Manhattan Condo Sales Prices 2014-2018

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Analysis Completed during Metis "Intro to Data Science" Course – Summer 2019

This research aggregates Manhattan transaction data from the NYC Department of Finance from 2014 to 2018. I only look at transactions where the # of residential units is 1; this effectively focused the research to condos.

Perhaps the most interesting takeaway from combining the CSVs and manipulating the data was seeing the price development in different neighborhoods from 2014 to 2018. (I removed neighborhoods that had less than 30 transactions in a given year.)

Neighborhood	2014 Median Price	2015 Median Price	2016 Median Price	2017 Median Price	2018 Median Price
CHELSEA	$ 1,760,000	$ 1,735,000	$ 2,169,050	$ 1,915,000	$ 1,923,713
CHINATOWN	$ 1,750,000	$ 1,635,000	$ 1,355,000	$ 2,050,000	$ 812,500
CIVICCENTER	$ 2,156,908	$ 2,900,000	$ 4,267,090	$ 5,704,950	$ 4,395,000
CLINTON	$ 995,000	$ 1,148,085	$ 999,000	$ 1,290,000	$ 1,160,000
EASTVILLAGE	$ 1,097,500	$ 1,370,000	$ 1,175,000	$ 2,062,500	$ 2,217,552
FINANCIAL	$ 1,074,250	$ 1,075,000	$ 1,095,000	$ 1,546,250	$ 1,040,000
FLATIRON	$ 2,233,000	$ 2,700,000	$ 2,765,000	$ 3,983,083	$ 3,100,000
GRAMERCY	$ 1,230,000	$ 1,250,000	$ 1,300,000	$ 1,955,000	$ 1,639,382
GREENWICHVILLAGE-CENTRA	$ 2,025,064	$ 3,473,506	$ 2,995,000	$ 2,499,500	$ 2,625,000
GREENWICHVILLAGE-WEST	$ 2,163,781	$ 4,200,000	$ 4,796,440	$ 4,862,143	$ 3,500,000
HARLEM-CENTRAL	$ 665,000	$ 753,505	$ 777,026	$ 905,000	$ 877,500
HARLEM-EAST	$ 635,000	$ 590,000	$ 651,680	$ 670,000	$ 614,250
HARLEM-UPPER	$ 539,672	$ 626,223	$ 500,000	$ 765,000	$ 568,119
KIPSBAY	$ 800,000	$ 900,000	$ 925,000	$ 1,100,048	$ 1,010,875
LOWEREASTSIDE	$ 1,110,000	$ 1,570,028	$ 1,200,000	$ 1,065,000	$ 2,100,000
MANHATTANVALLEY	$ 804,540	$ 1,053,750	$ 875,000	$ 950,500	$ 925,000
MIDTOWNEAST	$ 1,100,000	$ 1,580,000	$ 1,140,997	$ 1,771,744	$ 1,089,527
MIDTOWNWEST	$ 1,380,000	$ 1,619,482	$ 1,528,688	$ 1,262,500	$ 1,395,000
MURRAYHILL	$ 1,500,000	$ 1,292,500	$ 1,197,176	$ 1,295,000	$ 1,215,000
SOHO	$ 3,125,000	$ 3,850,000	$ 3,894,806	$ 3,668,754	$ 3,858,931
TRIBECA	$ 1,882,500	$ 2,591,446	$ 2,825,322	$ 3,000,000	$ 2,405,398
UPPEREASTSIDE(59-79)	$ 2,187,119	$ 1,850,000	$ 1,750,000	$ 2,005,000	$ 1,862,000
UPPEREASTSIDE(79-96)	$ 1,462,500	$ 1,450,000	$ 1,600,000	$ 1,667,588	$ 1,760,000
UPPERWESTSIDE(59-79)	$ 1,891,363	$ 1,710,000	$ 2,232,272	$ 2,125,000	$ 1,965,000
UPPERWESTSIDE(79-96)	$ 1,450,000	$ 1,171,369	$ 1,335,000	$ 1,162,500	$ 1,700,322
UPPERWESTSIDE(96-116)	$ 1,427,000	$ 1,617,500	$ 1,800,000	$ 1,747,500	$ 1,957,500

Before this project, I believed that New York City real estate prices had been going up steadily since the last period of market weakness related to the Great Recession of 2008-2009. However, only five neighborhoods had sales peaks in 2018.

