

SUNSET PARK

BY YIXUAN YANG



Sunset Park

Western NYC

South Brooklyn

Hispanics &
Chinese
immigrants

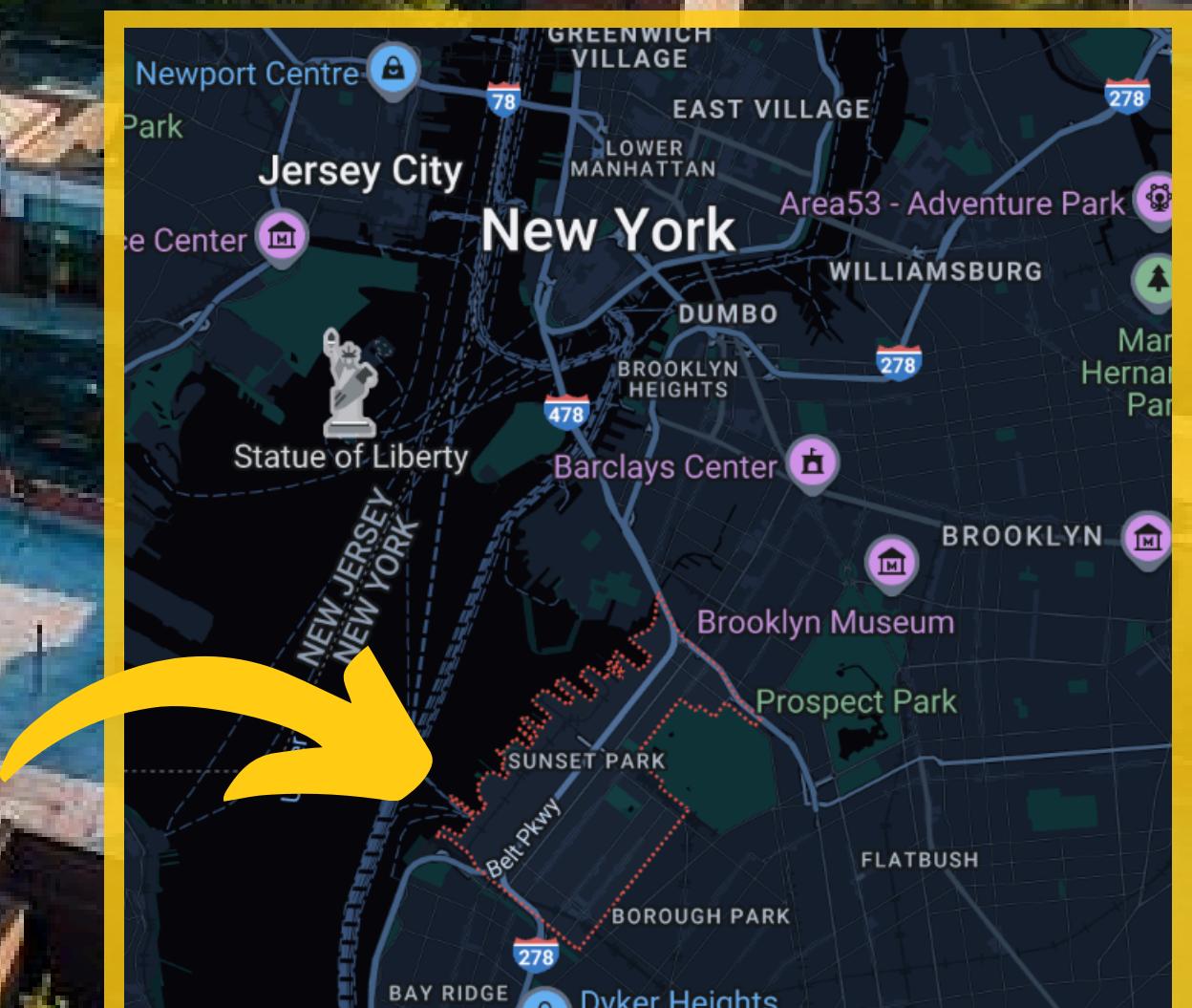
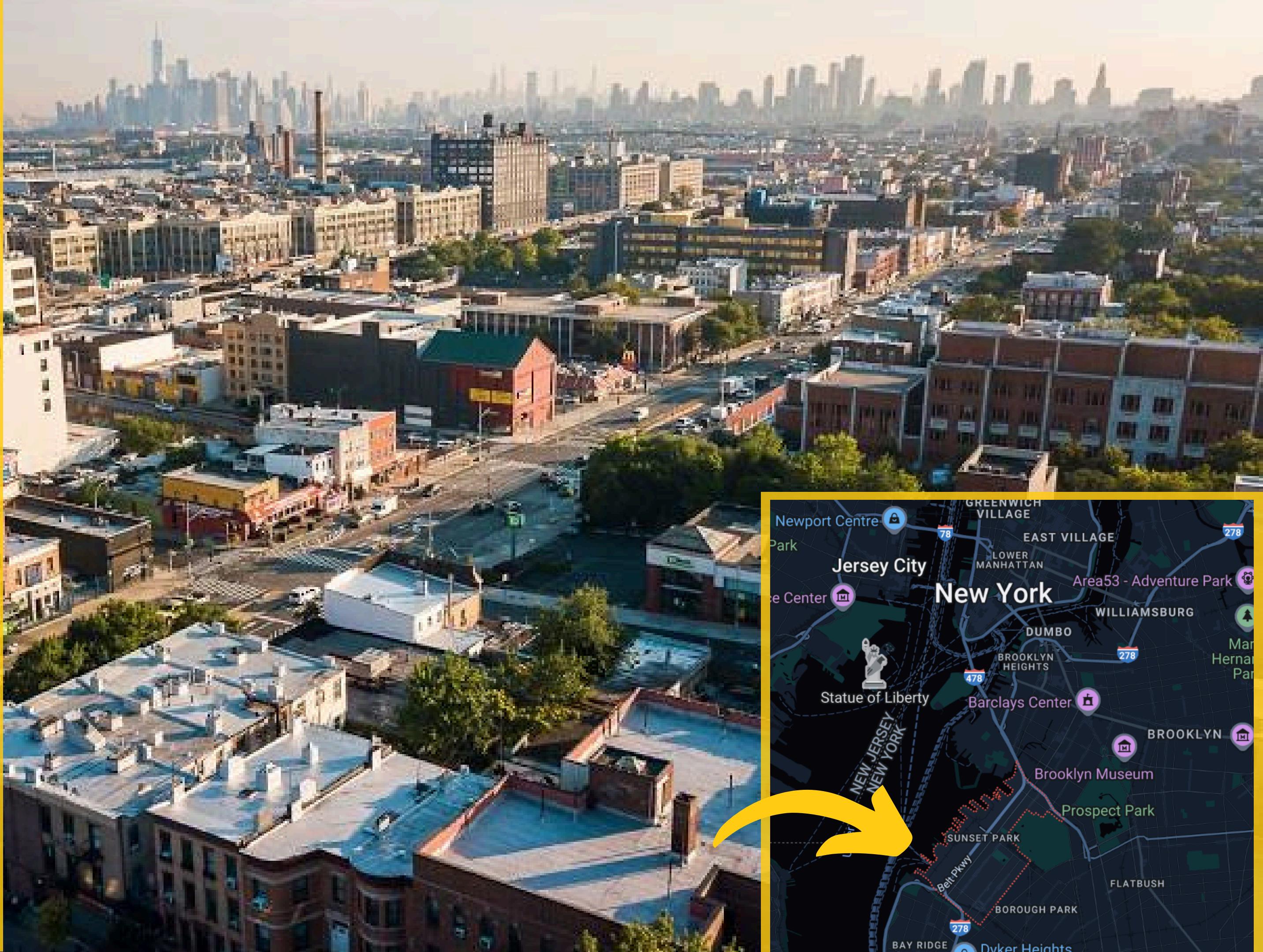
Young urban
professionals

