

# Analysis of New York rent and real estate market after pandemic

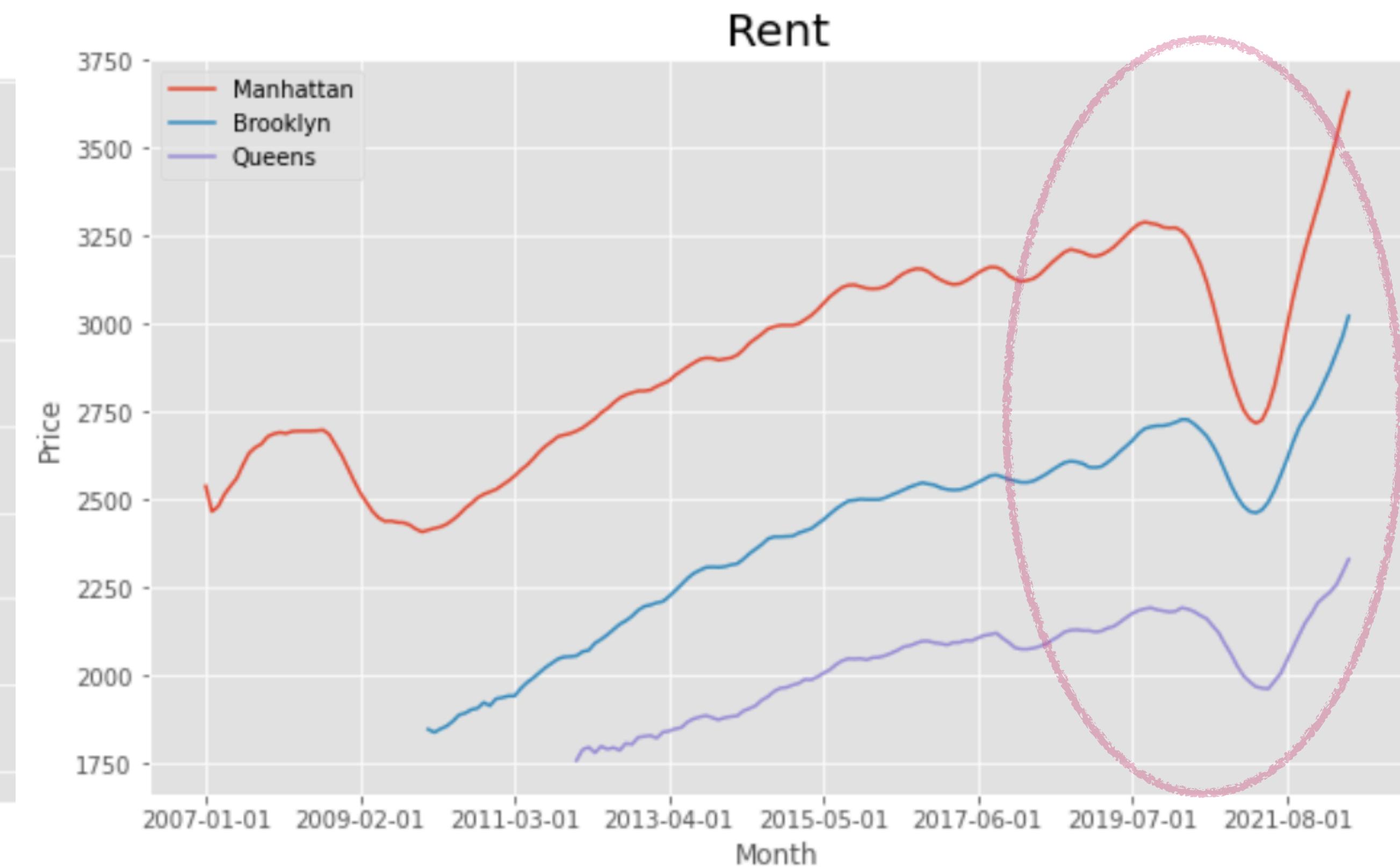
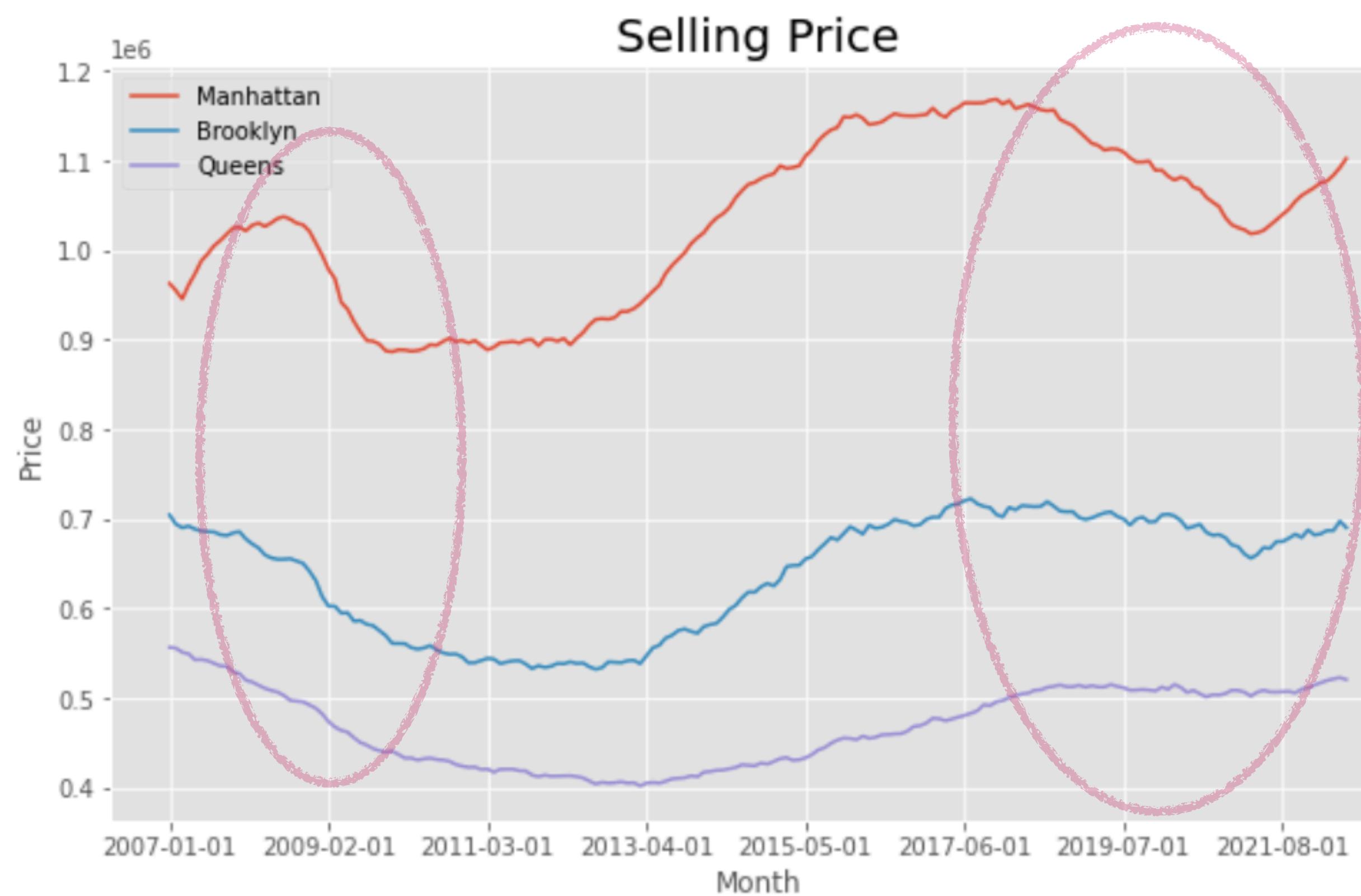