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LOWEREASTSIDE	$ 1,110,000	$ 1,570,028	$ 1,200,000	$ 1,065,000	$ 2,100,000
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UPPERWESTSIDE(79-96)	$ 1,450,000	$ 1,171,369	$ 1,335,000	$ 1,162,500	$ 1,700,322

In fact, most often neighborhoods saw prices peak in 2017.

Neighborhood	2014 Median Price	2015 Median Price	2016 Median Price	2017 Median Price	2018 Median Price
CIVICCENTER	$ 2,156,908	$ 2,900,000	$ 4,267,090	$ 5,704,950	$ 4,395,000
GREENWICHVILLAGE-WEST	$ 2,163,781	$ 4,200,000	$ 4,796,440	$ 4,862,143	$ 3,500,000
FLATIRON	$ 2,233,000	$ 2,700,000	$ 2,765,000	$ 3,983,083	$ 3,100,000
TRIBECA	$ 1,882,500	$ 2,591,446	$ 2,825,322	$ 3,000,000	$ 2,405,398
CHINATOWN	$ 1,750,000	$ 1,635,000	$ 1,355,000	$ 2,050,000	$ 812,500
GRAMERCY	$ 1,230,000	$ 1,250,000	$ 1,300,000	$ 1,955,000	$ 1,639,382
MIDTOWNEAST	$ 1,100,000	$ 1,580,000	$ 1,140,997	$ 1,771,744	$ 1,089,527
FINANCIAL	$ 1,074,250	$ 1,075,000	$ 1,095,000	$ 1,546,250	$ 1,040,000
CLINTON	$ 995,000	$ 1,148,085	$ 999,000	$ 1,290,000	$ 1,160,000
KIPSBAY	$ 800,000	$ 900,000	$ 925,000	$ 1,100,048	$ 1,010,875
HARLEM-CENTRAL	$ 665,000	$ 753,505	$ 777,026	$ 905,000	$ 877,500
HARLEM-UPPER	$ 539,672	$ 626,223	$ 500,000	$ 765,000	$ 568,119
HARLEM-EAST	$ 635,000	$ 590,000	$ 651,680	$ 670,000	$ 614,250

Some neighborhoods saw prices peak earlier than 2017. Also, the total number of transactions was higher in 2016 and 2017 than in 2019 (see appendix).

Neighborhood	2014 Median Price	2015 Median Price	2016 Median Price	2017 Median Price	2018 Median Price
CHELSEA	$ 1,760,000	$ 1,735,000	$ 2,169,050	$ 1,915,000	$ 1,923,713
GREENWICHVILLAGE-CENTRA	$ 2,025,064	$ 3,473,506	$ 2,995,000	$ 2,499,500	$ 2,625,000
MANHATTANVALLEY	$ 804,540	$ 1,053,750	$ 875,000	$ 950,500	$ 925,000
MIDTOWNWEST	$ 1,380,000	$ 1,619,482	$ 1,528,688	$ 1,262,500	$ 1,395,000
MURRAYHILL	$ 1,500,000	$ 1,292,500	$ 1,197,176	$ 1,295,000	$ 1,215,000
SOHO	$ 3,125,000	$ 3,850,000	$ 3,894,806	$ 3,668,754	$ 3,858,931
UPPERWESTSIDE(59-79)	$ 1,891,363	$ 1,710,000	$ 2,232,272	$ 2,125,000	$ 1,965,000
UPPEREASTSIDE(59-79)	$ 2,187,119	$ 1,850,000	$ 1,750,000	$ 2,005,000	$ 1,862,000

Why did prices peak in some neighborhoods in 2017 or before? I did some spot checks on the Central Harlem, Gramercy and Flatiron entries and did not see any problems with data sampling. So what could then be the economic reason? Are people interested in living further away from city centers these days?

I look forward to continuing to monitor this data set, collaborating with others and seeing how 2019 sales have panned out once the year is through.

