

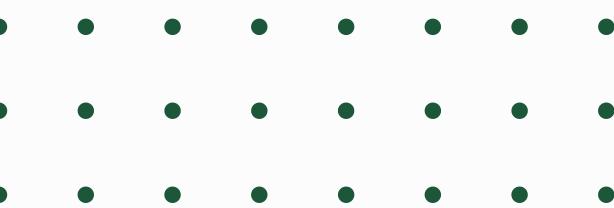
REAL ESTATE ANALYSIS IN NEW YORK

Nancy Lopez



Objective

- Utilize advanced predictive analytics to forecast real estate price trends.
- Provide strategic insights for investment decisions in New York's real estate market.



Outline

- 01 Business Problem
- 02 Data
- 03 Results
- 04 Recommendations
- 05 Zipcodes
- 06 Next Steps
- 07 Contact





BUSINESS PROBLEM

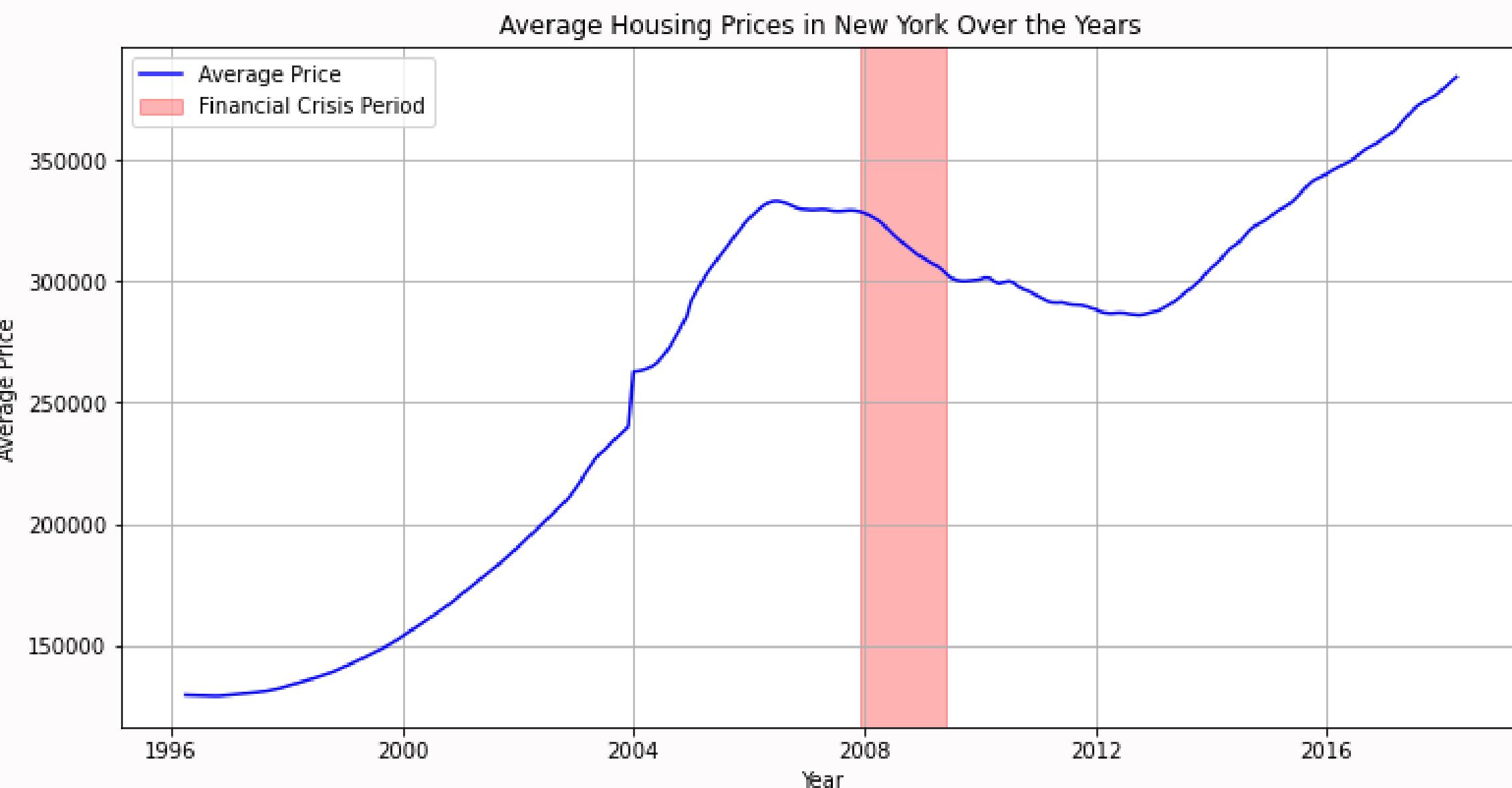
- **Partnership:** We're teamed with a top-tier real estate investment firm to navigate New York's dynamic property market.