# Agenda



- \* **Background**
- \* **Research Question**
- \* **Analysis**
- \* **Conclusion**
- \* **Future Work**

# New York rent and real estate prices from 2007/01/01 to 2022/06/01



Two big drops : 2008 - 2009 Great Recession and 2020 - 2021 Pandemic

# How does pandemic impact New York residents?

Does pandemic cause new suburbanization and change people's living style?

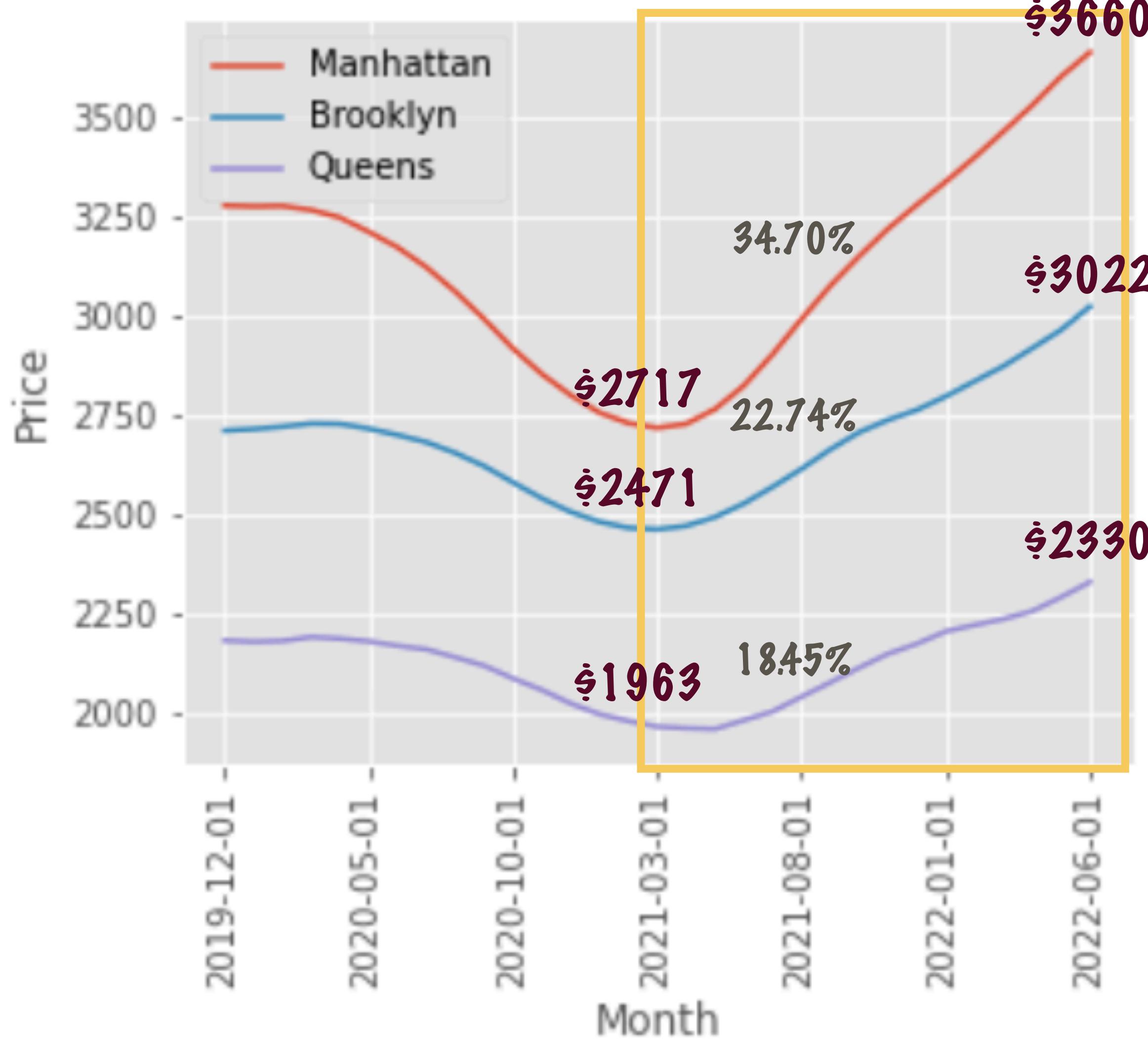
Does the growing cost of homeownership has had a domino effect on the rental market?

