
****insights.md****

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# Insights from NYC Property Sales Analysis

### 1. Total Sales by Borough

- **\*\*Manhattan\*\*** dominates in total sales value, indicating the highest property market activity.
- **\*\*Brooklyn\*\*** and **\*\*Queens\*\*** follow as strong contributors.
- **\*\*Bronx\*\*** and **\*\*Staten Island\*\*** have comparatively lower sales totals.

### 2. Top 10 Neighborhoods by Total Sales

- High-value neighborhoods (mostly in Manhattan) lead in sales volume.
- Some Brooklyn neighborhoods also appear due to large-scale property developments.

### 3. Average Sale Price by Building Category

- **\*\*Luxury residential and mixed-use buildings\*\*** have the highest average sale prices.
- **\*\*Commercial buildings\*\*** in prime areas are also top performers.

### 4. Monthly Sales Trend

- Clear **\*\*seasonality\*\*** is observed in the market:
  - Peaks during spring and summer months.
  - Dips in winter, likely due to lower buyer activity.
- Sudden spikes may be linked to large single transactions.

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### # Conclusion

- NYC's real estate market is heavily driven by **\*\*Manhattan's luxury segment\*\***.
- Understanding **\*\*neighborhood-level\*\*** and **\*\*property-type trends\*\*** helps investors and policymakers.
- Interactive trend analysis allows identifying **\*\*seasonal patterns\*\*** for better market timing.