

When "Average" Homes Sell for Premium Prices

The housing dataset contains detailed information on residential home sales, including quality ratings, physical features, neighborhood, and sale price. A natural question arises: **which homes rated below average in overall quality still manage to sell at top-tier prices — and what makes them special?**

The answer reveals 37 homes that defy expectations. Despite carrying an overall quality score below the dataset average of roughly 6.1 (on a 1–10 scale), these properties each sold for at least **\$214,000** — placing them in the top 25% of all sale prices. Their secret lies in standout features that override the quality rating: prime neighborhoods, oversized lots, generous living space, and noteworthy amenities.

Neighborhood Is the Strongest Card

Location carries enormous weight. Nearly half of the 37 homes cluster in just two neighborhoods:

| Neighborhood | Count |
|--------------|-------|
| Crawfor | 11 |
| ClearCr | 5 |
| Edwards | 4 |
| NWAmes | 4 |
| Gilbert | 2 |
| CollgCr | 2 |
| NAmes | 2 |
| BrkSide | 2 |

| Neighborhood | Count |
|--------------|-------|
| Timber | 1 |
| Mitchel | 1 |
| Veenker | 1 |
| Somerst | 1 |
| OldTown | 1 |

Crawford alone accounts for 11 of the 37, suggesting a strong location premium that lifts prices regardless of the home's rated quality.

The Features That Make Up for Quality

Across all 37 homes, certain features consistently appear as statistical outliers (far above the dataset average). The most frequently "unusual" numeric attributes are:

| Feature | Homes with Extreme Values |
|------------------------------|---------------------------|
| Large 2nd floor | 11 |
| Multiple fireplaces | 11 |
| Big above-grade living area | 8 |
| Large open porch | 7 |
| Large wood deck | 7 |
| High overall condition score | 6 |
| Large 1st floor | 6 |
| Huge lot | 6 |
| Older or unusual year built | 5 |

| Feature | Homes with Extreme Values |
|----------------------|---------------------------|
| Large screened porch | 5 |

The story is clear: these homes compensate with **sheer size** (both living area and lot), **outdoor living features** like porches and decks, and **extras** like fireplaces.

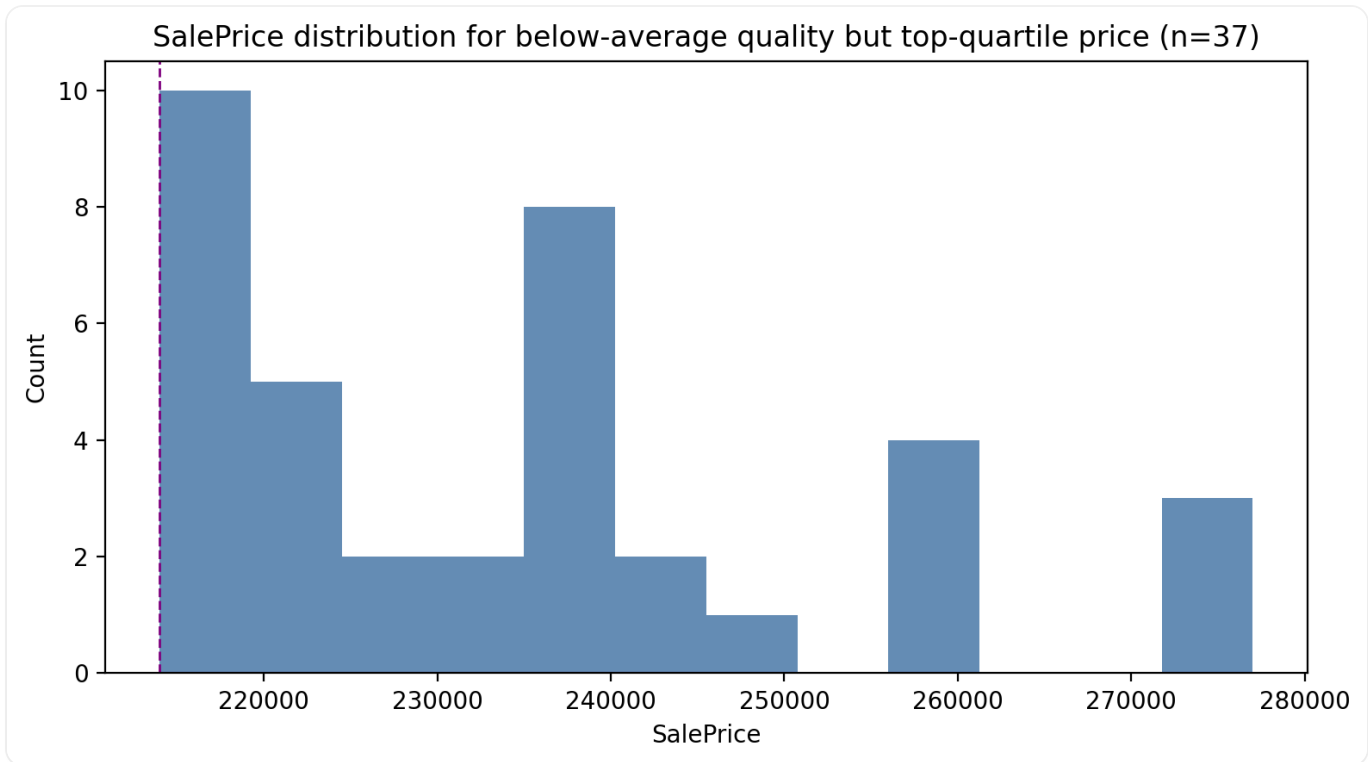
Spotlight on the Most Remarkable Homes

The table below highlights the highest-priced homes in this group, along with their standout features:

| Id | SalePrice | OverallQual | Neighborhood | YearBuilt |
|------------|------------------|-------------|----------------|-------------|
| 250 | \$277,000 | 6 | ClearCr | 1958 |
| 1424 | \$274,970 | 6 | Edwards | 1966 |
| 962 | \$272,000 | 6 | NWAmes | 1977 |
| 115 | \$259,500 | 6 | Crawfor | 1945 |
| 674 | \$257,500 | 6 | Crawfor | 1957 |
| 458 | \$256,000 | 4 | ClearCr | 1954 |
| 1329 | \$256,000 | 6 | OldTown | 1920 |

Home 458 is the most extreme case: rated just a **4 out of 10** in quality, yet selling for \$256,000 — driven almost entirely by its **massive lot** of over 53,000 square feet and a desirable Clear Creek location.

Distribution of These Outlier Prices



Most of the 37 homes cluster between \$214,000 and \$260,000, with a handful pushing toward \$280,000. They are not extreme price outliers — instead, they represent a **consistent band** of homes where non-quality factors reliably push prices above the 75th percentile.

Key Takeaways

- **37 homes** in the dataset have below-average quality scores yet sell in the top quartile of prices — roughly 2.5% of all homes.
- **Neighborhood is the single strongest driver**, with Crawford and Clear Creek accounting for nearly half the group.
- **Size matters**: large living areas, oversized lots, generous second floors, and big basements are the most common compensating features.
- **Amenities add up**: fireplaces, porches, decks, and even a pool help justify premium pricing despite modest quality ratings.

- The most dramatic example is a home rated just **4 out of 10** in quality that sold for \$256,000, powered by a lot five times the average size and a sought-after neighborhood. Quality scores alone are an incomplete picture of home value.