523	102	1.004	.046
0524	48	1.001	.043
0525	58	1.001	.065
0526	253	1.002	.050

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0529	46	.992	.067
0530	162	1.005	.061
0531	96	.998	.040
0532	199	.997	.064
0535	94	1.002	.052
0536	122	1.002	.049
0538	126	1.000	.047
0540	130	1.004	.044
0543	58	1.001	.056
0544	133	1.004	.056
0545	114	1.012	.075
0547	85	1.016	.072
0548	43	1.000	.082
0549	89	.997	.044
0550	31	1.001	.051
0552	63	1.006	.042
0553	130	1.006	.050
0580	63	1.005	.052
0581	39	1.005	.060
0582	61	.996	.048
0583	53	1.008	.053
0584	137	1.004	.066
0585	254	1.002	.052
0586	172	1.000	.063
0587	83	.997	.053
0588	155	1.002	.064
0589	96	1.008	.058
0592	77	1.008	.047
0593	191	1.005	.044

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0596	71	1.007	.053
0597	58	.995	.060
0599	104	.998	.057
0601	87	1.012	.055
0604	56	1.005	.060
0606	222	.998	.058
0607	183	1.003	.067
0613	35	1.000	.056
0614	254	1.003	.042
0622	33	1.006	.096
0623	62	.998	.044
0624	117	.994	.050
0626	313	1.001	.061
0627	55	1.012	.047
0628	129	.997	.039
0631	47	.996	.062
0636	72	1.001	.056
0640	129	.992	.043
0653	111	1.003	.033
0656	60	1.004	.046
0658	33	1.008	.046
0663	33	1.019	.075
0664	113	.996	.050
0665	83	.997	.058
0666	34	.988	.067
0667	52	1.002	.067
0668	182	1.003	.047
0670	33	.999	.062
0671	39	1.000	.039

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
0672	33	1.002	.044
0674	135	.999	.062
0680	54	1.001	.092
0681	66	1.009	.059
0702	102	1.001	.049
0707	135	.996	.068
0709	44	.991	.062
0713	36	1.019	.059
0715	30	1.002	.044
0717	32	.999	.046
0720	36	1.007	.078
0803	54	1.010	.041
0804	39	1.000	.042
0805	32	1.005	.043
0901	77	1.006	.051
0902	38	.992	.054
0903	163	.995	.035
0905	195	.996	.041
0906	107	1.001	.034
Overall	16778	1.001	.050

**Ratio Statistics**

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0001	201	-.115	1.002
0002	57	-.028	1.002
0003	309	-.030	1.001
0004	351	.016	.984
0005	360	.005	1.001
0006	364	-.013	1.001
0101	480	-.005	1.003
0104	41	-.075	1.005
0105	93	.000	1.003
0106	39	.022	1.000
0109	49	-.035	1.007
0110	71	-.004	1.004
0111	87	-.037	1.003
0113	33	.003	1.006
0114	42	.001	1.004
0117	41	-.003	1.006
0118	31	-.081	1.009
0120	36	-.026	1.005
0123	50	-.013	1.003
0124	35	-.016	1.003
0127	119	-.048	1.002
0128	34	-.269	1.003
0134	731	-.004	1.002
0205	125	-.039	1.003
0207	74	-.008	1.005
0211	98	-.031	1.010
0212	66	-.013	1.008
0213	41	-.014	1.036
0215	76	-.037	1.007

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0216	61	.008	1.001
0217	80	-.005	1.003
0218	148	-.012	1.005
0219	51	-.066	1.007
0226	69	.019	.999
0227	46	-.022	1.004
0228	96	-.039	1.006
0230	79	.012	1.001
0231	220	-.001	1.005
0234	109	.005	1.003
0235	123	-.026	1.009
0237	126	.008	1.009
0238	82	-.019	1.009
0239	35	.014	1.000
0242	146	-.012	1.007
0244	61	-.025	1.010
0245	83	-.015	1.008
0247	118	.005	.998
0248	36	-.049	1.008
0250	122	.004	.998
0253	160	.007	1.003
0254	80	.003	.996
0255	158	.021	1.001
0256	74	.008	.999
0257	40	-.008	1.004
0258	32	.000	1.003
0259	35	.039	.997
0261	122	-.002	1.005
0262	156	.006	1.005

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0263	53	.007	1.002
0265	65	.000	.983
0266	91	-.003	1.004
0267	55	.025	.997
0268	35	-.008	1.004
0401	31	-.188	1.004
0402	88	-.002	1.002
0403	44	-.004	1.004
0503	90	.000	1.002
0504	152	-.027	1.021
0506	145	-.030	1.019
0507	74	.014	1.000
0508	50	.005	.996
0509	94	.013	1.002
0510	172	.005	1.006
0511	52	.014	.999
0512	55	-.023	1.010
0513	91	.007	1.003
0514	101	.006	.998
0517	229	.031	.997
0519	118	.006	1.001
0520	62	-.015	1.001
0521	56	-.099	1.008
0522	122	-.051	1.004
0523	102	-.056	1.005
0524	48	-.037	1.004
0525	58	-.008	1.008
0526	253	-.005	1.007
0529	46	-.029	1.010

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0530	162	-.029	1.012
0531	96	.001	1.002
0532	199	-.007	1.007
0535	94	-.088	1.006
0536	122	-.014	1.002
0538	126	-.137	1.004
0540	130	-.006	.997
0543	58	.006	.996
0544	133	.009	1.002
0545	114	-.010	1.021
0547	85	-.071	1.018
0548	43	-.008	1.015
0549	89	-.188	1.004
0550	31	-.030	1.012
0552	63	-.006	1.006
0553	130	-.003	.995
0580	63	.002	1.002
0581	39	-.010	1.005
0582	61	.003	1.000
0583	53	-.011	1.006
0584	137	.001	.997
0585	254	.000	1.005
0586	172	-.006	1.048
0587	83	-.006	1.017
0588	155	.022	.992
0589	96	.004	1.000
0592	77	-.053	1.016
0593	191	-.009	1.004
0596	71	-.002	1.003

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0597	58	.002	.999
0599	104	-.011	1.009
0601	87	-.003	1.008
0604	56	-.039	1.011
0606	222	-.013	1.011
0607	183	.010	1.002
0613	35	-.028	1.012
0614	254	-.008	1.004
0622	33	-.122	1.013
0623	62	-.056	1.004
0624	117	.001	1.003
0626	313	.012	1.006
0627	55	-.026	1.010
0628	129	-.010	1.002
0631	47	-.029	1.008
0636	72	.006	1.002
0640	129	.005	1.001
0653	111	-.042	1.002
0656	60	-.103	1.005
0658	33	.003	1.001
0663	33	.016	.976
0664	113	.021	.998
0665	83	-.003	1.023
0666	34	-.042	1.004
0667	52	-.004	1.004
0668	182	-.003	1.003
0670	33	-.119	1.008
0671	39	-.030	1.004
0672	33	-.039	1.019

**OVERALL Residential: Neighborhood Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
0674	135	.020	1.002
0680	54	.070	1.015
0681	66	-.010	1.008
0702	102	.161	1.001
0707	135	.033	.992
0709	44	.020	.999
0713	36	-.066	1.011
0715	30	.002	.980
0717	32	-.083	1.003
0720	36	.031	.920
0803	54	-.012	1.004
0804	39	-.266	1.004
0805	32	-.025	1.008
0901	77	.002	1.002
0902	38	-.001	1.002
0903	163	.005	1.000
0905	195	.029	.999
0906	107	-.045	1.003
Overall	16778	.002	1.003

