



BE REAL-TY NYC

Your Next Investment

Team FIVE





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Now or Never Neighborhoods

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Investment Recommendation



NEW YORK CITY

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OBJECTIVES

Identify the **most Happening** and **upcoming Neighborhood** in All 5 Boroughs in terms of Sale Price, Best Education, Low crime rate and other parameters.

Sale Overview

169K

Number of Sales Occur from
2017-2019



94.9%
Residential



85.8%
Built Before
Year 2000



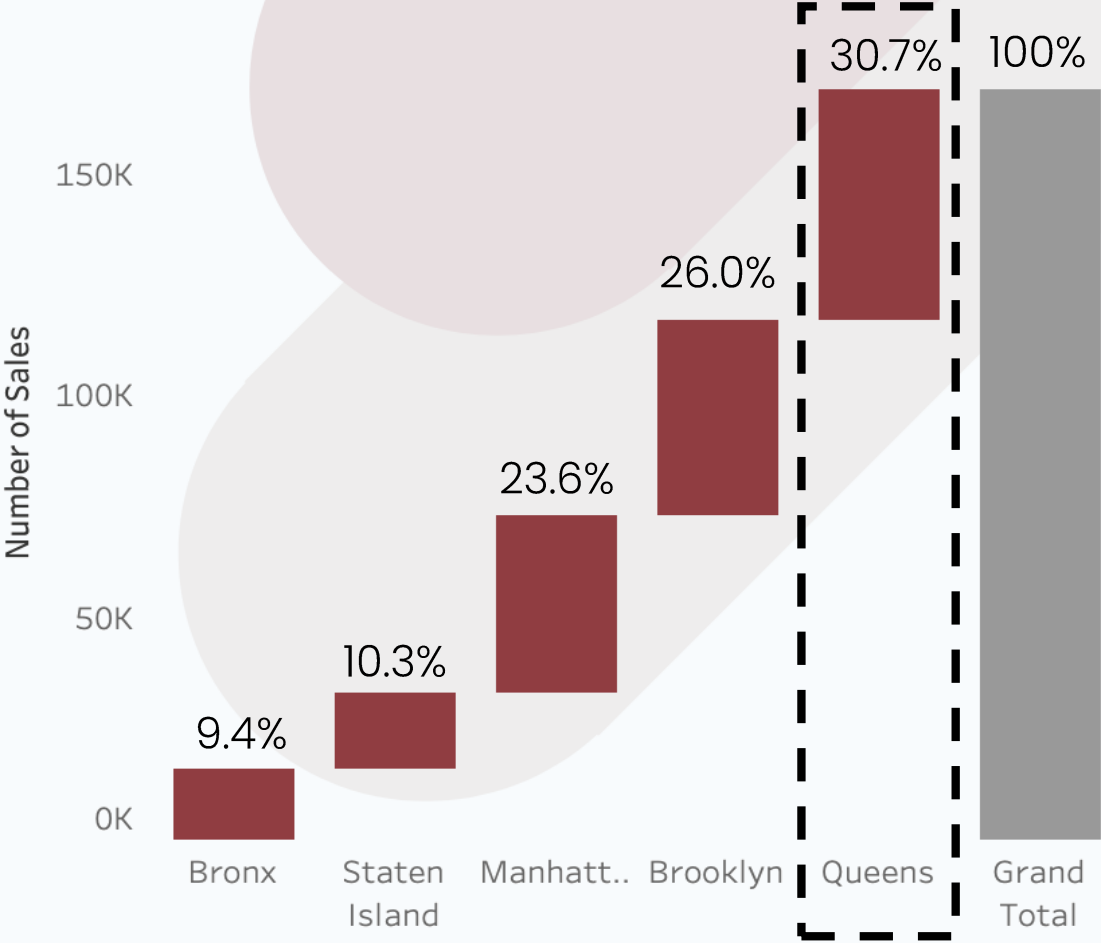
23.6%
One Family
Dwellings

\$40M Highest Sales Price

\$650K Median Residential Price

+9.3% Changes In Median Sales Price

Queens is the hottest borough for the past 3 years



Explore Sales by Neighborhood

Bronx has largest growth on median prices

17.3%



Bronx

11.4%



Staten Island

10.5%



