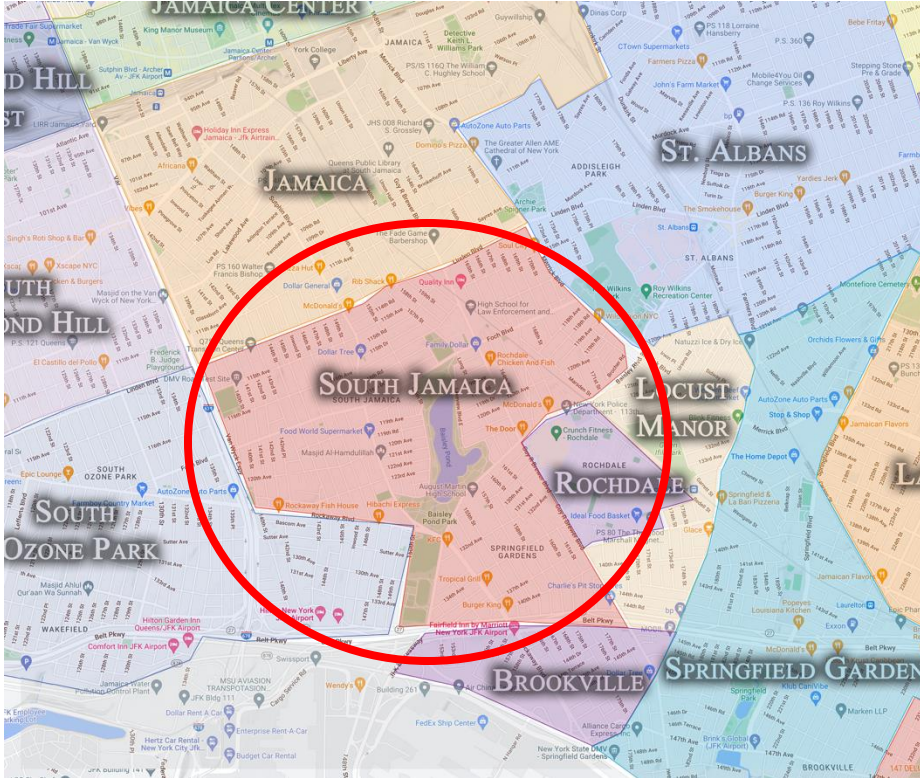


24

NYC Real Estate – South Jamaica

By: Yinuo Wang

South Jamaica



13860 observations in South Jamaica



12854 observations are residential



\$250,000 - \$500,000 is common range of sales price



\$1 - \$23,000,000 is the range of sales price



1 - 234636 is the range of gross square feet

South Jamaica – Predict Sale Price



Sale price = Intercept + Commercial Unit estimate + Gross Square Feet estimate + Year Built estimate + Zip Code estimate



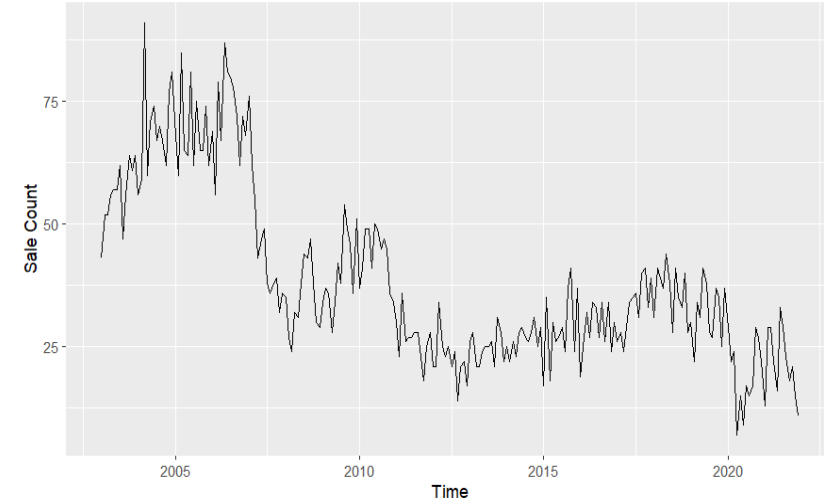
Commercial units, gross square feet, and year built have effects on sales price.