Our goal is to bolster the firm's tradition of strategic, high-return investments through rigorous data analysis.

- **Analytical Challenge:** With New York's market complexity, can we decode the historical price data to forecast future trends in key zip codes?
- **Key Inquiry:** Is it possible to predict the trajectory of property prices in New York's varied neighborhoods using historical patterns?

The Data

- A dataset from Zillow, focused on the New York real estate market.
- Key Variables: Includes essential metrics like RegionID, RegionName (zip codes), and median property values.



RESULTS



Recommendations

11231

Growth: 8.01%
Risk :3.61%.

11211

Growth: 9.0%
Risk: 8.52%.

11930

Growth: 5.55%
Risk: 5.25%

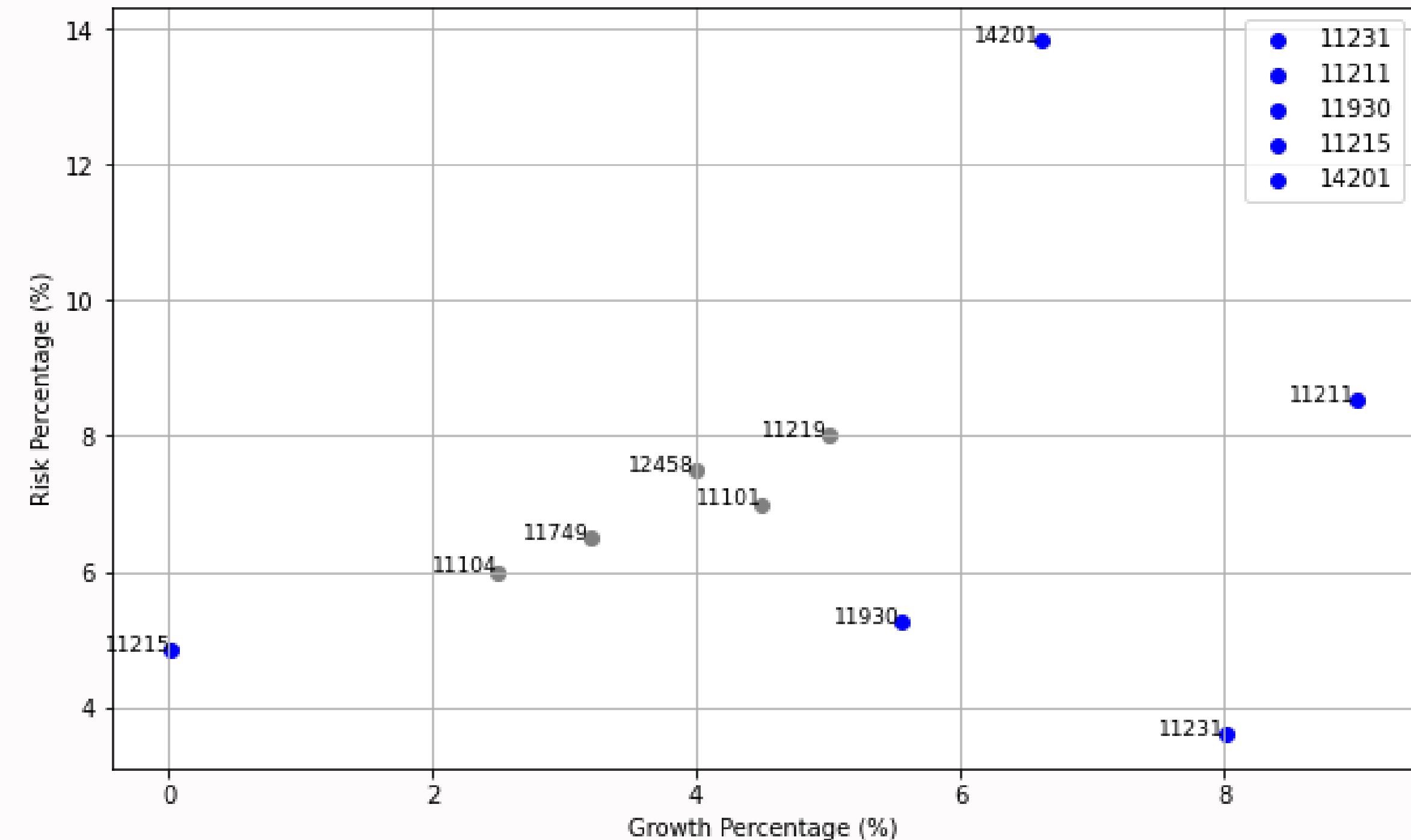
11215

Growth .02%
Risk: 4.84%

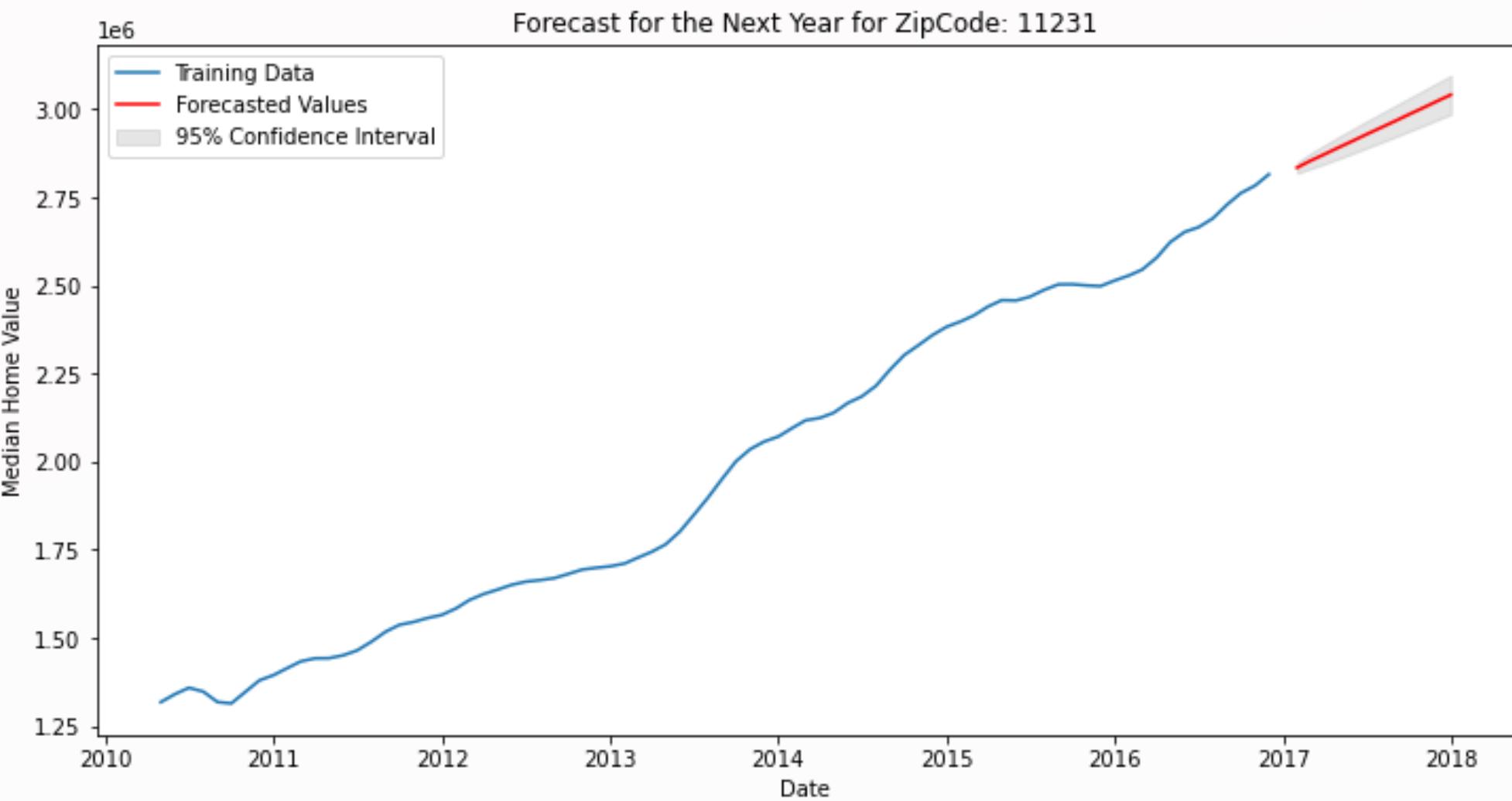
14201

Growth: 6.61%
Risk: 13.82%

Growth vs. Risk for All ZIP Codes