Direct access to
Manhattan

Easy commutes

New York Harbor
- shipping ports

Bus and D, N, R
subway lines



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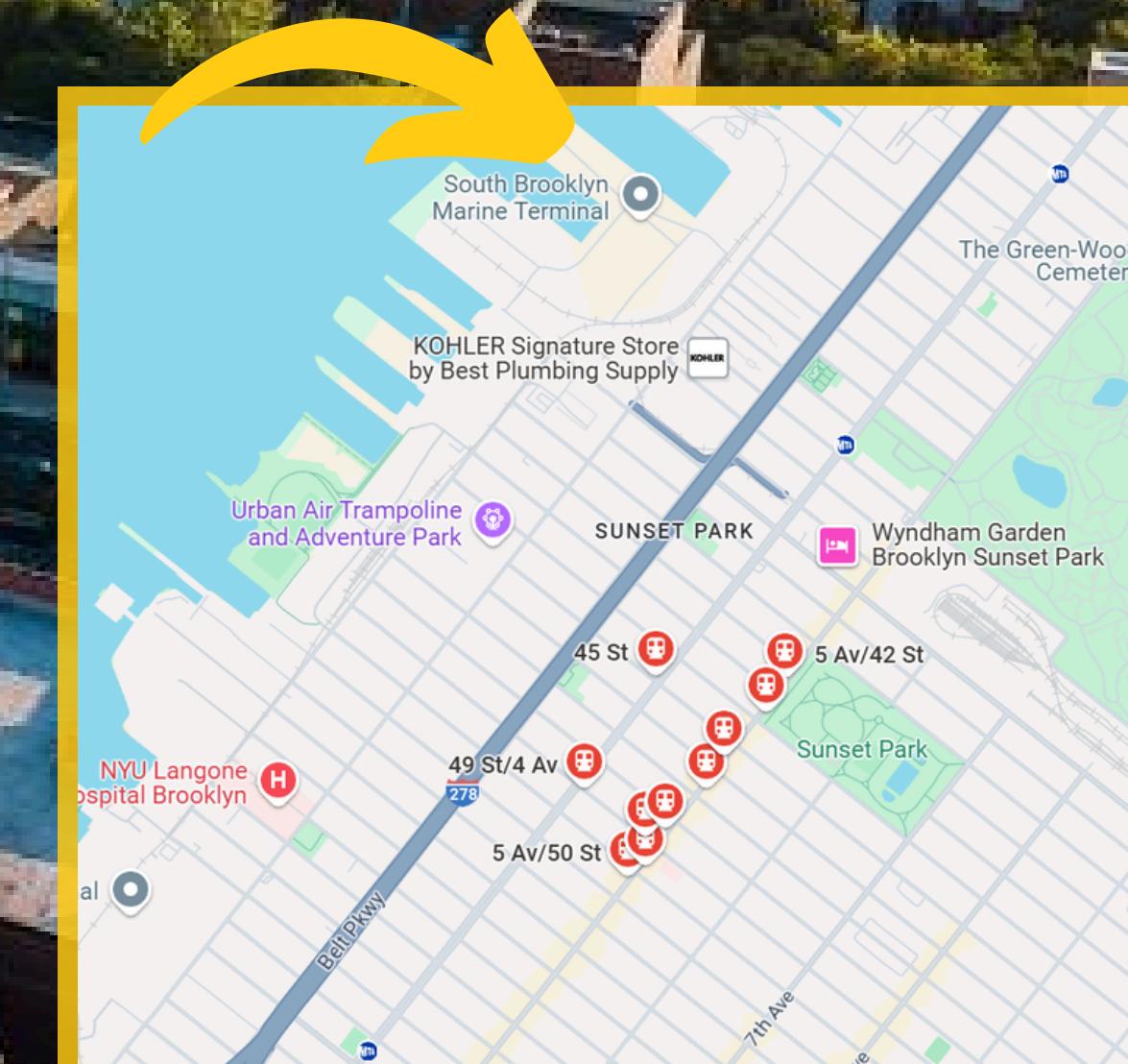
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New York Harbor
- shipping ports

