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# Investment in Real Estate in NYC

Based on AirBnB rental rates

## Goal (task oriented)

Assess the feasibility and potential profitability of investing in real estate properties in neighborhoods of NYC.



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## Goal (study oriented)

Show basic knowledge in Tableau by presenting different data visualizations related to given the task.



## Data (provided)

- Airbnb dataset consisting in 30,478 listings in New York City for period from 2007 to 2015.



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## Data (sourced)

- NYC zip codes and districts.
- Property median prices per districts in 2015.



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Before answering our main question  
**“Where to invest in Real  
Estate in New York City?”**

Let's answer this one  
**“What our data tells us?”**

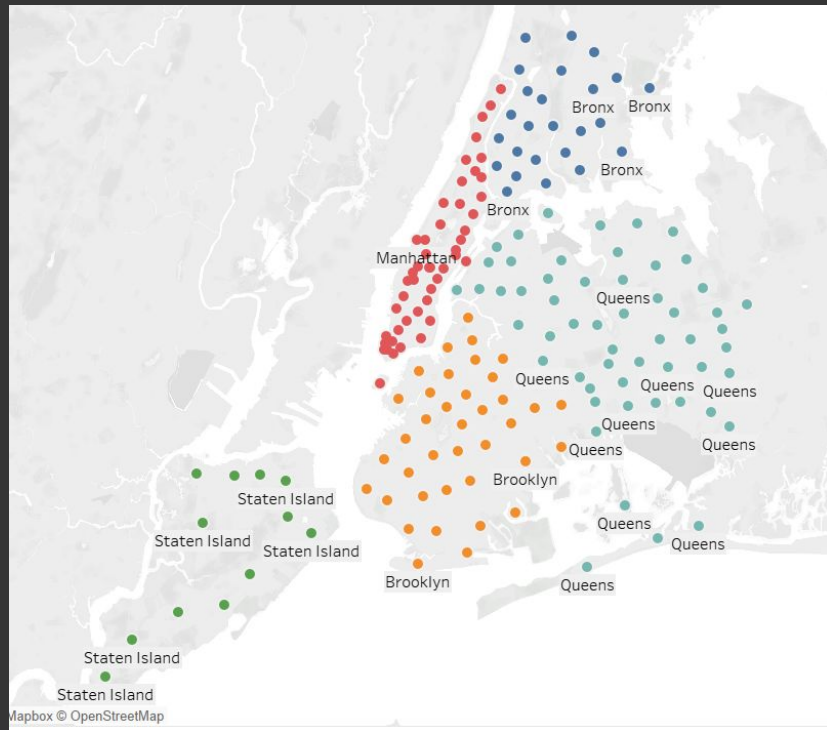
# NYC Hosts mapped out

Noticed something strange?



