



RIMBERIO REAL ESTATE

HOME

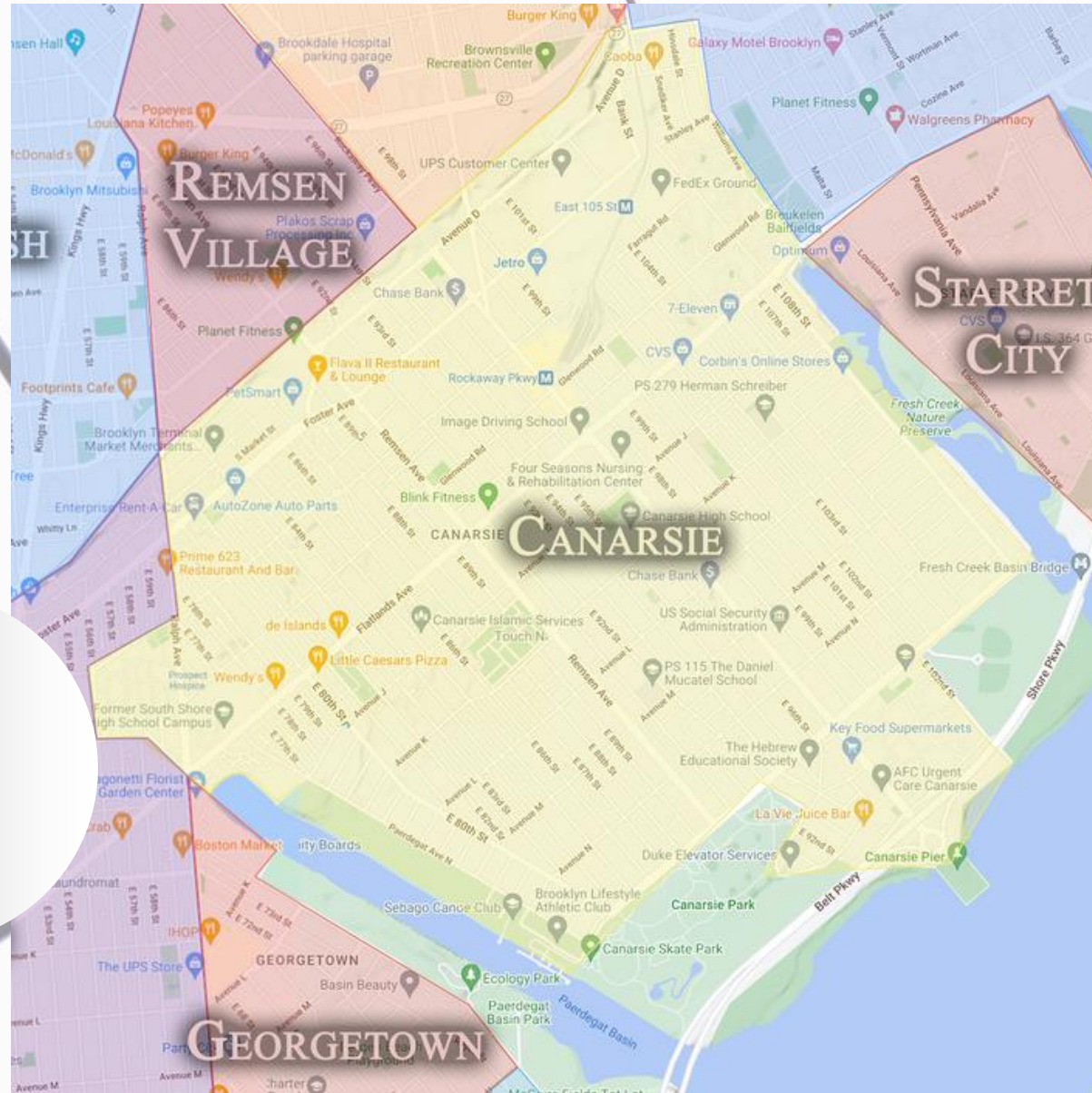
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Canarsie's Real Estate Market

By Dinara Zhorabek

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Overview of the area

- Location: Southeast Brooklyn, NYC.
- Coastal Neighborhood
- Offers a mix of housing, including single-family homes, apartment buildings, and townhouses.