**OVERALL Residential: Number of Sales by Value Group**

**Frequencies**

Statistics

Groups of Value

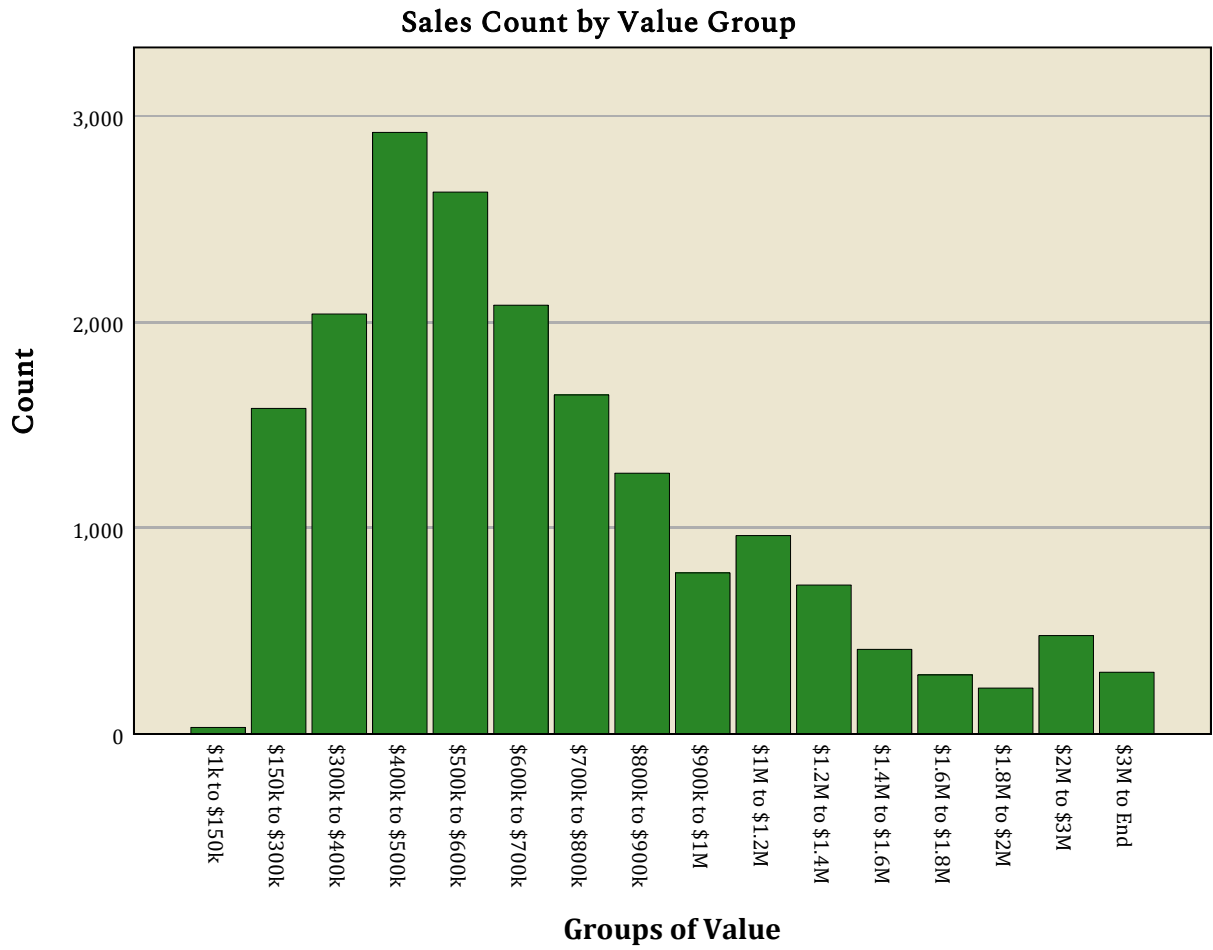
N	Valid	18365
	Missing	0

Groups of Value

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	\$1k to \$150k	32	.2	.2	.2
	\$150k to \$300k	1581	8.6	8.6	8.8
	\$300k to \$400k	2039	11.1	11.1	19.9
	\$400k to \$500k	2921	15.9	15.9	35.8
	\$500k to \$600k	2631	14.3	14.3	50.1
	\$600k to \$700k	2082	11.3	11.3	61.5
	\$700k to \$800k	1646	9.0	9.0	70.4
	\$800k to \$900k	1266	6.9	6.9	77.3
	\$900k to \$1M	782	4.3	4.3	81.6
	\$1M to \$1.2M	963	5.2	5.2	86.8
	\$1.2M to \$1.4M	723	3.9	3.9	90.7
	\$1.4M to \$1.6M	411	2.2	2.2	93.0
	\$1.6M to \$1.8M	287	1.6	1.6	94.5
	\$1.8M to \$2M	223	1.2	1.2	95.8
	\$2M to \$3M	478	2.6	2.6	98.4
	\$3M to End	300	1.6	1.6	100.0
	Total		18365	100.0	100.0

**Graph**

**OVERALL Residential: Number of Sales by Value Group**



**OVERALL Residential: Central Tendencies by Value Group**

**Ratio Statistics**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
\$1k to \$150k	32	.069	3.822
\$150k to \$300k	1581	.999	.047
\$300k to \$400k	2039	1.000	.045
\$400k to \$500k	2921	1.002	.041
\$500k to \$600k	2631	1.001	.046
\$600k to \$700k	2082	1.001	.048
\$700k to \$800k	1646	1.000	.050
\$800k to \$900k	1266	1.005	.049
\$900k to \$1M	782	1.008	.060
\$1M to \$1.2M	963	1.003	.069
\$1.2M to \$1.4M	723	1.000	.056
\$1.4M to \$1.6M	411	.998	.064
\$1.6M to \$1.8M	287	1.003	.061
\$1.8M to \$2M	223	1.007	.051
\$2M to \$3M	478	1.003	.061
\$3M to End	300	1.001	.063
Overall	18365	1.001	.051

**Ratio Statistics**

**OVERALL Residential: Central Tendencies by Value Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
\$1k to \$150k	32	5.939	1.810
\$150k to \$300k	1581	-.059	1.004
\$300k to \$400k	2039	-.161	1.004
\$400k to \$500k	2921	-.224	1.003
\$500k to \$600k	2631	-.350	1.004
\$600k to \$700k	2082	-.493	1.004
\$700k to \$800k	1646	-.633	1.005
\$800k to \$900k	1266	-.715	1.005
\$900k to \$1M	782	-.889	1.009
\$1M to \$1.2M	963	-.717	1.010
\$1.2M to \$1.4M	723	-.678	1.007
\$1.4M to \$1.6M	411	-.813	1.008
\$1.6M to \$1.8M	287	-.933	1.007
\$1.8M to \$2M	223	-.780	1.004
\$2M to \$3M	478	-.191	1.008
\$3M to End	300	-.007	1.001
Overall	18365	.002	1.002