Does the surge in rent pushing New Yorkers move to less-expensive areas ?

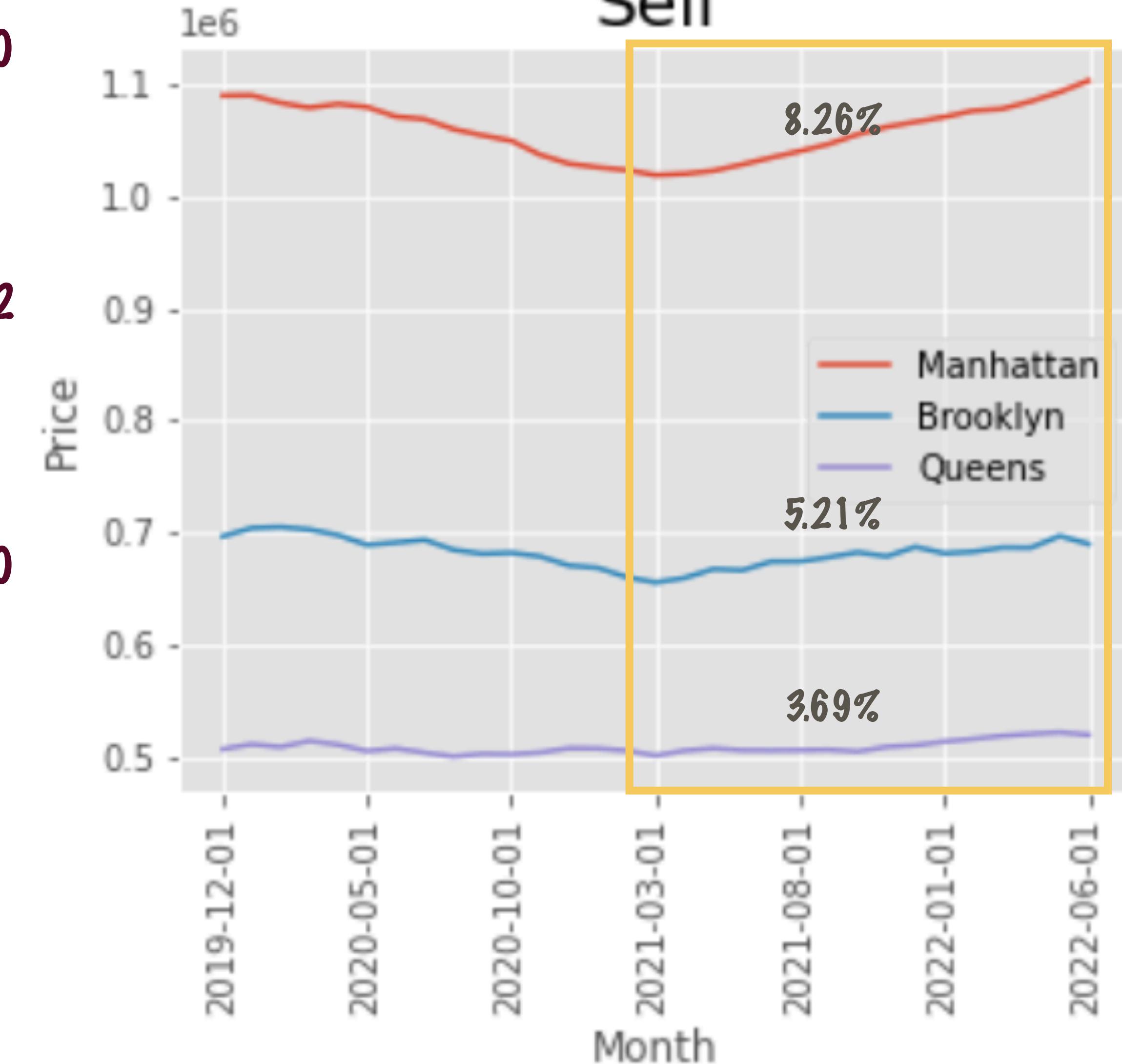
What are other factors that influence New York City's real estate market and residence behavior?