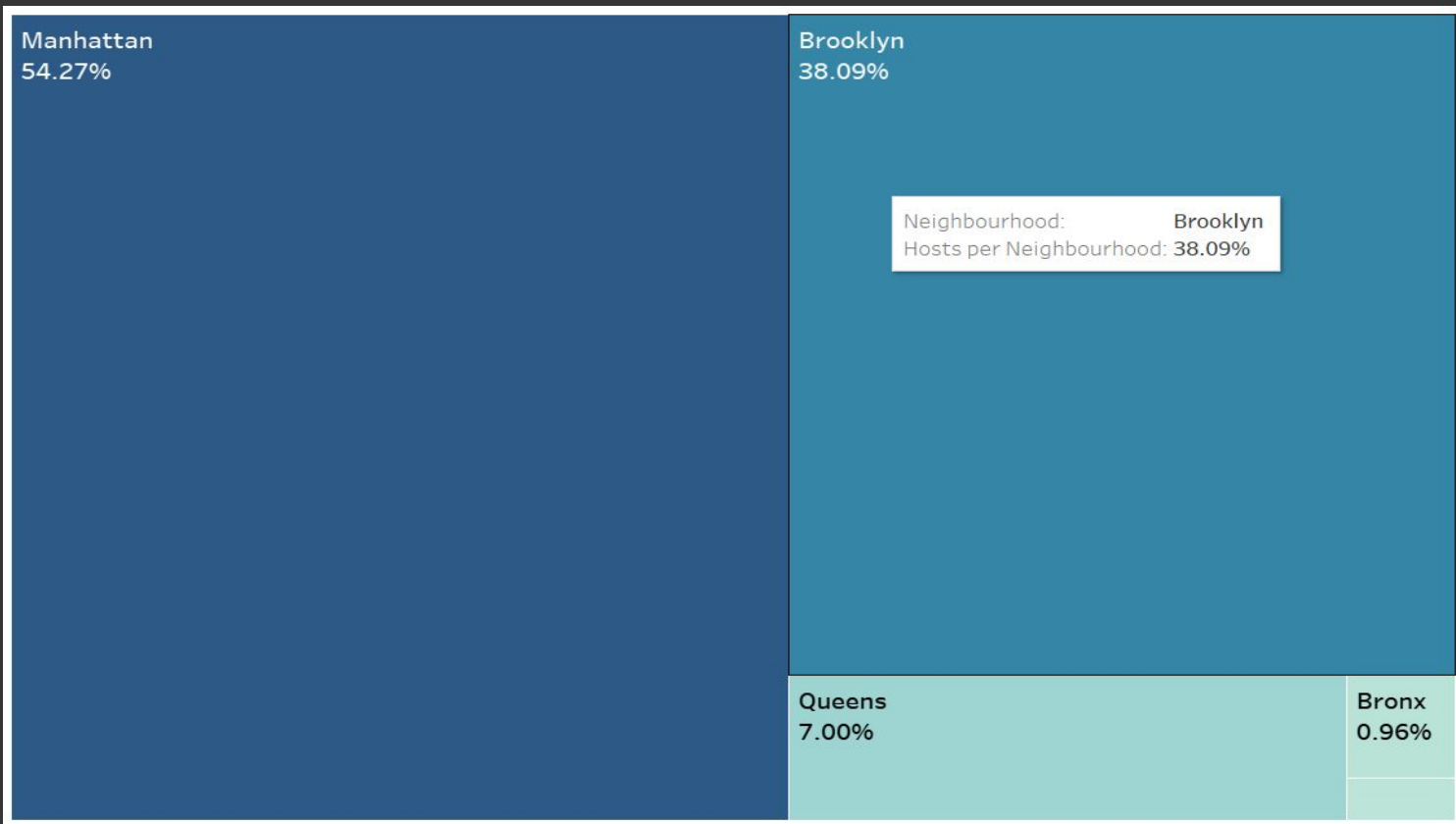
# NYC Hosts mapped out

With outliers removed  
it's much better!