**OVERALL Residential: Sales by Building Area Group**

**Frequencies**

Statistics

Groups by Building Area

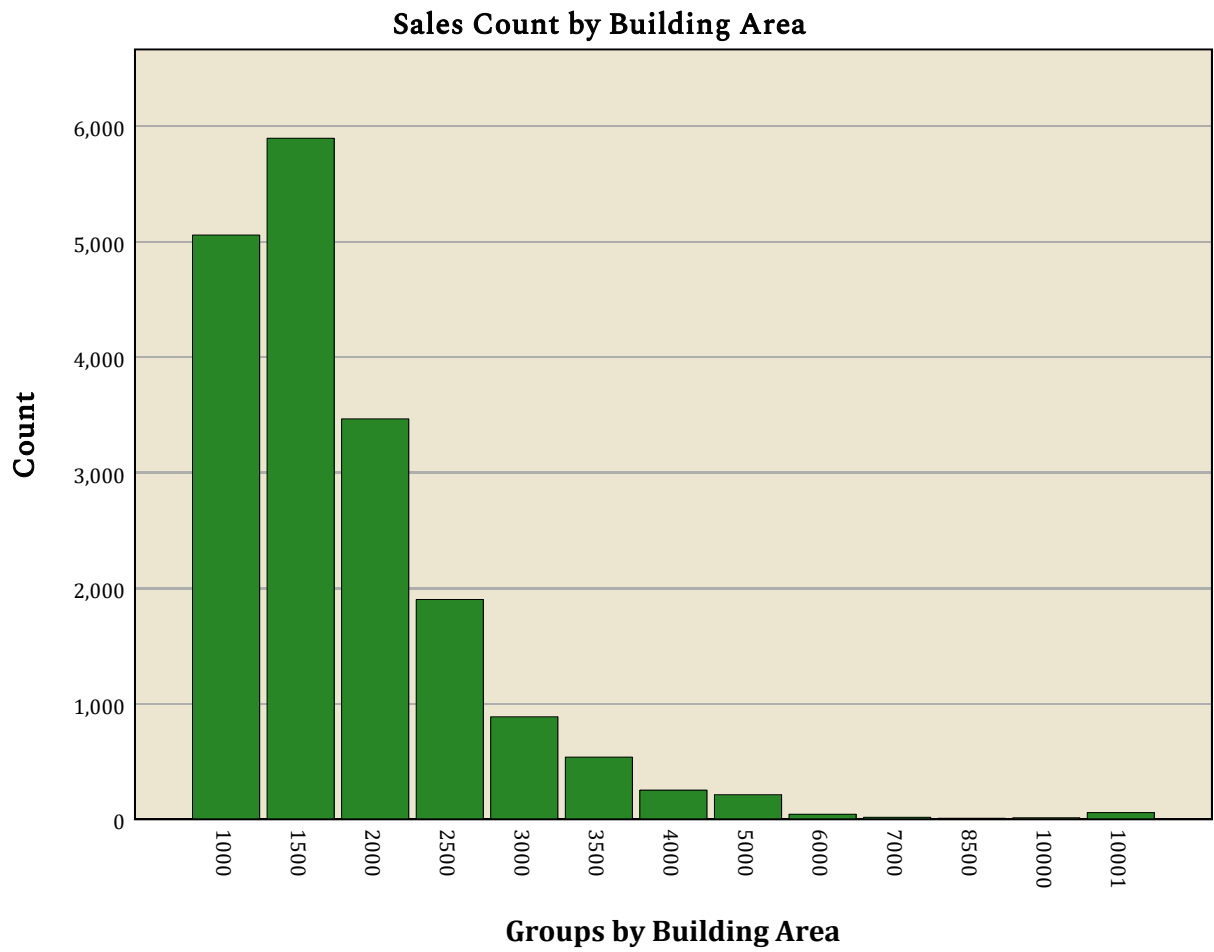
N	Valid	18365
	Missing	0

Groups by Building Area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1000	5060	27.6	27.6	27.6
	1500	5898	32.1	32.1	59.7
	2000	3468	18.9	18.9	78.6
	2500	1904	10.4	10.4	88.9
	3000	888	4.8	4.8	93.8
	3500	539	2.9	2.9	96.7
	4000	253	1.4	1.4	98.1
	5000	213	1.2	1.2	99.2
	6000	44	.2	.2	99.5
	7000	18	.1	.1	99.6
	8500	9	.0	.0	99.6
	10000	13	.1	.1	99.7
	10001	58	.3	.3	100.0
	Total	18365	100.0	100.0	

**Graph**

**OVERALL Residential: Sales by Building Area Group**



**OVERALL Residential: Central Tendencies by Area Group**

**Ratio Statistics**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
1000	5060	1.000	.052
1500	5898	1.001	.049
2000	3468	1.002	.047
2500	1904	1.002	.053
3000	888	1.001	.057
3500	539	1.004	.055
4000	253	1.003	.069
5000	213	.997	.055
6000	44	1.018	.079
7000	18	.997	.049
8500	9	1.074	.067
10000	13	1.004	.106
10001	58	1.010	.074
Overall	18365	1.001	.051

**Ratio Statistics**

**OVERALL Residential: Central Tendencies by Area Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
1000	5060	.007	1.002
1500	5898	.000	1.003
2000	3468	-.003	1.004
2500	1904	-.006	1.005
3000	888	-.014	1.007
3500	539	-.014	1.006
4000	253	-.010	1.012
5000	213	-.020	1.009
6000	44	.014	1.005
7000	18	.047	.986
8500	9	-.044	1.029
10000	13	-.120	1.023
10001	58	.005	.986
Overall	18365	.002	1.002

**OVERALL Residential: Sales by Economic Area Group**

Frequencies

Statistics

economic\_area

N	Valid	18365
	Missing	0

		economic_area			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		10	.1	.1	.1
	1	442	2.4	2.4	2.5
	10	258	1.4	1.4	3.9
	11	333	1.8	1.8	5.7
	12	252	1.4	1.4	7.1
	13	308	1.7	1.7	8.7
	14	238	1.3	1.3	10.0
	15	187	1.0	1.0	11.0
	16	340	1.9	1.9	12.9
	17	307	1.7	1.7	14.6
	18	182	1.0	1.0	15.6
	19	377	2.1	2.1	17.6
	2	439	2.4	2.4	20.0
	20	183	1.0	1.0	21.0
	21	131	.7	.7	21.7
	22	761	4.1	4.1	25.9
	23	460	2.5	2.5	28.4
	24	387	2.1	2.1	30.5
	25	333	1.8	1.8	32.3
	26	208	1.1	1.1	33.4
	27	252	1.4	1.4	34.8
	28	264	1.4	1.4	36.2
	29	212	1.2	1.2	37.4
	3	263	1.4	1.4	38.8
	30	261	1.4	1.4	40.2

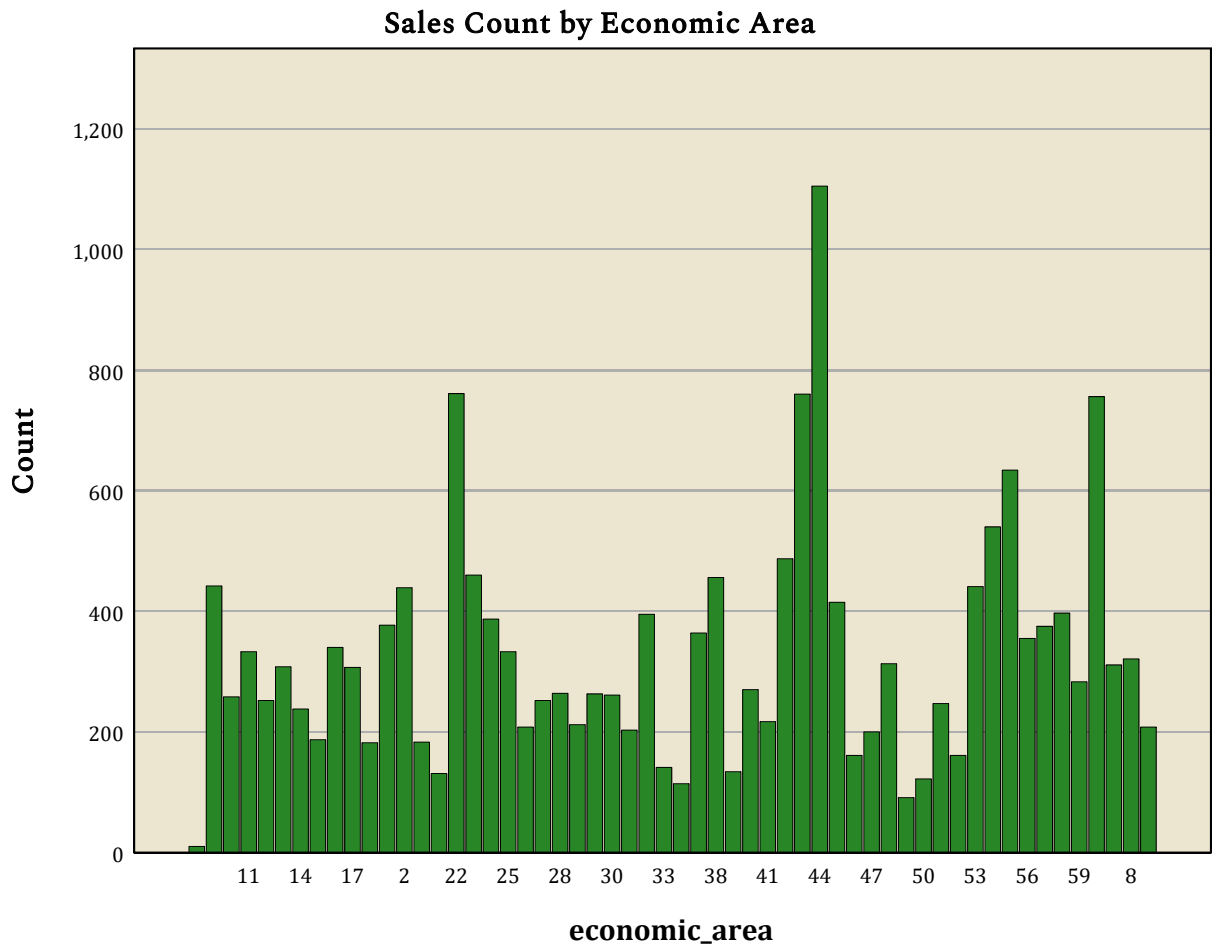
**OVERALL Residential: Sales by Economic Area Group**

economic_area				
	Frequency	Percent	Valid Percent	Cumulative Percent
31	203	1.1	1.1	41.3
32	395	2.2	2.2	43.5
33	141	.8	.8	44.3
34	114	.6	.6	44.9
37	364	2.0	2.0	46.9
38	456	2.5	2.5	49.3
39	134	.7	.7	50.1
4	270	1.5	1.5	51.5
41	217	1.2	1.2	52.7
42	487	2.7	2.7	55.4
43	760	4.1	4.1	59.5
44	1105	6.0	6.0	65.5
45	415	2.3	2.3	67.8
46	161	.9	.9	68.7
47	200	1.1	1.1	69.8
48	313	1.7	1.7	71.5
5	91	.5	.5	72.0
50	122	.7	.7	72.6
51	247	1.3	1.3	74.0
52	161	.9	.9	74.8
53	441	2.4	2.4	77.2
54	540	2.9	2.9	80.2
55	634	3.5	3.5	83.6
56	355	1.9	1.9	85.6
57	375	2.0	2.0	87.6
58	397	2.2	2.2	89.8
59	283	1.5	1.5	91.3
6	756	4.1	4.1	95.4
7	311	1.7	1.7	97.1
8	321	1.7	1.7	98.9
9	208	1.1	1.1	100.0