Descriptive analysis

The proportion of sales of properties since 2009

Type	Number of Sales	Proportion, %
Commercial	672	6.1986902
Mixed	158	1.4574301
Other	97	0.8947514
Residential	9914	91.4491283
	10841	100

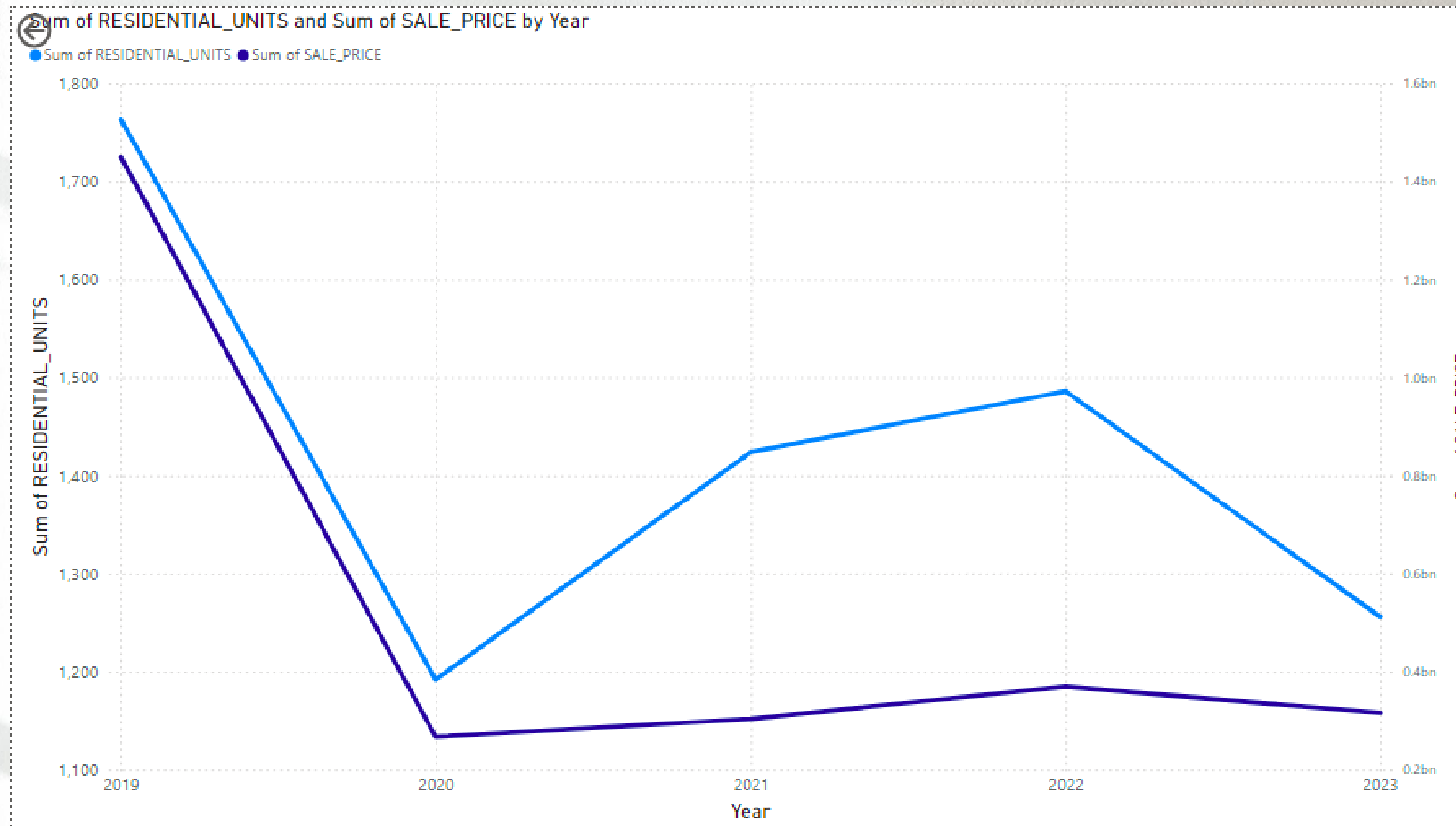
The five number summary for Sale Price & Gross Sq.Ft