Other Notes

- I tried to look at sales prices in relation to square footage, but the square footage data is spotty before 2018. Including this data as it becomes available in years to come will enable comparisons of price per square foot.
- I created a column for the decade in which a building was built, to see if new construction led to higher prices. Somewhat counterintuitively, from what I saw new construction did not seem to have a great effect on sales price. In Manhattan, I believe even old buildings are renovated at great expense to get their market attractiveness up to par, so the "new building" effect may be less relevant here.
- It would be interesting to see the research methods outlined in this report repeated for the other boroughs available like Brooklyn and Queens.
- Later on I combine this sales transaction data with 2016 census data. What other datasets could one combine with this sales transaction data?

Appendix 1

Transaction Count. This table shows the number of sales transactions in a given year for a given neighborhood. I excluded neighborhoods that had less than 30 transactions in any given year.

Neighborhood	2014 Count	2015 Count	2016 Count	2017 Count	2018 Count	Total
CHELSEA	389	303	335	260	261	1,548
CHINATOWN	85	42	33	40	49	249
CIVICCENTER	136	67	253	193	85	734
CLINTON	119	271	119	203	127	839
EASTVILLAGE	148	46	32	42	113	381
FINANCIAL	447	350	270	407	211	1,685
FLATIRON	197	217	236	215	144	1,009
GRAMERCY	186	94	118	80	114	592
GREENWICHVILLAGE-CENTRA	80	96	95	85	87	443
GREENWICHVILLAGE-WEST	173	196	315	181	199	1,064
HARLEM-CENTRAL	337	380	252	308	254	1,531
HARLEM-EAST	60	70	86	64	61	341
HARLEM-UPPER	59	71	39	34	47	250
KIPSBAY	155	151	149	223	204	882
LOWEREASTSIDE	58	51	45	67	180	401
MANHATTANVALLEY	159	152	96	113	111	631
MIDTOWNEAST	277	387	300	342	264	1,570
MIDTOWNWEST	498	547	484	394	364	2,287
MURRAYHILL	201	334	190	170	164	1,059
SOHO	98	80	153	91	85	507
TRIBECA	302	475	416	437	358	1,988
UPPEREASTSIDE(59-79)	573	500	455	412	355	2,295
UPPEREASTSIDE(79-96)	374	416	488	476	386	2,140
UPPERWESTSIDE(59-79)	514	620	412	452	471	2,469
UPPERWESTSIDE(79-96)	293	281	207	172	182	1,135
UPPERWESTSIDE(96-116)	73	77	62	58	65	335
Grand Total	5,991	6,274	5,640	5,519	4,941	28,365

Finally, I looked at the correlation between census data from 2016 with sales prices in 2018 – by zip code.

Unsurprisingly I found a high positive correlation between income and sales prices (74%, #1). Also there was high positive correlation between the percent of workers in management and sales prices (60%, #16)

A high percentage of government workers had a negative correlation with sales prices (-61%, #210). Commute travel time also had a negative correlation with sales price (-65%, #221). This makes sense particularly in Manhattan given that people often seem to pay a premium to live closer, even walking distance, to their jobs.

Notes

- The analysis would be better with more recent census data. One could also compare changes in sales price as they relate to changes in the census data over time.

Appendix 2
Complete list of correlations:

1. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_family_income_dollars: 0.74
2. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-per_capita_family_income_dollars: 0.74
3. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_household_income_dollars: 0.69
4. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_earnings_dollars_households_with_earnings: 0.69
5. health_insurance_coverage-percent-with_health_insurance-of-civilian_noninstitutionalized_population: 0.67
6. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-200000_or_more-of-total_families: 0.67
7. health_insurance_coverage-percent-with_health_insurance-of-18_to_64_years_employed_civilian_noninstitutionalized_population: 0.65
8. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-200000_or_more-of-total_households: 0.65
9. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_nonfamily_income_dollars: 0.65
10. health_insurance_coverage-percent-with_private_health_insurance-of-18_to_64_years_employed_civilian_noninstitutionalized_population: 0.65
11. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_female_full-time_year_round_workers_earnings_dollars: 0.64
12. commuting_to_work-percent-other_means-of-workers_16_years_and_over: 0.63
13. health_insurance_coverage-percent-with_private_health_insurance-of-18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: 0.63
14. health_insurance_coverage-percent-with_private_health_insurance-of-civilian_noninstitutionalized_population: 0.62
15. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_workers_earnings_dollars: 0.61
16. occupation-percent-management_business_science_and_arts_occupations-of-civilian_employed_population_16_years_and_over: 0.6
17. income_and_benefits_in_2016_inflation_adjusted_dollars-households-mean_retirement_income_dollars_households_with_retirement_income: 0.58
18. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_nonfamily_income_dollars: 0.57
19. commuting_to_work-percent-worked_at_home-of-workers_16_years_and_over: 0.57
20. industry-percent-finance_and_insurance_and_real_estate_and_rental_and_leasing-of-civilian_employed_population_16_years_and_over: 0.57
21. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-150000_to_199999-of-total_households: 0.56
22. health_insurance_coverage-percent-with_private_health_insurance-of-18_to_64_years_unemployed_civilian_noninstitutionalized_population: 0.56
23. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_household_income_dollars: 0.53

24. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_male_full-time_year_round_workers_earnings_dollars: 0.53

25. income_and_benefits_in_2016_inflation_adjusted_dollars-households-200000_or_more_total_households: 0.52

26. class_of_worker-percent-self_employed_in_own_not_incorporated_business_workers-of-civilian_employed_population_16_years_and_over: 0.51

27. industry-percent-professional_scientific_and_management_and_administrative_and_waste_management_services-of-civilian_employed_population_16_years_and_over: 0.51

28. industry-percent-information-of-civilian_employed_population_16_years_and_over: 0.51

29. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-median_family_income_dollars: 0.47

30. health_insurance_coverage-percent-with_health_insurance-of-18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: 0.45

31. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-150000_to_199999-of-total_families: 0.44

32. industry-population-finance_and_insurance_and_real_estate_and_rental_and_leasing_civilian_employed_population_16_years_and_over: 0.42

33. income_and_benefits_in_2016_inflation_adjusted_dollars-families-200000_or_more_total_families: 0.42

34. class_of_worker-percent-private_wage_and_salary_workers-of-civilian_employed_population_16_years_and_over: 0.42

35. employment_status-percent-employed-of-population_16_years_and_over: 0.39

36. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_social_security_income_dollars_households_with_social_security: 0.38

37. employment_status-percent-employed-of-females_16_years_and_over: 0.37

38. commuting_to_work-percent-walked-of-workers_16_years_and_over: 0.37

39. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-households_with_earnings-of-total_households: 0.37

40. health_insurance_coverage-percent-18_to_64_years_employed-of-civilian_noninstitutionalized_population: 0.34

41. commuting_to_work-population-other_means_workers_16_years_and_over: 0.33

42. income_and_benefits_in_2016_inflation_adjusted_dollars-households-150000_to_199999_total_households: 0.32

43. industry-percent-wholesale_trade-of-civilian_employed_population_16_years_and_over: 0.31

44. employment_status-percent-in_labor_force-of-population_16_years_and_over: 0.29

45. employment_status-percent-in_civilian_labor_force-of-population_16_years_and_over: 0.29

46. commuting_to_work-population-walked_workers_16_years_and_over: 0.26

47. employment_status-percent-in_labor_force-of-females_16_years_and_over: 0.26

48. employment_status-percent-in_civilian_labor_force-of-females_16_years_and_over: 0.26

49. industry-population-information_civilian_employed_population_16_years_and_over: 0.26

50. health_insurance_coverage-percent-18_to_64_years_in_labor_force-of-civilian_noninstitutionalized_population: 0.25

51. industry-population-professional_scientific_and_management_and_administrative_and_waste_management_services_civilian_employed_population_16_years_and_over: 0.24

52. occupation-population-management_business_science_and_arts_occupations_civilian_employed_population_16_years_and_over: 0.22

53. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-100000_to_149999-of-total_households: 0.22

54. commuting_to_work-population-worked_at_home_workers_16_years_and_over: 0.2

55. industry-population-wholesale_trade_civilian_employed_population_16_years_and_over: 0.16

56. income_and_benefits_in_2016_inflation_adjusted_dollars-households-100000_to_149999_total_households: 0.15

57. income_and_benefits_in_2016_inflation_adjusted_dollars-households-nonfamily_households: 0.15

58. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_supplemental_security_income_dollars_households_with_supplemental_security_income: 0.13