**OVERALL Residential: Sales by Economic Area Group**

economic_area				
	Frequency	Percent	Valid Percent	Cumulative Percent
Total	18365	100.0	100.0	

Graph



**OVERALL Residential: Central Tendencies by Economic Area Group**

**Ratio Statistics**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
	10	.992	.053
1	442	1.002	.047
10	258	.998	.062
11	333	1.001	.042
12	252	1.000	.042
13	308	1.002	.060
14	238	1.001	.058
15	187	.999	.048
16	340	1.004	.049
17	307	1.007	.067
18	182	1.002	.075
19	377	1.003	.066
2	439	1.001	.050
20	183	1.004	.053
21	131	1.005	.044
22	761	1.001	.043
23	460	1.000	.049
24	387	.998	.047
25	333	1.000	.044
26	208	1.005	.059
27	252	1.003	.062
28	264	1.000	.064
29	212	1.004	.061
3	263	1.003	.062
30	261	.998	.046
31	203	1.004	.062
32	395	1.001	.050
33	141	1.004	.044

**OVERALL Residential: Central Tendencies by Economic Area Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Median	Coefficient of Dispersion
34	114	1.004	.053
37	364	1.003	.055
38	456	.998	.046
39	134	1.002	.062
4	270	.999	.065
41	217	1.001	.048
42	487	1.001	.044
43	760	1.003	.060
44	1105	1.000	.047
45	415	.998	.038
46	161	1.003	.056
47	200	1.000	.052
48	313	1.001	.061
5	91	.998	.054
50	122	.996	.053
51	247	1.008	.063
52	161	.999	.050
53	441	1.000	.033
54	540	1.000	.056
55	634	1.001	.051
56	355	1.005	.043
57	375	.999	.050
58	397	1.003	.052
59	283	1.000	.024
6	756	1.001	.032
7	311	1.003	.061
8	321	1.008	.059
9	208	1.002	.060
Overall	18365	1.001	.051

**Ratio Statistics**

**OVERALL Residential: Central Tendencies by Economic Area Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
	10	-.013	1.011
1	442	-.017	1.011
10	258	-.011	1.005
11	333	-.020	1.003
12	252	-.006	1.003
13	308	-.026	1.008
14	238	-.009	1.007
15	187	-.016	1.007
16	340	-.031	1.003
17	307	-.023	1.014
18	182	.009	1.012
19	377	-.037	1.007
2	439	-.003	1.018
20	183	-.006	1.004
21	131	-.012	1.004
22	761	-.008	1.003
23	460	-.085	1.004
24	387	-.081	1.004
25	333	-.019	1.004
26	208	-.009	1.007
27	252	-.013	1.008
28	264	-.051	1.006
29	212	-.012	1.006
3	263	.001	.993
30	261	-.036	1.004
31	203	-.018	1.008
32	395	-.008	1.004
33	141	-.025	1.004
34	114	-.062	1.006

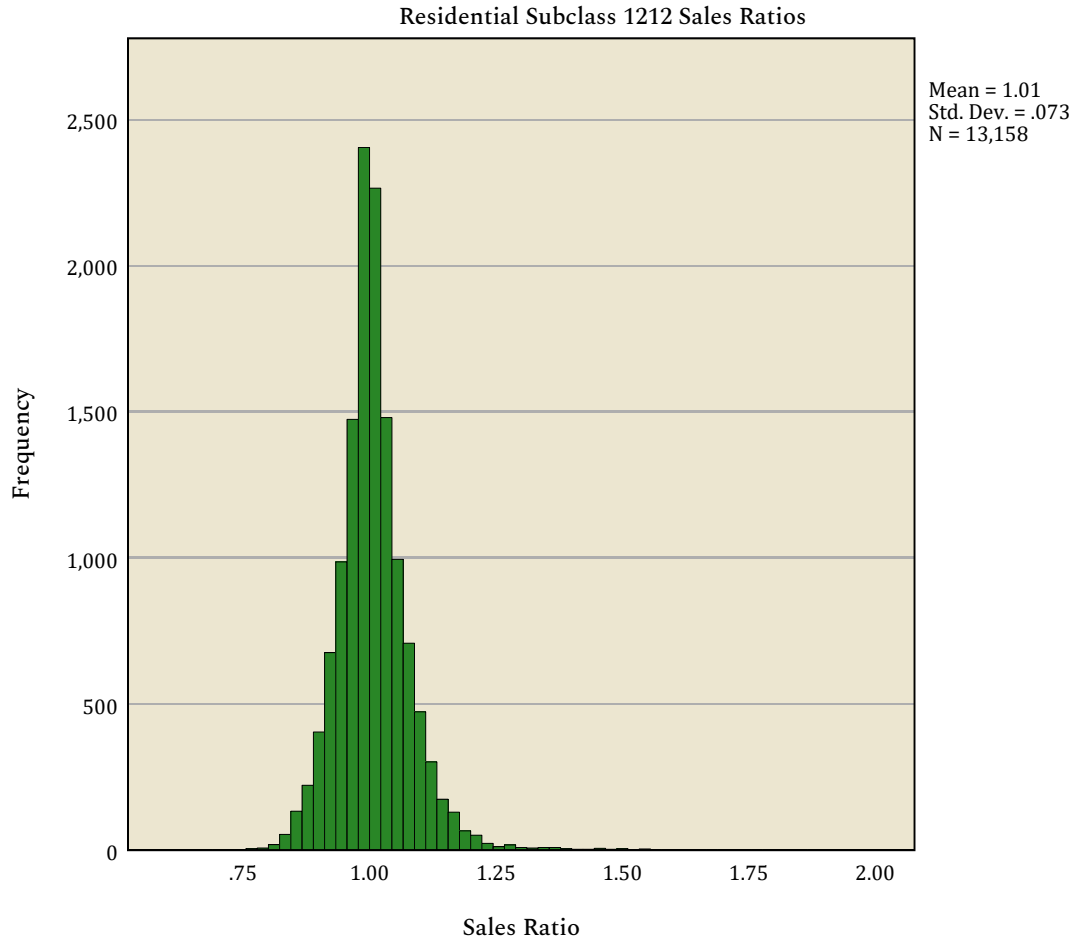
**OVERALL Residential: Central Tendencies by Economic Area Group**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Price Related Bias	Price Related Differential
37	364	.010	1.003
38	456	.006	1.001
39	134	.011	1.005
4	270	-.013	1.007
41	217	.003	1.002
42	487	.005	1.003
43	760	.023	1.004
44	1105	.011	1.001
45	415	.006	1.001
46	161	.000	1.005
47	200	.004	1.005
48	313	.012	1.006
5	91	-.038	1.004
50	122	.017	1.002
51	247	-.001	1.005
52	161	-.023	1.005
53	441	-.013	1.002
54	540	-.010	1.004
55	634	.005	1.002
56	355	-.014	1.003
57	375	-.004	1.003
58	397	-.010	1.004
59	283	-.057	1.001
6	756	-.004	1.001
7	311	-.013	1.005
8	321	-.015	1.007
9	208	-.026	1.009
Overall	18365	.002	1.002

### Residential Subclass 1212: Sales Ratio Distribution

Graph



**Residential Subclass 1212: Central Tendencies**

**Ratio Statistics**

Ratio Statistics for Current Total Value /  
Adjusted Sale Price

N	Median	Coefficient of Dispersion
13371	1.001	.050

**Ratio Statistics**

Ratio Statistics for Current Total  
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.001	1.004