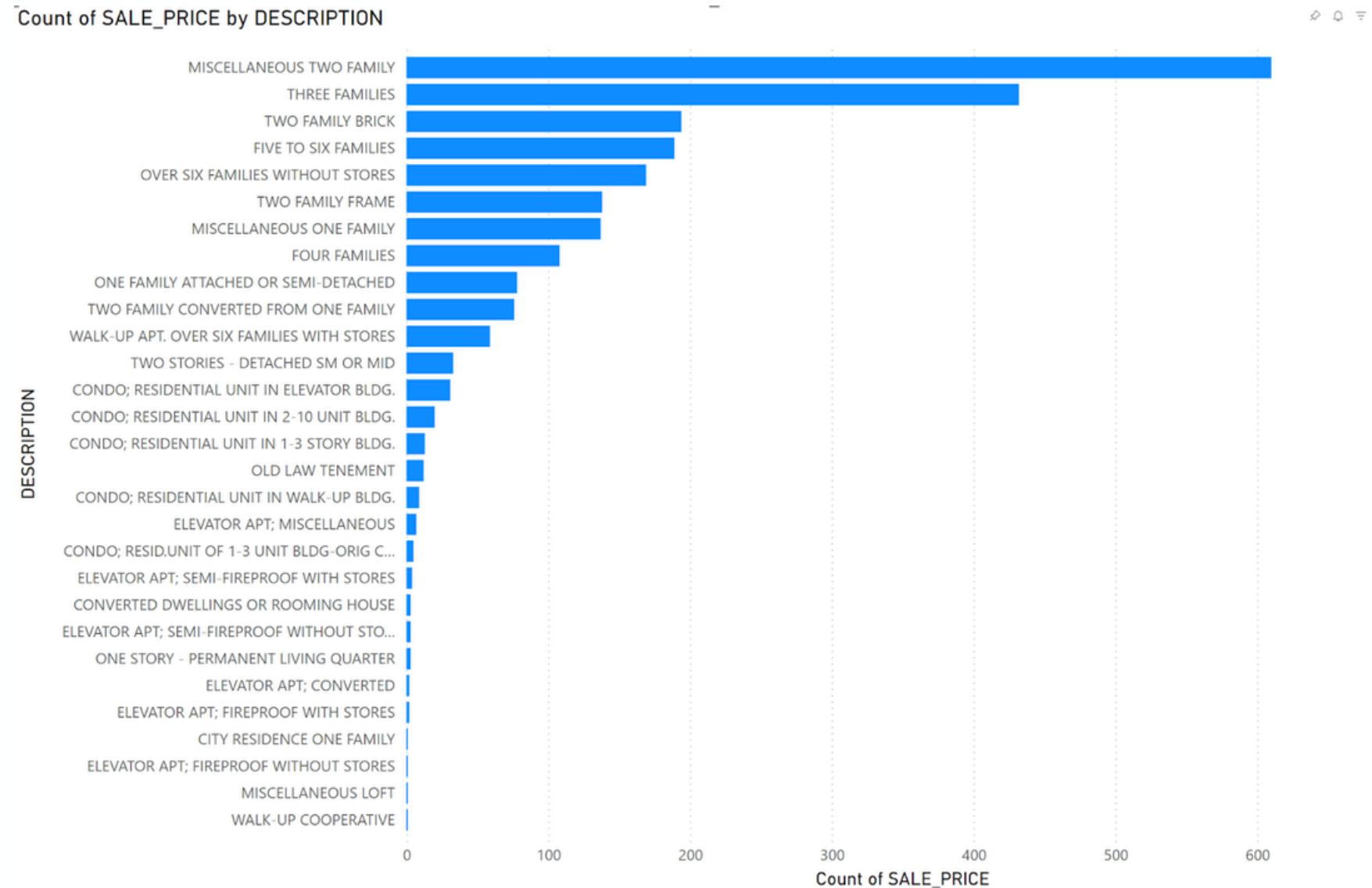
Bus and D, N, R
subway lines



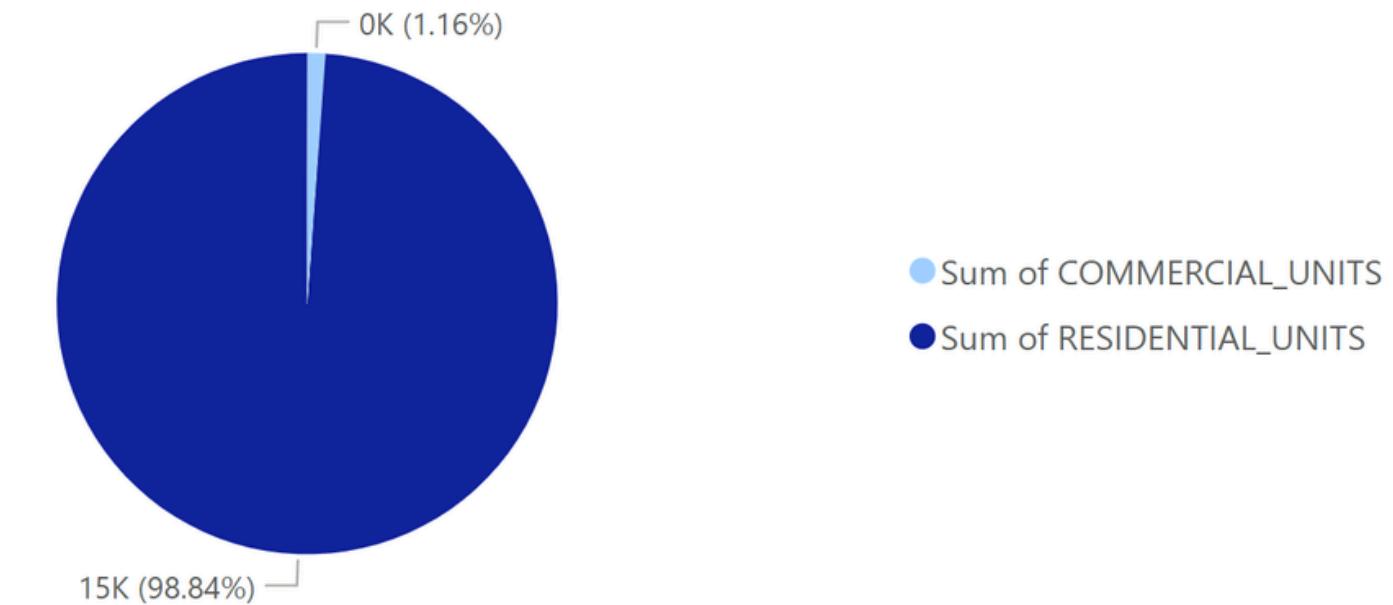
South Brooklyn
Marine Terminal



Resident Summary



Sum of COMMERCIAL_UNITS and Sum of RESIDENTIAL_UNITS



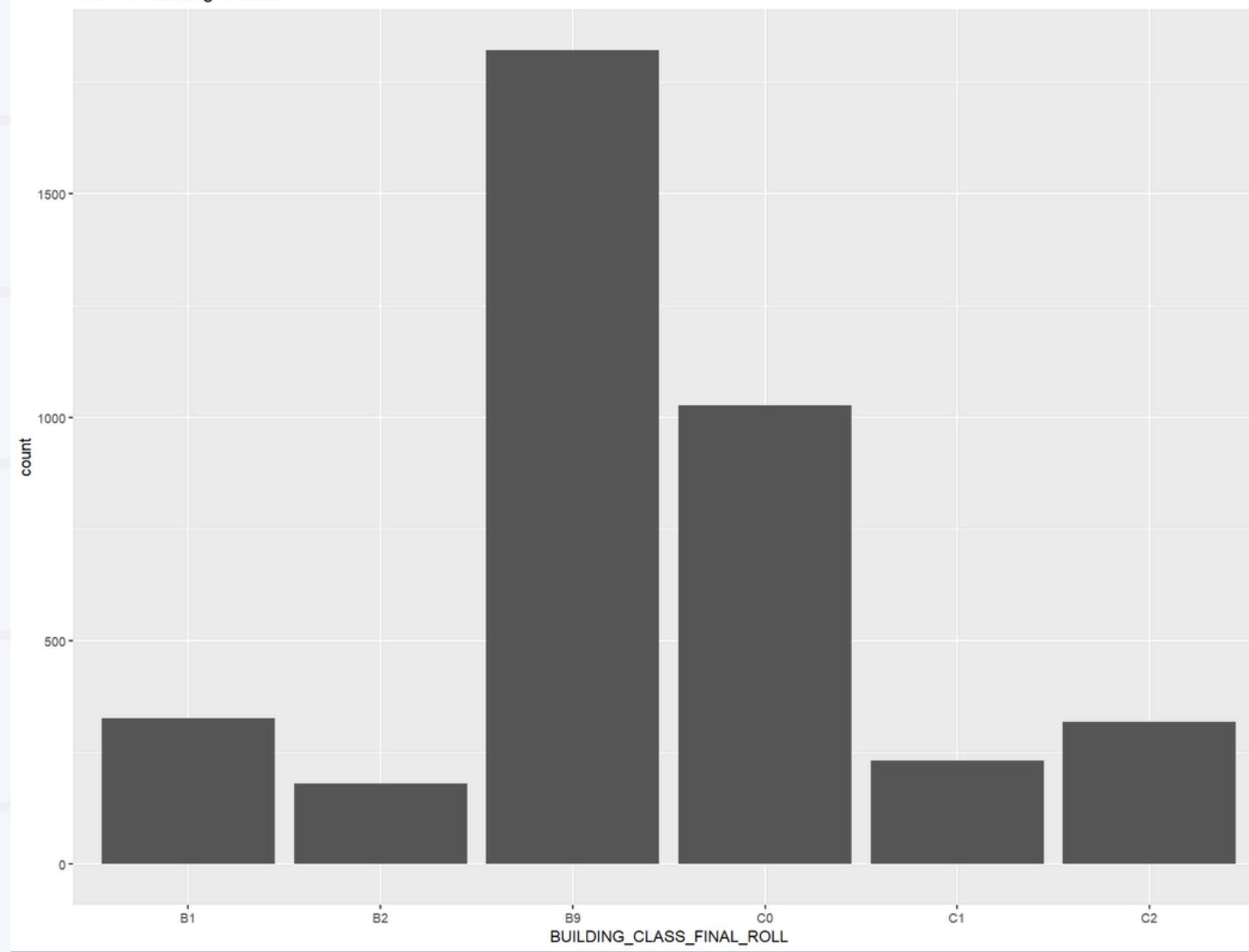
Types of household

- Two Family
- Three Families
- Condo
- Miscellaneous one family

