



First-time Home Buyers' Seminar

February 6, 2016



Join the Conversation #buyNYC



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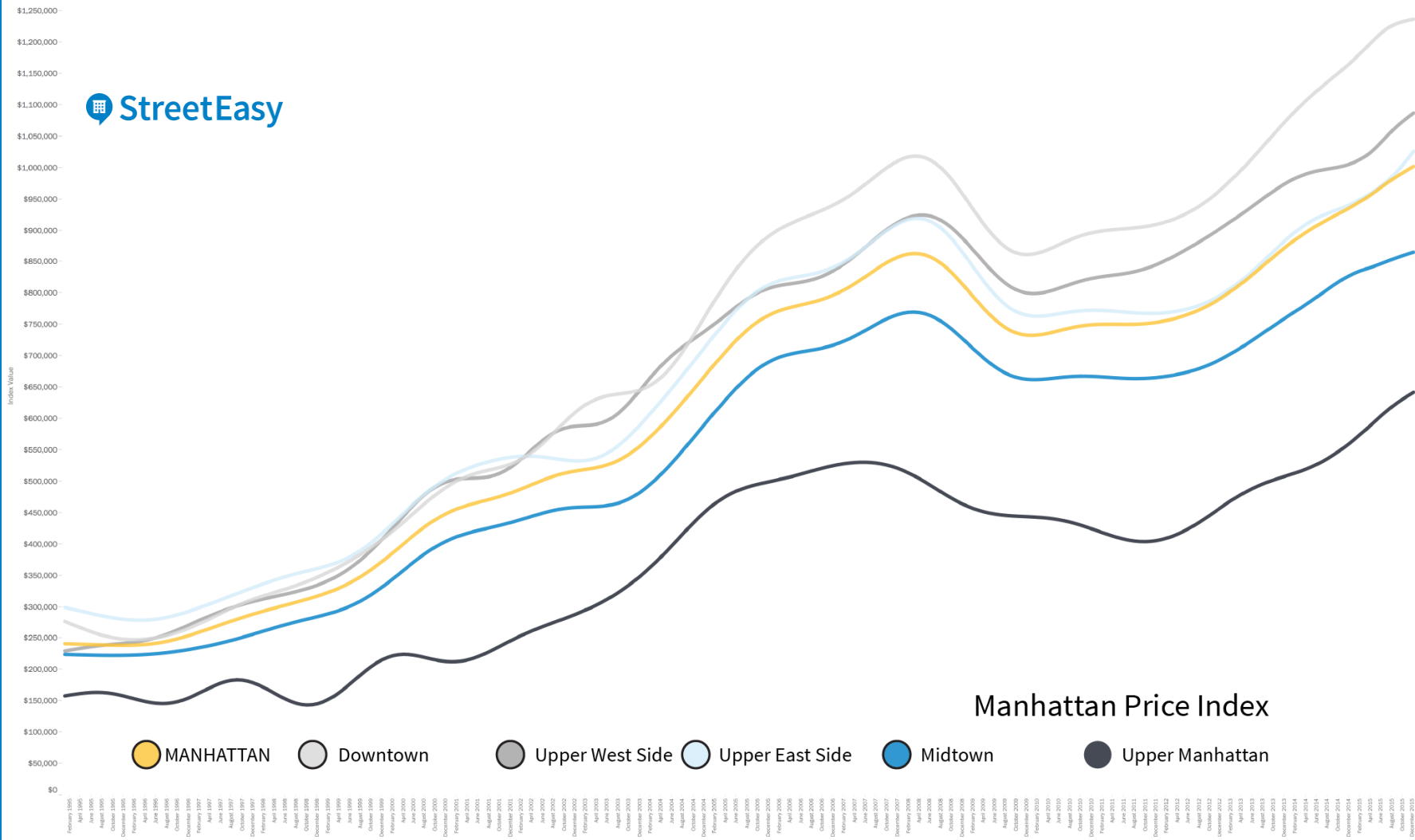
NYC Market Overview