## Rent

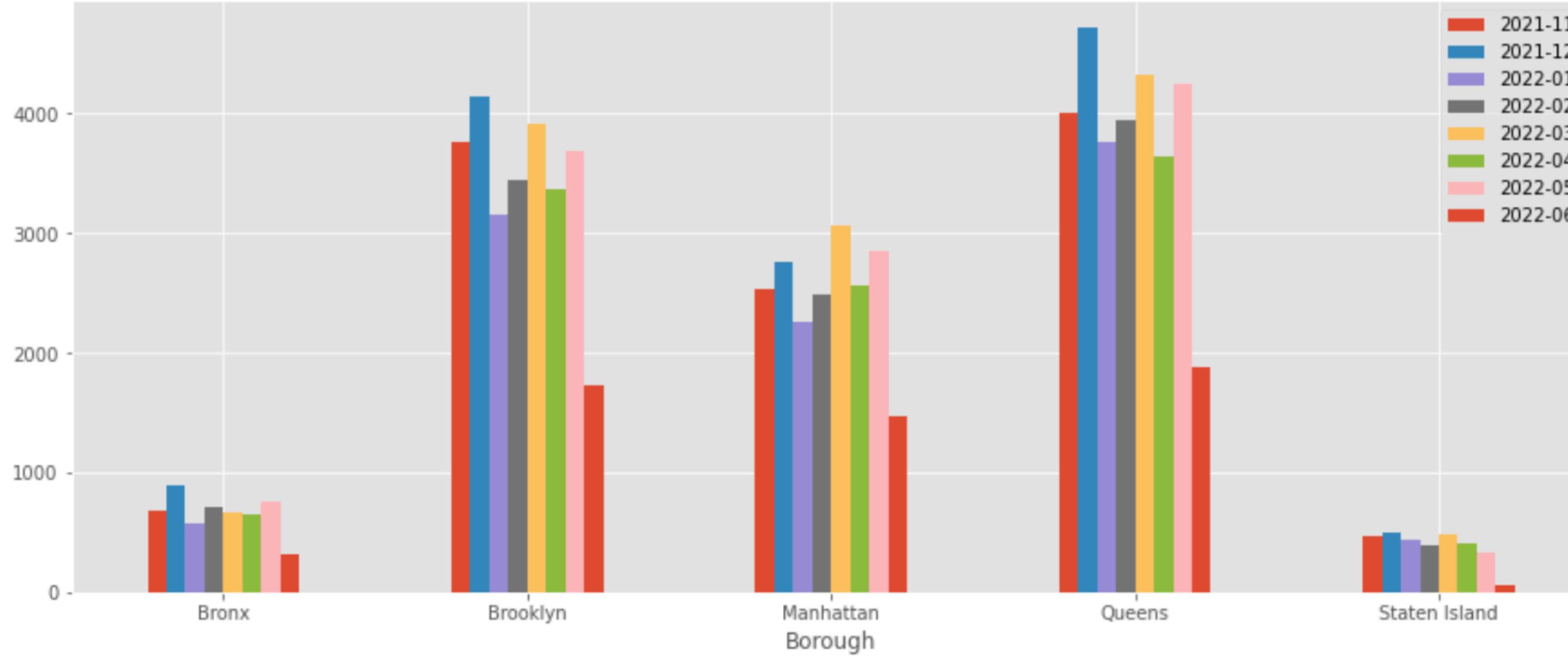


## Sell

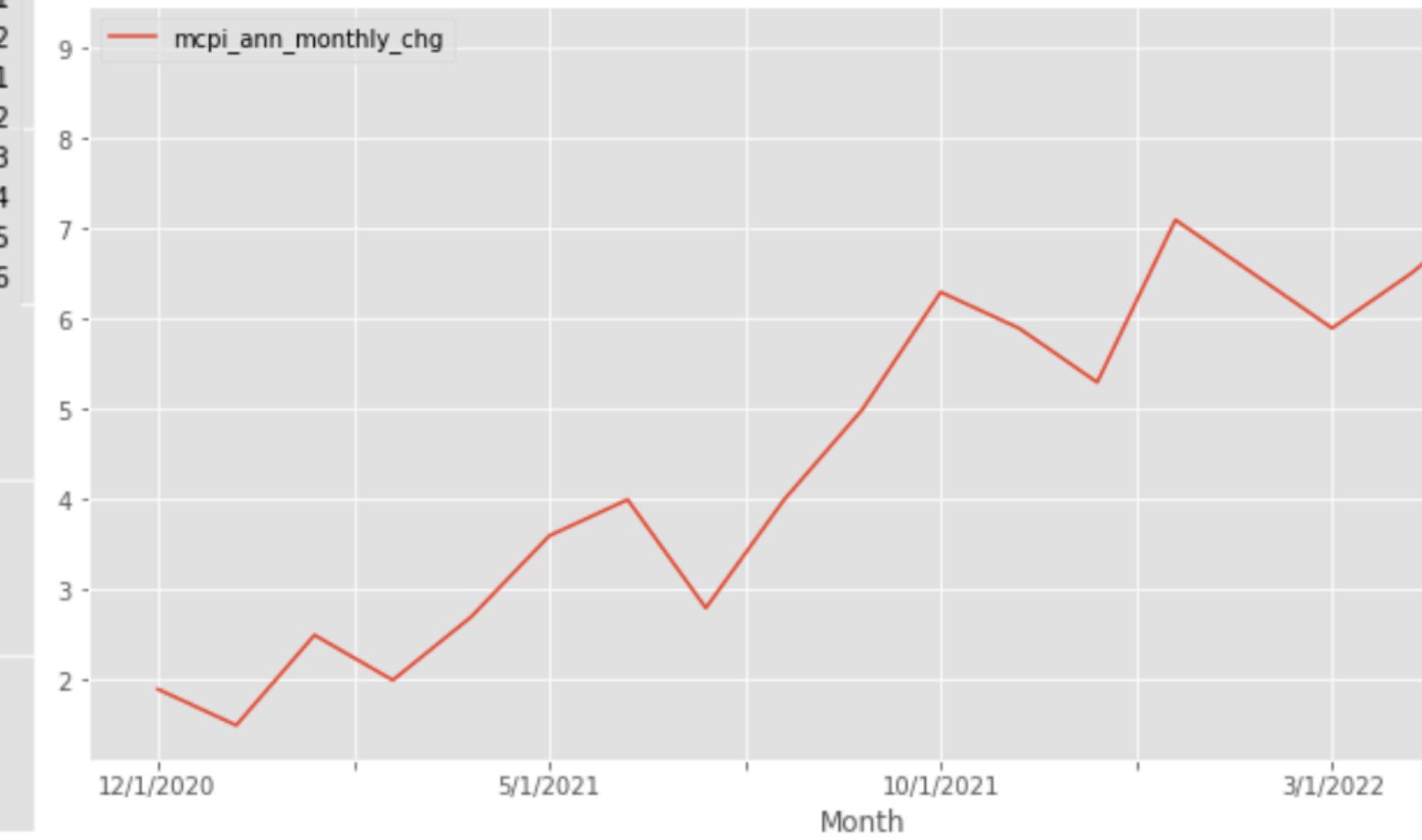


Both sell and rental rates are rising from 2021/03,  
but rental rates reflect a steep increase.

