

## **New York Real Estate Trends**

The first graph on the top far left corner shows the top five neighborhoods for sold properties. The insights drawn from this graph is that Harlem-Central had the most sold properties of all the neighborhoods in New York, and most sold properties in Harlem-Central are three-family homes. The graph on the top right side illustrates the top five neighborhoods with the highest average home prices. The most valuable insight from this graph is that Little Italy has the highest average home price at \$11.8 million, followed by the Upper East Side (79-96) at \$8.5 million. Something important to take note of is that Harlem-Central is not shown in this graph, which may allude to why the neighborhood has the most sold properties. The graphic in the lower left quadrant illustrates the percentage of houses sold out of the total number of listed properties in New York. This graphic emphasizes that only ~3% of properties listed were sold. The graph to its left illustrates the average price range for each type of home. This graph illustrates that the average price range for one-family homes is the biggest, followed by three-family homes and two-family homes. This insight is fascinating because properties listed to house the most families have the smallest price range, while one-family home prices vary the greatest. Finally, the graph in the lower right corner illustrates the percentage of houses for sale by type of home. The most significant insight this graph shows is that most of the properties for sale are two-family homes, followed by one-family homes, followed lastly by three-family homes.

## **Trends in NYC EITC**

The first graph in the upper lefthand corner illustrates the proportion of earned income in New York. This graph illustrates that this dataset's most common earned income is \$52,001 and higher, followed by \$48,001 and higher. The second graph in the upper right-hand corner illustrates the average tax credit claimed by the number of qualifying children in the household. 2013 had the highest average of tax credits claimed at ~\$1200, while 2004 had the lowest average at ~\$400. The average tax credit claim has an interesting upward trend as the years increase. The graph in the lower right quadrant illustrates the fluctuation in the average number of claims by the number of qualifying children in the household. Households with one and two children are shown to have the highest average number of claims. Finally, the graph in the lower right hand corner illustrates the average tax credit by qualifying the number of children. Interestingly, the average tax credit for zero children peaked in 2009 and lowered in the subsequent years. Overall, other categories had steady averages in tax credits from 2009-2014.

*It is important to note that I was unsure of the overlap in the number of qualifying children categories. I was unsure how 1+ children differed from 2 children, so the results may be skewed.*