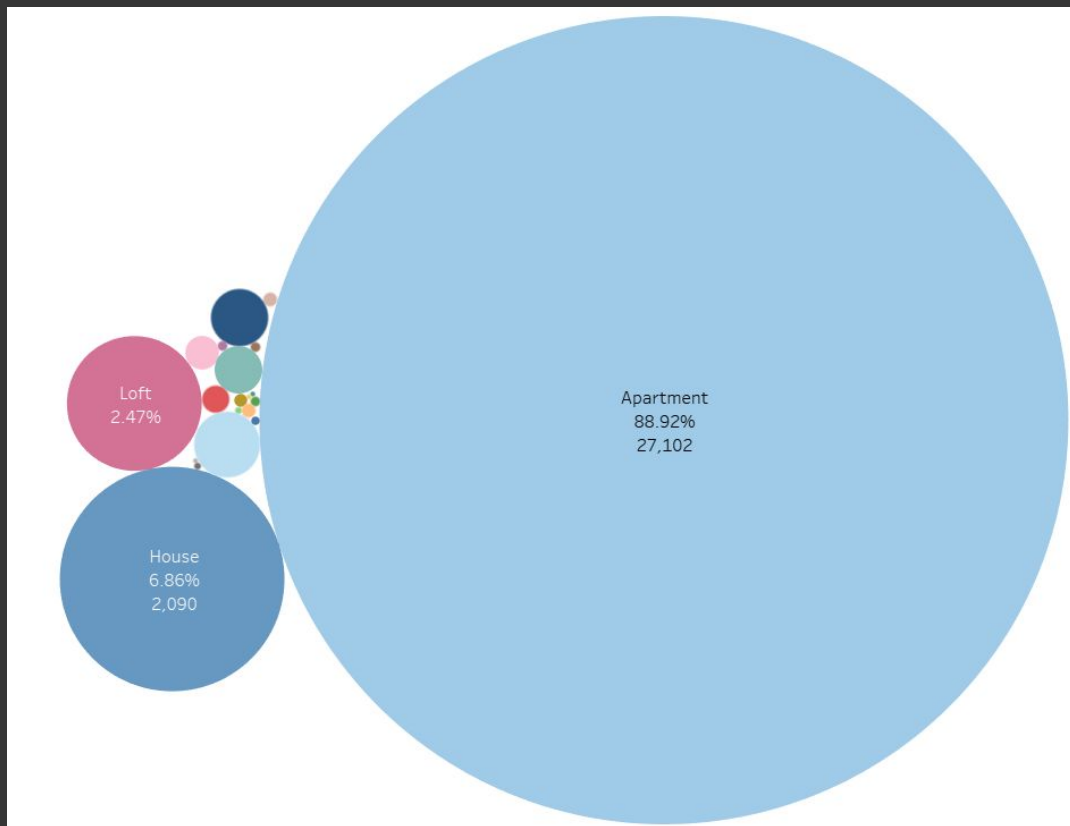
# Hosts per Districts

Which NYC district has the most rented properties?"



# Property Types per Districts

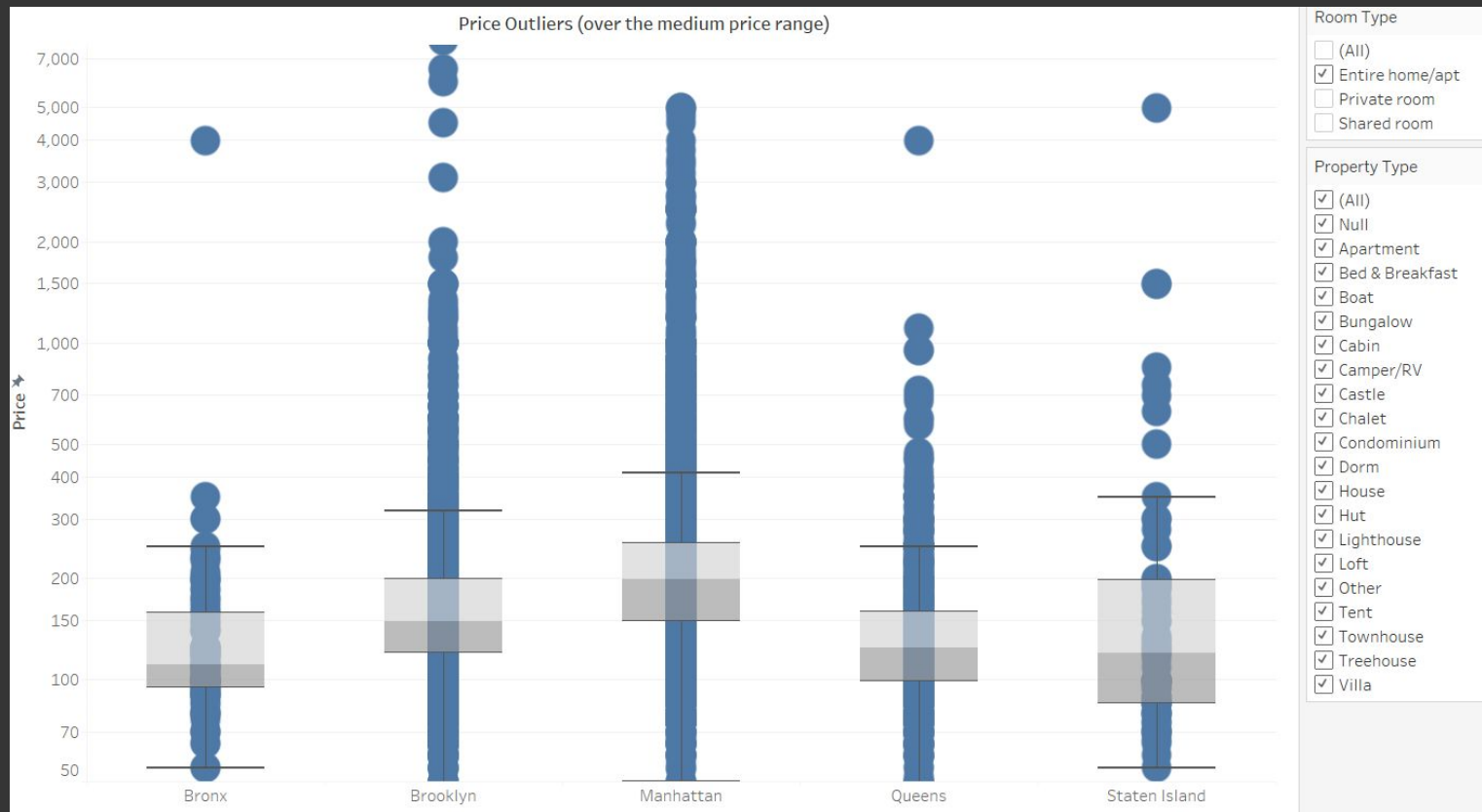
Which property types are most rented in NYC?"