Queens

Flushing

HOTTEST NEIGHBORHOOD

Largest number of sales in 2019

Chelsea

HIGHEST VALUE AREA

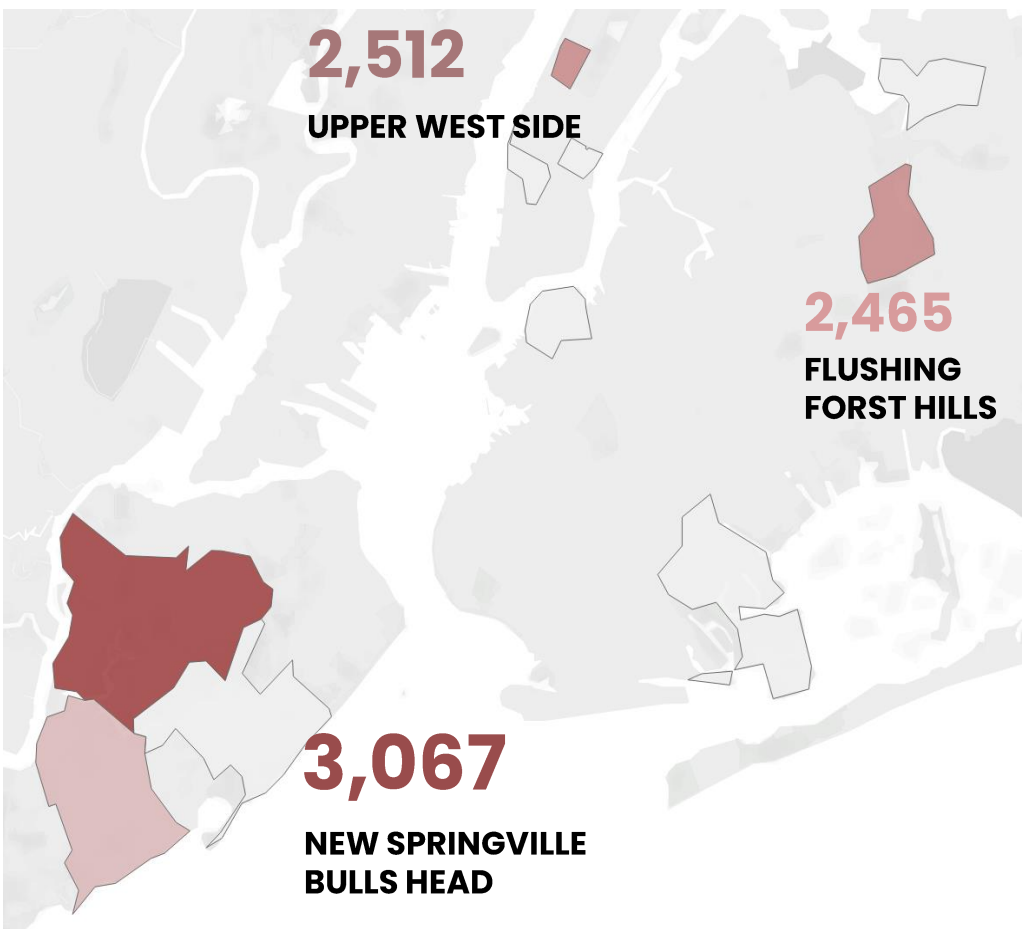
Highest percentage change

Gowanus

HIGHEST VALUE NEIGHBORHOOD

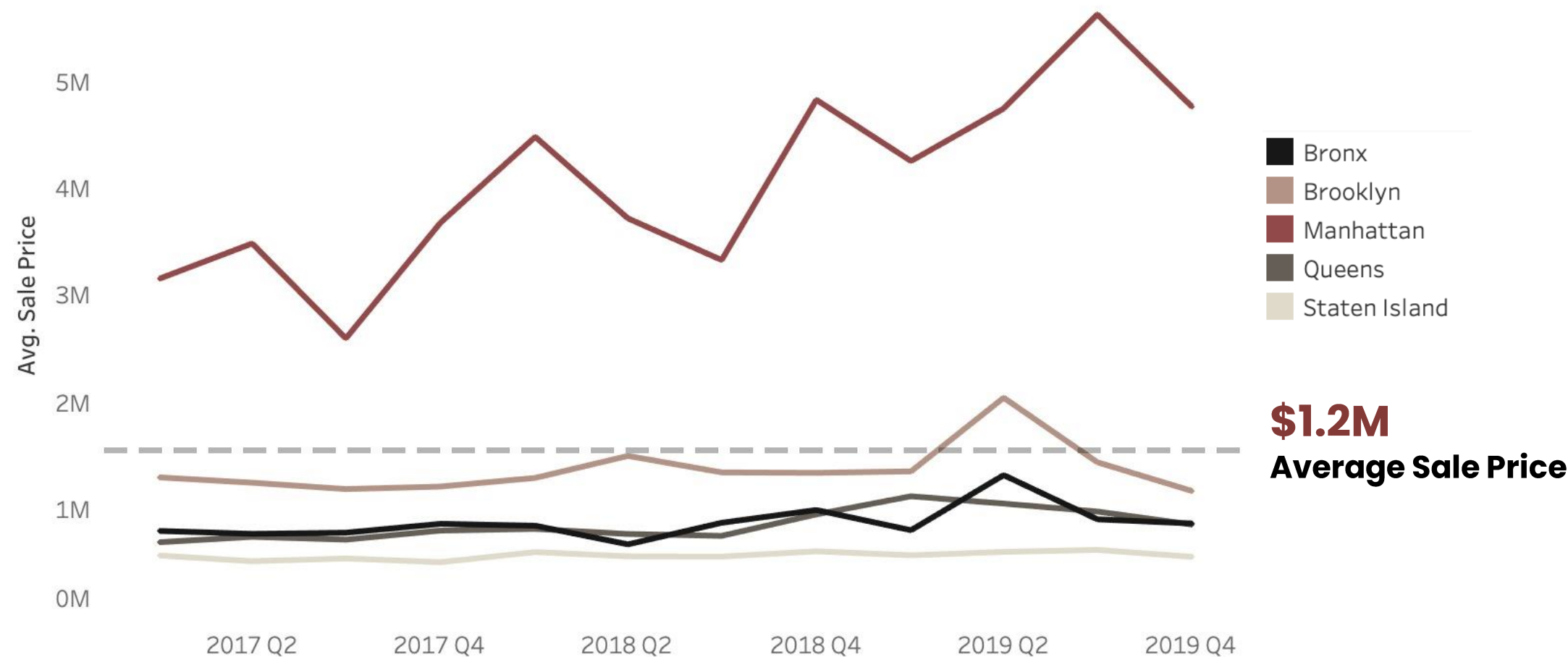
Highest percentage change

Top number of sales 2017 – 2019



Seasonality of Sales

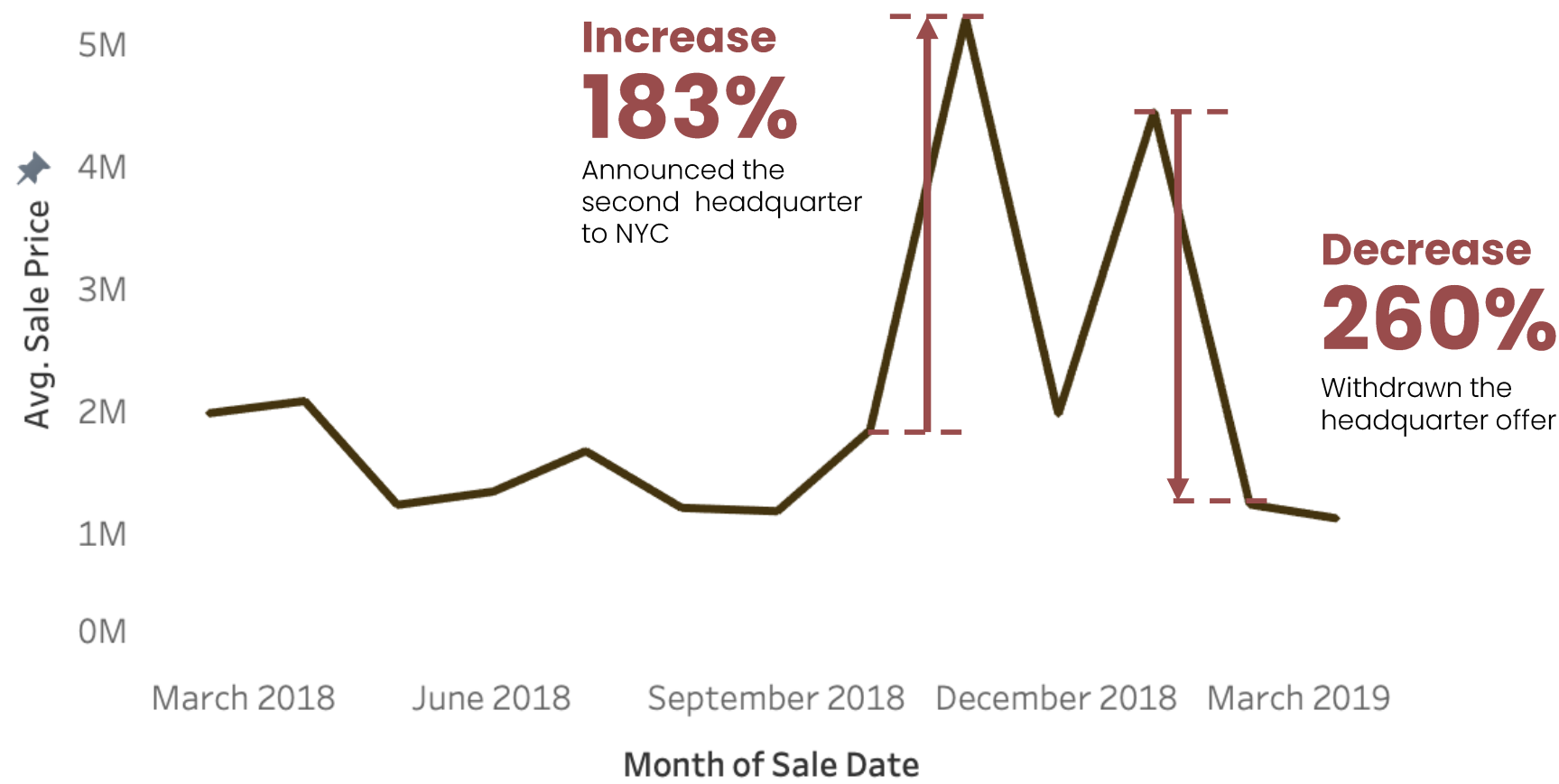
July, August and September has the least sale prices



Does Event Affect Sales in NYC?