	Sales Price	Gross Sq.Ft.
Minimum	\$0.00	0.00
Q1	\$0.00	1400.00
Median	\$240,000.00	1848.00
Q2	\$518,375.00	2412.00
Maximum	\$25,300,000.00	133326.00

- Correlation between sale price and gross square feet: 0.117
- The standard deviation of sale prices for residential properties: 536,447.7



Data Insights

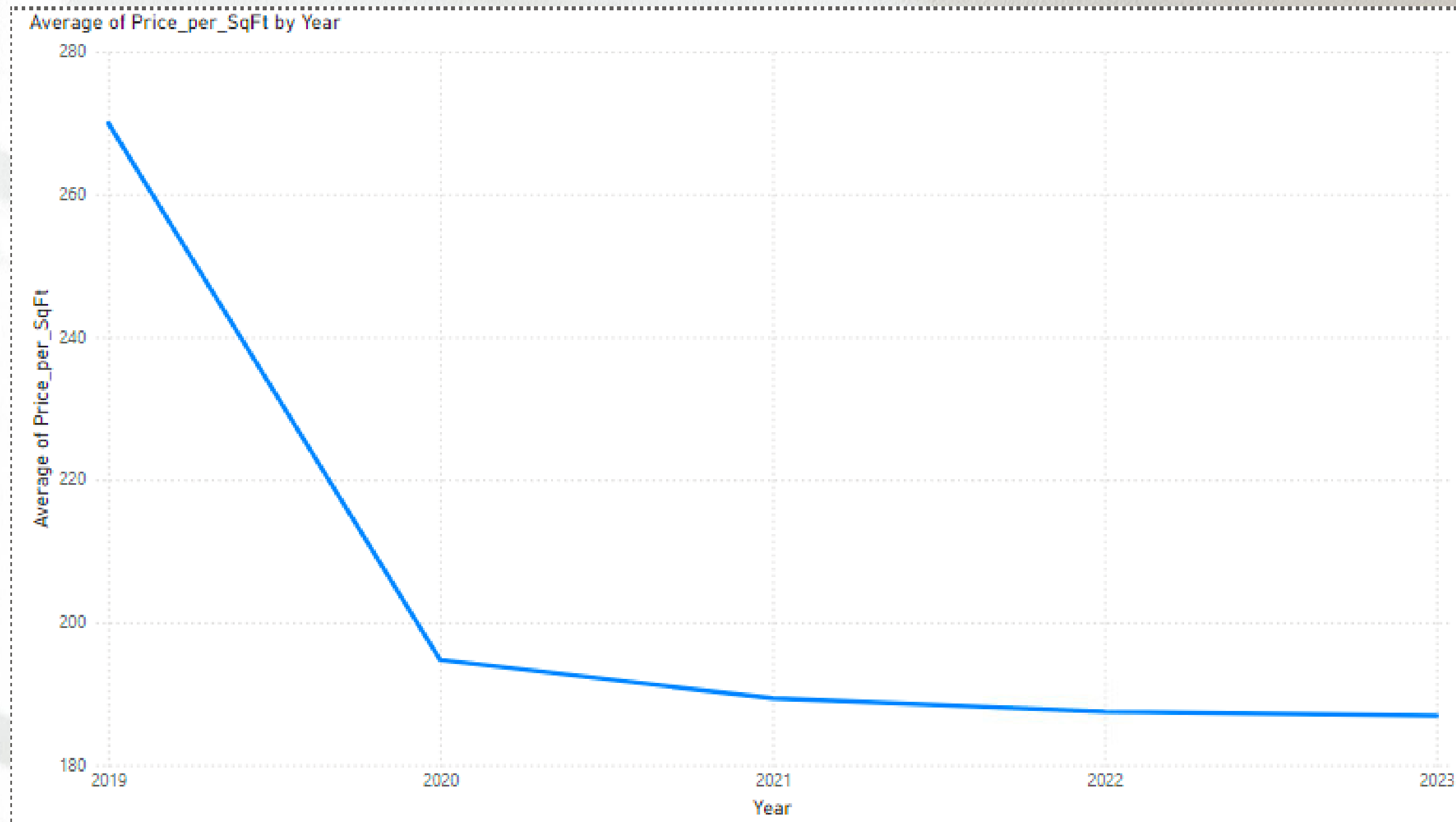


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Data Insights