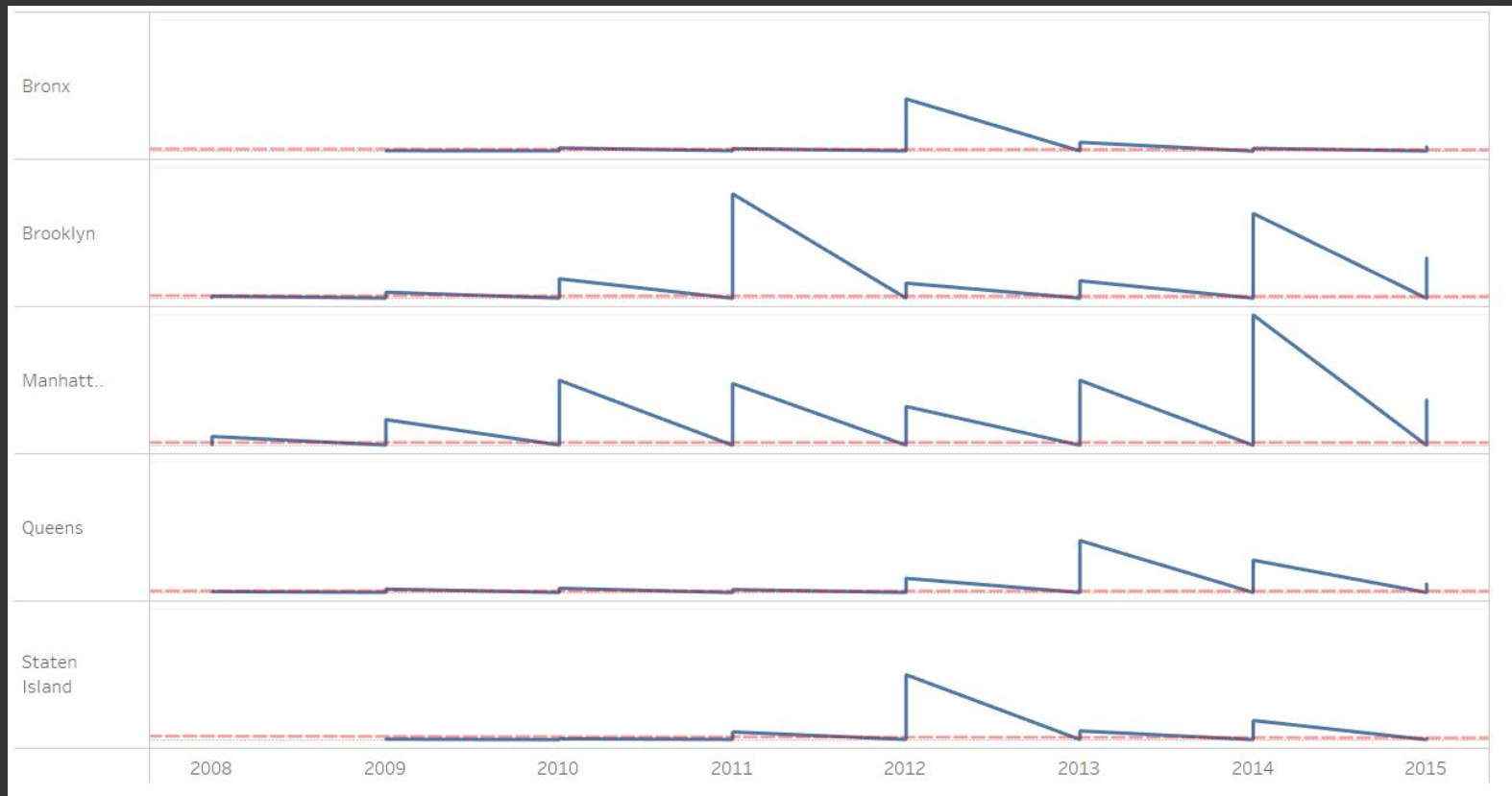
# Rent Prices per Districts: outliers

How do property prices vary and distribute across different NYC districts?