59. income_and_benefits_in_2016_inflation_adjusted_dollars-families-150000_to_199999_total_families: 0.13

60. class_of_worker-population-self_employed_in_own_not_incorporated_business_workers_civilian_employed_population_16_years_and_over: 0.11

61. industry-percent-agriculture_forestry_fishing_and_hunting_and_mining-of-civilian_employed_population_16_years_and_over: 0.11

62. health_insurance_coverage-population-with_private_health_insurance_18_to_64_years_employed_civilian_noninstitutionalized_population: 0.11

63. income_and_benefits_in_2016_inflation_adjusted_dollars-dollars-mean_cash_public_assistance_income_dollars_households_with_cash_public_assistance_income: 0.1

64. health_insurance_coverage-population-with_private_health_insurance_civilian_noninstitutionalized_population: 0.09

65. employment_status-percent-armed_forces-of-population_16_years_and_over: 0.05

66. health_insurance_coverage-percent-18_to_64_years-of-civilian_noninstitutionalized_population: 0.05

67. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_earnings: 0.04

68. health_insurance_coverage-population-with_private_health_insurance_18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: 0.03

69. employment_status-percent-all_parents_in_family_in_labor_force-of-own_children_of_the_householder_6_to_17_years: 0.01

70. industry-population-agriculture_forestry_fishing_and_hunting_and_mining_civilian_employed_population_16_years_and_over: 0.01

71. health_insurance_coverage-percent-with_health_insurance-of-18_to_64_years_unemployed_civilian_noninstitutionalized_population: 0

72. health_insurance_coverage-percent-no_health_insurance-of-18_to_64_years_unemployed_civilian_noninstitutionalized_population: 0

73. health_insurance_coverage-population-with_health_insurance_18_to_64_years_employed_civilian_noninstitutionalized_population: -0.02

74. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-100000_to_149999-of-total_families: -0.02

75. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-households_with_retirement_income-of-total_households: -0.02

76. class_of_worker-population-private_wage_and_salary_workers_civilian_employed_population_16_years_and_over: -0.02

77. income_and_benefits_in_2016_inflation_adjusted_dollars-households-total_households: -0.02

78. employment_status-population-armed_forces_population_16_years_and_over: -0.04

79. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_retirement_income: -0.04

80. commuting_to_work-population_workers_16_years_and_over: -0.05

81. employment_status-population-employed_population_16_years_and_over: -0.05

82. occupation-population-civilian_employed_population_16_years_and_over: -0.05

83. industry-population-civilian_employed_population_16_years_and_over: -0.05

84. class_of_worker-population-civilian_employed_population_16_years_and_over: -0.05

85. employment_status-population-employed_females_16_years_and_over: -0.06

86. income_and_benefits_in_2016_inflation_adjusted_dollars-households-75000_to_99999_total_households: -0.08

87. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_social_security: -0.09

88. employment_status-percent-all_parents_in_family_in_labor_force-of-own_children_of_the_householder_under_6_years: -0.09

89. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-households_with_social_security-of-total_households: -0.09

90. health_insurance_coverage-population-18_to_64_years_employed_civilian_noninstitutionalized_population: -0.09

91. employment_status-population-in_civilian_labor_force_population_16_years_and_over: -0.1

92. employment_status-population-in_labor_force_population_16_years_and_over: -0.1

93. employment_status-population-in_civilian_labor_force_females_16_years_and_over: -0.1

94. employment_status-population-in_labor_force_females_16_years_and_over: -0.1

95. occupation-population-sales_and_office_occupations_civilian_employed_population_16_years_and_over: -0.11

96. class_of_worker-percent-unpaid_family_workers-of-civilian_employed_population_16_years_and_over: -0.12

97. health_insurance_coverage-population-18_to_64_years_in_labor_force_civilian_noninstitutionalized_population: -0.13

98. income_and_benefits_in_2016_inflation_adjusted_dollars-families-100000_to_149999_total_families: -0.14

99. health_insurance_coverage-population-with_private_health_insurance_18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.16

100. class_of_worker-population-unpaid_family_workers_civilian_employed_population_16_years_and_over: -0.17

101. health_insurance_coverage-population-with_health_insurance_civilian_noninstitutionalized_population: -0.17