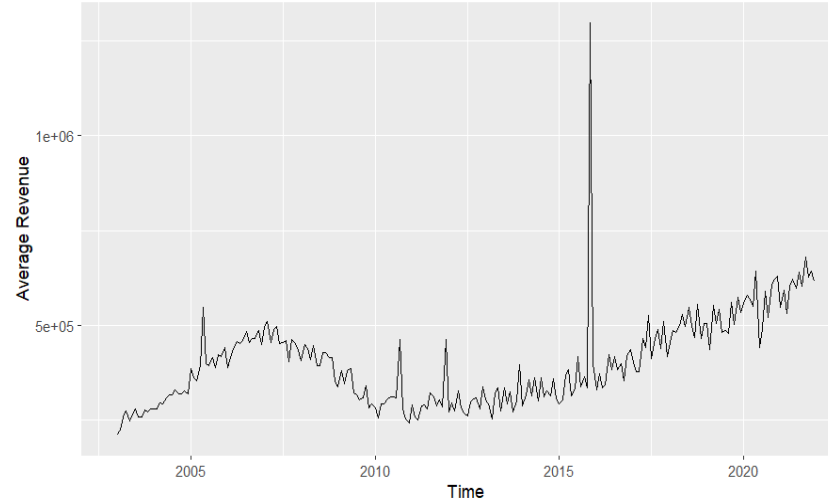
Sale price = $488600 + (1 \times -357200) + (5000 \times 116.4) + (1980 \times 110.7) + (1 \times -514600) = \$ 417,986$

South Jamaica – Time Series

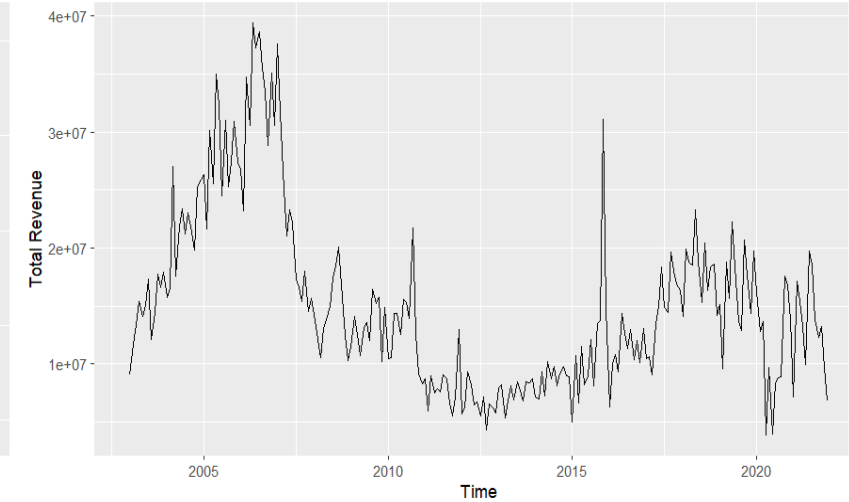
Monthly Sale Count in South Jamaica



Monthly Average Revenue in South Jamaica



Monthly Total Revenue in South Jamaica



Monthly sales decrease
as the time goes.