Types of Residents

98.84% Residential
1.16% Commercial

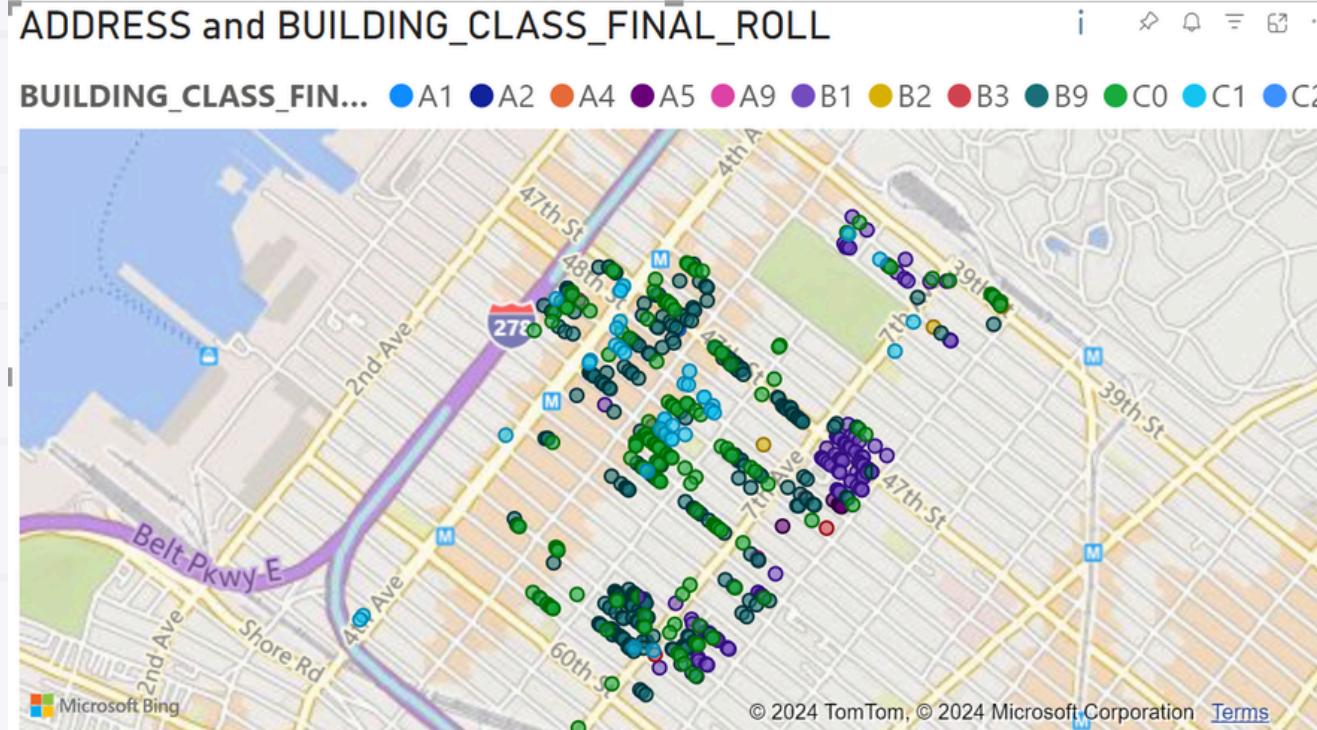
Count of Building Classes



Building Type B9: 1821



Building Type C0: 1027



Building Class

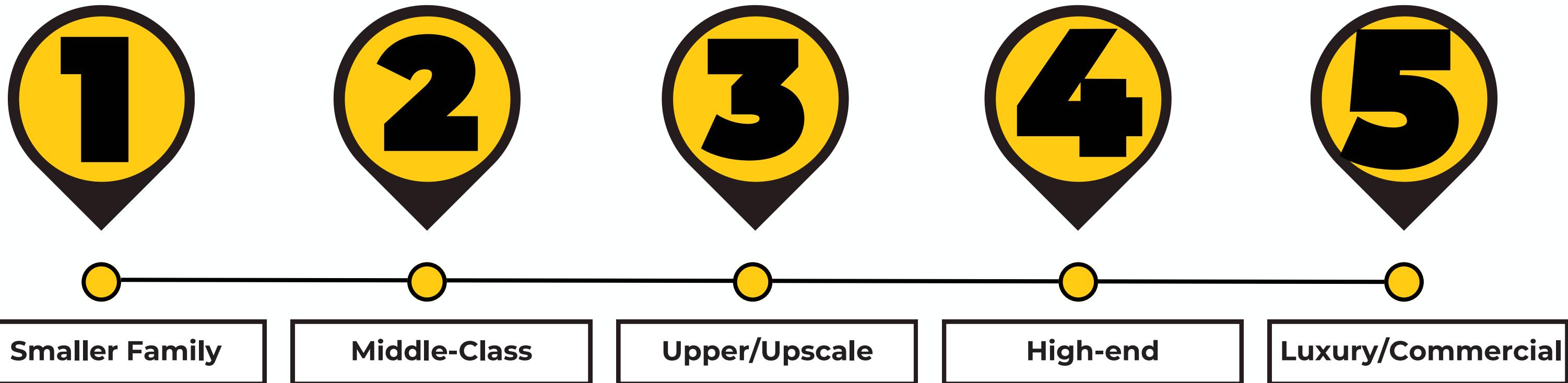
Residual Vs. Sale Price



Residential Units above
\$800,000 are generally good
bargains

