Housing Price Trends in NYC

• • •

An Excuse to Make Awesome Maps in R

The Plan

- Use visualizations to gain insight on NYC housing price trends.
- Incorporate additional data sources such as demographics, amenities, and proximity to transportation.
- Search for predictive relationships determining housing price growth.
- Make some really awesome maps.

Challenges

- Mismatches between NYC map neighborhoods and Zillow's housing price neighborhoods in my original data sets.
- Surprisingly large number of missing values in Zillow housing price data.
- SpatialPolygonsDataFrames presented a number of challenges.
  - Including merging with data frame, extracting columns for map shading, and updating dynamically.
  - Not all of which I have yet solved.

The Results

- Visualizations? Yes.
- Additional data overlays? Mostly cut, due to the challenges of getting the map layers to work as intended.
- Predictive relationships? Likely will need additional, more robust data sources.
- Awesome looking maps? Definitely.

Conclusions

- Not surprising: Manhattan real estate is the most expensive.
- Fastest-growing areas are Crown Heights/Bushwick/Bed-Stuy in Brooklyn.
    - Still reasonably priced vs. Manhattan, suggesting that residents are searching for affordable alternatives with easy access to transportation.
- Most affordable areas are Staten Island, Bronx, and the eastern part of Queens
- Big picture: if I was starting over, I would pick a different data set