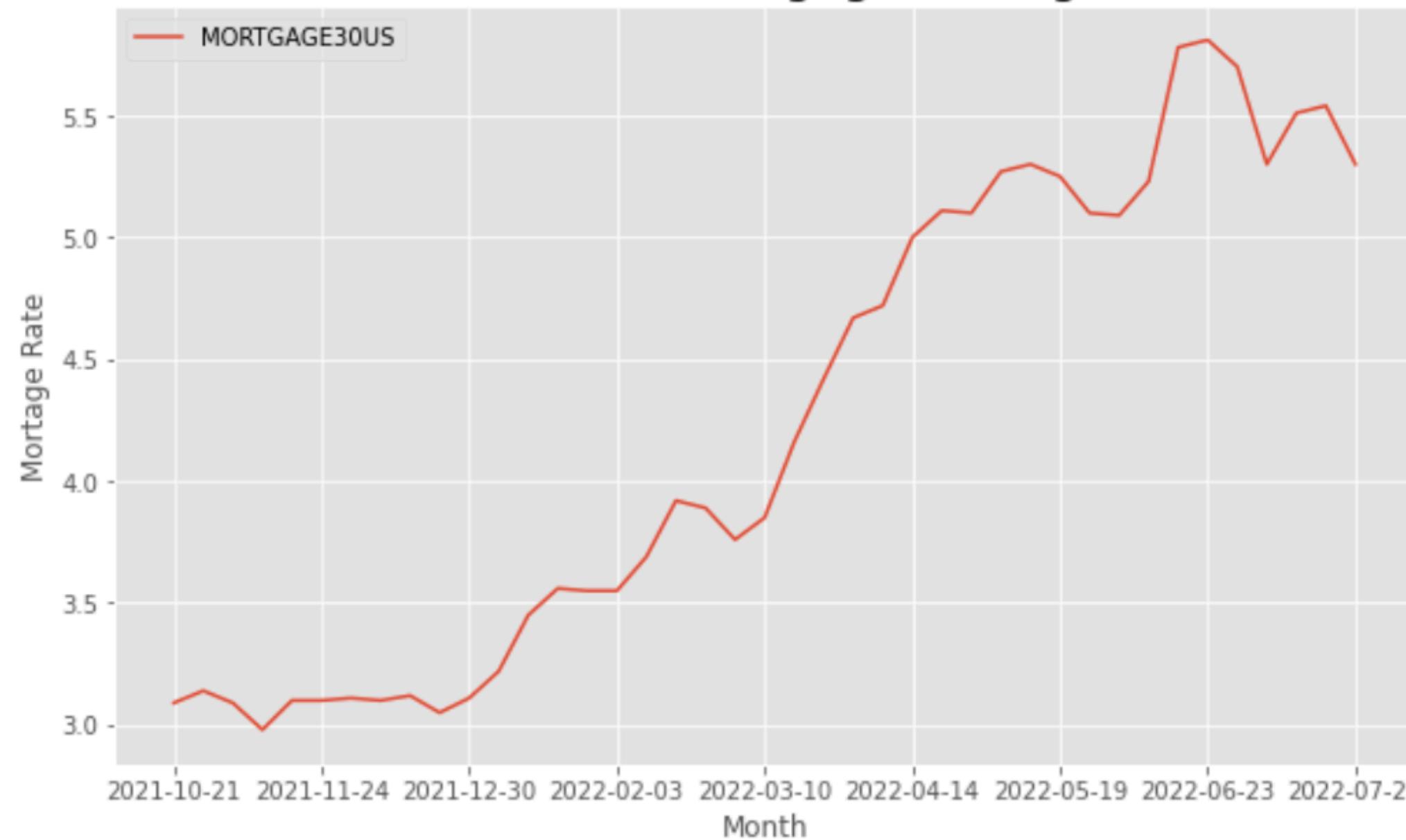
Sum of recorded sales volume



Median CPI



Fixed Rate Mortgage Average



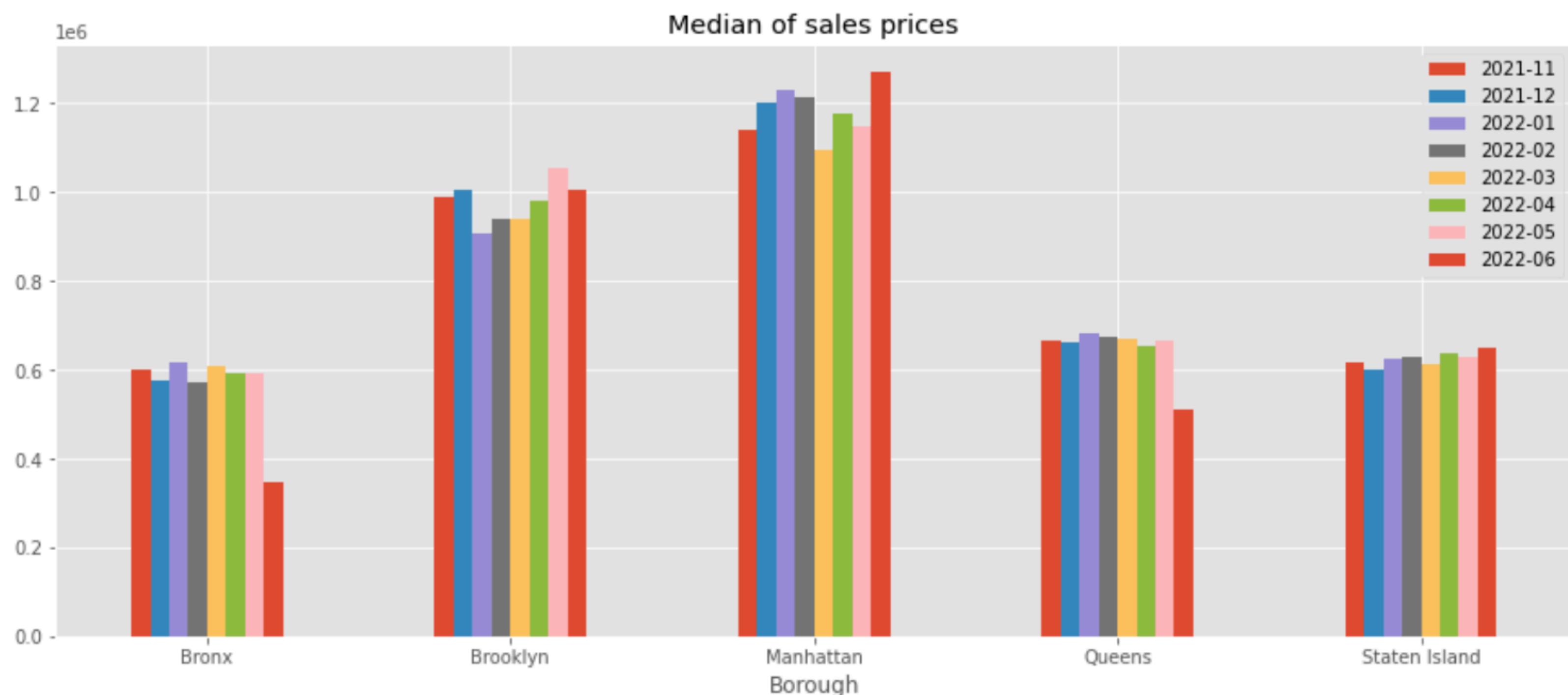
**Record low supply combined with record low mortgage rates caused a high demand for home buying in 2021, which also caused the robust growth rate in home prices.**

**But in 2022 June, higher prices, interest rates, and inflation rate deter homebuyers, making the red-hot housing market cool off.