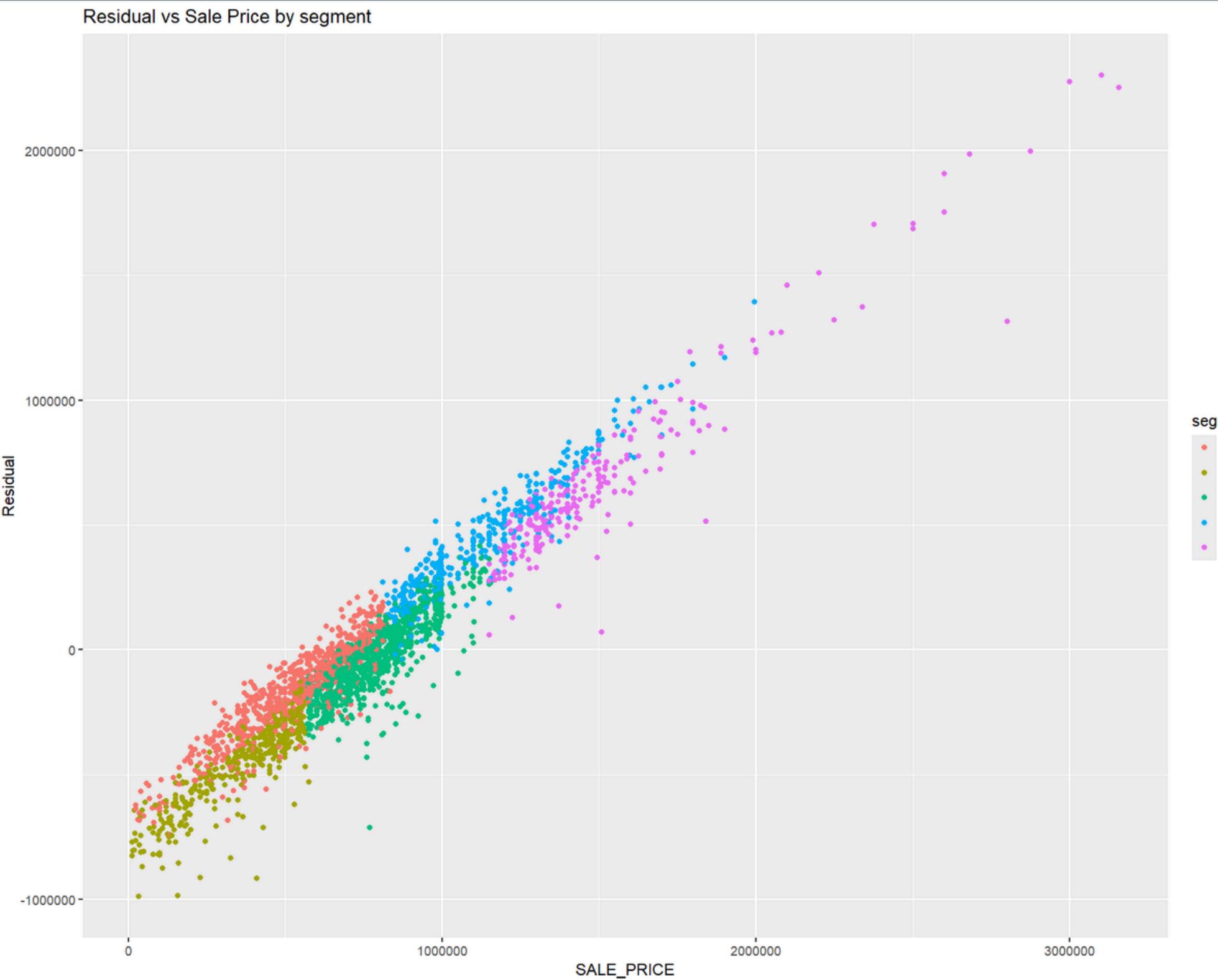
Clusters

Gross Sqft vs. Sale Price

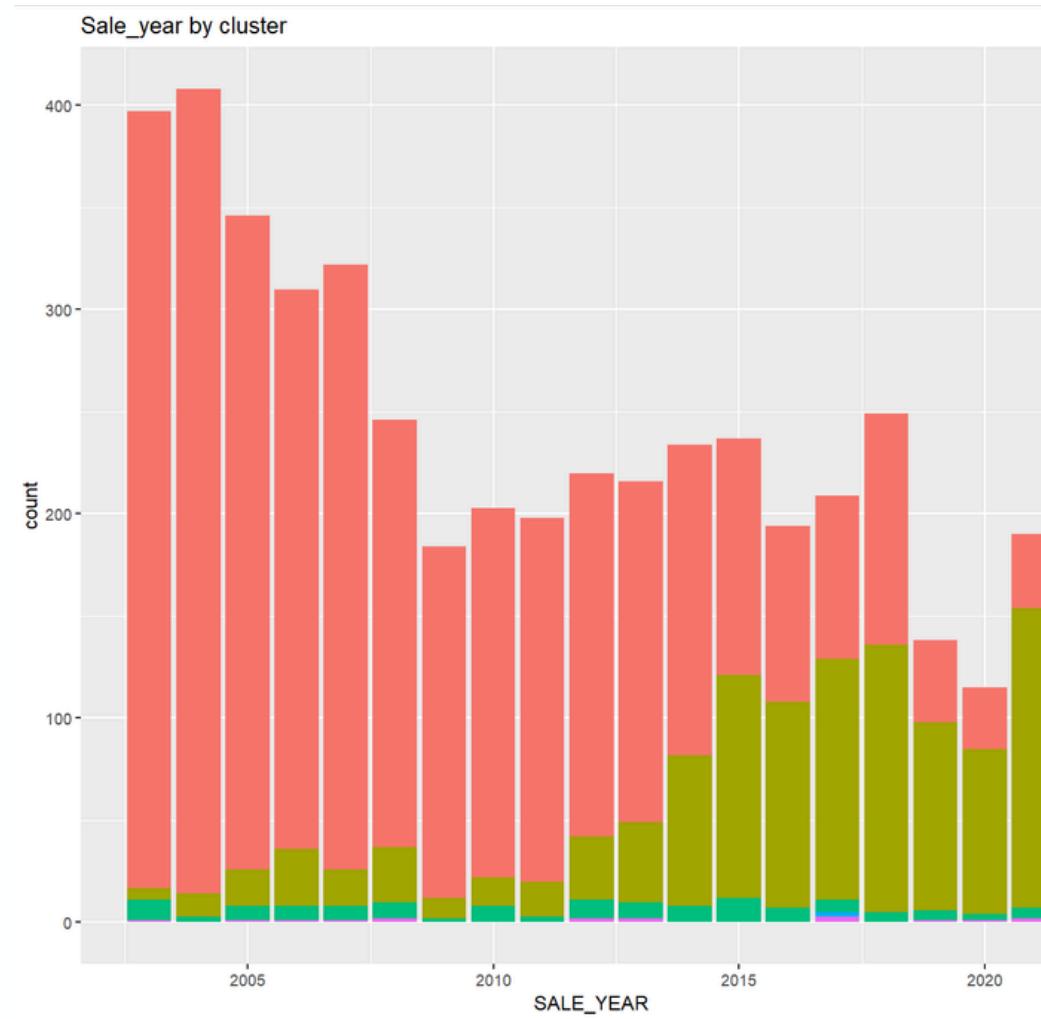


GROSS_SQUARE_FEET	GROSS_SQUARE_FEET	GROSS_SQUARE_FEET	GROSS_SQUARE_FEET	GROSS_SQUARE_FEET
SALE_PRICE	SALE_PRICE	SALE_PRICE	SALE_PRICE	SALE_PRICE
-0.169	0.0178	2.9134	3.2495	5.5567
-0.243	0.4320	1.6662	4.5623	6.1221