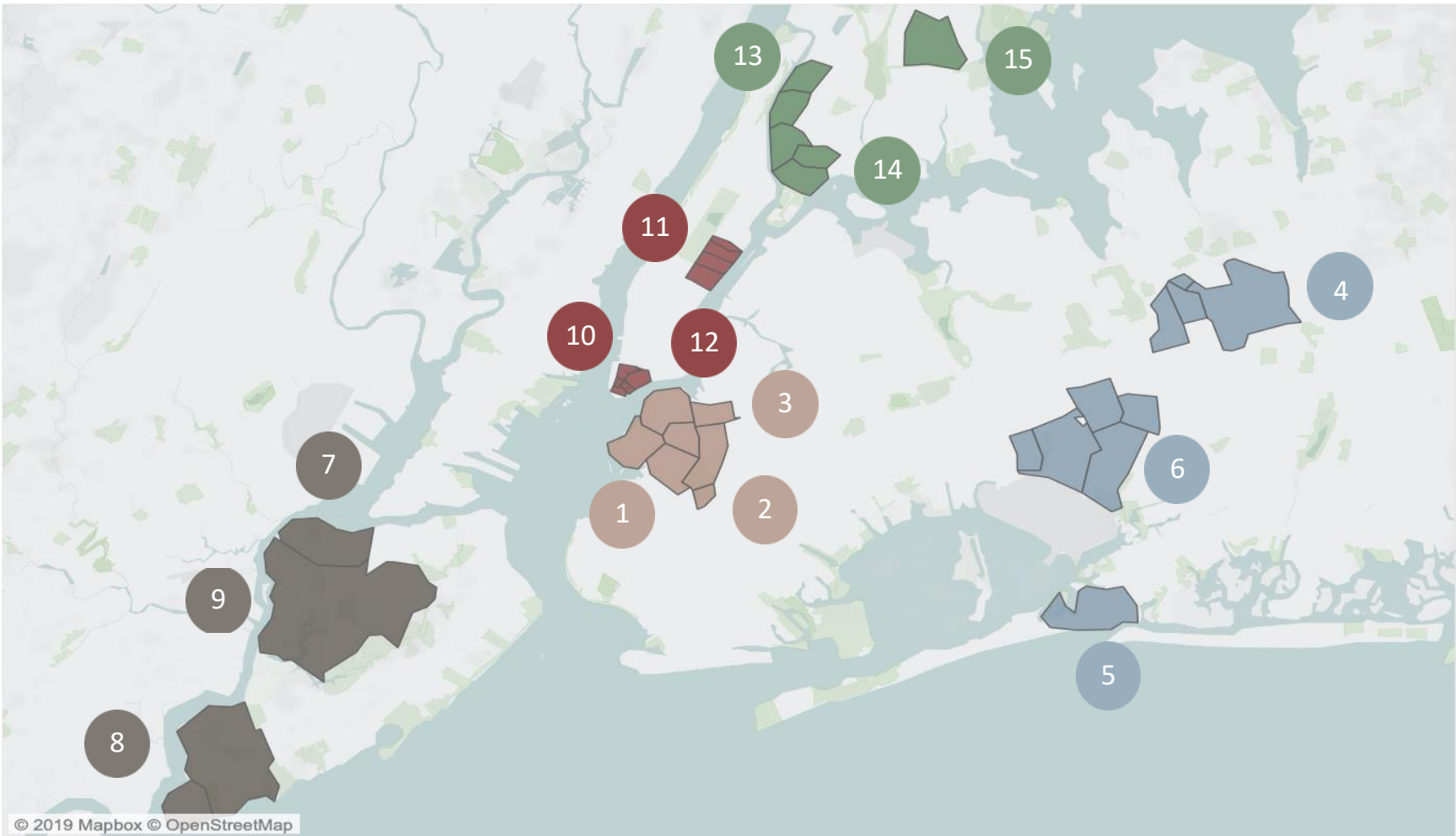
Be careful of news events, which may affect house prices

Amazon News Affect the Property Price in Long Island City



Now or Never Neighborhood

15 Neighborhoods showed peak increase in per sq. Ft. Sale price and have **confident potential for Future Sales**



Brooklyn

- 1. Gowanus - \$5,671.5
- 2. MetroTech - \$1,209.4
- 3. Fort Greene - \$764.5

Queens

- 4. Glen Oaks - \$3,610.3
- 5. Far Rockaway - \$1,418.1
- 6. Springfield- \$776.1

Staten Island

- 7. Rossville/Port Mobil - \$2,211.6
- 8. Richmond Valley - \$757.6
- 9. New Springville - \$240.6

Manhattan

- 10. Financial - \$3,810.3
- 11. Upper East - \$3,518.9
- 12. South Bridge - \$1,657