**

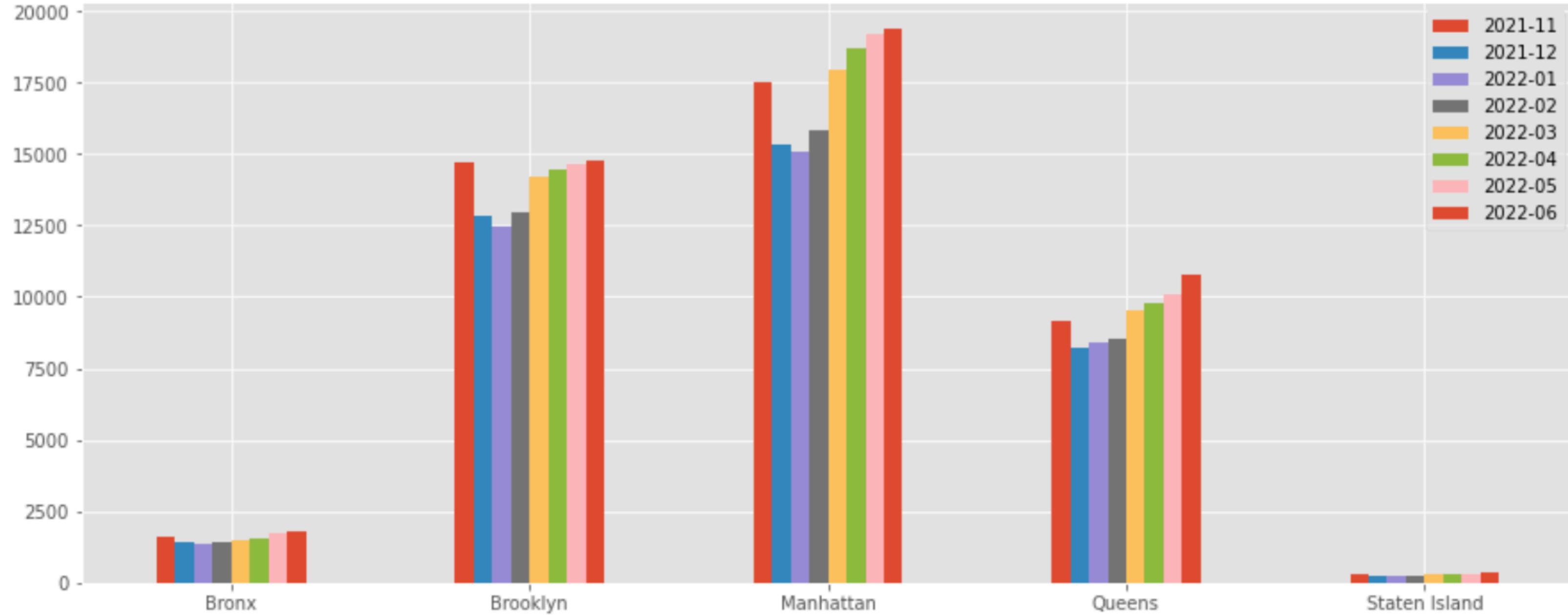
# Sales Volume from 2021-11 to 2022-06

Borough	2021-11	2021-12	2022-01	2022-02	2022-03	2022-04	2022-05	2022-06
Bronx	677	899	580	715	659	653	756	311
Brooklyn	3769	4137	3158	3444	3909	3366	3687	1734
Manhattan	2538	2756	2254	2486	3060	2566	2846	1476
Queens	4011	4716	3756	3945	4323	3642	4248	1884
Staten Island	461	501	435	394	482	404	330	55

