

# **Predicting Long Island City's Real Estate Prices**

*A Project Proposal Written by Paminas Mayaka*

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## **Problem Statement**

What opportunities do exist for developing a model to predict real estate prices to provide value to investors in Long Island city, New York?

## **Context**

Long Island city is one of the fastest growing neighborhoods in New York. Since the city was rezoned from an industrial to a residential neighborhood in 2001, it has experienced substantial commercial and residential growth with 41 new residential buildings built between 2010 and 2017([https://en.wikipedia.org/wiki/Long\\_Island\\_City](https://en.wikipedia.org/wiki/Long_Island_City)).

Long Island City is a hub for arts, technology, and culture attracting those seeking a thriving urban lifestyle and outdoor activities. The majority of those being young professionals and families (<https://www.cityneighborhoods.nyc/long-island-city>).

Real estate property is in very high demand. The rental market is competitive, the luxury real estate has seen the largest increase in sale prices(<https://www.fortunebuilders.com/long-island-city-real-estate-market/>). However, the median sale price of a home decreased by 19.3% and the median number of days a property stays on the market has increased, December 2023 (<https://www.redfin.com/neighborhood/31697/NY/New-York/Long-Island-City/housing-market#trends>). Therefore, there is a need for an accurate model to help interested stakeholders make better investment decisions.

## **Criteria for Success**

- A model that can accurately predict the price of a real estate property based on its features.

## **Scope of Solution Space**

- The focus is to provide investors interested in Long Island city's real estate market with a price prediction model.

## **Constraints within the solution space**

- Since I am focusing on the physical features of a house in my prediction, other characteristics such as the locale, neighborhood, and economic outlook may also contribute to the valuation.

## **Stakeholders**

- Real estate investors, buyers, and builders

**Source of Data**

- I used the dataset I obtained in Kaggle website:  
<https://www.kaggle.com/datasets/ahmedshahriarsakib/usa-real-estate-dataset>

**Deliverables**

- A final project report
- A Github repository for the project
- All code in Jupyter notebook