Alan Lightfeldt Data scientist, StreetEasy

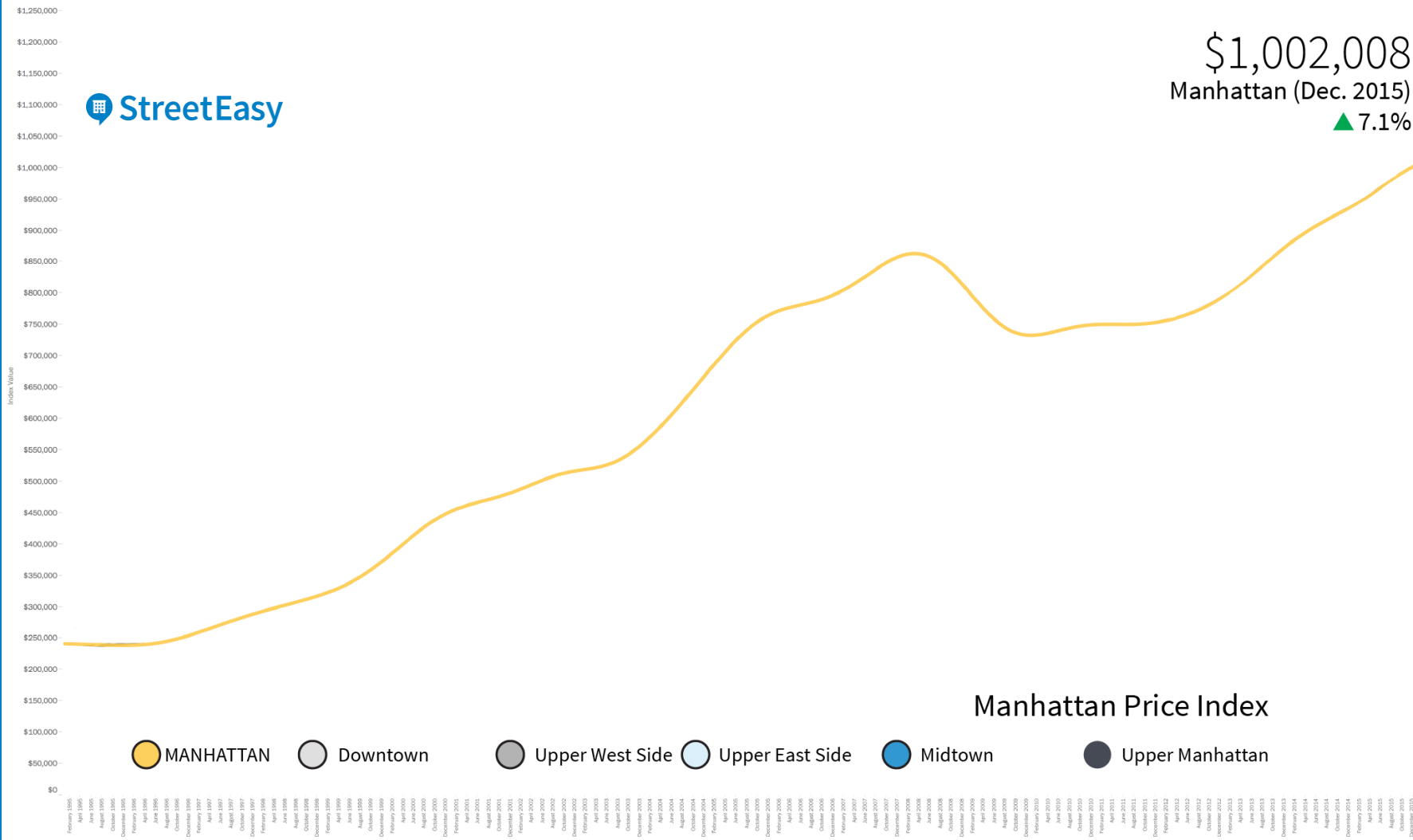


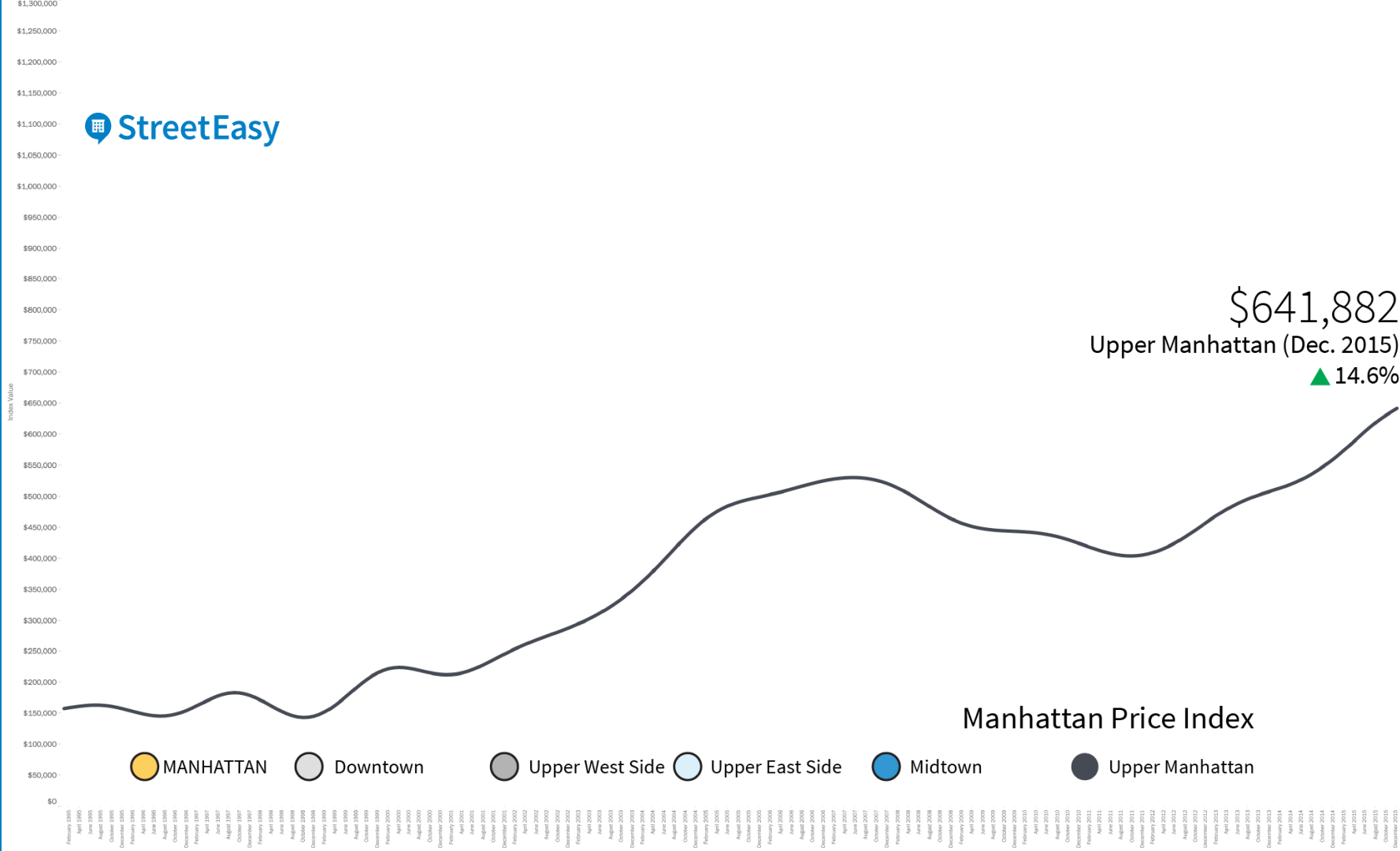