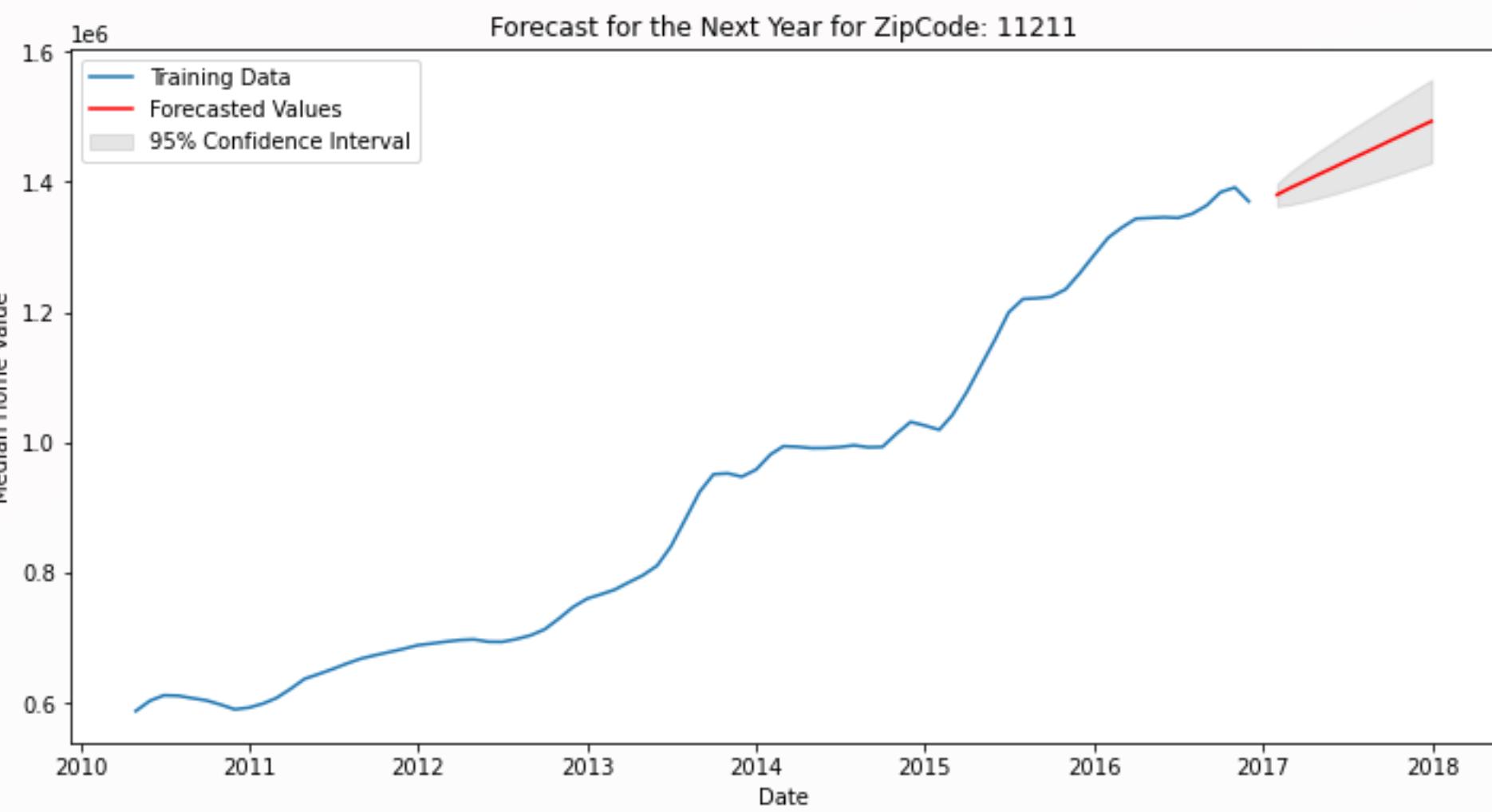


ZIPCODE 11231



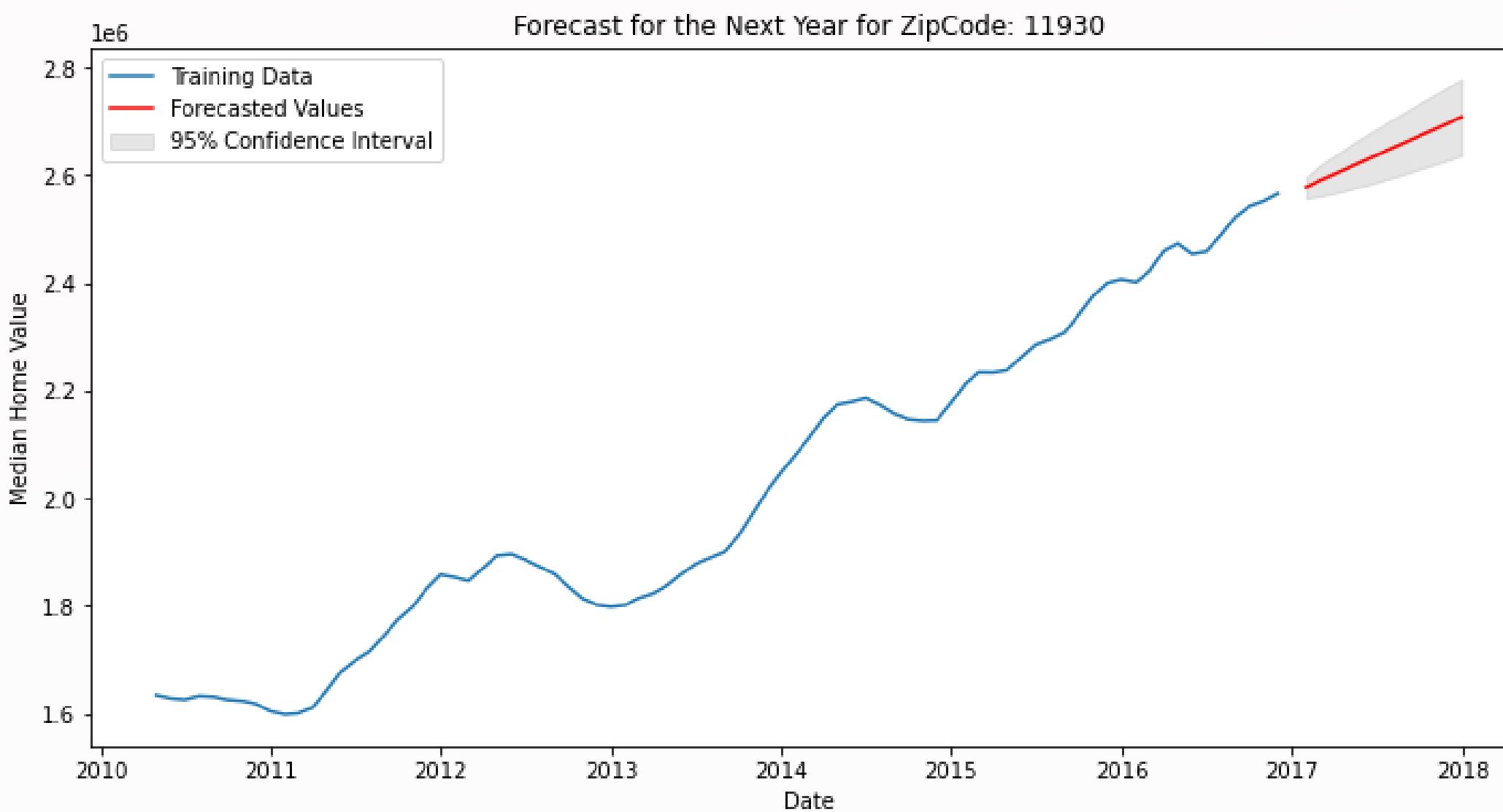
- Strong upward trend indicating a thriving market.
- Forecast shows significant property value increase, suggesting high investment potential.
- High confidence in growth stability, with lower associated market risk.