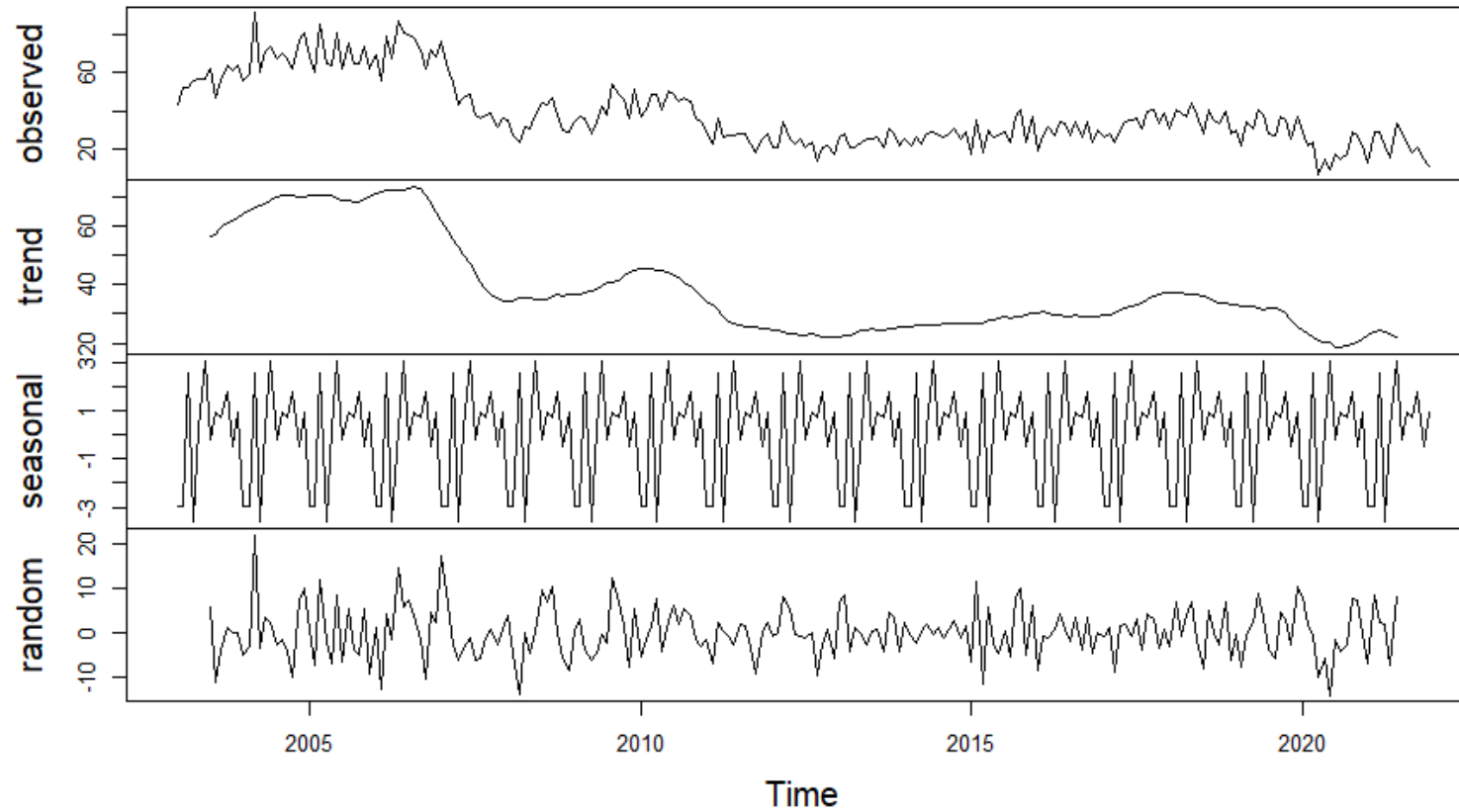
Overall monthly average
revenue increases.



Overall monthly total
revenue decreases.