Borough	Correlation
Bronx	0.753228
Brooklyn	-0.020426
Manhattan	-0.849007
Queens	0.898657
Staten Island	-0.833744

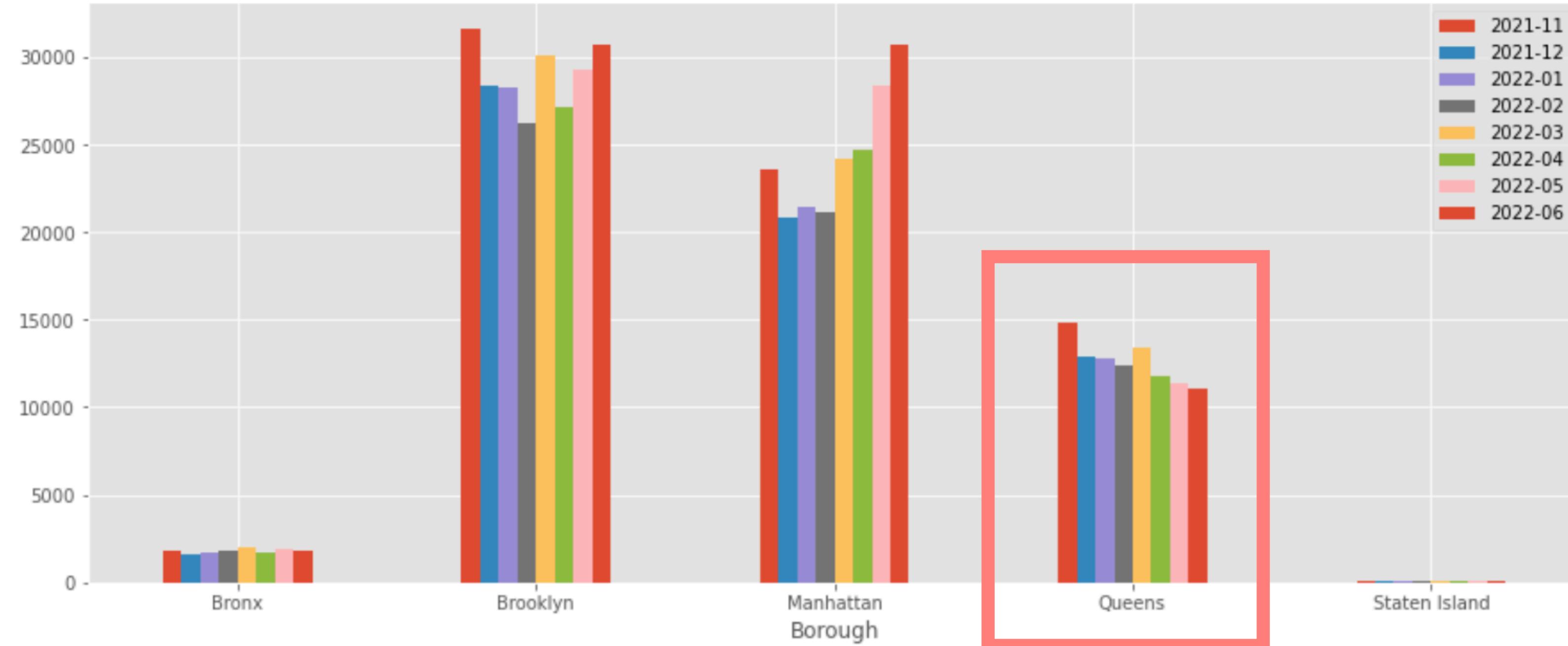


Sum of house inventory



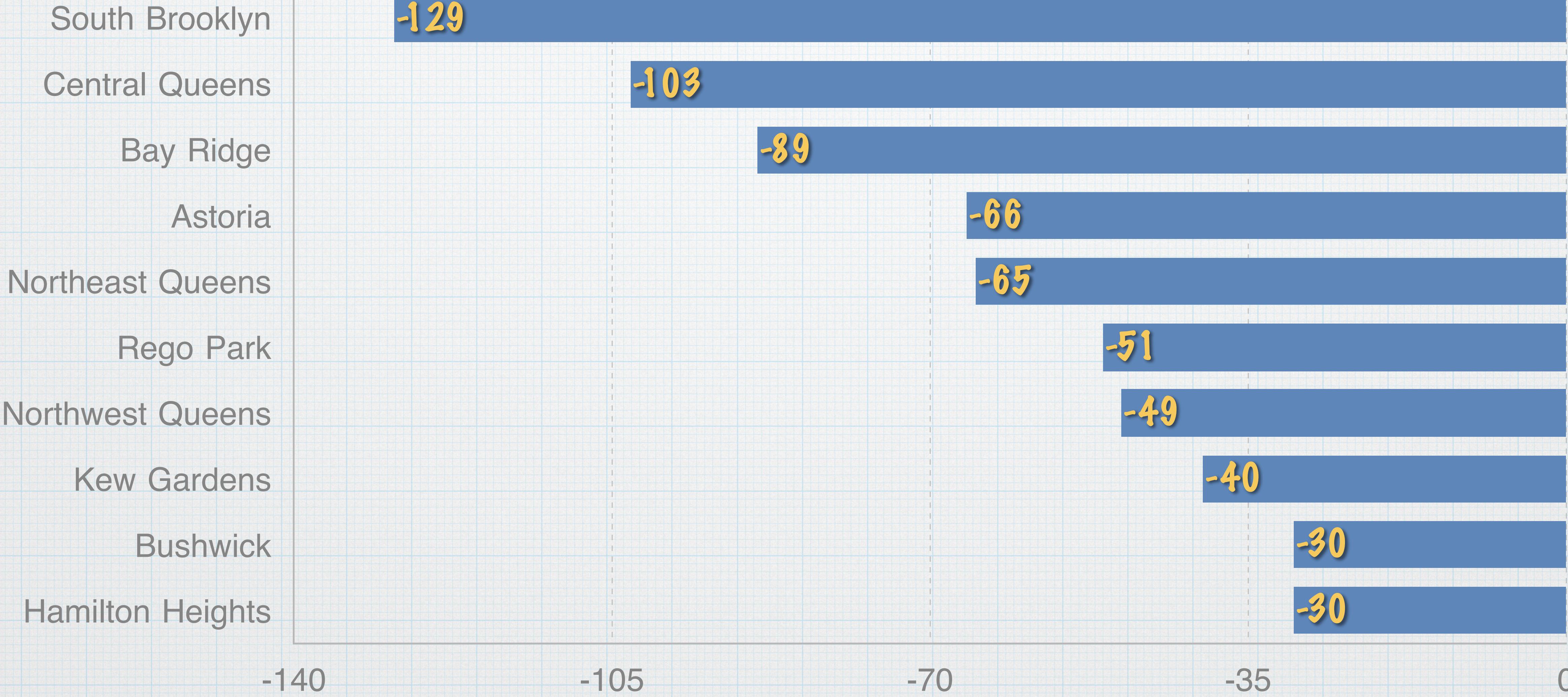
**Rental prices in New York are rising at the fastest rate in the world, which causes renters in NYC to be squeezed to their limit. More NYC apartment renters are moving out instead of paying higher rates.**

