
Spatial & Real Estate Data

Team Reveal Estate

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Reminder: Project Description & Goals

- What factors affect the value of real estate in NYC?
- Subway lines, quality of neighborhood, park land, proximity of restaurants/bars, etc.
- Distinction between commercial and residential real estate

Update: Data Merge

PLUTO and Department of Finance Sales Data: merged on tax block and lot number

Issue: Condos are coded differently from other properties
Resolved:

Toy Dataset: One borough (Manhattan) over one year (2015)

Update: Subway Entrances

NYC Open Data: capture latitude and longitude for all subway entrances

Measure: For each tax block/lot number, what is the distance (in miles) to the nearest subway entrance?

Analyze: Does distance to subway entrance drive property value?

Additional Question: How does the number of subway lines within a given radius of a property drive property value?

Update: Trees

NYC Open Data: capture latitude and longitude half million trees in NYC

Measure: For each tax block/lot number, how many trees are in a quarter mile radius?

Analyze: Does the number of nearby trees drive property value?

Additional Question: What about 0.1 mile radius? 0.5 mile radius? 1 miles radius?

Update: Additional Datasets

NYC Open Data: many more datasets captured

Analyze: Continue merging in NYC Open Dataset with property data

Update: Up Next

Model: build predictive model with all desired features

Analyze: Continue merging in NYC Open Dataset

Exploratory Analysis
of Building Class

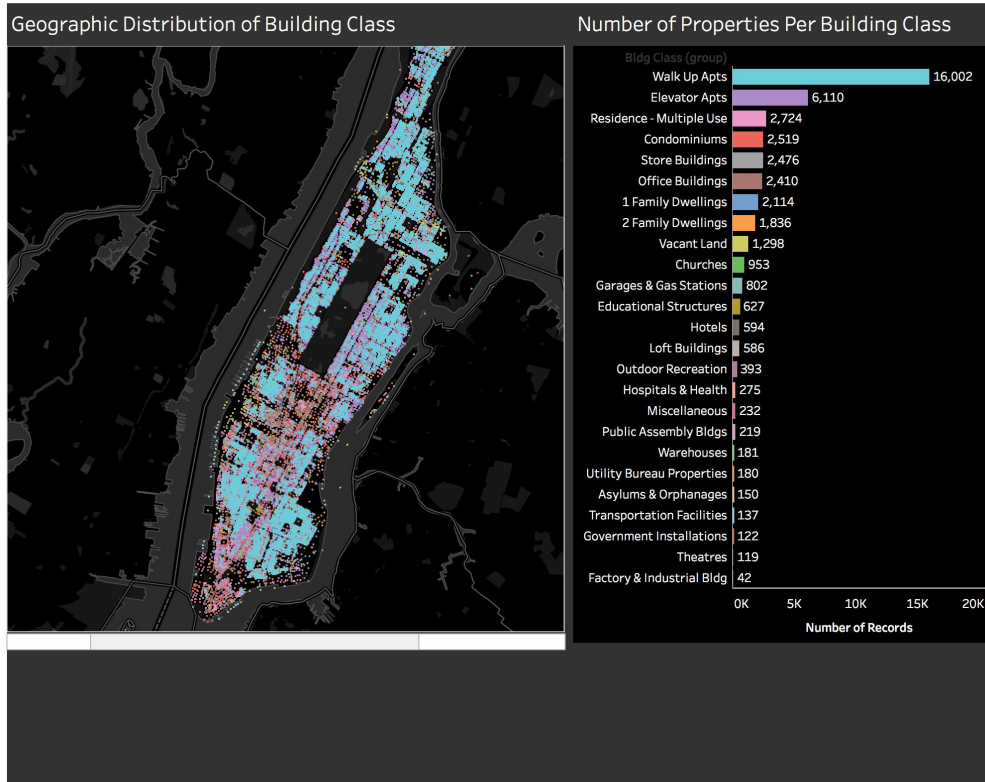
Looking Into Lot Type

Finally, Zoning District

Update: Tableau

Exploratory Analysis: Have plotted the geographic distribution of PLUTO features including

- Building Class
- Lot Type
- District Type



Timeline

For next week (10/27):

- Finalize merge between PLUTO, Dept. of Finance and other sources for **all** years & boroughs
- Build baseline regression model
- Discuss plan for final modeling (how much data, what borough, etc.)

Future weeks:

- Build more comprehensive model
- Investigate differences between residential and commercial properties
- Investigate importance of added features