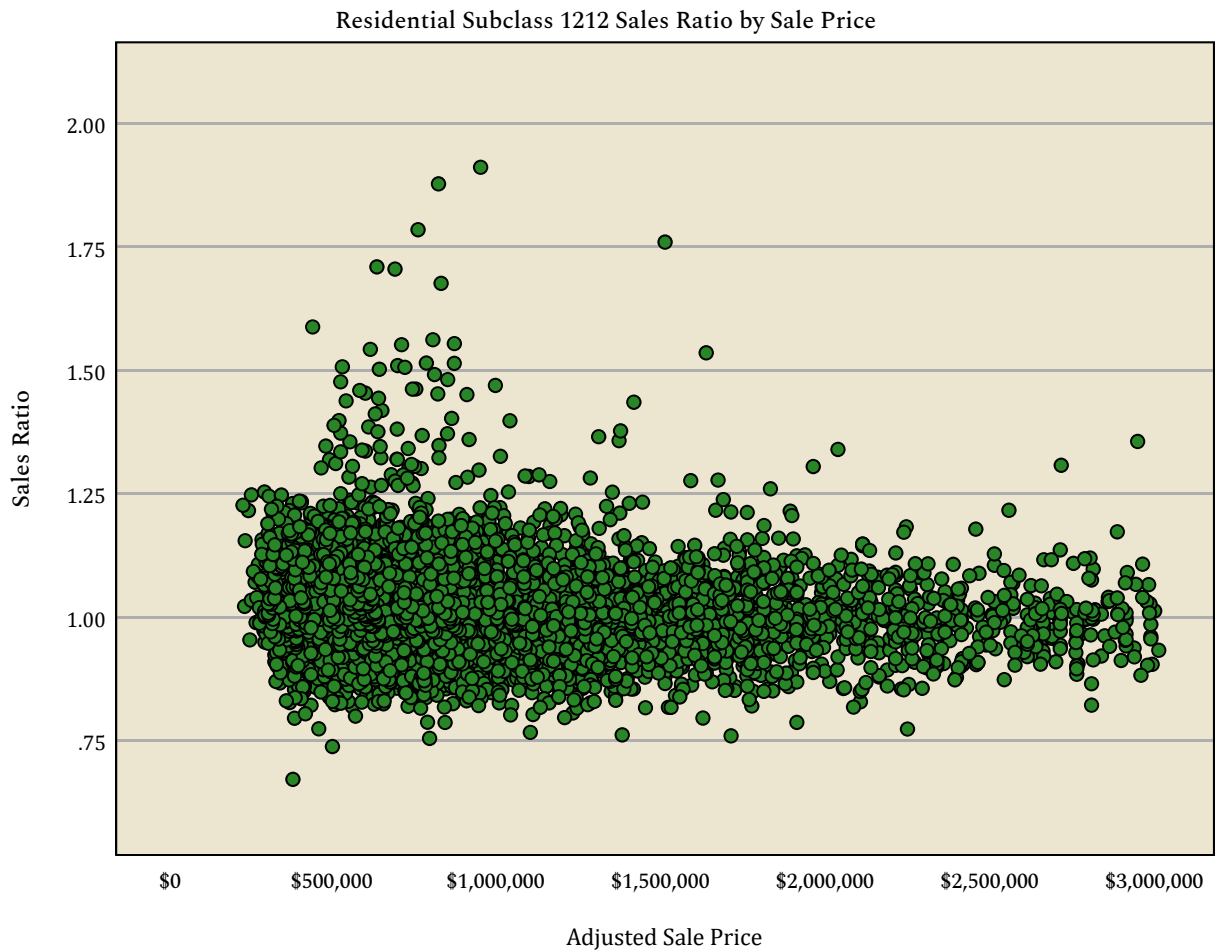
### Residential Subclass 1212: Sales Price by Sales Ratio

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.015	.001		885.616	<.001
	Adjusted Sale Price	-8.537E-9	.000	-.068	-7.855	<.001

a. Dependent Variable: Sales Ratio

**Graph**



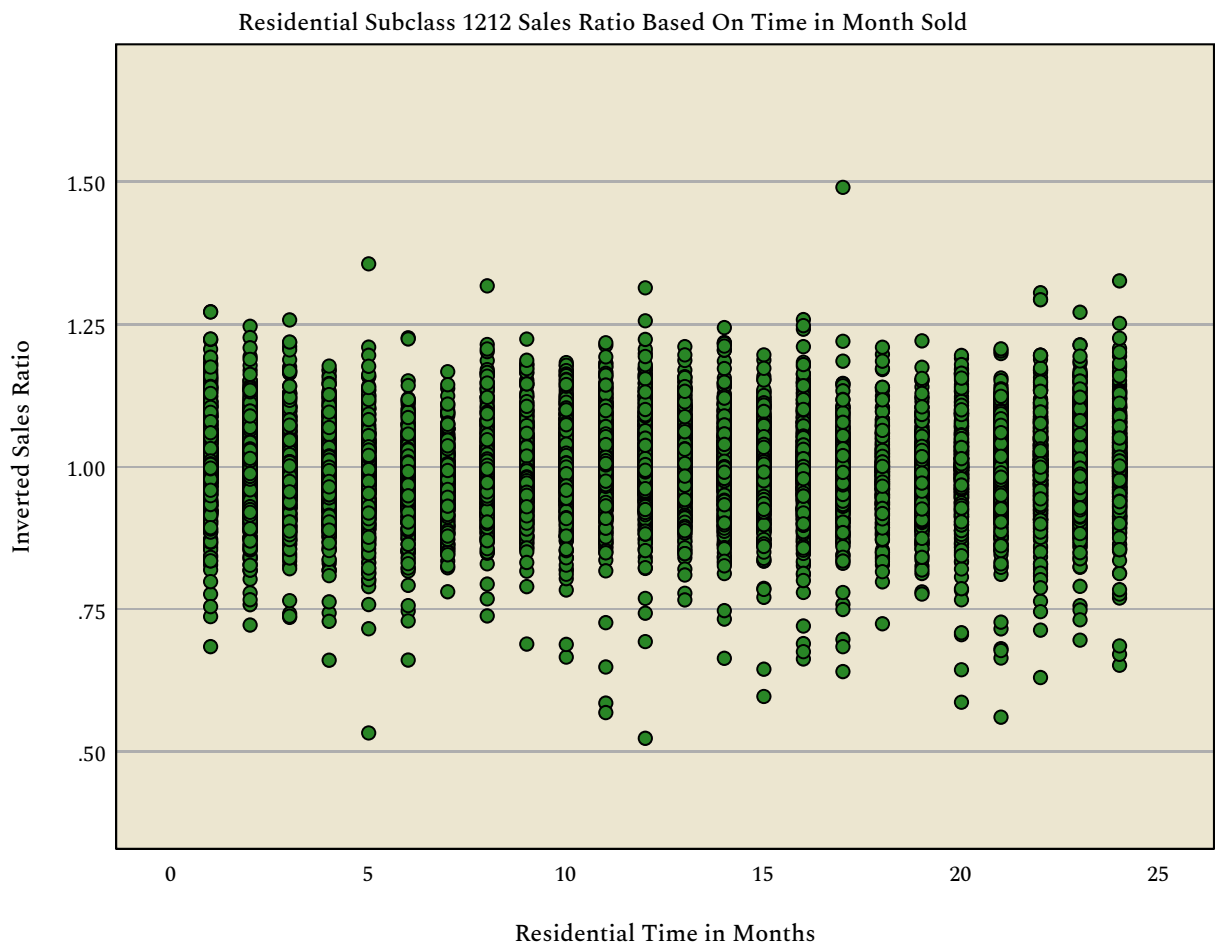
### Residential Subclass 1212: Months by Inverted Sales Ratio

Regression

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.996	.001		830.043	<.001
	Residential Time in Months	8.091E-5	.000	.008	.969	.333

a. Dependent Variable: Inverted Sales Ratio

Graph



**Residential Subclass 1212: Descriptive Statistics**

**Frequencies**

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	13371	13371	13371
	Missing	0	0	0
Mean		\$403.85	\$413.84	1.05
Median		\$387.42	\$398.90	1.01
Percentiles	2.5	\$203.12	\$223.30	.85
	25	\$303.74	\$310.65	.96
	50	\$387.42	\$398.90	1.01
	75	\$487.20	\$495.35	1.08
	97.5	\$698.33	\$702.71	1.37