ZIPCODE 11211



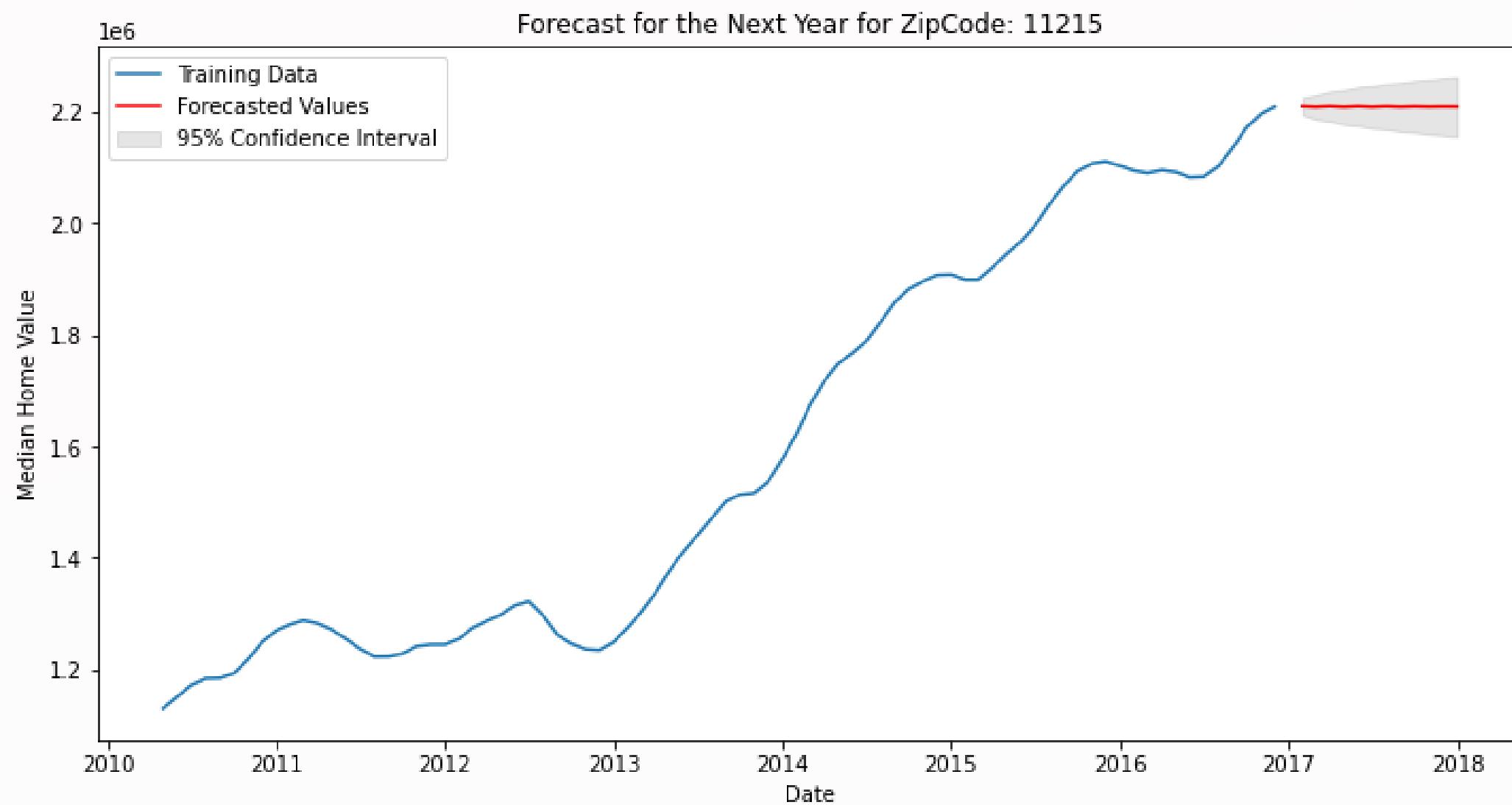
- Persistent growth trajectory in home values.
- Substantial forecasted growth suitable for capital appreciation strategies.