102. employment_status-population-population_16_years_and_over: -0.17

103. industry-percent-manufacturing-of-civilian_employed_population_16_years_and_over: -0.18

104. industry-population-manufacturing_civilian_employed_population_16_years_and_over: -0.18

105. employment_status-population_females_16_years_and_over: -0.18

106. commuting_to_work-population-public_transportation_excluding_taxicab_workers_16_years_and_over: -0.18

107. occupation-percent-sales_and_office_occupations-of-civilian_employed_population_16_years_and_over: -0.19

108. health_insurance_coverage-population-18_to_64_years_civilian_noninstitutionalized_population: -0.19

109. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-75000_to_99999-of-total_households: -0.21

110. income_and_benefits_in_2016_inflation_adjusted_dollars-households-50000_to_74999_total_households: -0.21

111. health_insurance_coverage-population-civilian_noninstitutionalized_population: -0.21

112. commuting_to_work-population-car_truck_or_van_alone_workers_16_years_and_over: -0.22

113. income_and_benefits_in_2016_inflation_adjusted_dollars-families-total_families: -0.24

114. commuting_to_work-percent-car_truck_or_van_alone-of-workers_16_years_and_over: -0.24

115. industry-population-educational_services_and_health_care_and_social_assistance_civilian_employed_population_16_years_and_over: -0.26

116. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-75000_to_99999-of-total_families: -0.26

117. industry-population-retail_trade_civilian_employed_population_16_years_and_over: -0.29

118. commuting_to_work-population-car_truck_or_van_carpooled_workers_16_years_and_over: -0.29

119. employment_status-percent-not_in_labor_force-of-population_16_years_and_over: -0.29

120. employment_status-population-not_in_labor_force_population_16_years_and_over: -0.29

121. income_and_benefits_in_2016_inflation_adjusted_dollars-households-35000_to_49999_total_households: -0.3

122. commuting_to_work-percent-car_truck_or_van_carpooled-of-workers_16_years_and_over: -0.3

123. industry-population-public_administration_civilian_employed_population_16_years_and_over: -0.3

124. health_insurance_coverage-population-with_health_insurance_18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.31

125. employment_status-population_own_children_of_the_householder_under_6_years: -0.33

126. health_insurance_coverage-population-18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.33

127. industry-population-arts_entertainment_and_recreation_and_accommodation_and_food_services_civilian_employed_population_16_years_and_over: -0.34

128. employment_status-population-all_parents_in_family_in_labor_force_own_children_of_the_householder_under_6_years: -0.34

129. industry-percent-public_administration-of-civilian_employed_population_16_years_and_over: -0.36

130. health_insurance_coverage-percent-18_to_64_years_not_in_labor_force-of-civilian_noninstitutionalized_population: -0.36

131. income_and_benefits_in_2016_inflation_adjusted_dollars-families-75000_to_99999_total_families: -0.36

132. health_insurance_coverage-percent-no_health_insurance-of-under_18_years_civilian_noninstitutionalized_population: -0.38

133. income_and_benefits_in_2016_inflation_adjusted_dollars-households-15000_to_24999_total_households: -0.38

134. industry-population-other_services_except_public_administration_civilian_employed_population_16_years_and_over: -0.38

135. income_and_benefits_in_2016_inflation_adjusted_dollars-households-25000_to_34999_total_households: -0.39

136. health_insurance_coverage-percent-under_18_years-of-civilian_noninstitutionalized_population: -0.39

137. income_and_benefits_in_2016_inflation_adjusted_dollars-households-less_than_10000_total_households: -0.4

138. industry-percent-retail_trade-of-civilian_employed_population_16_years_and_over: -0.4

139. health_insurance_coverage-population-no_health_insurance_under_18_years_civilian_noninstitutionalized_population: -0.4

140. health_insurance_coverage-population-under_18_years_civilian_noninstitutionalized_population: -0.41

141. industry-population-construction_civilian_employed_population_16_years_and_over: -0.41

142. employment_status-population_own_children_of_the_householder_6_to_17_years: -0.42

143. income_and_benefits_in_2016_inflation_adjusted_dollars-households-10000_to_14999_total_households: -0.42

144. employment_status-population-all_parents_in_family_in_labor_force_own_children_of_the_householder_6_to_17_years: -0.43