**Frequencies**

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	13371	13371	13371
	Missing	0	0	0
Mean		\$829,218.72	\$861,006.90	\$31,788.18
Median		\$670,000.00	\$680,100.00	\$6,400.00
Percentiles	2.5	\$340,960.00	\$365,930.00	-\$142,640.00
	25	\$509,600.00	\$515,500.00	-\$28,200.00
	50	\$670,000.00	\$680,100.00	\$6,400.00
	75	\$911,700.00	\$945,300.00	\$59,000.00
	97.5	\$2,425,290.00	\$2,600,820.00	\$362,540.00

**Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)**

**Nonparametric Tests**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Total Value is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Total Value across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	155238
Mann-Whitney U	709064113.500
Wilcoxon W	10906055141.500
Test Statistic	709064113.500
Standard Error	4792227.870
Standardized Test Statistic	-37.259
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

a. The significance level is .050.

b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Price Per Foot across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	155325
Mann-Whitney U	885290661.000
Wilcoxon W	11020966914.000
Test Statistic	885290661.000
Standard Error	4884866.737
Standardized Test Statistic	-7.463
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**Residential Subclass 1212: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Price Per Foot is the same across categories of Residential Sold vs Unsold.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Price Per Foot across Residential Sold vs Unsold**

Independent-Samples Mann-Whitney U Test Summary

Total N	155325
Mann-Whitney U	705123667.500
Wilcoxon W	10942712353.500
Test Statistic	705123667.500
Standard Error	4760163.217
Standardized Test Statistic	-35.748
Asymptotic Sig.(2-sided test)	<.001

## Residential Subclass 1212: Unit Comparison Method

### Summarize

#### Sold vs Unsold Percent Change for Subclass 1212

##### Difference in Price Per Foot

Residential Sold vs Unsold	N	Median	Mean
SOLD	13366	1.01	1.05
UNSOLD	150135	.98	1.06
Total	163501	.98	1.06

### Summarize

#### Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

##### Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
	UNSOLD	410	1.06	10.46
	Total	410	1.06	10.46
1	SOLD	304	.95	.96
	UNSOLD	4398	.95	.97
	Total	4702	.95	.97
10	SOLD	258	1.01	1.05
	UNSOLD	3405	.98	.99
	Total	3663	.98	.99
11	SOLD	333	.99	1.03
	UNSOLD	5761	.95	.96
	Total	6094	.96	.96
12	SOLD	251	1.04	1.07
	UNSOLD	2757	.99	1.00
	Total	3008	1.00	1.01
13	SOLD	307	1.01	1.03
	UNSOLD	3630	.97	.99
	Total	3937	.98	.99
14	SOLD	238	1.05	1.07
	UNSOLD	3229	1.06	1.09
	Total	3467	1.06	1.09

**Residential Subclass 1212: Unit Comparison Method**

Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
15	SOLD	187	1.03	1.04
	UNSOLD	2240	1.00	1.04
	Total	2427	1.01	1.04
16	SOLD	340	.99	1.00
	UNSOLD	5480	.93	.93
	Total	5820	.93	.93
17	SOLD	307	1.03	1.07
	UNSOLD	3624	1.02	1.05
	Total	3931	1.02	1.05
18	SOLD	180	1.04	1.07
	UNSOLD	2389	1.05	1.06
	Total	2569	1.05	1.06
19	SOLD	377	1.00	1.03
	UNSOLD	5303	.98	.98
	Total	5680	.98	.99
2	SOLD	347	1.01	1.02
	UNSOLD	6643	.99	.99
	Total	6990	.99	.99
20	SOLD	183	1.02	1.05
	UNSOLD	2131	1.00	1.02
	Total	2314	1.00	1.02
21	SOLD	131	.99	1.01
	UNSOLD	1377	.98	.98
	Total	1508	.98	.98
22	SOLD	761	1.04	1.10
	UNSOLD	5230	1.01	1.03
	Total	5991	1.01	1.04
23	SOLD	460	1.01	1.04
	UNSOLD	6888	.96	.96
	Total	7348	.96	.96

**Residential Subclass 1212: Unit Comparison Method**

Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
24	SOLD	387	1.04	1.05
	UNSOLD	5916	1.00	1.00
	Total	6303	1.00	1.00
25	SOLD	333	1.03	1.03
	UNSOLD	3783	.99	.99
	Total	4116	.99	.99
26	SOLD	207	1.02	1.06
	UNSOLD	2915	1.00	1.02
	Total	3122	1.01	1.03
27	SOLD	252	1.02	1.05
	UNSOLD	3335	.98	1.01
	Total	3587	.99	1.02
28	SOLD	264	1.00	1.02
	UNSOLD	3065	.96	.97
	Total	3329	.96	.97
29	SOLD	212	1.02	1.05
	UNSOLD	2722	.97	.98
	Total	2934	.97	.99
3	SOLD	243	1.00	1.03
	UNSOLD	3364	.98	.98
	Total	3607	.98	.99
30	SOLD	261	.98	1.00
	UNSOLD	2963	.95	.96
	Total	3224	.95	.96
31	SOLD	203	1.02	1.05
	UNSOLD	2115	1.00	1.02
	Total	2318	1.00	1.02
32	SOLD	395	.97	.99
	UNSOLD	5424	.95	.96
	Total	5819	.95	.96

**Residential Subclass 1212: Unit Comparison Method**

Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
33	SOLD	141	1.03	1.05
	UNSOLD	1801	.97	.97
	Total	1942	.97	.98
34	SOLD	114	.98	.98
	UNSOLD	1700	.99	1.00
	Total	1814	.99	1.00
4	SOLD	270	1.04	1.05
	UNSOLD	3526	.99	1.00
	Total	3796	.99	1.00
5	SOLD	91	1.01	1.04
	UNSOLD	2112	.96	.97
	Total	2203	.96	.97
51	SOLD	247	1.09	1.11
	UNSOLD	1869	1.09	1.10
	Total	2116	1.09	1.10
52	SOLD	161	.99	1.01
	UNSOLD	995	.96	.96
	Total	1156	.97	.97
53	SOLD	441	1.03	1.05
	UNSOLD	3178	1.04	1.03
	Total	3619	1.04	1.04
54	SOLD	540	.96	.97
	UNSOLD	4557	.95	.96
	Total	5097	.95	.96
55	SOLD	634	1.00	1.03
	UNSOLD	4673	.99	1.24
	Total	5307	.99	1.22
56	SOLD	355	1.00	1.06
	UNSOLD	2456	.99	1.22
	Total	2811	.99	1.20

**Residential Subclass 1212: Unit Comparison Method**

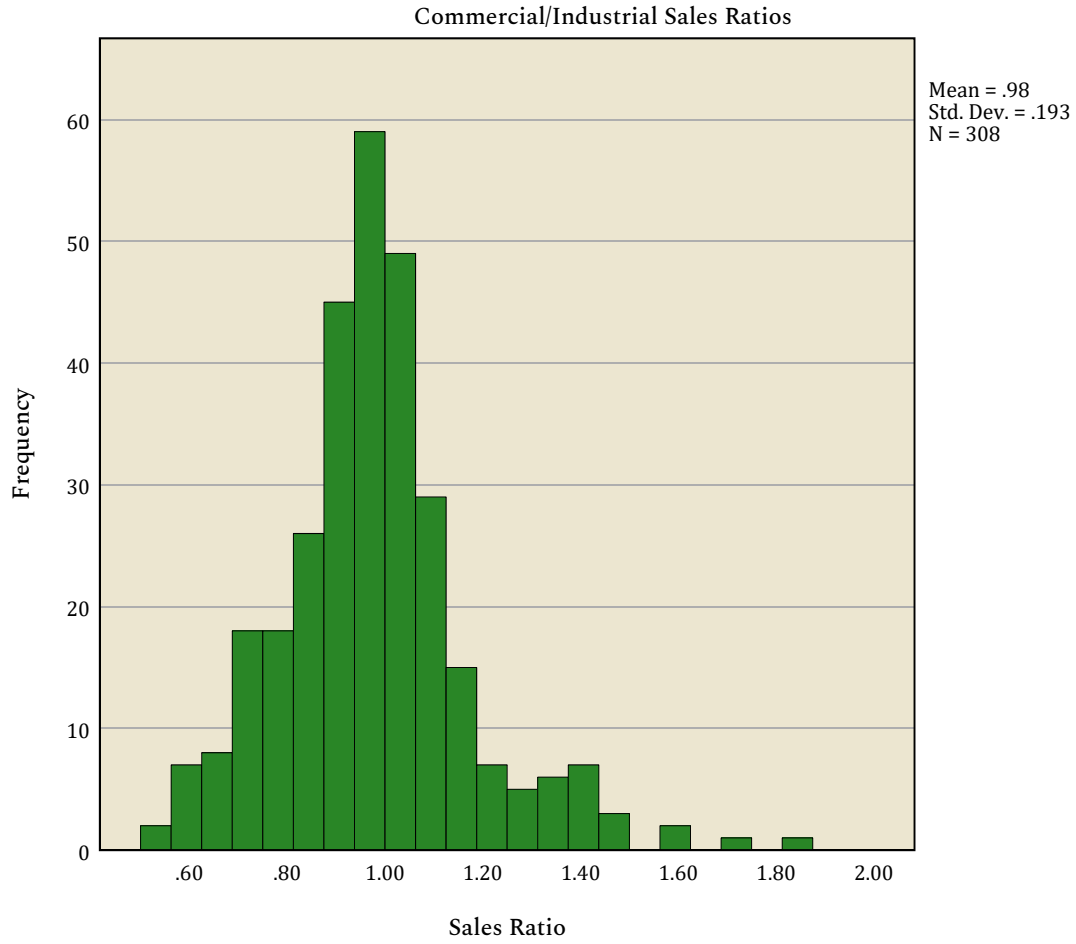
Sold vs Unsold Percent Change for Subclass 1212 by Economic Area