@AlanLightfeldt

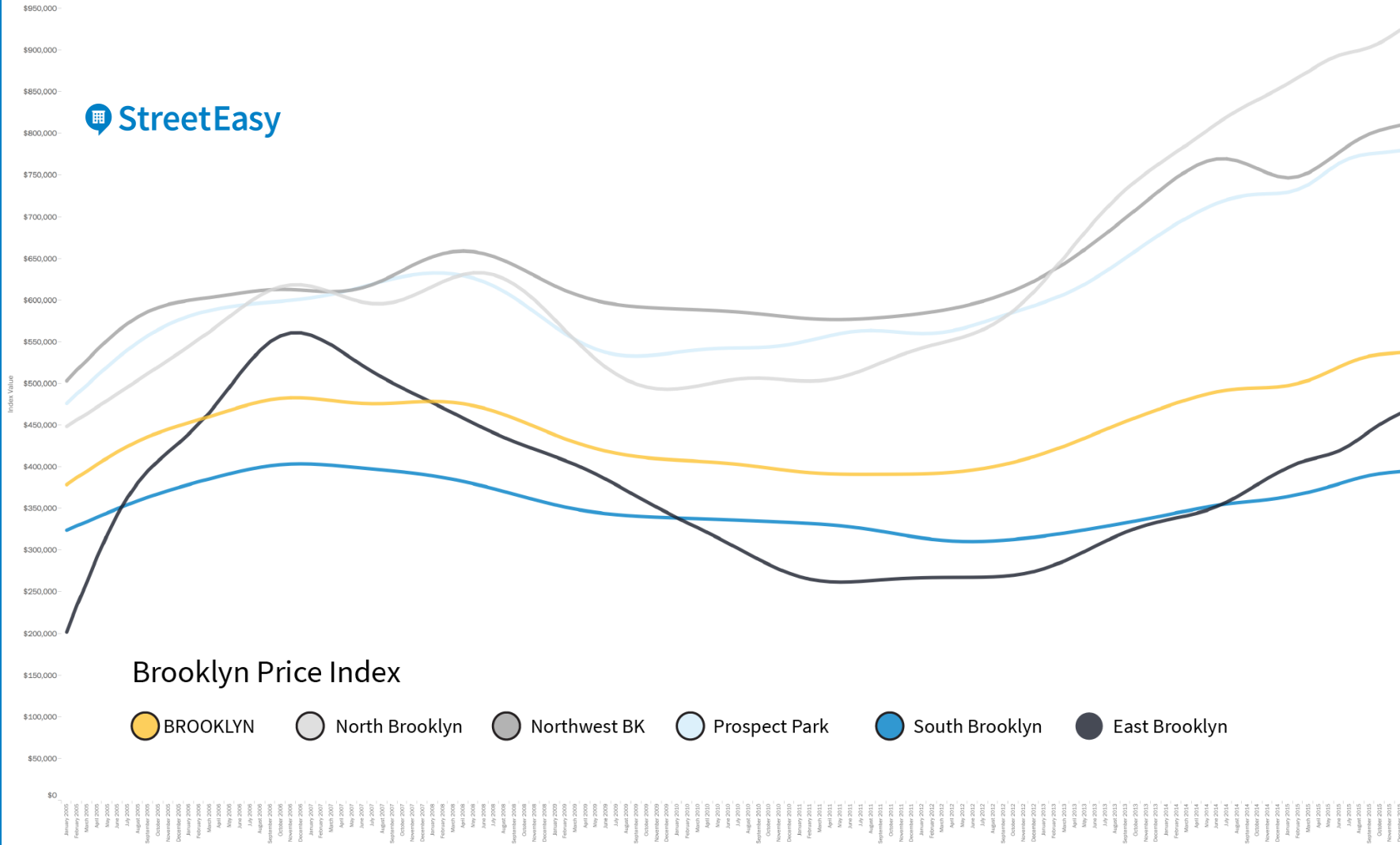


