

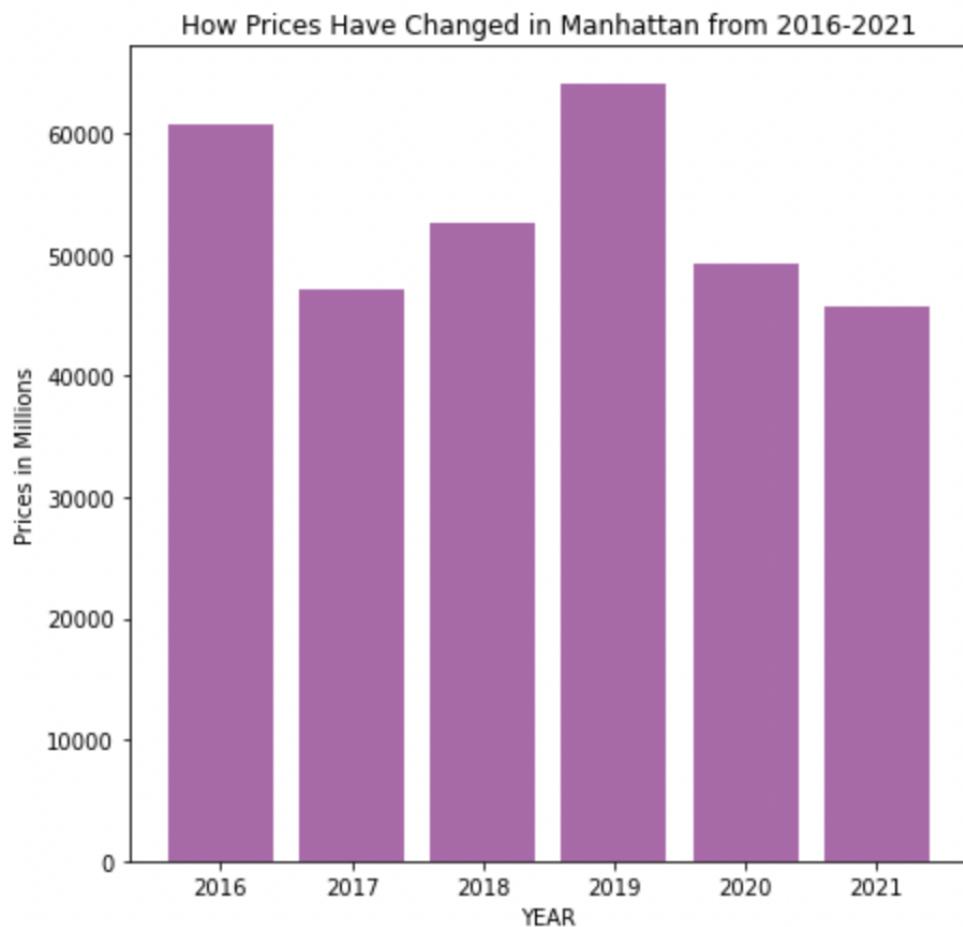
Manhattan



2018, 2019 and the Midtown West in 2016 and Upper West Side in 2021. However, Midtown West has consistently had expensive property rates with a positive increase in percentage rate over the five years which can be seen in the last graph where we combined the data for all the five years. The graphs show all the sales for all the neighborhoods and the prices are shown in millions of dollars. A recently published article by TimeOut says that Tribeca and Hudson Yards are two of the five most expensive neighborhoods in Manhattan in 2021, which is in Midtown West. This is consistent with our analysis that Midtown West has most of the expensive properties in Manhattan alongside the Upper East and West Sides.

To get started with this analysis, we began by exploring which neighborhoods were the most expensive in all the boroughs yearly, as it can be seen below. When we checked the number of sales, the areas in Midtown Manhattan and Upper East and the West dominate the majority of all property sales, with the Upper East Side(59-79) having the most number of sales for the years 2017, 2018, 2019 and the Midtown West in 2016 and Upper West Side in 2021.

Borough - Manhattan				
YEAR		MEDIAN PRICE	Number of Sales	Maximum Price (\$)
2016	\$700,000.00	21241	1.9 billion	
2017	\$840,000.00	18642	2.2 billion	
2018	\$800,000.00	17041	2.3 billion	
2019	\$865,000.00	17583	2.1 billion	
2020	\$775,000.00	12880	978 million	



NEIGHBORHOOD
ALPHABET CITY
CHELSEA
CHINATOWN
CIVIC CENTER
CLINTON
EAST VILLAGE
FASHION
FINANCIAL
FLATIRON
GRAMERCY
GREENWICH VILLAGE-CENTRAL
GREENWICH VILLAGE-WEST
HARLEM-CENTRAL
HARLEM-EAST
HARLEM-UPPER
HARLEM-WEST
INWOOD
JAVITS CENTER
KIPS BAY
LITTLE ITALY
LOWER EAST SIDE
MANHATTAN VALLEY
MANHATTAN-UNKNOWN
MIDTOWN CBD
MIDTOWN EAST
MIDTOWN WEST
MORNINGSIDE HEIGHTS
MURRAY HILL
SOHO
SOUTHBRIDGE
TRIBECA
UPPER EAST SIDE (59-79)
UPPER EAST SIDE (79-96)
UPPER EAST SIDE (96-110)
UPPER WEST SIDE (59-79)
UPPER WEST SIDE (79-96)
UPPER WEST SIDE (96-116)
WASHINGTON HEIGHTS LOWER
WASHINGTON HEIGHTS UPPER