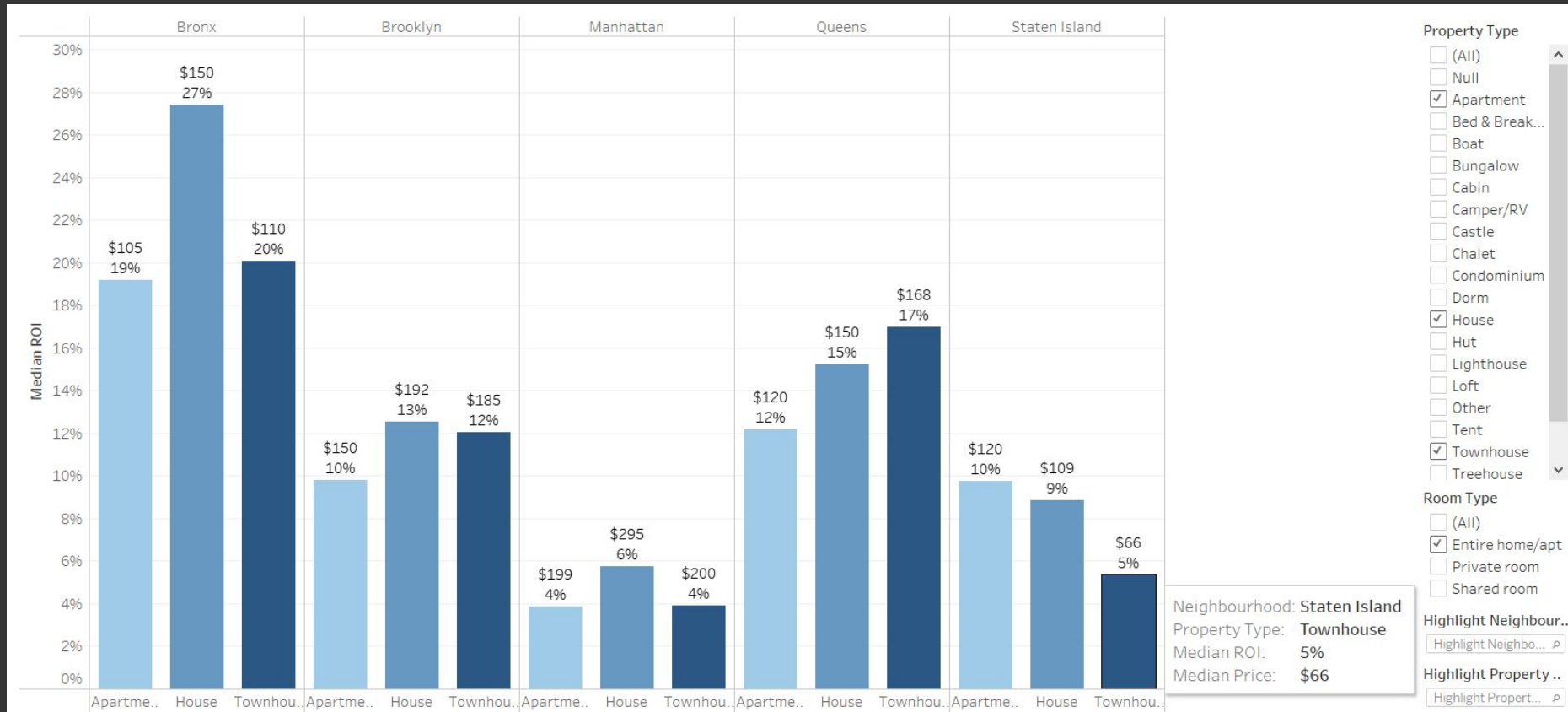
# Rent Prices Trends per Districts

Will our investment be feasible over the years? Are prices stable?