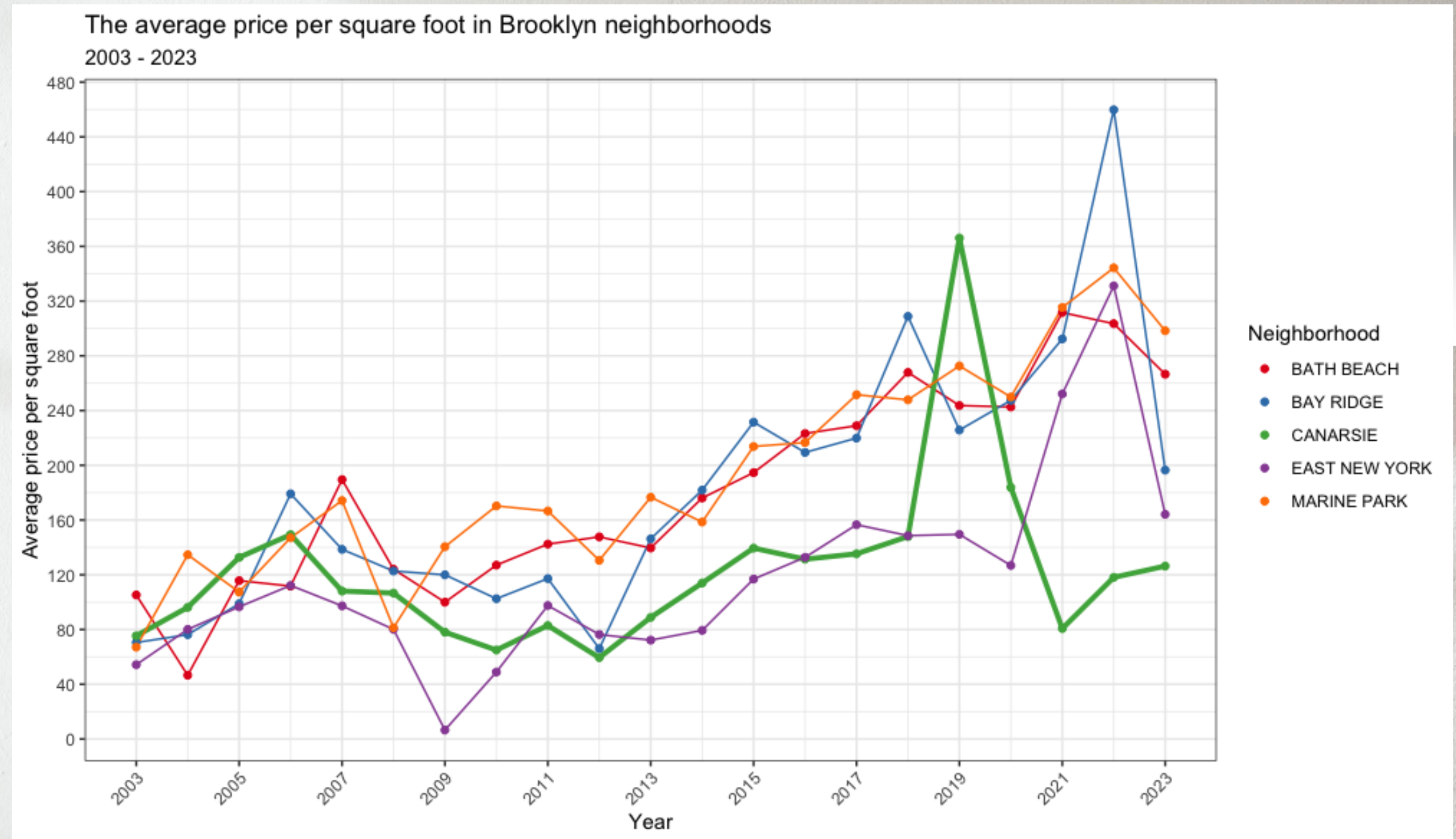


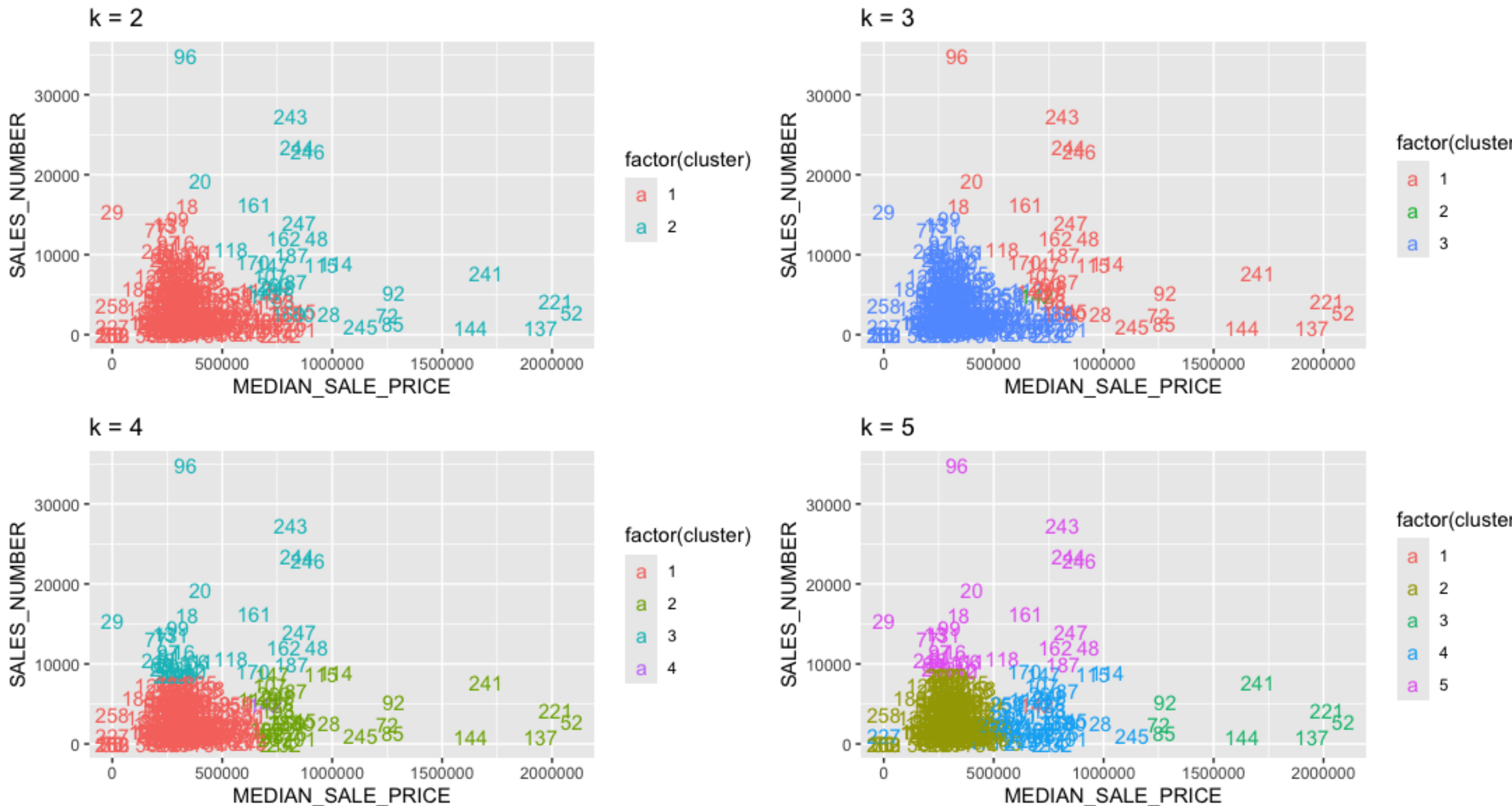
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Market Comparison





Clustering

Applied KPIs:

- Median Sale Price
- Number of sales



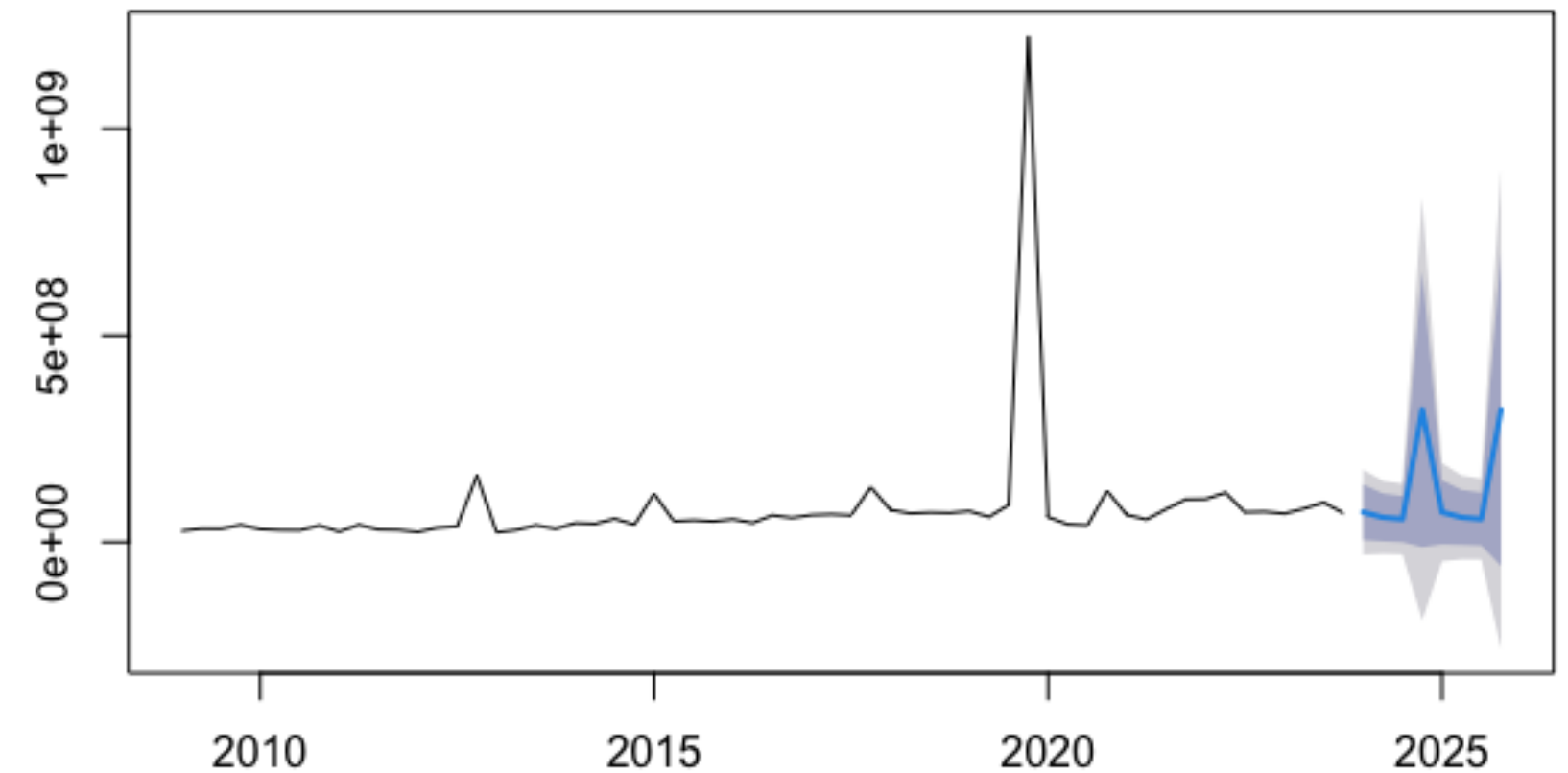
Forecasting next 8 quarters

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> predict(model_mnm, 8)
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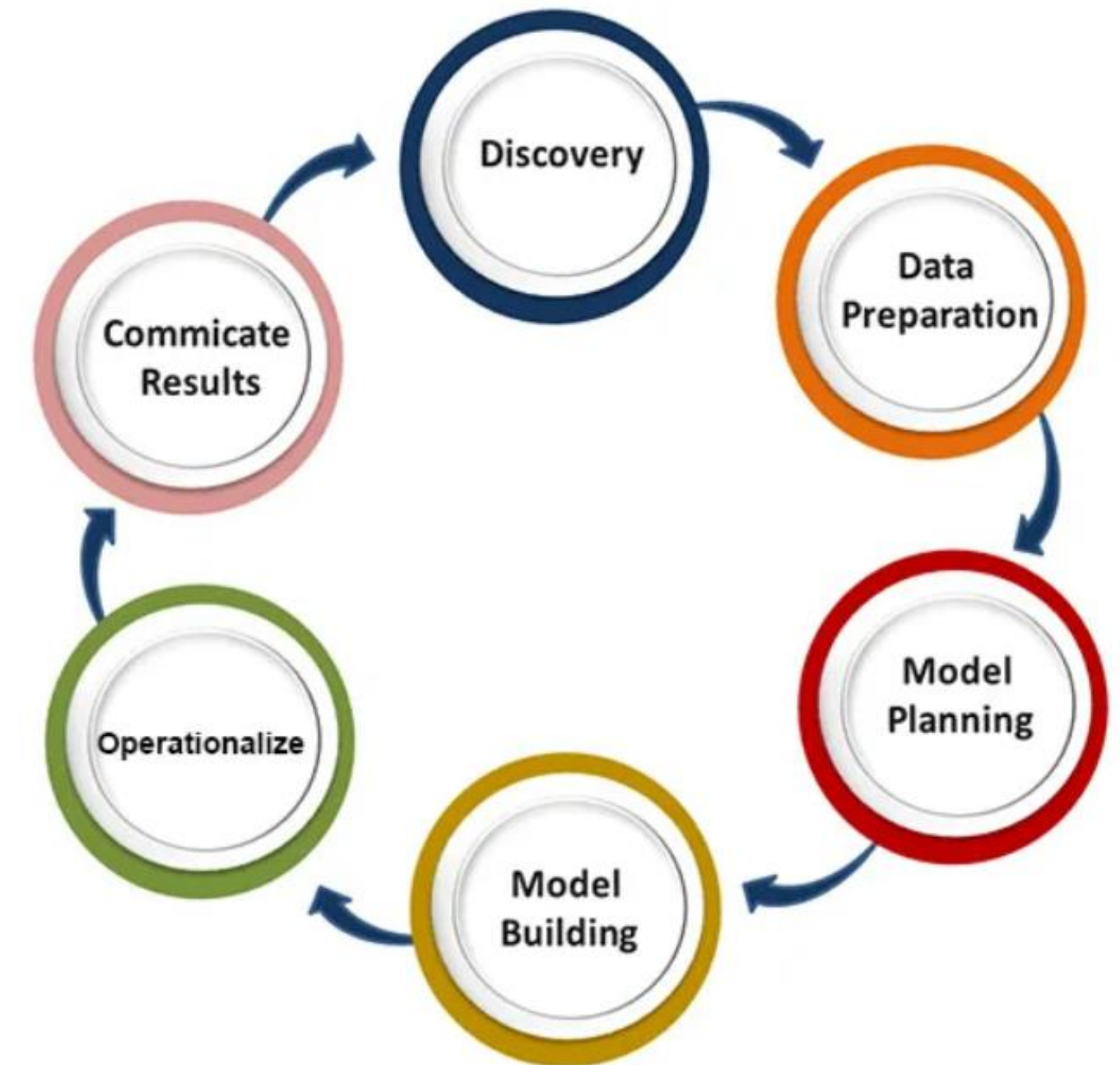
	Point Forecast	Lo 80	Hi 80	Lo 95	Hi 95
2024 Q1	72281596	5160108.69	139403083	-30371860	174935052
2024 Q2	59756025	2072845.67	117439204	-28462785	147974835
2024 Q3	55745852	-90879.03	111582584	-29649059	141140764
2024 Q4	320678367	-12068111.00	653424845	-188213456	829570190
2025 Q1	72282990	-5307374.27	149873354	-46381232	190947212
2025 Q2	59757178	-6511205.92	126025561	-41591569	161105924
2025 Q3	55746928	-8046179.21	119540034	-41816210	153310065
2025 Q4	320684552	-57589765.46	698958868	-257836093	899205196

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Forecasts from ETS(M,N,M)



Managing the Life Cycle of Analytics Model





1

Actionable Insights

Clustering analysis: Helps identify micro-markets within Canarsie with distinct pricing and investment opportunities.

2

Pricing Trends

The clustering visually demonstrates price and volume relationships, helping predict how market segments may evolve over time.

Value of the Models for the Company

3

Improved Decision-Making

Correlation analysis between gross square feet and sale prices aids in setting accurate pricing strategies for real estate properties.

4

Customer Engagement

Insights allow personalized marketing campaigns for investors, developers, and real estate agents.

Recommendations





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Thank You.

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