ZIPCODE 11930



- Steady growth with the market trending upwards.
- Continued growth expected, albeit at a moderate rate.
- Moderate risk level aligns with balanced investment approaches.

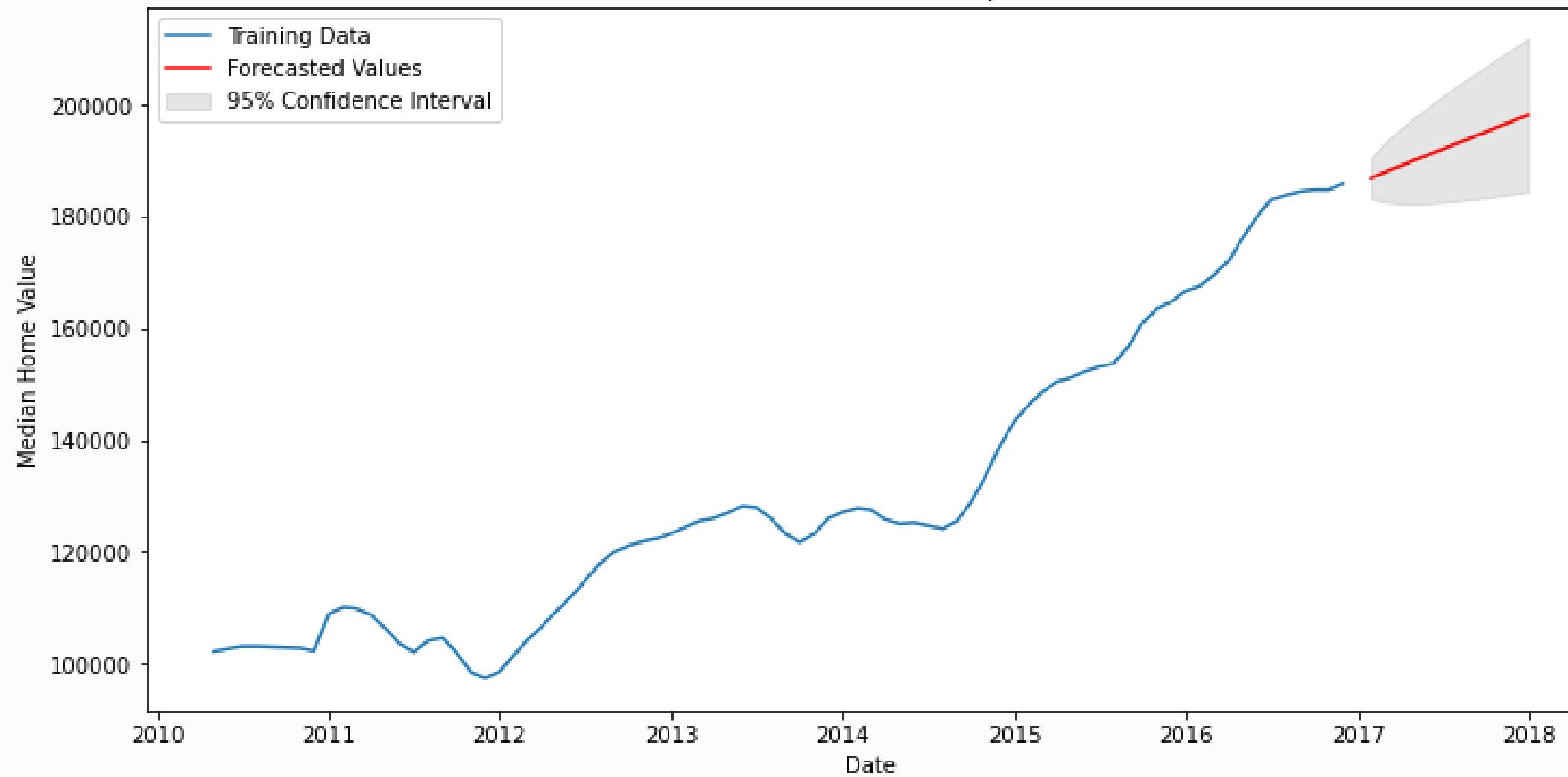
ZIPCODE 11215



- Stable market with low growth volatility.
- Lower growth rate, positioning this area for investors prioritizing stability over high returns.

ZIPCODE 14201

Forecast for the Next Year for ZipCode: 14201

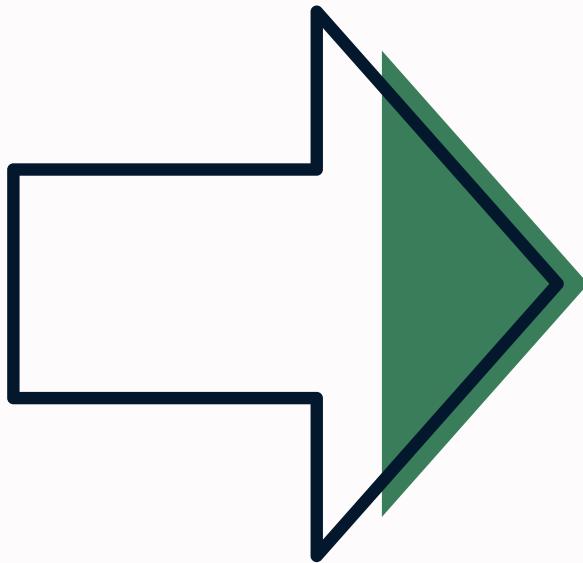


- Moderate growth indicates a market with balanced opportunities.
- Higher market volatility reflected in wider confidence intervals.

Conclusion

- Our rigorous model highlights varying growth and risk across New York zip codes.
- Zip Code **11231** and **11211** lead with robust growth projections, presenting attractive investment opportunities.
- Zip Code **11930** offers a balanced option with moderate growth and risk.
- Zip Code **11215** is characterized by stability, suitable for risk-averse investors.
- Zip Code **14201** provides moderate growth with higher risk

Next Steps



- **In-depth Local Analysis:** Dive into local market trends, exploring demographic changes, employment rates, and infrastructure developments.
- **Historical Performance:** To examine the historical performance of real estate in the selected zip codes to understand past cycles and trends.

THANK YOU

Nancy Lopez



nancyvl593@gmail.com



GitHub: nv593

