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# The Search



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*“If you haven't found it yet, keep looking. Don't settle. As with all matters of the heart, you'll know when you find it.” — Steve Jobs*

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# Apartment Hunting in New York City

## The Process

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### Finding the Perfect Place

*Neighborhood:*

Lower East Side, SoHo,  
West Village, Alphabet  
City, Chelsea, Clinton, etc.

*Apt Specs:*

Bedrooms, Bathrooms,  
Sqft

### Getting It for the Right Price

- Negotiation
- Bidding War
- Finding Comps





**\$88,000,000**

15 Central Park West

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**2011 - 2016**

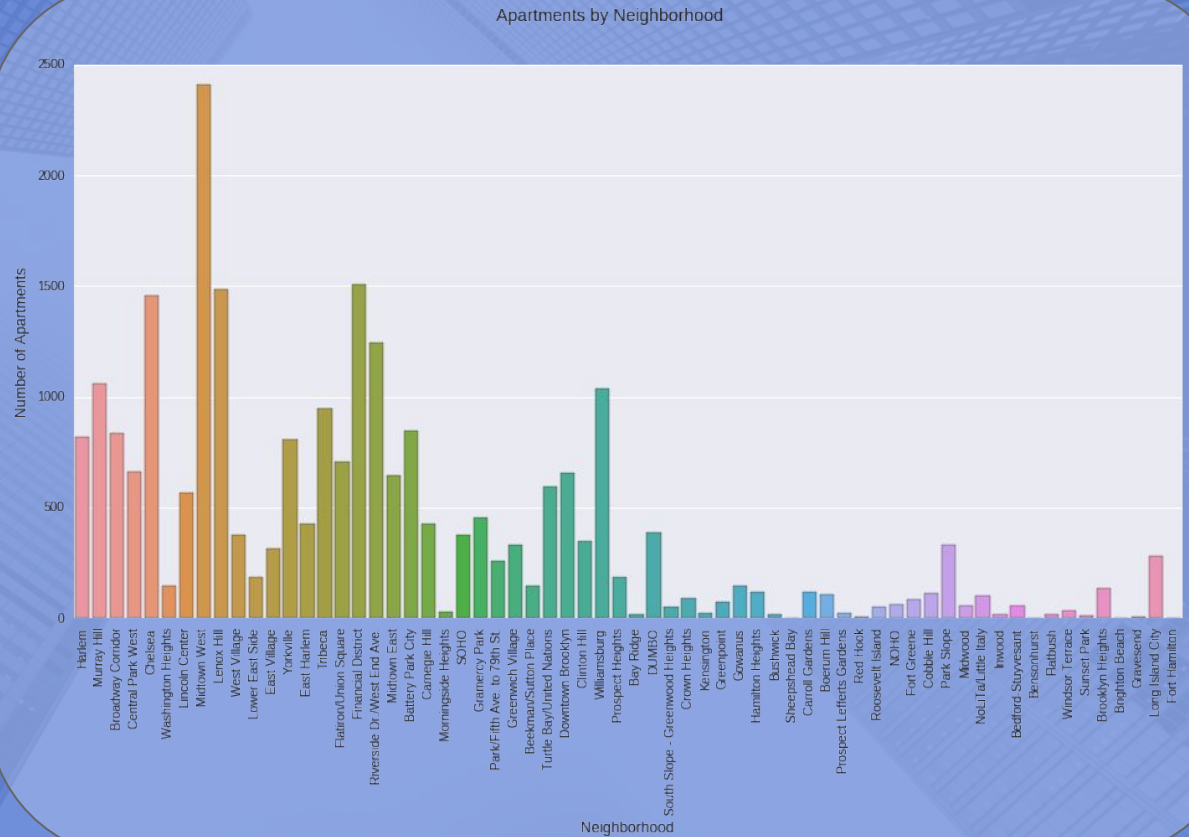
5 Years

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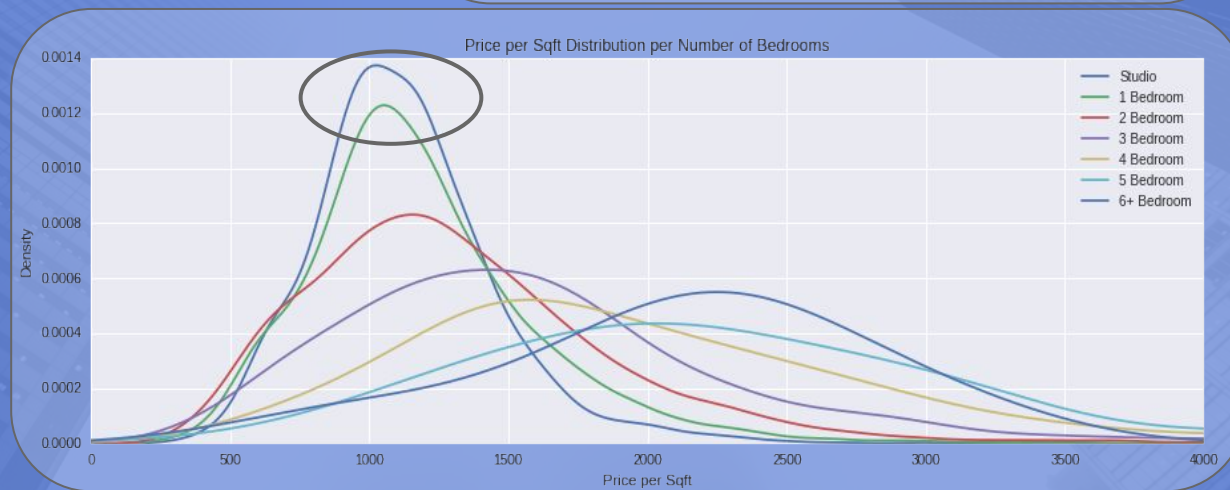
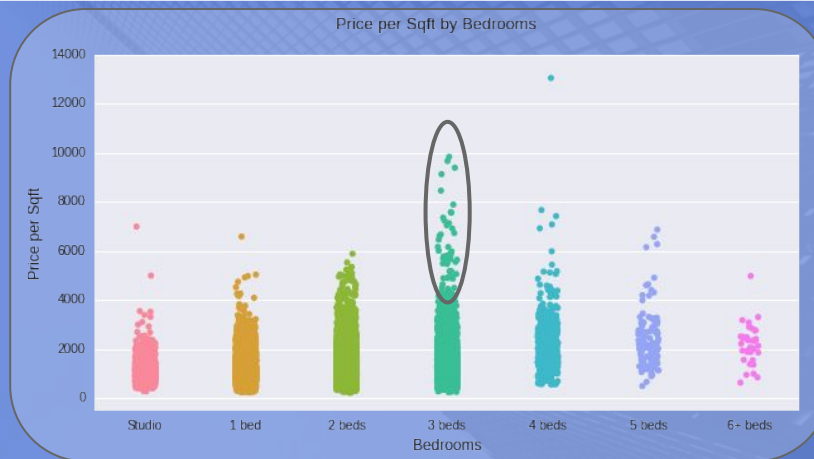
**24,860**

Apartments Analyzed

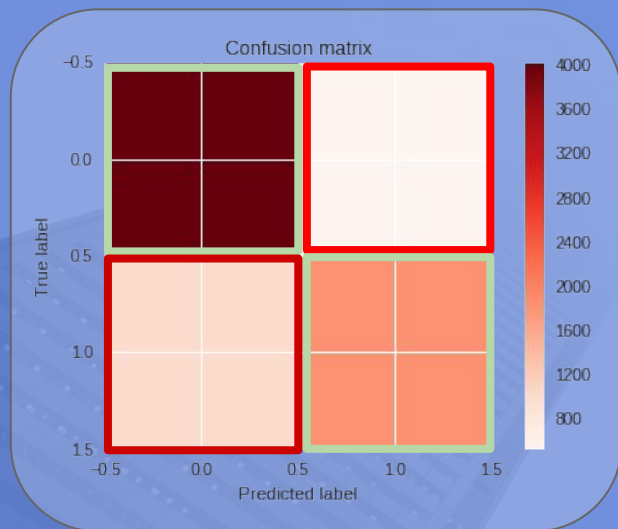
# Neighborhood



# Analyzing Price Per Square Foot



## Model and Features

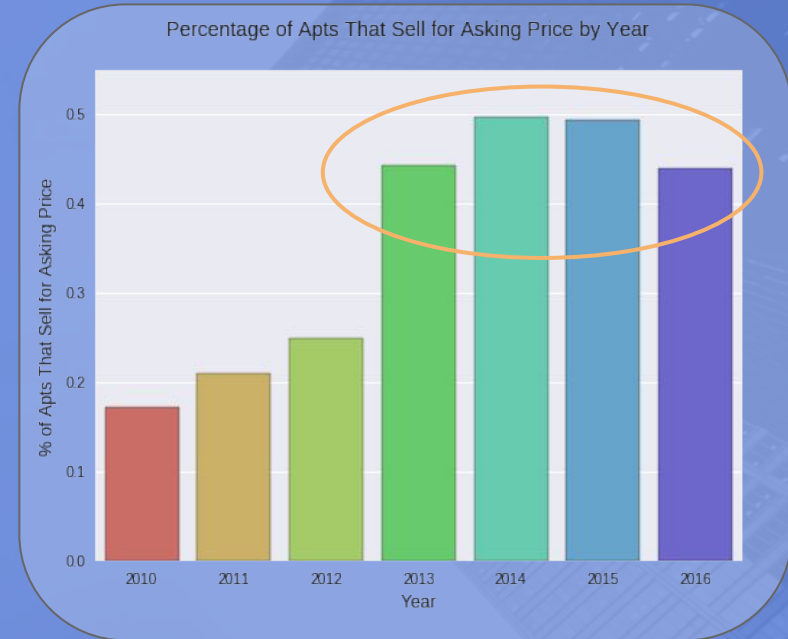
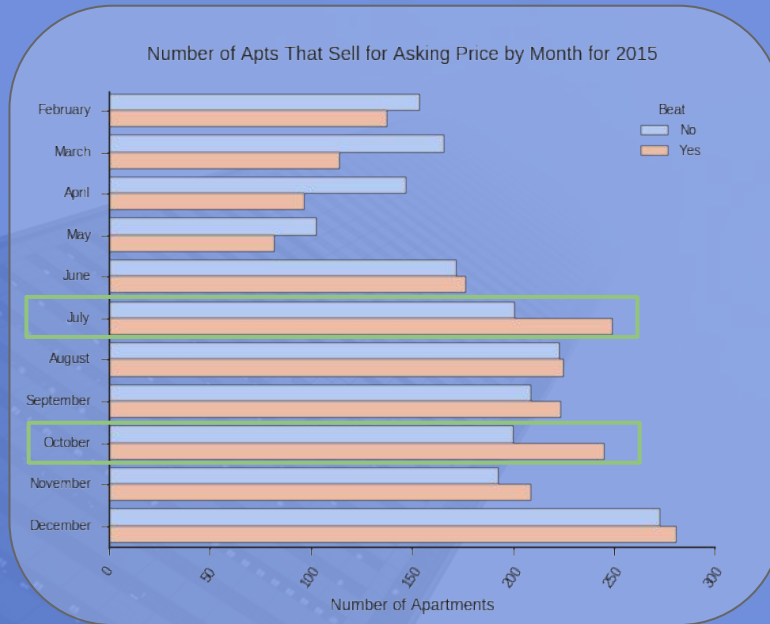