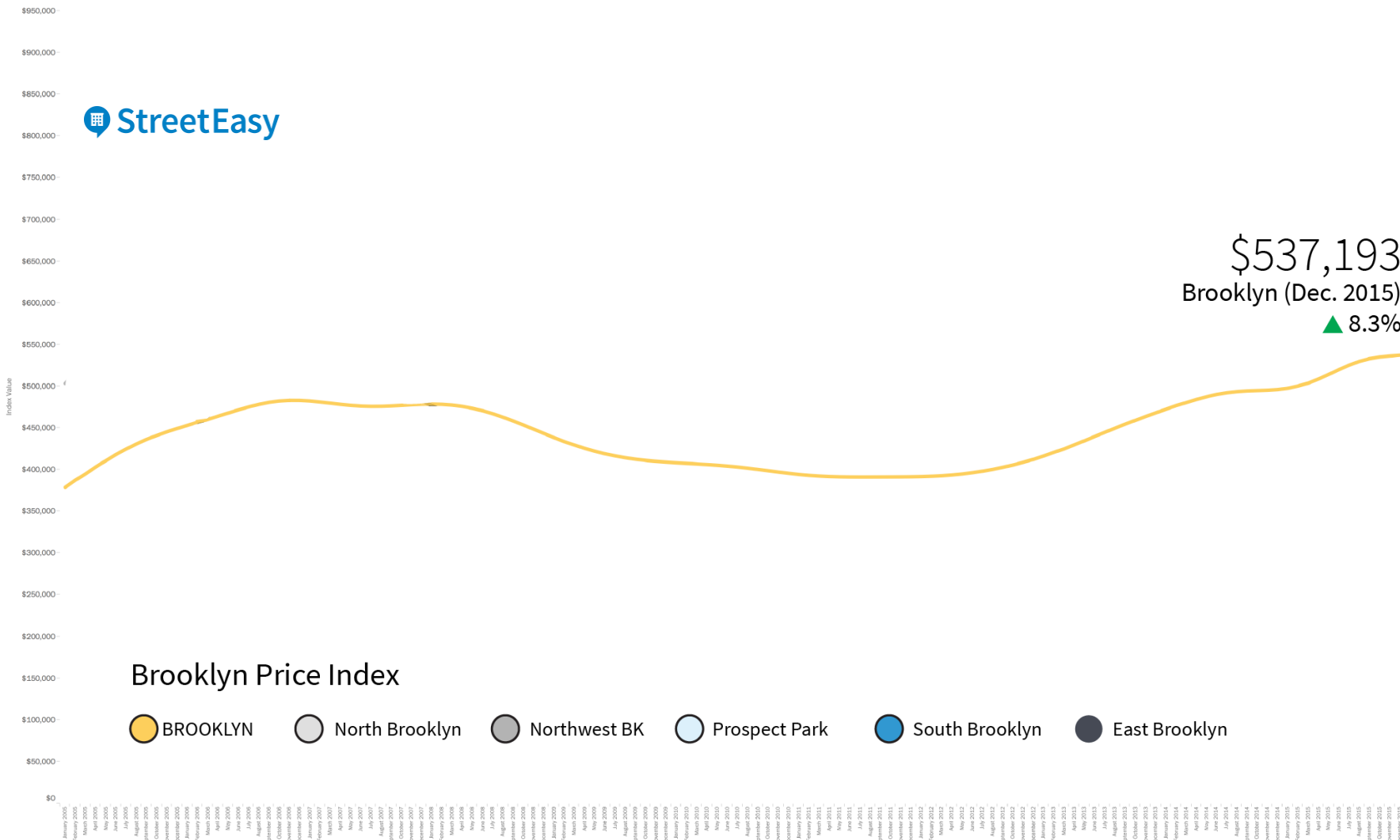


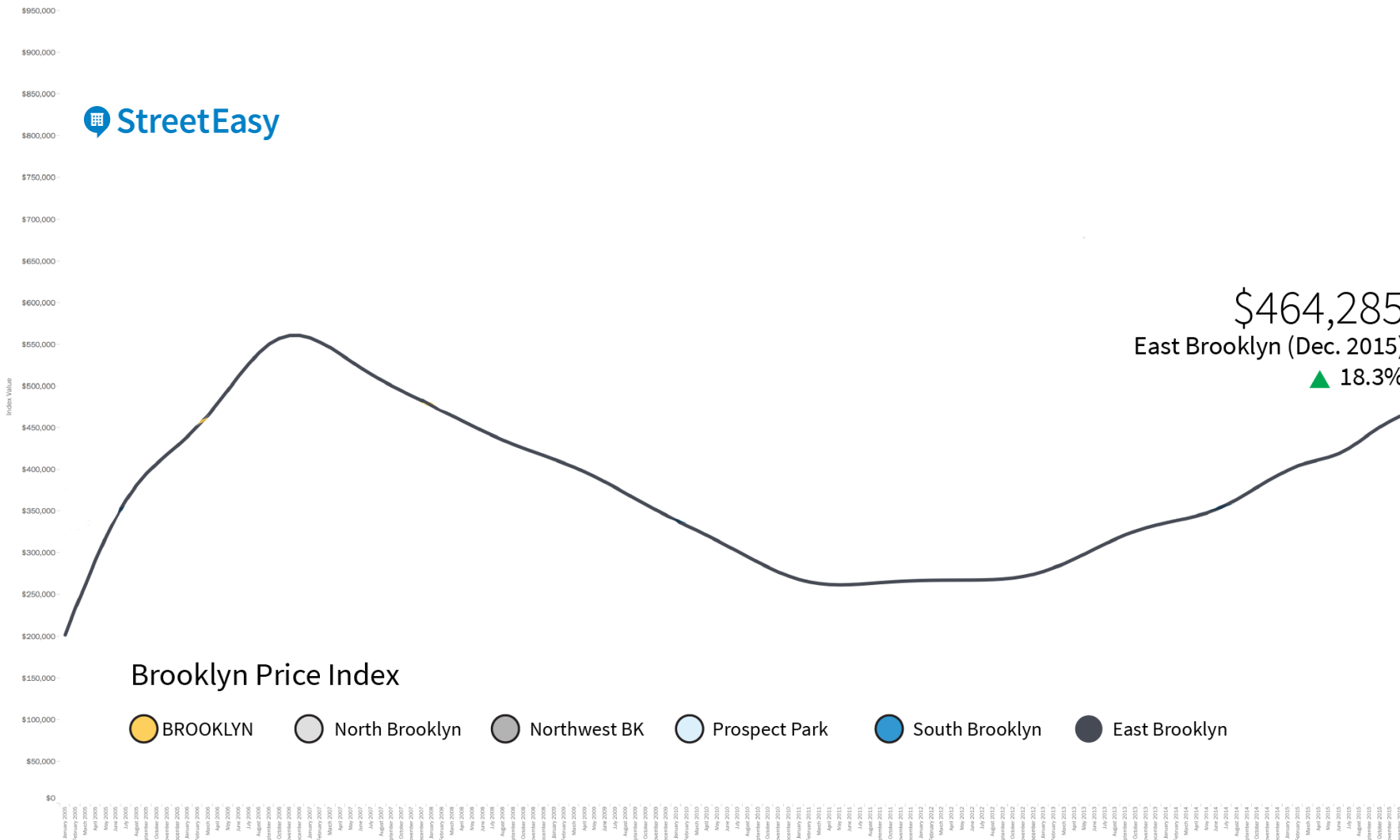
\$1,002,008
Manhattan (Dec. 2015)
▲ 7.1%