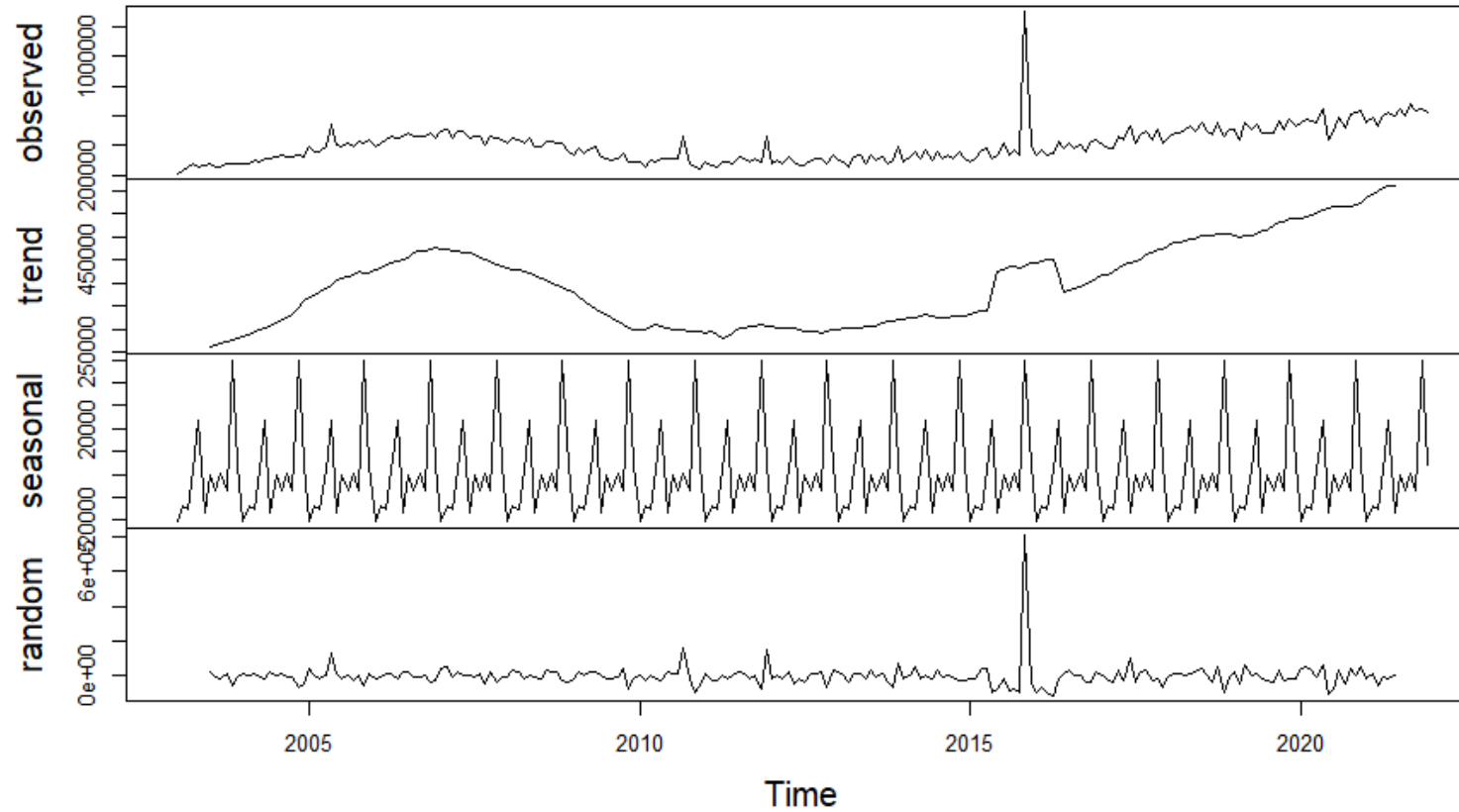
South Jamaica - Decomposition

Decomposition of additive time series



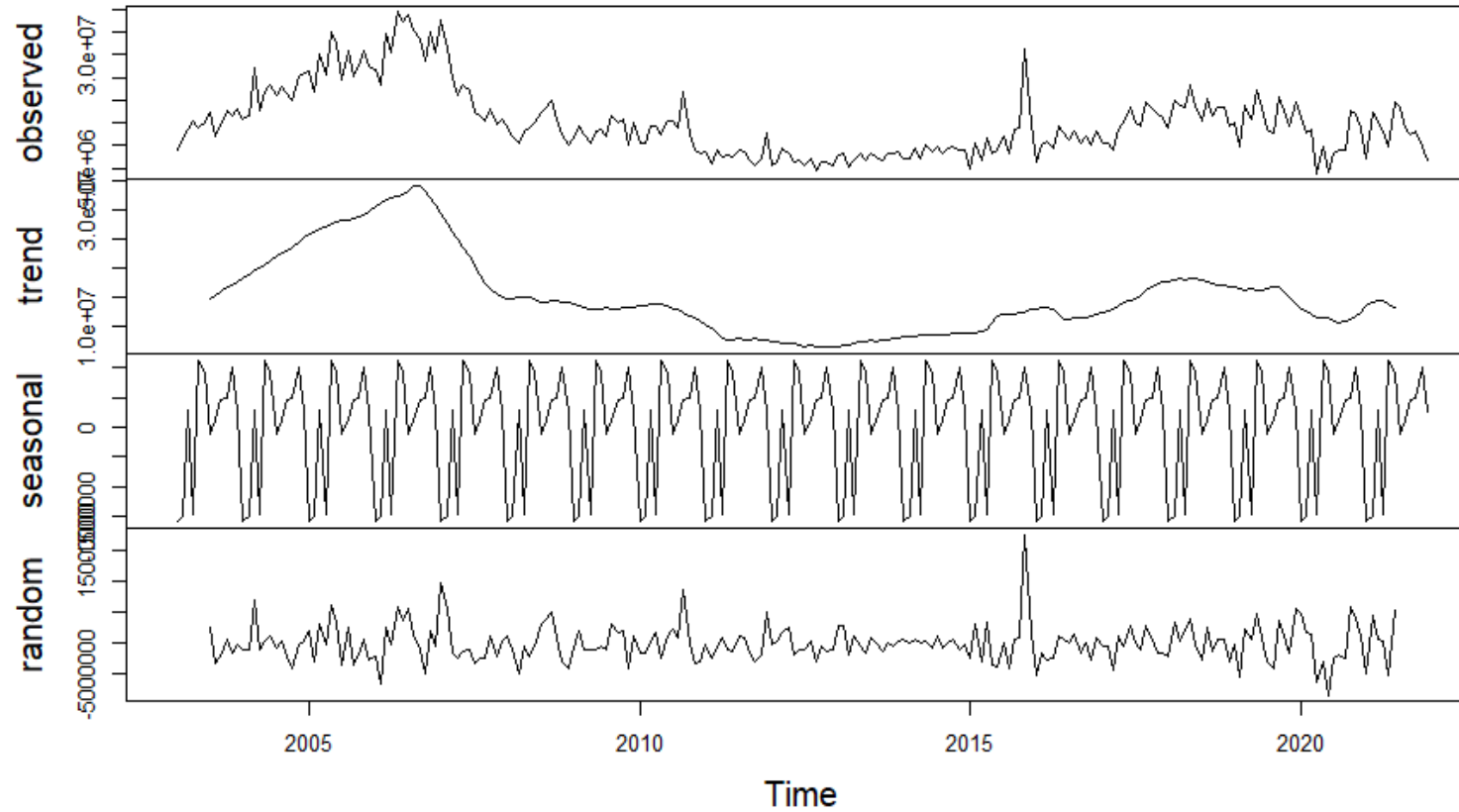
South Jamaica - Decomposition

Decomposition of additive time series