145. people_whose_income_in_past_12m_is_below_poverty_level-percent-married_couple_families_with_5_years_only_related_children_under-of-all_families: -0.43

146. people_whose_income_in_past_12m_is_below_poverty_level-percent-65_years_and_over-of-all_people: -0.44

147. health_insurance_coverage-population-no_health_insurance-18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.44

148. class_of_worker-population-government_workers_civilian_employed_population_16_years_and_over: -0.45

149. industry-percent-construction-of-civilian_employed_population_16_years_and_over: -0.45

150. health_insurance_coverage-percent-no_health_insurance-of-18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.45

151. health_insurance_coverage-population-no_health_insurance_18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.45

152. employment_status-population-unemployed_population_16_years_and_over: -0.46

153. health_insurance_coverage-population-with_public_health_insurance_civilian_noninstitutionalized_population: -0.46

154. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-35000_to_49999-of-total_households: -0.47

155. industry-percent-educational_services_and_health_care_and_social_assistance-of-civilian_employed_population_16_years_and_over: -0.47

156. health_insurance_coverage-population-18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.48

157. health_insurance_coverage-population-with_health_insurance_18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.48

158. industry-percent-arts_entertainment_and_recreation_and_accommodation_and_food_services-of-civilian_employed_population_16_years_and_over: -0.48

159. occupation-population-natural_resources_construction_and_maintenance_occupations_civilian_employed_population_16_years_and_over: -0.48

160. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_cash_public_assistance_income: -0.48

161. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_supplemental_security_income: -0.49

162. income_and_benefits_in_2016_inflation_adjusted_dollars-families-10000_to_14999_total_families: -0.49

163. people_whose_income_in_past_12m_is_below_poverty_level-percent-married_couple_families-of-all_families: -0.5

164. people_whose_income_in_past_12m_is_below_poverty_level-percent-married_couple_families_with_under_18_years_related_children-of-all_families: -0.5

165. income_and_benefits_in_2016_inflation_adjusted_dollars-families-less_than_10000_total_families: -0.5

166. income_and_benefits_in_2016_inflation_adjusted_dollars-families-50000_to_74999_total_families: -0.5

167. commuting_to_work-percent-public_transportation_excluding_taxicab-of-workers_16_years_and_over: -0.5

168. health_insurance_coverage-population-no_health_insurance_civilian_noninstitutionalized_population: -0.51

169. people_whose_income_in_past_12m_is_below_poverty_level-percent-families_with_female_householder_no_husband_with_under_18_years_related_children-of-all_families: -0.51

170. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-50000_to_74999-of-total_households: -0.51

171. health_insurance_coverage-population-no_health_insurance_18_to_64_years_employed_civilian_noninstitutionalized_population: -0.51

172. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-15000_to_24999-of-total_households: -0.51

173. income_and_benefits_in_2016_inflation_adjusted_dollars-families-35000_to_49999_total_families: -0.51

174. occupation-population-service_occupations_civilian_employed_population_16_years_and_over: -0.52

175. health_insurance_coverage-percent-with_public_health_insurance-of-civilian_noninstitutionalized_population: -0.52

176. income_and_benefits_in_2016_inflation_adjusted_dollars-families-15000_to_24999_total_families: -0.53

177. industry-population-transportation_and_warehousing_and_utilities_civilian_employed_population_16_years_and_over: -0.53

178. occupation-population-production_transportation_and_material_moving_occupations_civilian_employed_population_16_years_and_over: -0.53

179. people_whose_income_in_past_12m_is_below_poverty_level-percent-families_with_female_householder_no_husband_with_under_5_years_only_related_children-of-all_families: -0.53

180. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-25000_to_34999-of-total_households: -0.53

181. health_insurance_coverage-population-with_public_health_insurance_18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.53

182. income_and_benefits_in_2016_inflation_adjusted_dollars-families-25000_to_34999_total_families: -0.54

183. income_and_benefits_in_2016_inflation_adjusted_dollars-households-households_with_food_stampsnap_benefits_in_the_past_12_months: -0.54

184. health_insurance_coverage-population-with_public_health_insurance_18_to_64_years_employed_civilian_noninstitutionalized_population: -0.54

185. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-less_than_10000-of-total_families: -0.55