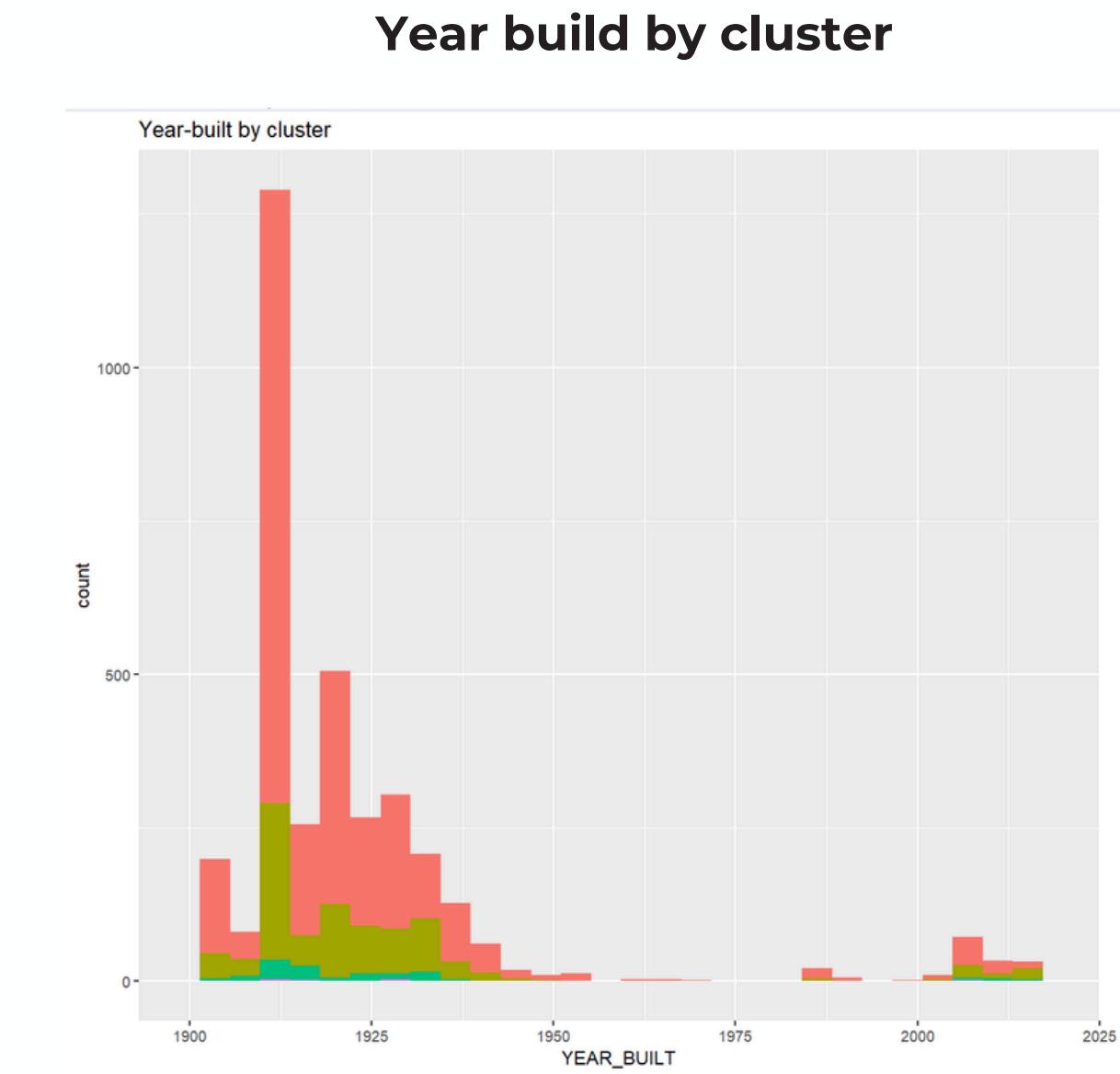
Cluster Analysis



Cluster Analysis

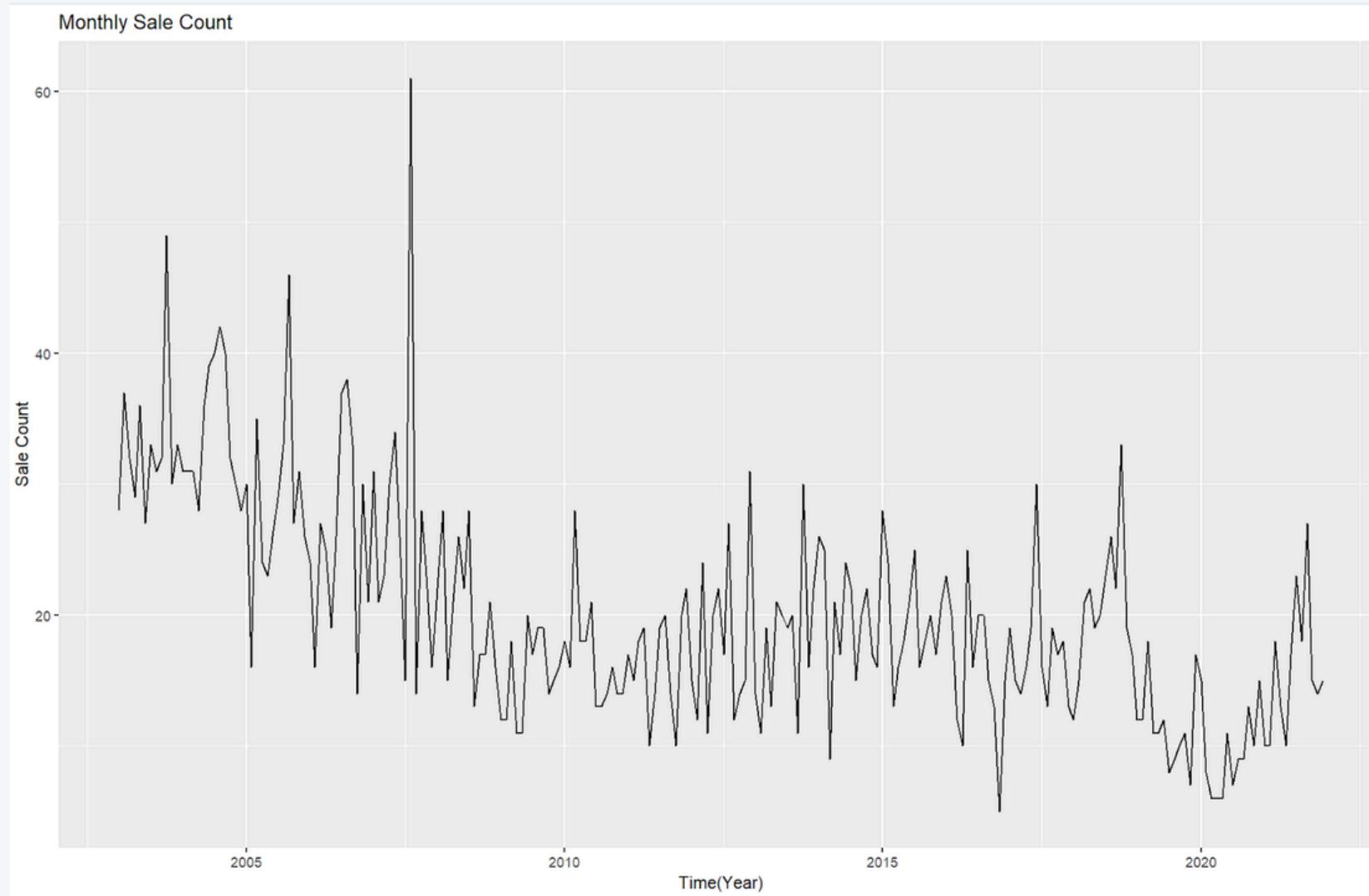


Sale year by cluster

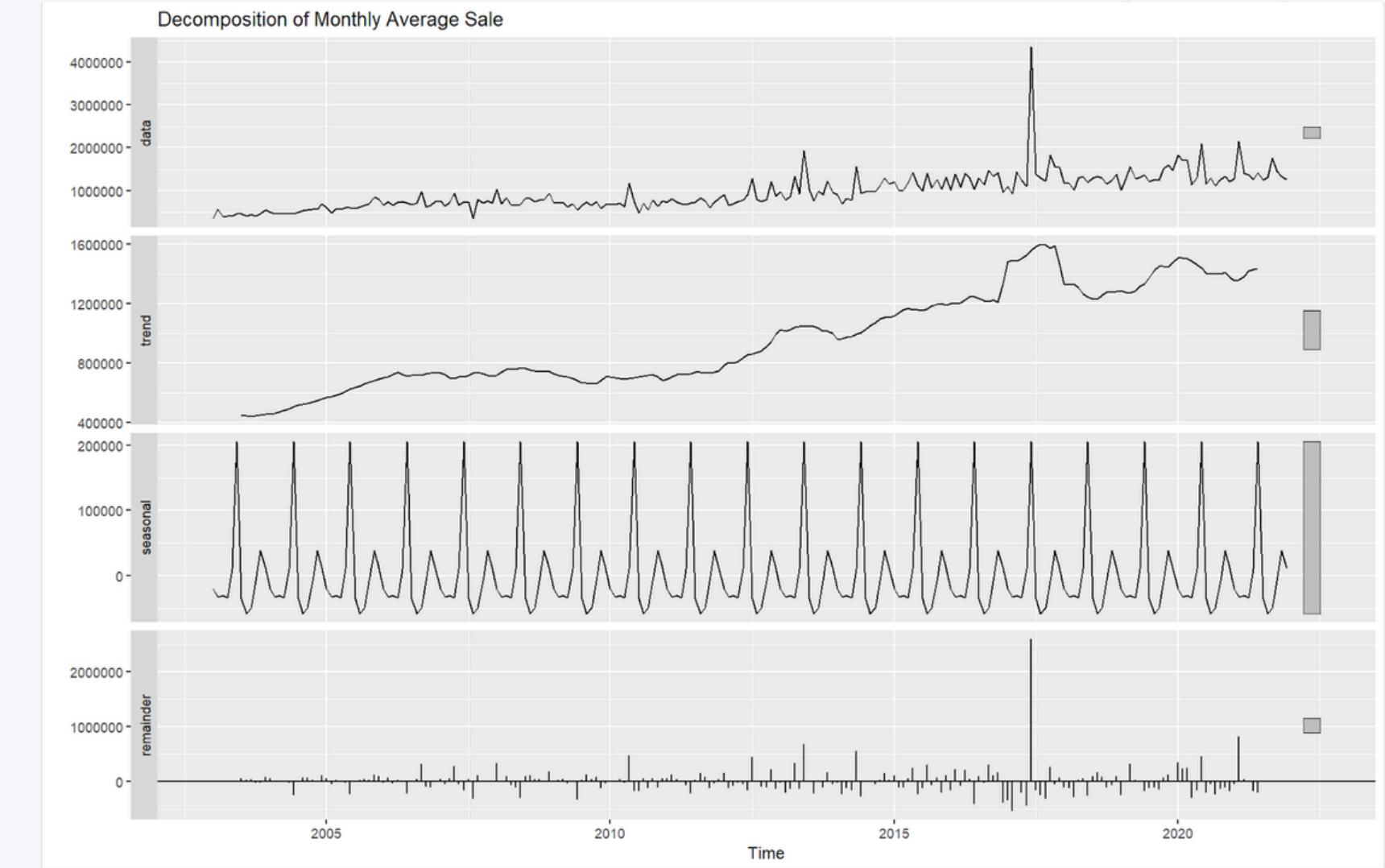


Year build by cluster

Sales Data



Monthly Sale Count