Sum of rental inventory

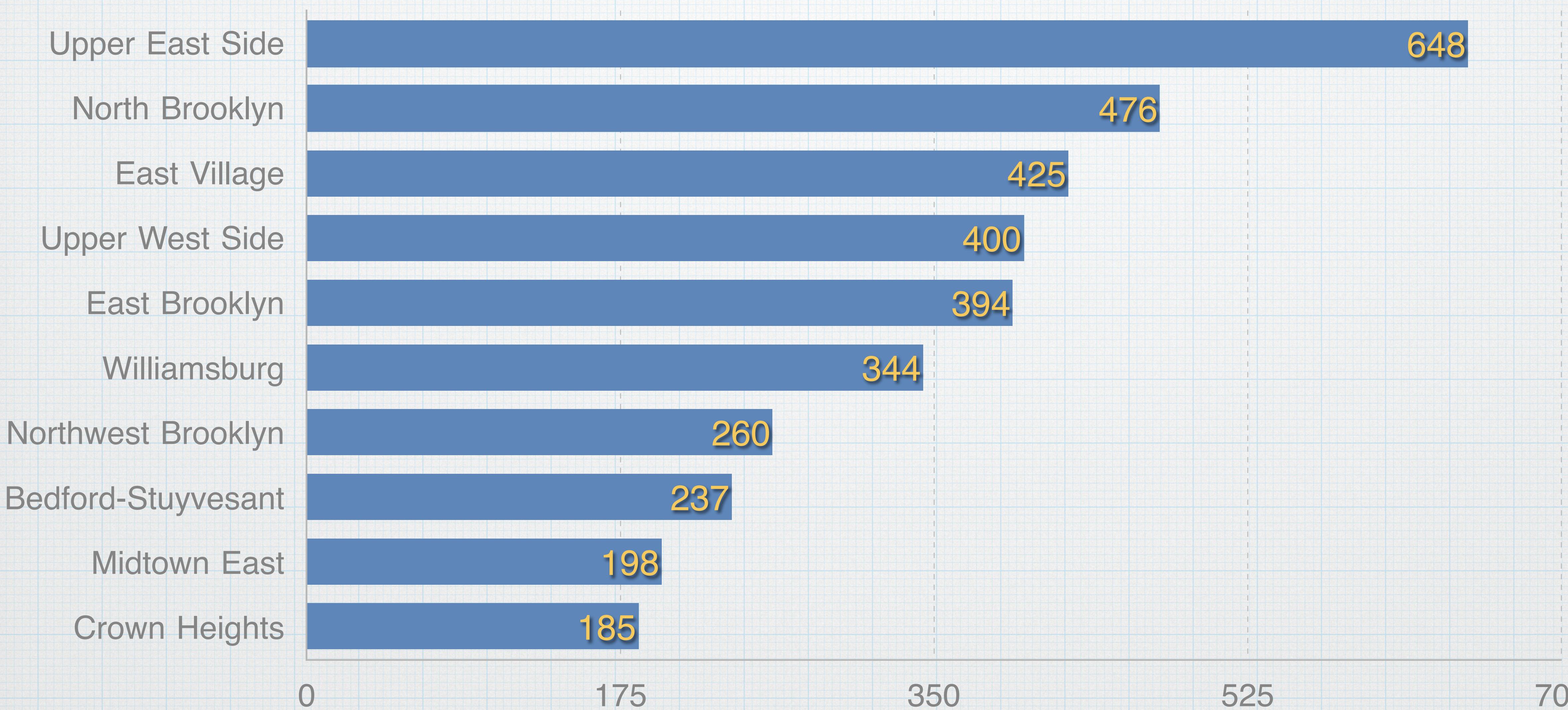


**House inventory and rental inventory has risen significantly from 2022 Feb, especially in Manhattan. But the inventory in Queens is dropping. People were fleeing to more affordable places to live.**

# Top 10 Negative Rental Inventory Change (April - June, 2022)



# Top 10 Positive Rental Inventory Change (April - June, 2022)



# Conclusion

- \* The lack of supply and high demand force pushing up home prices.
- \* The growing inflation and mortgage rate make it harder for people to afford a home.
- \* Reopening, improving market conditions, and home-buyers pushed into the rental market, driving rent prices rising.
- \* People to moving out of the city and seeking affordable apartments.

# Future Work

- \* Additional data in suburban areas.
- \* Better research and understanding for the population migration.