Bronx

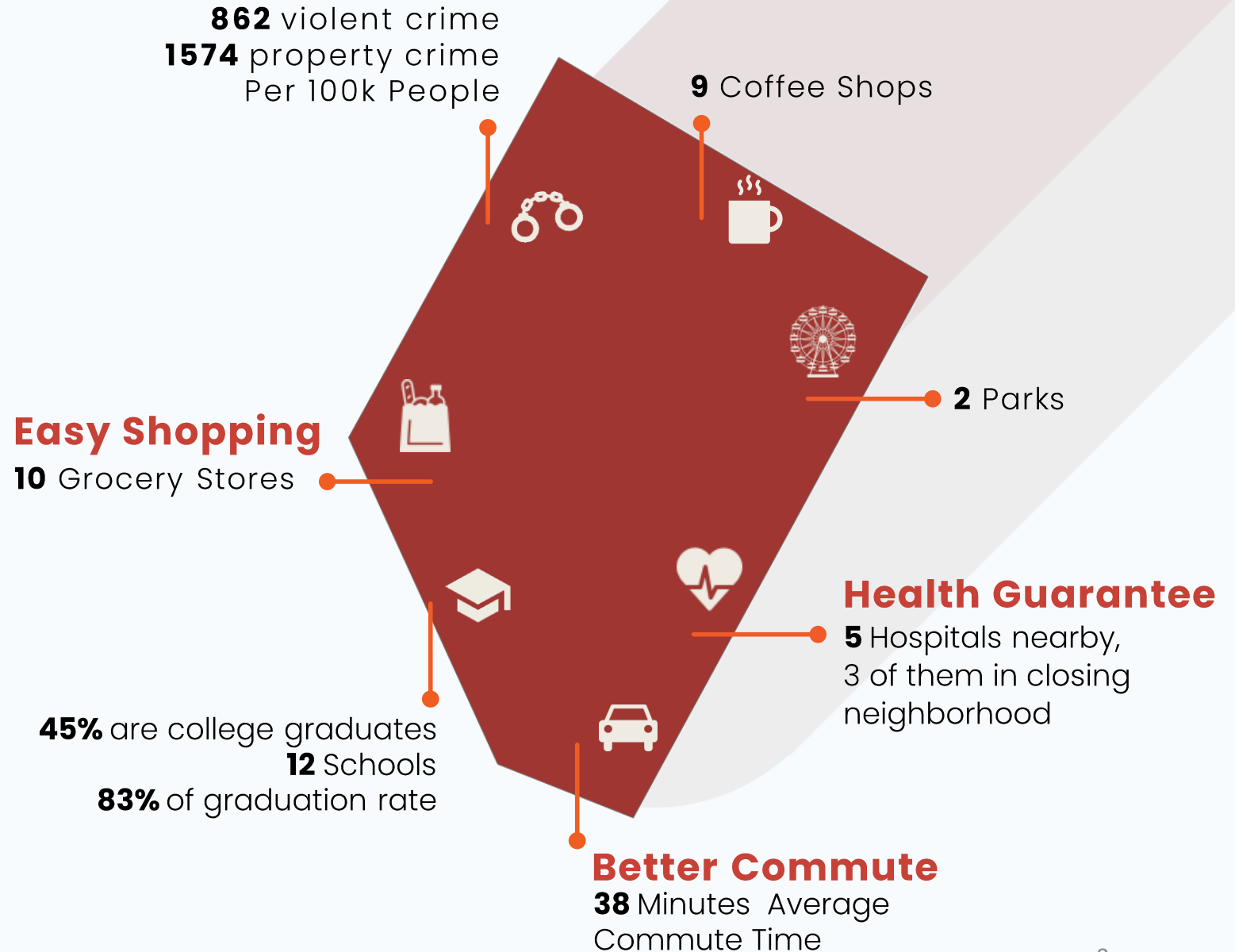
- 13. Morris Heights - \$400.8
- 14. Port Morris - \$346.6
- 15. Pelham Gardens- \$263.2