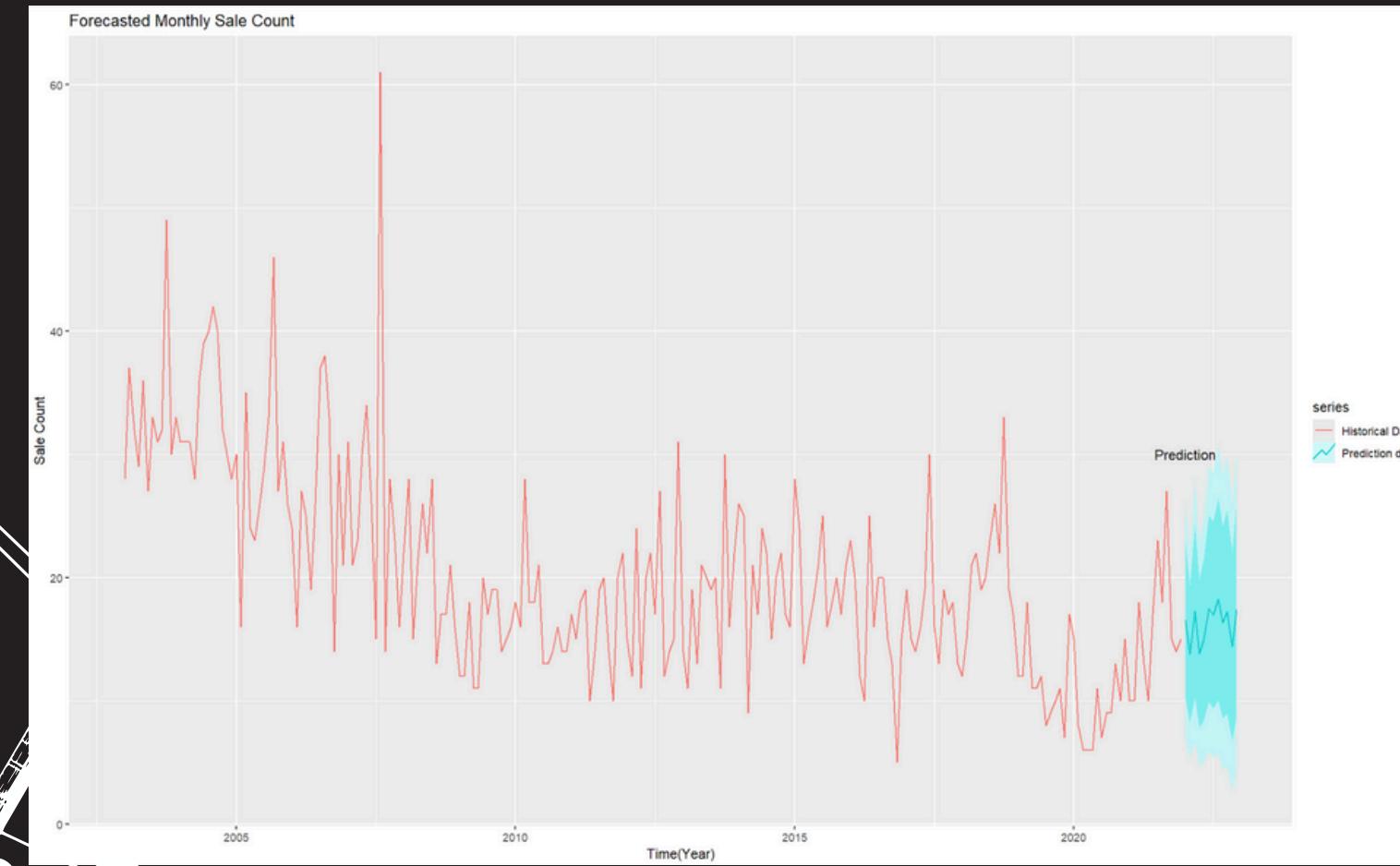


Monthly Average Sale

- Upward Trend - Consistent increase
- Seasonal demand

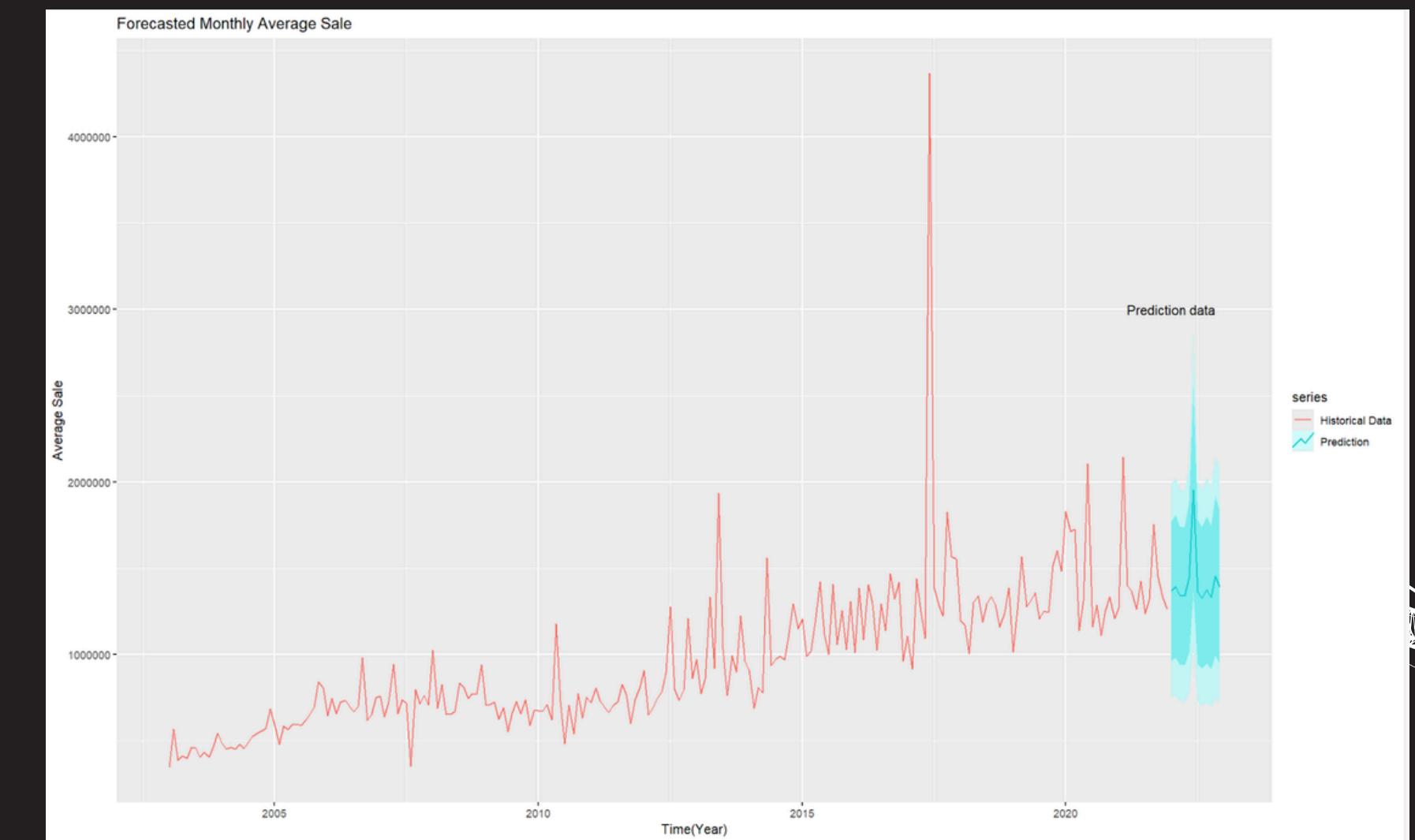


Predictions



Forecasted Monthly Sale Count

Forecasted Monthly Average Sale



Conclusion

01

Booming Market

- Increase in Sale Price
- Increase in Sale Count
- Promising Future

02

Potentials

- Residential Dominance
- Commercial Units
- Seasonality

03

Risks

- Building Age
- Market Sensitive
- Limited Development

Thank You