Difference in Price Per Foot

economic_area	Residential Sold vs Unsold	N	Median	Mean
57	SOLD	375	1.00	1.01
	UNSOLD	2467	.98	1.01
	Total	2842	.98	1.01
58	SOLD	397	1.03	1.04
	UNSOLD	3024	1.02	1.05
	Total	3421	1.03	1.05
59	SOLD	283	1.21	1.19
	UNSOLD	1356	1.02	2.88
	Total	1639	1.03	2.58
6	SOLD	756	1.00	1.17
	UNSOLD	6026	.98	1.14
	Total	6782	.98	1.15
7	SOLD	311	1.01	1.04
	UNSOLD	3655	1.01	1.03
	Total	3966	1.01	1.03
8	SOLD	321	.99	1.02
	UNSOLD	3818	.98	.99
	Total	4139	.98	.99
9	SOLD	208	1.03	1.06
	UNSOLD	2425	1.02	1.03
	Total	2633	1.02	1.04
Total	SOLD	13366	1.01	1.05
	UNSOLD	150135	.98	1.06
	Total	163501	.98	1.06

### OVERALL Commercial/Industrial: Sales Ratio Distribution

Graph



**OVERALL Commercial/Industrial: Central Tendencies**

**Ratio Statistics**

Ratio Statistics for Current Total Value /  
Adjusted Sale Price

N	Median	Coefficient of Dispersion
369	.965	.143

**Ratio Statistics**

Ratio Statistics for Current Total  
Value / Adjusted Sale Price

Price Related Bias	Price Related Differential
-.005	1.016

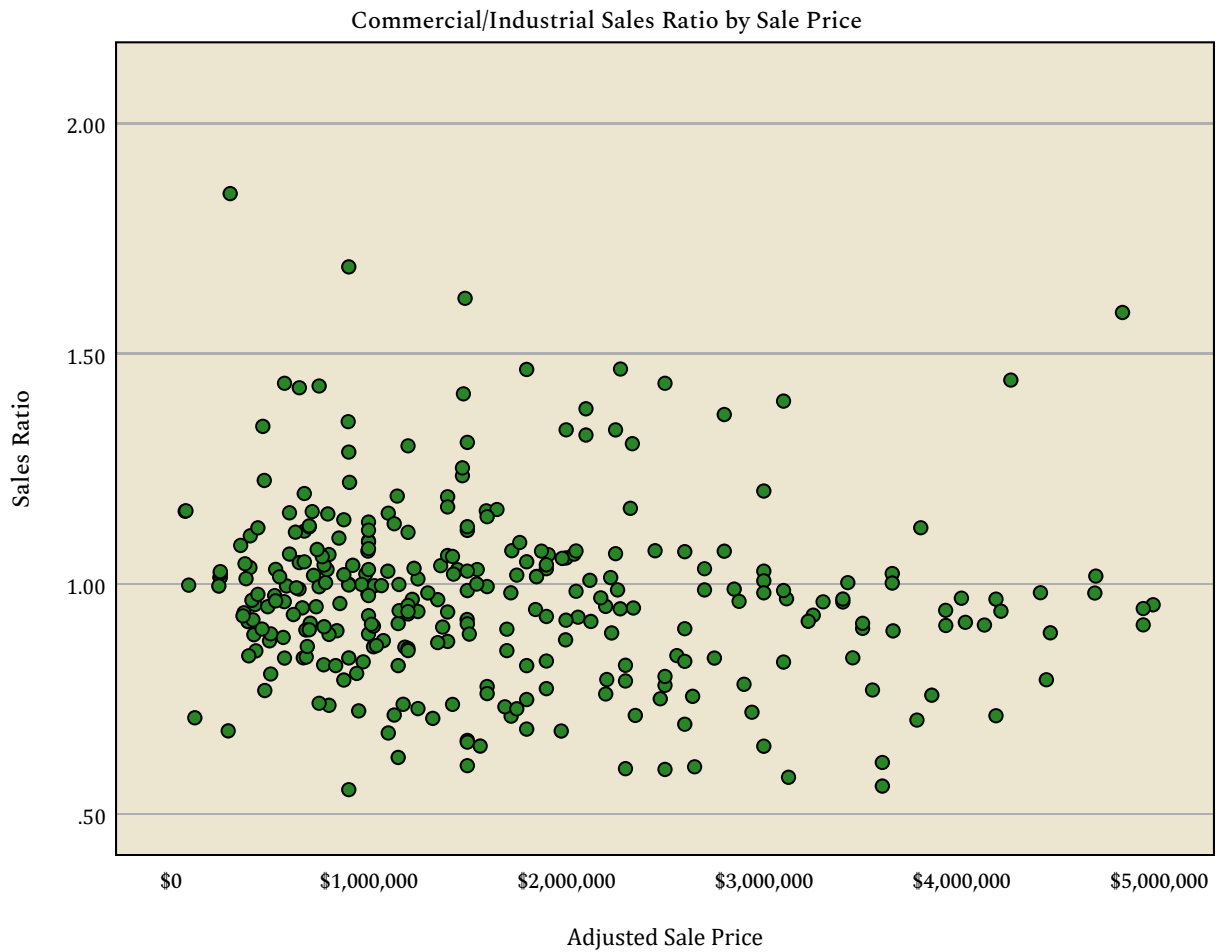
**OVERALL Commercial/Industrial: Sales Price by Sales Ratio**

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	.970	.011		89.438	<.001
	Adjusted Sale Price	-5.547E-10	.000	-.031	-.589	.556

