

Appendix C – Distance Grouping 2016 Sales Ratio Study by Market area

Market Area	Distance	Sale Count	LoA	95% LCL	95% UCL
201601RR010	1.00 Within 1km	9	1.142	.987	1.327
	2.00 1-2 km	4	1.072		
	5.00 2-5 km	36	.965	.921	1.011
	6.00 Outside of 5km	11914	.990	.988	.993
	Overall	11963	.990	.988	.993
201605RR030	1.00 Within 1km	30	.984	.929	1.071
	2.00 1-2 km	13	.938	.783	.996
	5.00 2-5 km	335	.949	.940	.959
	6.00 Outside of 5km	3748	.963	.959	.970
	Overall	4126	.961	.957	.967
201616RR030	5.00 2-5 km	6	.783	.577	1.313
	6.00 Outside of 5km	6482	.967	.964	.970
	Overall	6488	.967	.964	.970
201618RR010	1.00 Within 1km	11	.956	.929	1.233
	2.00 1-2 km	45	.961	.884	1.020
	5.00 2-5 km	95	1.016	.968	1.043
	6.00 Outside of 5km	2262	.973	.966	.983
	Overall	2413	.974	.967	.984
201618WF010	2.00 1-2 km	18	.937	.877	1.010
	5.00 2-5 km	31	.899	.803	.983
	6.00 Outside of 5km	186	.902	.880	.931
	Overall	235	.902	.881	.935
201619RR010	2.00 1-2 km	8	1.012	.685	1.559
	5.00 2-5 km	38	.995	.954	1.097
	6.00 Outside of 5km	1742	.954	.948	.961
	Overall	1788	.956	.949	.961
201620RR010	1.00 Within 1km	247	1.019	.978	1.041
	2.00 1-2 km	351	.976	.957	.996
	5.00 2-5 km	1230	.981	.972	.989
	6.00 Outside of 5km	6961	.963	.960	.967
	Overall	8789	.967	.964	.970
201622RR010	1.00 Within 1km	83	.989	.924	1.038
	2.00 1-2 km	67	.949	.927	1.001
	5.00 2-5 km	217	.938	.913	.972
	6.00 Outside of 5km	2570	.950	.944	.957
	Overall	2937	.950	.944	.956
201622UR020	5.00 2-5 km	689	.926	.922	.934
	6.00 Outside of 5km	3149	.936	.934	.940
	Overall	3838	.935	.932	.938

Market Area	Distance	Sale Count	LoA	95% LCL	95% UCL
201622UR030	2.00 1-2 km	135	.936	.911	.950
	5.00 2-5 km	38	.947	.882	1.001
	6.00 Outside of 5km	3610	.962	.958	.966
	Overall	3783	.961	.957	.964
201623RR010	1.00 Within 1km	13	1.013	.866	1.302
	2.00 1-2 km	89	1.032	.995	1.076
	5.00 2-5 km	284	.986	.971	1.008
	6.00 Outside of 5km	7156	.987	.984	.991
	Overall	7542	.988	.984	.991
201623UR030	5.00 2-5 km	353	.973	.959	.991
	6.00 Outside of 5km	9567	.964	.961	.966
	Overall	9920	.964	.962	.966
201624RR010	1.00 Within 1km	23	.844	.768	.949
	2.00 1-2 km	55	.994	.963	1.056
	5.00 2-5 km	268	.961	.946	.989
	6.00 Outside of 5km	3731	.969	.965	.974
	Overall	4077	.969	.965	.974
201625RR010	1.00 Within 1km	32	1.030	.929	1.081
	2.00 1-2 km	37	.938	.875	.989
	5.00 2-5 km	250	.988	.971	1.016
	6.00 Outside of 5km	3473	.970	.965	.976
	Overall	3792	.971	.966	.977
201625UR010	2.00 1-2 km	24	1.020	.925	1.085
	5.00 2-5 km	279	.947	.926	.971
	6.00 Outside of 5km	6130	.976	.972	.980
	Overall	6433	.975	.971	.979
201626RR010	1.00 Within 1km	298	1.025	1.007	1.048
	2.00 1-2 km	920	1.028	1.019	1.037
	5.00 2-5 km	1109	1.035	1.024	1.049
	6.00 Outside of 5km	847	1.016	1.004	1.028
	Overall	3174	1.027	1.021	1.033
201626RR030	1.00 Within 1km	18	1.045	.942	1.154
	2.00 1-2 km	152	1.017	.994	1.043
	5.00 2-5 km	557	.989	.975	1.009
	6.00 Outside of 5km	2530	1.000	.993	1.005
	Overall	3257	1.000	.994	1.005
201626UR010	5.00 2-5 km	559	.999	.993	1.009
	6.00 Outside of 5km	2125	1.004	.999	1.010
	Overall	2684	1.004	.999	1.009
201627RR010	1.00 Within 1km	216	.971	.950	1.000
	2.00 1-2 km	483	.967	.951	.982
	5.00 2-5 km	1436	.978	.971	.984
	6.00 Outside of 5km	3915	.976	.970	.980
	Overall	6050	.976	.972	.979

Market Area	Distance	Sale Count	LoA	95% LCL	95% UCL
201627UR070	1.00 Within 1km	4	1.040		
	2.00 1-2 km	265	1.013	.988	1.029
	5.00 2-5 km	250	.979	.964	.994
	6.00 Outside of 5km	4762	.970	.967	.973
	Overall	5281	.972	.969	.975
201630RR010	2.00 1-2 km	4	1.099		
	5.00 2-5 km	17	.819	.729	1.003
	6.00 Outside of 5km	1883	.967	.957	.976
	Overall	1904	.966	.957	.976
201631RR010	2.00 1-2 km	7	.951	.878	1.477
	5.00 2-5 km	25	1.022	.942	1.049
	6.00 Outside of 5km	2527	.968	.960	.976
	Overall	2559	.968	.960	.976
201631UR010	2.00 1-2 km	12	1.138	.919	1.277
	5.00 2-5 km	31	1.068	1.013	1.132
	6.00 Outside of 5km	4180	1.009	1.004	1.014
	Overall	4223	1.009	1.005	1.015
201645WF050	2.00 1-2 km	2	1.057		
	5.00 2-5 km	596	.956	.946	.967
	6.00 Outside of 5km	1162	.974	.964	.984
	Overall	1760	.966	.959	.974
201678WF040	5.00 2-5 km	22	.985	.884	1.063
	6.00 Outside of 5km	1300	.998	.989	1.007
	Overall	1322	.998	.989	1.006