HC 7: Analysis Report

The plots reveal clear relationships between neighborhood features and Niche rankings. The first scatter plot shows that walkability is strongly associated with better Niche scores: neighborhoods with Walk Scores above 95 (Financial District, Upper East Side) receive significantly higher rankings. Neighborhoods with lower walkability, such as Pelham Bay, tend to score worse.

The second scatter plot demonstrates an even stronger relationship between *median household income* and Niche ranking. Higher-income neighborhoods consistently rank better. The financial advantages of areas like Financial District and the Upper East Side are reflected both in their high Niche scores and their elevated rental prices.

The bar chart of average rent further supports these patterns. Rent prices generally increase in neighborhoods with higher walkability, higher incomes, and better Niche scores. This illustrates that housing markets price in desirability: neighborhoods with better amenities and access (walkability and transit) command higher rents.

My Conclusion

The combined results show that **walkability**, **income**, and **rental market cost** are the strongest predictors of a neighborhood's Niche ranking. Walkable, high-income neighborhoods—Financial District and the Upper East Side—rank the best and have the highest average rents. Lower-income and less walkable areas, particularly in the Bronx, rank significantly lower.

Overall, the analysis confirms that neighborhoods with better accessibility, higher socioeconomic status, and more built amenities tend to earn better Niche ratings. These features collectively shape perceptions of desirability and quality of life across New York City.