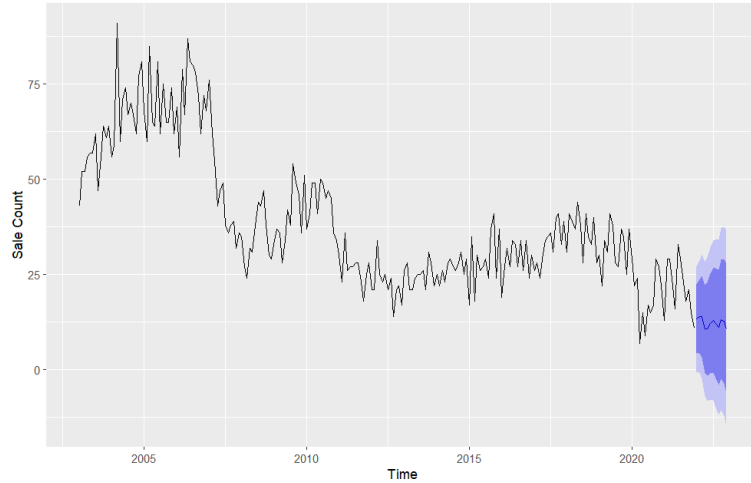
South Jamaica - Decomposition

Decomposition of additive time series

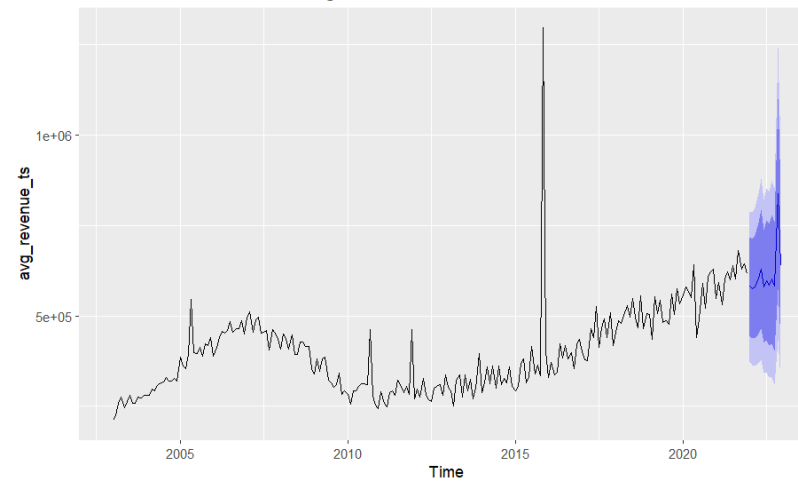


South Jamaica – Forecasting

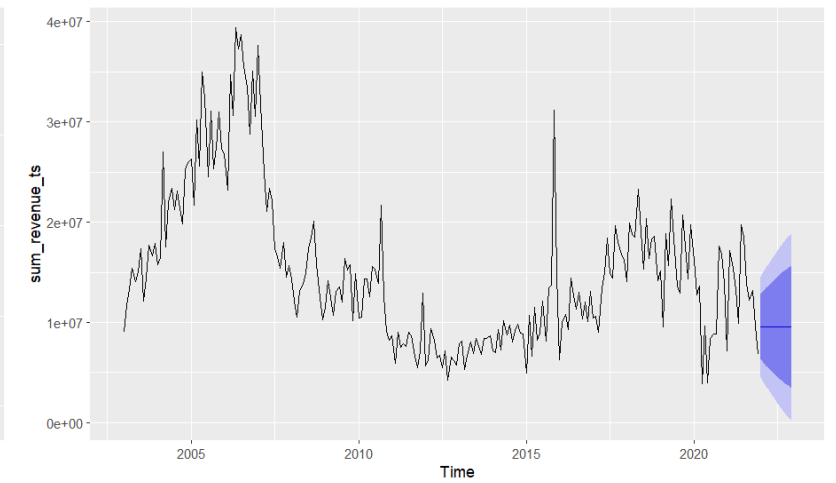
12-Month Forecast for Sale Count



12-Month Forecast for Average Revenue



12-Month Forecast for Total Revenue



South Jamaica – Time Series Analysis Usefulness

Help real estate agents plan marketing and client outreach efforts.