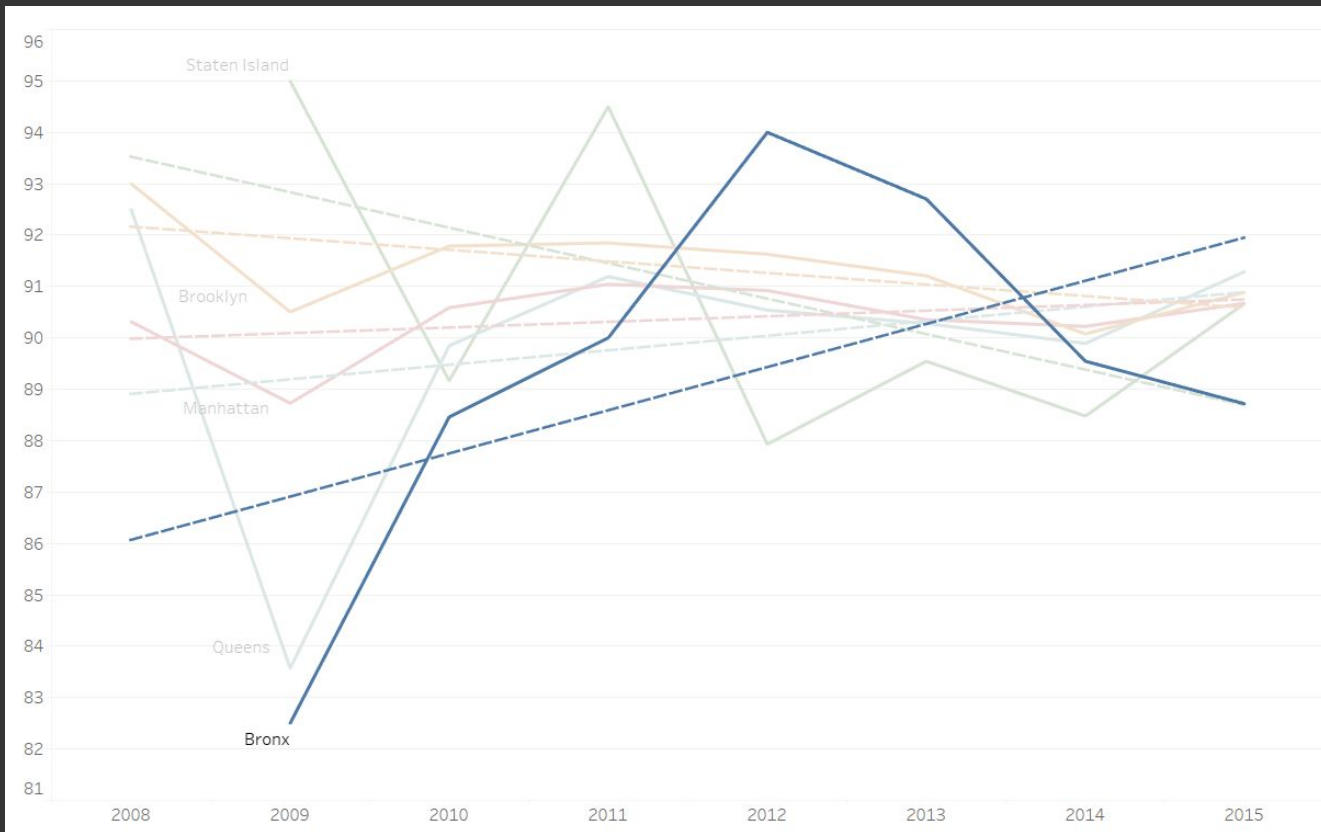
# ROI per Property Types and Districts

Which district and property type is the most attractive in terms of buying new property for rent?



# Review rates per Districts

What's the trend of reviews, especially for the district we choose?



## Neighbourhood

- Bronx
- Brooklyn
- Manhattan
- Queens
- Staten Island

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It's time to answer to our main question

**“Where to invest in Real Estate in New York City?”**

# Conclusion

**Bronx** district in New York City presents a compelling opportunity for property investment.

With an impressive **ROI of 27%**, a consistent trend of positive **reviews on the rise**, and an attractive option in the form of **houses**, the Bronx stands out as an appealing choice for investors.

Its affordability and potential for growth make it a **promising location**.

# Warning

**Presented information is based on some broad data, especially in terms of average property price, which could lead to misleading results (e.g. wrong ROI).**

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# Thank you!

...and be careful with your money ;)