Gowanus, Brooklyn

19,941
population

\$86,903
Median Income

\$1.1M
Median House Price



Glen Oaks, Queens

7,690
population

\$78,280
Median Income

\$0.3M
Median House Price

High Education Level
41% are college graduates
14 Schools
82% of graduation rate

Low Crime Rate
130 violent crime
650 property crime
Per 100k People

5 Grocery
Stores

6 Coffee Shops

3 Parks

3 Hospitals nearby

Transportation
42.6 Minutes Average
Commute Time

Rossville, Staten Island

21,102
population

\$86,333
Median Income

\$0.5M
Median House Price

Low Crime Rate

130 violent crime
265 property crime
Per 100k People

5 Coffee Shops

3 Parks

**Health
Guarantee**
10 Hospitals nearby

Transportation
44.6 Minutes Average
Commute Time

31% are college graduates
6 Schools
83% of graduation rate

6 Grocery
Stores

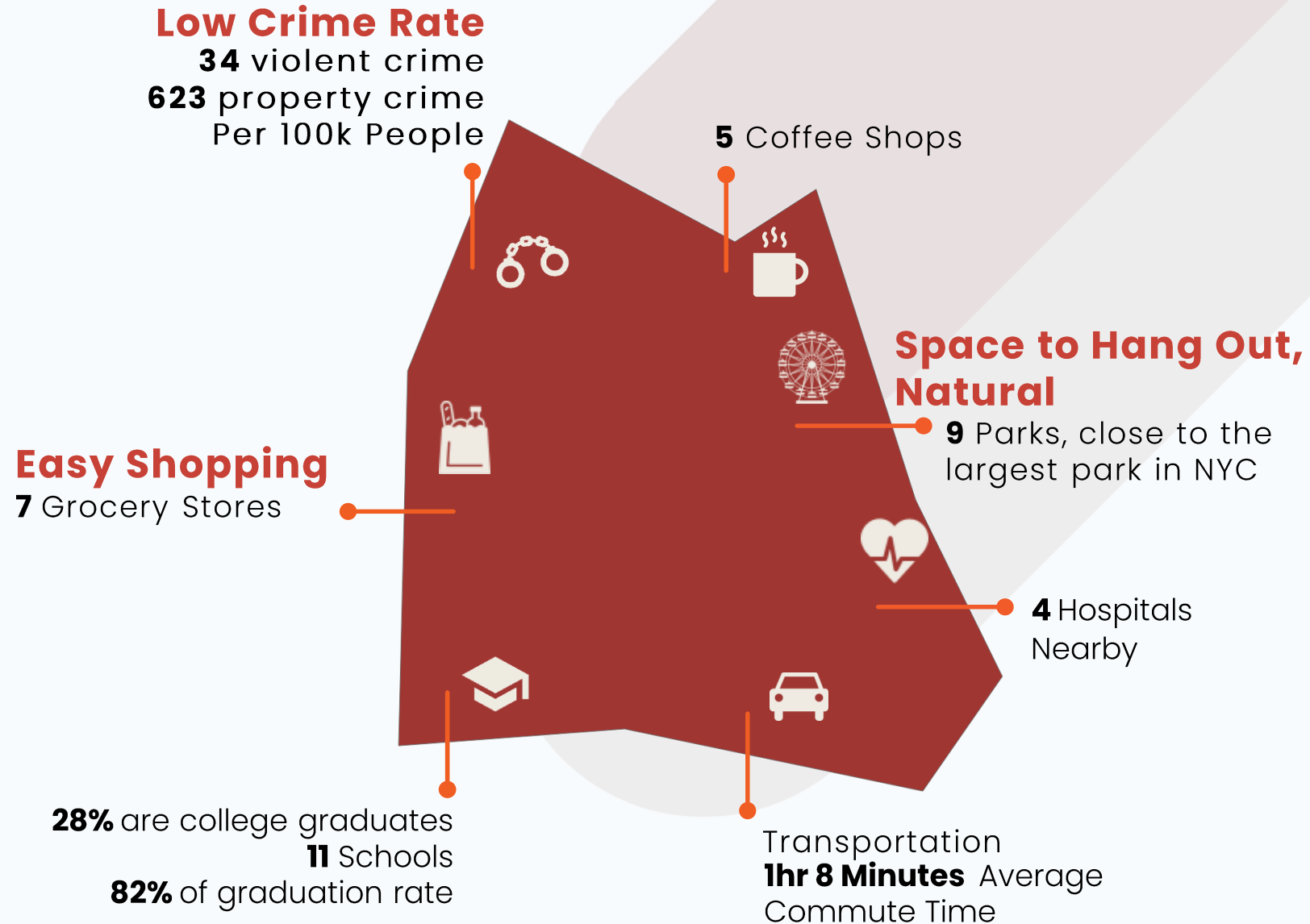


Pelham Gardens, Bronx

19,167
population

\$76,969
Median Income

\$0.6M
Median House Price

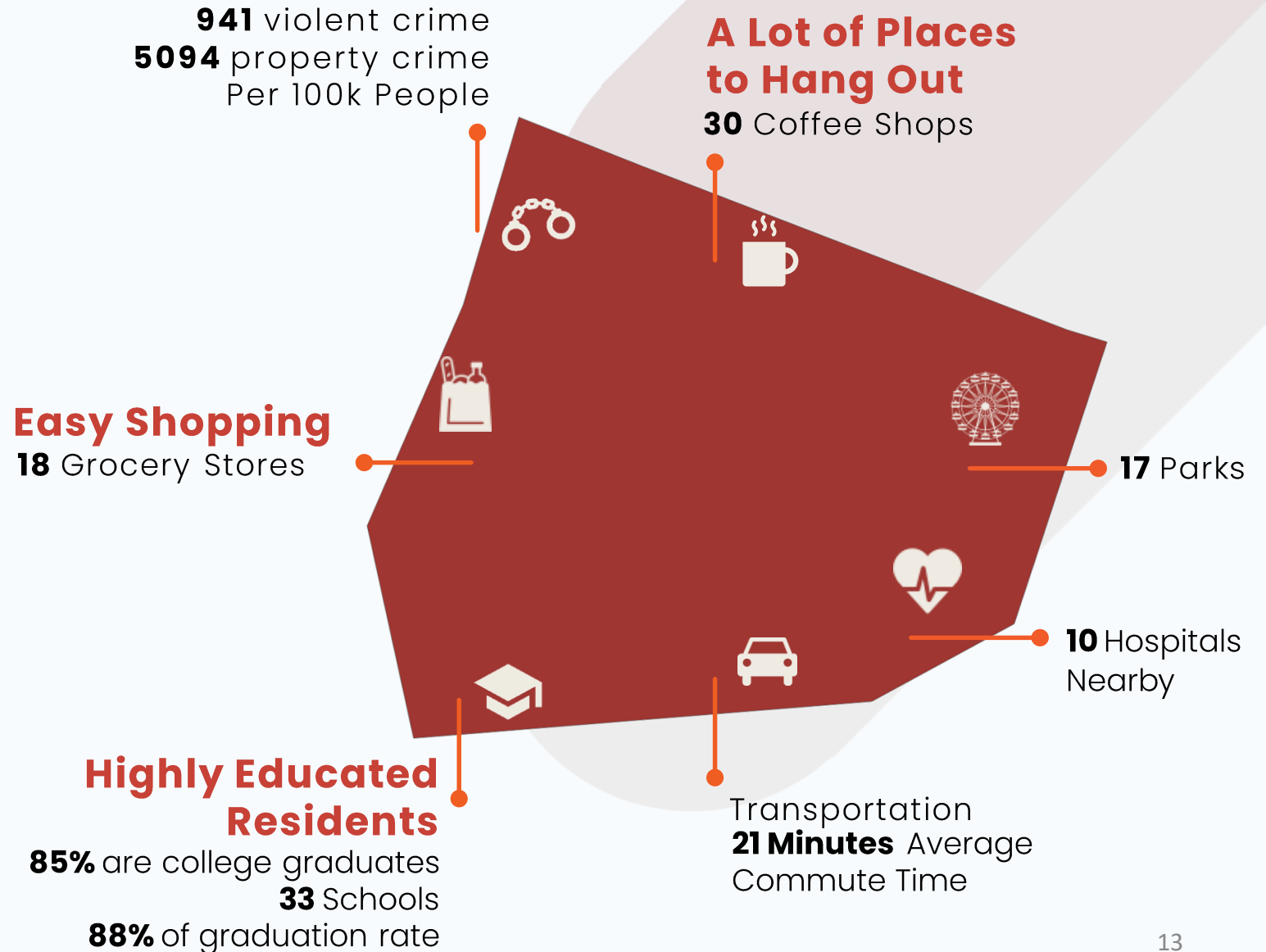


Financial District, Manhattan

30,247
population

\$134,906
Median Income

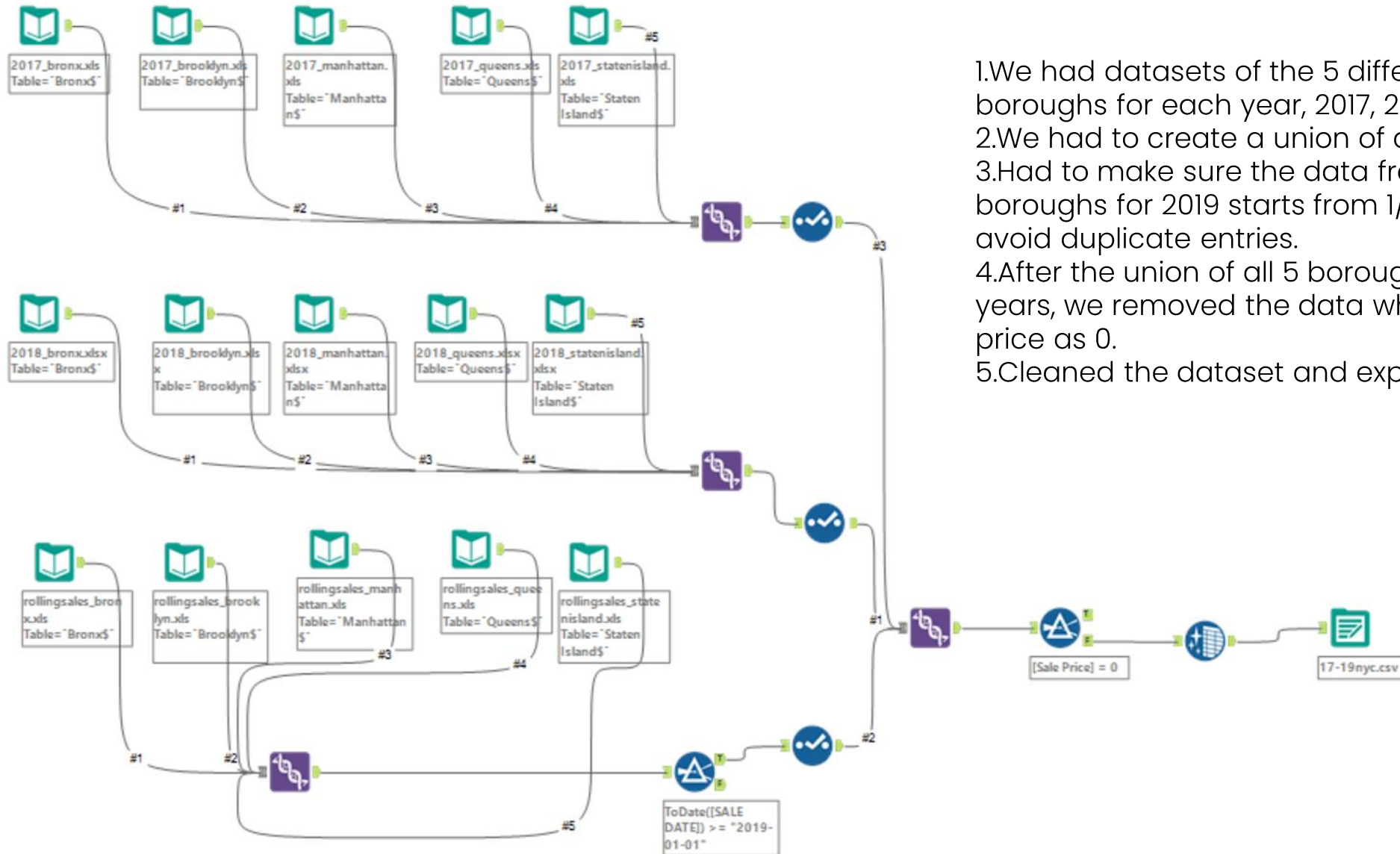
\$1.1M
Median House Price



THANK YOU



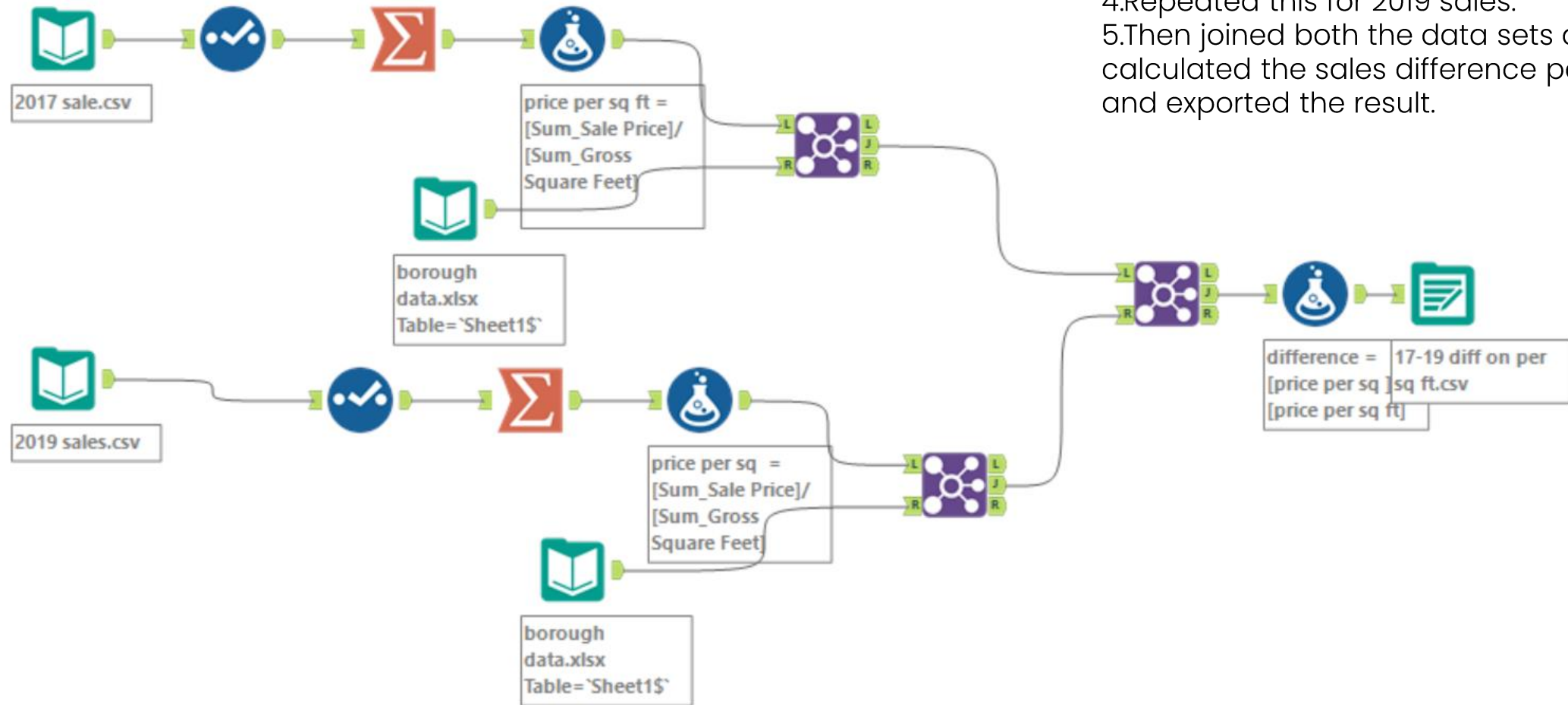
Appendix



1. We had datasets of the 5 different boroughs for each year, 2017, 2018 and 2019.
2. We had to create a union of all the data.
3. Had to make sure the data from the 5 boroughs for 2019 starts from 1/1/2019 to avoid duplicate entries.
4. After the union of all 5 boroughs from all 3 years, we removed the data which had sale price as 0.
5. Cleaned the dataset and exported it.

Appendix

1. Took the 2017 sales data set, checked it, did a summation of all sales for each neighborhood.
2. Calculated the price per sq. ft.
3. Joined the dataset with borough data.
4. Repeated this for 2019 sales.
5. Then joined both the data sets and calculated the sales difference per sq. ft and exported the result.



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