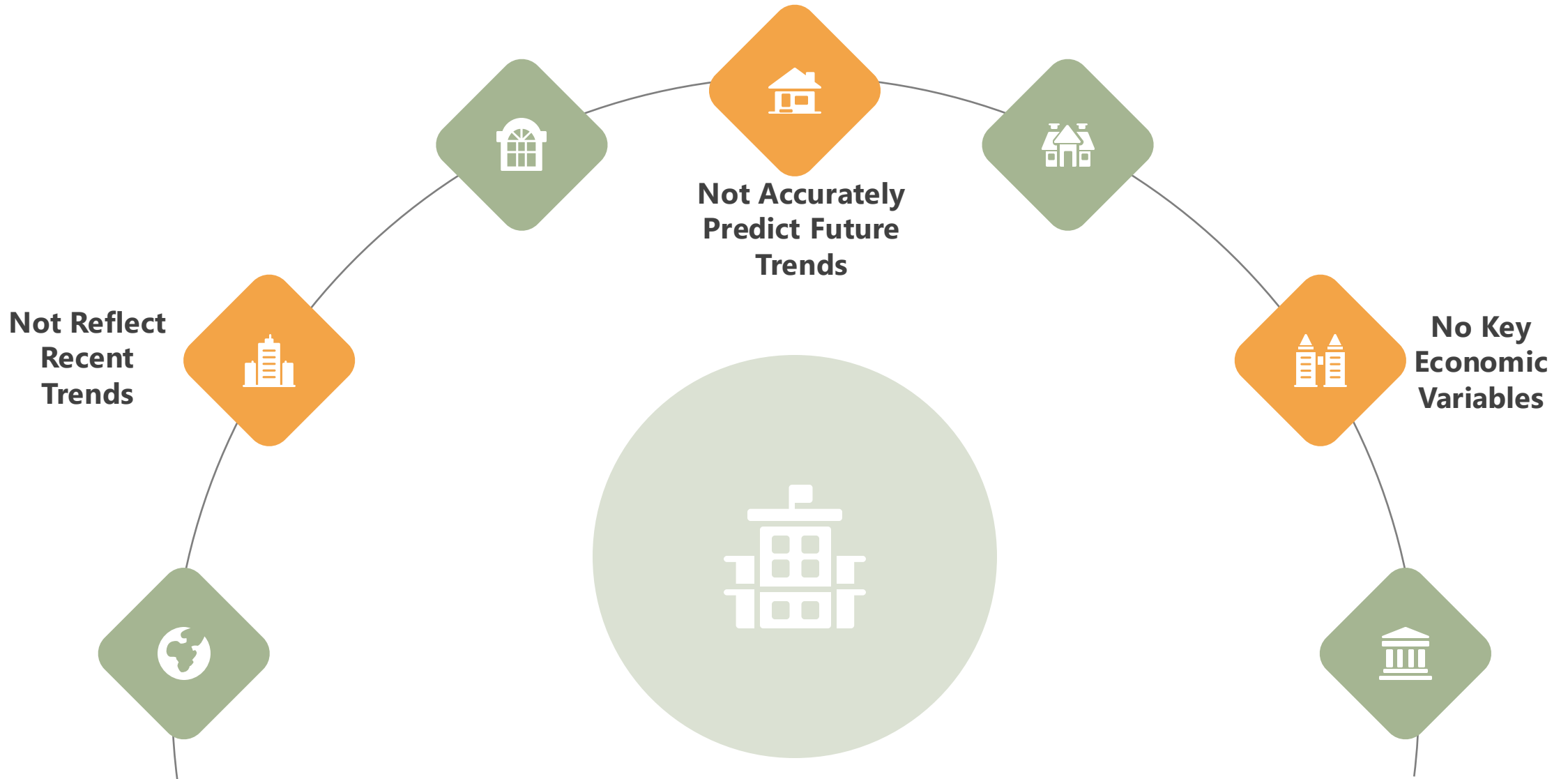
Help developers and investors a glimpse into the market's financial health and stability.

Help buyers and sellers to determine whether the market is favorable for transactions.



Help local governments making decisions about infrastructure development or zoning regulations.

South Jamaica – Dataset Limitations





THANK YOU