



November 27, 2020

Our Bedroom Count Survey asked these questions:

Assume the subject property is an average condition, average quality house in a single family detached neighborhood. There is an excellent comp across the street that differs only in bedroom count. It closed yesterday at \$300,000.

Assume the subject has 2 BR and the comp has 3 BR. How much of the \$300,000 comp market value was due to the 3rd bedroom? Please respond with a whole number, no comma or \$.

Same question for 3 BR vs 4 BR and 4BR vs 5BR.

Descriptive statistics are shown below. The mean of all responses for each question are divided by the \$300,000 assumed value to indicate a % adjustment rate.

Descriptive Statistics	2 BR vs 3 BR	3 BR vs 4 BR	4 BR vs 5 BR
Mean	2.8%	1.2%	0.4%
Median (\$300,000 house)	6000	2500	0
Mode	0	0	0

<i>2 BR vs 3 BR</i>		<i>3 BR vs 4 BR</i>		<i>4 BR vs 5 BR</i>	
Mean	8475.61	Mean	3634.959	Mean	1268.293
Standard Error	771.0616	Standard Error	420.5519	Standard Error	239.625
Median	6000	Median	2500	Median	0
Mode	0	Mode	0	Mode	0
Standard Deviation	8551.487	Standard Deviation	4664.146	Standard Deviation	2657.569
Sample Variance	73127925	Sample Variance	21754260	Sample Variance	7062675
Kurtosis	4.523658	Kurtosis	2.677716	Kurtosis	8.038006
Skewness	1.815525	Skewness	1.658066	Skewness	2.715181
Range	50000	Range	20000	Range	15000
Minimum	0	Minimum	0	Minimum	0
Maximum	50000	Maximum	20000	Maximum	15000
Sum	1042500	Sum	447100	Sum	156000
Count	123	Count	123	Count	123
Mean as % of 300k	0.028252	Mean as % of 300K	0.012117	Mean as % of 300K	0.004228
SD as % of 300K	0.02850	SD as % of 300K	0.01555	SD as % of 300K	0.00886
1 SD	0.05676	1 SD	0.02766	1 SD	0.01309
2 SD	0.08526	2 SD	0.04321	2 SD	0.02194