a. Dependent Variable: Sales Ratio

**Graph**



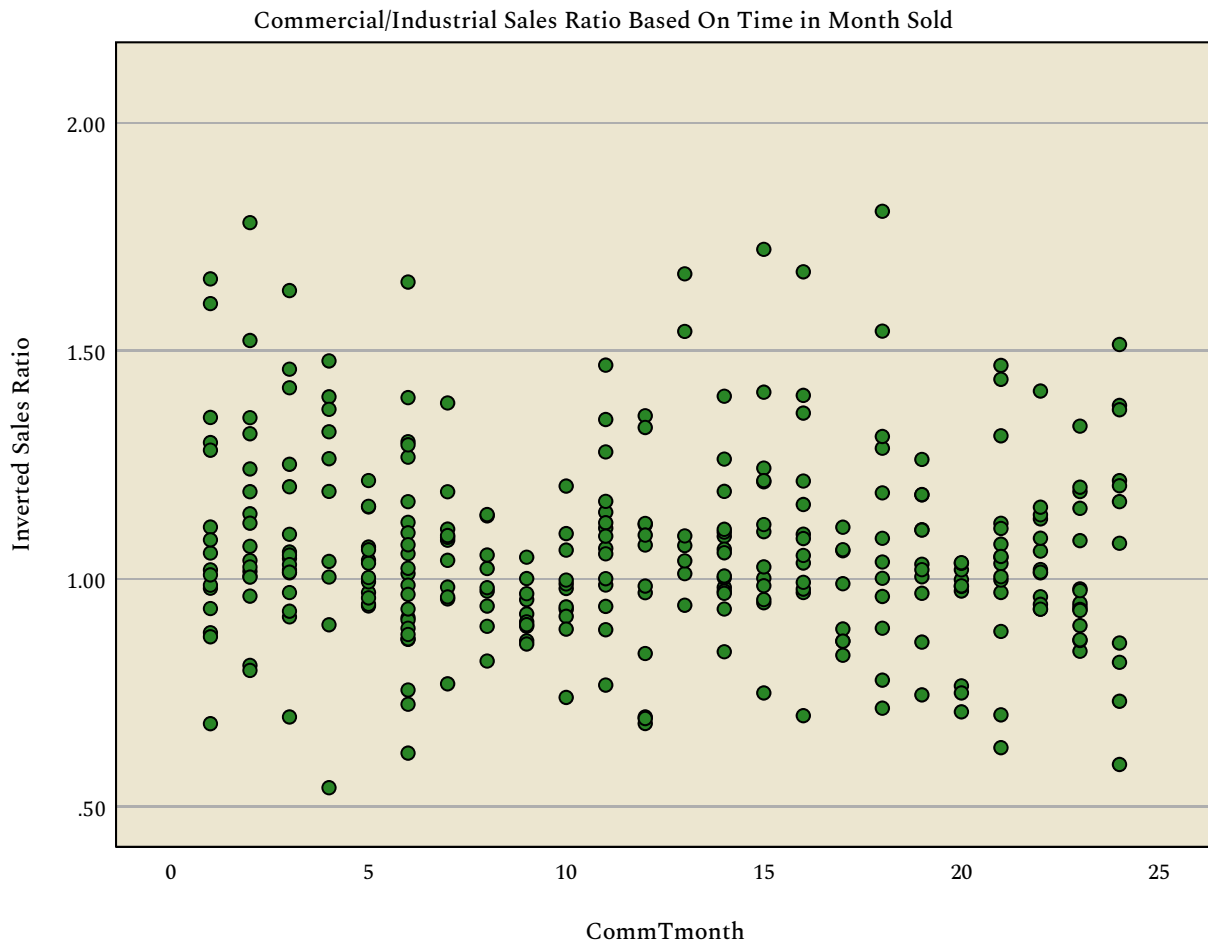
**OVERALL Commercial/Industrial: Months by Inverted Sales Ratio**

**Regression**

		Coefficients <sup>a</sup>				
		Unstandardized Coefficients		Standardized Coefficients		
Model		B	Std. Error	Beta	t	Sig.
1	(Constant)	1.093	.023		47.922	<.001
	CommTmonth	-.001	.002	-.045	-.865	.388

a. Dependent Variable: Inverted Sales Ratio

**Graph**



**OVERALL Commercial/Industrial: Descriptive Statistics**

**Frequencies**

		Statistics		
		Previous Price Per Foot	Price Per Foot	Difference in Price Per Foot
N	Valid	368	368	368
	Missing	1	1	1
Mean		\$268.17	\$324.62	1.24
Median		\$217.84	\$261.65	1.12
Percentiles	2.5	\$91.17	\$98.48	.81
	25	\$166.22	\$194.17	1.02
	50	\$217.84	\$261.65	1.12
	75	\$334.15	\$388.22	1.27
	97.5	\$705.79	\$946.32	2.31

**Frequencies**

		Statistics		
		Previous Total Value	Current Total Value	Difference in Total Value
N	Valid	369	369	369
	Missing	0	0	0
Mean		\$3,177,105.15	\$3,921,169.65	\$744,064.50
Median		\$1,346,300.00	\$1,589,500.00	\$144,700.00
Percentiles	2.5	\$250,900.00	\$256,200.00	-\$389,550.00
	25	\$711,200.00	\$888,750.00	\$28,850.00
	50	\$1,346,300.00	\$1,589,500.00	\$144,700.00
	75	\$2,673,600.00	\$3,051,800.00	\$467,550.00
	97.5	\$16,078,350.00	\$32,565,050.00	\$4,613,125.00

**OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)**

**Nonparametric Tests**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Total Value is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Total Value across CommSOLDFLG**

Independent-Samples Mann-Whitney U Test Summary

Total N	9728
Mann-Whitney U	1323143.500
Wilcoxon W	45320033.500
Test Statistic	1323143.500
Standard Error	51419.479
Standardized Test Statistic	-6.009
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

**OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

Hypothesis Test Summary

	Decision
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Price Per Foot across CommSOLDFLG**

Independent-Samples Mann-Whitney U Test Summary

Total N	9747
Mann-Whitney U	1464345.000
Wilcoxon W	45630246.000
Test Statistic	1464345.000
Standard Error	51617.569
Standardized Test Statistic	-3.402
Asymptotic Sig.(2-sided test)	<.001

**Nonparametric Tests**

Hypothesis Test Summary

	Null Hypothesis	Test	Sig. <sup>a,b</sup>
1	The distribution of Difference in Price Per Foot is the same across categories of CommSOLDFLG.	Independent-Samples Mann-Whitney U Test	<.001

**OVERALL Commercial/Industrial: Mann-Whitney U-Test (Rank-sum)**

Hypothesis Test Summary

Decision	
1	Reject the null hypothesis.

- a. The significance level is .050.
- b. Asymptotic significance is displayed.

**Independent-Samples Mann-Whitney U Test**

**Difference in Price Per Foot across CommSOLDFLG**

Independent-Samples Mann-Whitney U Test Summary

Total N	9747
Mann-Whitney U	1113548.500
Wilcoxon W	45627878.500
Test Statistic	1113548.500
Standard Error	48877.587
Standardized Test Statistic	-7.331
Asymptotic Sig.(2-sided test)	<.001

## OVERALL Commercial/Industrial: Unit Value Comparison

### Summarize

Sold vs Unsold

Difference in Price Per Foot

CommSOLDFLG	N	Median	Mean
SOLD	360	1.12	1.24
UNSOLD	9901	1.04	1.18
Total	10261	1.04	1.18

### Summarize

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2140	UNSOLD	2	.83	.83
	Total	2	.83	.83
2212	SOLD	62	1.09	1.14
	UNSOLD	1710	1.06	1.50
	Total	1772	1.06	1.49
2215	UNSOLD	180	1.03	2.20
	Total	180	1.03	2.20
2220	SOLD	67	1.15	1.26
	UNSOLD	2176	1.00	1.02
	Total	2243	1.00	1.03
2225	SOLD	12	1.07	1.20
	UNSOLD	869	1.04	1.06
	Total	881	1.04	1.06
2230	SOLD	55	1.17	1.22
	UNSOLD	1532	1.04	1.11
	Total	1587	1.04	1.11
2235	SOLD	105	1.12	1.26
	UNSOLD	2257	1.11	1.12
	Total	2362	1.11	1.13

**OVERALL Commercial/Industrial: Unit Value Comparison**

Sold vs Unsold

Difference in Price Per Foot

Improvement Abstract Codes	CommSOLDFLG	N	Median	Mean
2245	SOLD	55	1.09	1.33
	UNSOLD	1021	1.00	1.13
	Total	1076	1.00	1.14
3215	SOLD	4	1.21	1.30
	UNSOLD	154	1.12	1.12
	Total	158	1.12	1.13
Total	SOLD	360	1.12	1.24
	UNSOLD	9901	1.04	1.18
	Total	10261	1.04	1.18

**Final Analysis: OVERALL Statistical Abstract.**

**Ratio Statistics**

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	N	Mean	95% Confidence Interval for Mean		Median
			Lower Bound	Upper Bound	
Vacant Land	101	.946	.920	.972	.965
Residential	18365	1.006	1.005	1.007	1.001
Commercial/Industrial	369	.968	.948	.988	.965
Overall	18835	1.005	1.004	1.006	1.001

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for ...
	Lower Bound	Upper Bound	Actual Coverage		Lower Bound
Vacant Land	.935	.987	95.4%	.930	.894
Residential	1.000	1.002	95.0%	1.004	1.001
Commercial/Industrial	.948	.981	95.2%	.953	.932
Overall	1.000	1.002	95.1%	.999	.995

Ratio Statistics for Current Total Value / Adjusted Sale Price

Group	95% Confidence Interval for ...	Price Related Differential	Coefficient of Dispersion
	Upper Bound		
Vacant Land	.966	1.017	.105
Residential	1.007	1.002	.051
Commercial/Industrial	.973	1.016	.143
Overall	1.003	1.006	.053

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.