186. people_whose_income_in_past_12m_is_below_poverty_level-percent-families_with_under_5_years_only_related_children-of-all_families: -0.55

187. people_whose_income_in_past_12m_is_below_poverty_level-percent-related_children_5_to_17_years-of-all_people: -0.56

188. health_insurance_coverage-percent-with_public_health_insurance-of-18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.56

189. occupation-percent-natural_resources_construction_and_maintenance_occupations-of-civilian_employed_population_16_years_and_over: -0.56

190. employment_status-percent-unemployed-of-population_16_years_and_over: -0.57

191. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-35000_to_49999-of-total_families: -0.57

192. health_insurance_coverage-population-with_public_health_insurance_18_to_64_years_unemployed_civilian_noninstitutionalized_population: -0.57

193. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-10000_to_14999-of-total_households: -0.57

194. people_whose_income_in_past_12m_is_below_poverty_level-percent-families_with_female_householder_no_husband-of-all_families: -0.58
195. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-10000_to_14999-of-total_families: -0.58
196. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-with_cash_public_assistance_income-of-total_households: -0.58
197. people_whose_income_in_past_12m_is_below_poverty_level-percent-related_children_under_18_years-of-all_people: -0.58
198. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-15000_to_24999-of-total_families: -0.58
199. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-less_than_10000-of-total_households: -0.58
200. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-households_with_supplemental_security_income-of-total_households: -0.59
201. health_insurance_coverage-percent-18_to_64_years_unemployed-of-civilian_noninstitutionalized_population: -0.59
202. industry-percent-transportation_and_warehousing_and_utilities-of-civilian_employed_population_16_years_and_over: -0.59
203. occupation-percent-production_transportation_and_material_moving_occupations-of-civilian_employed_population_16_years_and_over: -0.59
204. people_whose_income_in_past_12m_is_below_poverty_level-percent-under_18_years-of-all_people: -0.59
205. employment_status-percent-unemployed-of-civilian_labor_force_population_16_years_and_over: -0.59
206. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-50000_to_74999-of-total_families: -0.59
207. people_whose_income_in_past_12m_is_below_poverty_level-percent-related_children_under_5_years-of-all_people: -0.59
208. people_whose_income_in_past_12m_is_below_poverty_level-percent-people_in_families-of-all_families: -0.6
209. industry-percent-other_services_except_public_administration-of-civilian_employed_population_16_years_and_over: -0.6
210. class_of_worker-percent-government_workers-of-civilian_employed_population_16_years_and_over: -0.61
211. people_whose_income_in_past_12m_is_below_poverty_level-percent-families-of-all_families: -0.62
212. people_whose_income_in_past_12m_is_below_poverty_level-percent-families_with_under_18_years_related_children-of-all_families: -0.62
213. health_insurance_coverage-percent-with_public_health_insurance-of-18_to_64_years_not_in_labor_force_civilian_noninstitutionalized_population: -0.62
214. people_whose_income_in_past_12m_is_below_poverty_level-percent-unrelated_individuals_15_years_and_over-of-all_families: -0.62
215. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-households_with_food_stampsnap_benefits_in_the_past_12_months-of-total_households: -0.62
216. people_whose_income_in_past_12m_is_below_poverty_level-percent-18_to_64_years-of-all_people: -0.62
217. people_whose_income_in_past_12m_is_below_poverty_level-percent-18_years_and_over-of-all_people: -0.62

218. occupation-percent-service_occupations-of-civilian_employed_population_16_years_and_over: -0.62
219. income_and_benefits_in_2016_inflation_adjusted_dollars-percent-25000_to_34999-of-total_families: -0.63
220. health_insurance_coverage-percent-with_public_health_insurance-of-18_to_64_years_employed_civilian_noninstitutionalized_population: -0.63
221. people_whose_income_in_past_12m_is_below_poverty_level-percent-people-of-all_people: -0.63
222. commuting_to_work-minutes-mean_travel_time_to_work_minutes: -0.65
223. health_insurance_coverage-percent-no_health_insurance-of-18_to_64_years_employed_civilian_noninstitutionalized_population: -0.65
224. health_insurance_coverage-percent-no_health_insurance-of-civilian_noninstitutionalized_population: -0.67