

The purpose of this report is to explore various relationships between Manhattan neighborhood sales and EITC (Earned Income Tax Credit) levels in other areas of New York City. The analysis seeks to identify patterns, similarities, and differences between Real Estate Activity and overall EITC within New York City. Future housing market behaviors in New York City and other complex urban environments in the U.S similar to NYC. The study uses complex datasets and visualizations to provide data-driven insights on how various indicators relate to the real estate landscape within an urban area. One such example of a visualization is the treemap labelled “Neighborhood hardship Vs. Property Value”. It shows the number of individual households who qualified for the EITC as part of their annual tax return by neighborhood. The darker the color of the box, the greater the number of individuals who qualified for the EITC. The data suggests that neighborhoods with the greatest number of EITC claims were as follows: Upper West Side, Greenwich Village Central, Upper East Side (Streets 59-79), and Washington Heights Lower. In addition to color, the box size indicates the median sale price of properties within each neighborhood. The larger the box, the higher the median sale. According to the data, Little Italy and Upper East Side (Streets 79 to 96) had the highest median sales. We can conclude that the smallest, darkest boxes represent the neighborhoods with the largest hardship and vice versa. Washington Heights Lower Shows the greatest hardship and lowest median sale price. Another Visualization which illuminates the extreme wealth vs. hardships within Manhattan is the “Economic Profiles for Each Neighborhood”. As the visualization shows, neighborhoods colored blue have lower average sales prices than neighborhoods colored red. Based on the data, all subareas of Harlem have the lowest average sale price, while Little Italy has the highest. In addition to Color, the vertical position of each box indicates the total number of EITC claims. It appears that Washington Heights Lower has a low average sale price and a large number of EITC claims. It is interesting to note that while Harlem has the lowest average sales prices, they do not have as many EITC claims.