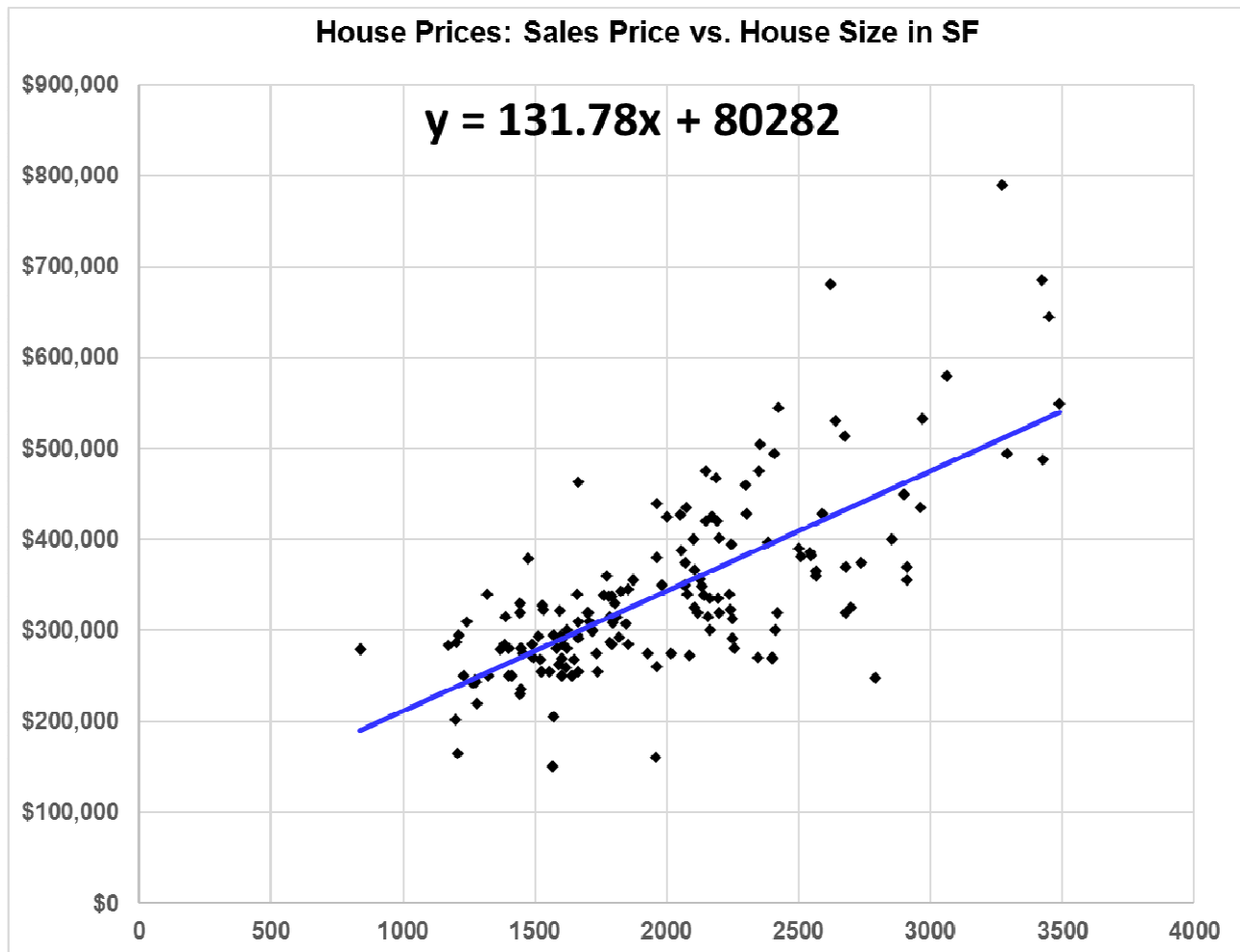


## Alta Sierra Subdivisions: House Size and House Prices



This is a graph of residential properties in the Alta Sierra Subdivisions for the past year. The data is placed in the graph above with square footage along the bottom and sales price along the left side. This graph does not account for the quality or condition of the house, views, lot size age of the house, nor the other dozen things that appraisers consider when determining value. It mixes all sold properties. But if data is selected along certain parameters, then those features can be examined more closely.

The Excel program draws a linear trend line and provides the formula above. That formula at the top means that the base price for a house is \$80,282, plus \$131.78 per square foot. This is more accurate than a simple price per SF calculation.

Using these numbers, an average 1200 SF house sold for \$238,000, 1500 SF sold for \$278,000, 2000 SF sold for \$344,000 and 3000 SF sold for \$476,000. 02/24/2016



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