	SVC	Random Forest	Gradient Boosting
Accuracy	76%	79%	76%
Precision	75%	78%	77%

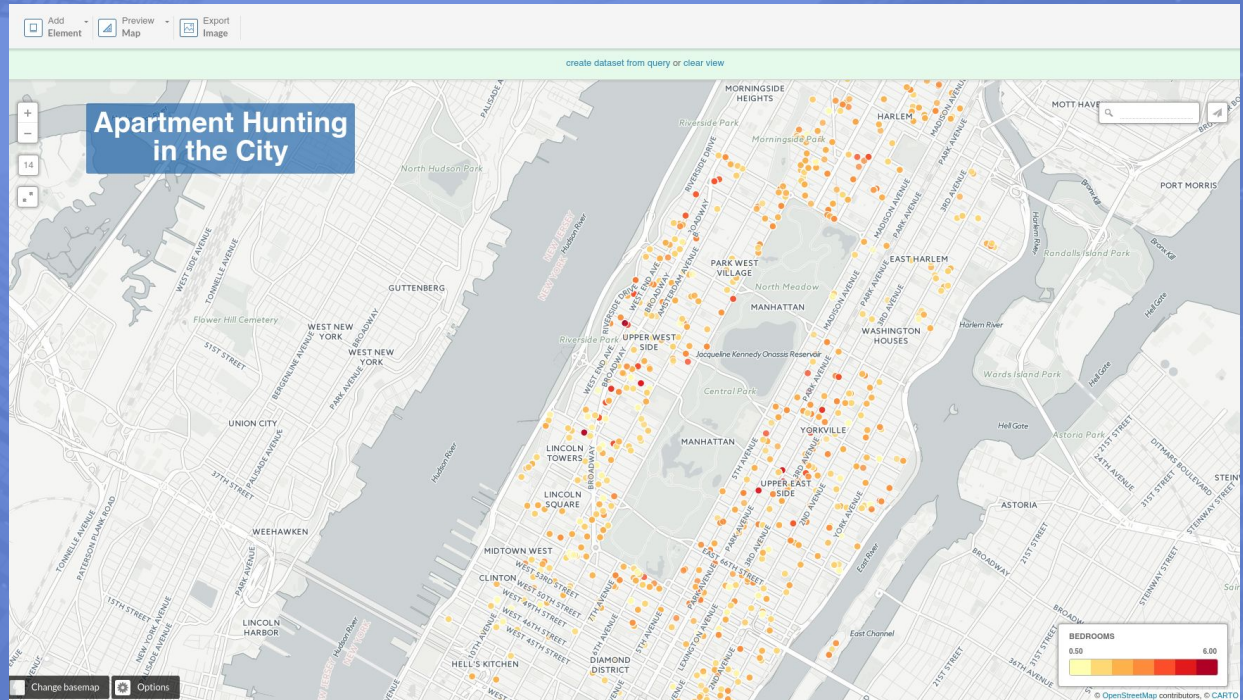
	<u>Feature</u>	<u>Importance</u>
1	Days on Market	0.1784
2	List Price	0.1521
3	Ppsqft	0.1338
4	Lat	0.0977
5	Lng	0.0907
6	Avg Sqft	0.0665
7	Avg Price	0.0647
8	Bathrooms	0.0312
9	Bedrooms	0.0231
10	List Month - May	0.0110



# Getting the Price You Want



# Map of Apts in NYC



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# THANK YOU!

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