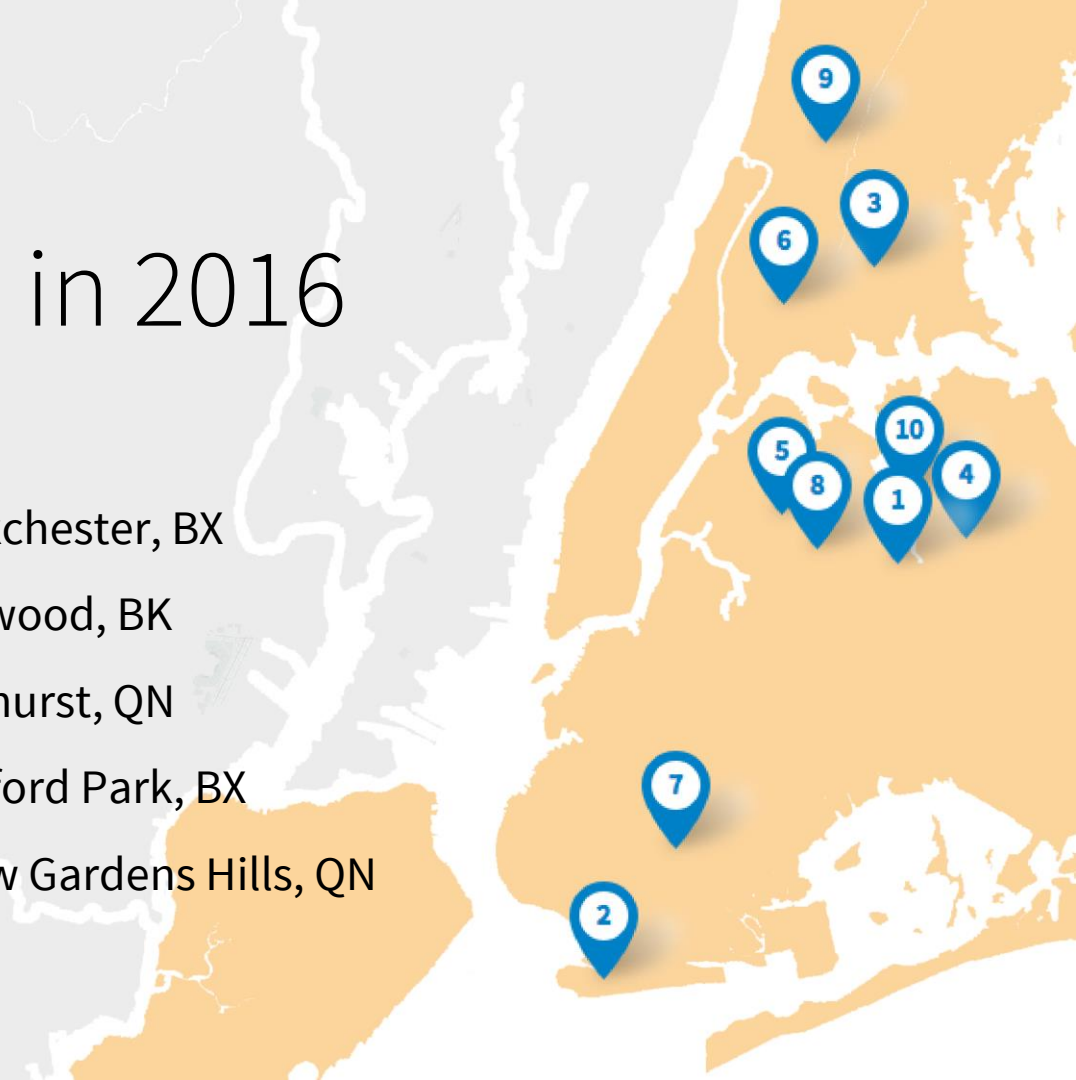






Hottest Markets in 2016

- | | |
|------------------------|---------------------------|
| 1. Jamaica, QN | 6. Parkchester, BX |
| 2. Coney Island, BK | 7. Midwood, BK |
| 3. Pelham Parkway, BX | 8. Elmhurst, QN |
| 4. Jamaica Estates, QN | 9. Bedford Park, BX |
| 5. Woodside, QN | 10. Kew Gardens Hills, QN |





When does it make sense to buy?

How much should I save?

Where can I find affordable homes?

Owning

30 year fixed rate mortgage

Property taxes

Yearly maintenance

Homeowners insurance

Down payment

Home Value Appreciation

VS.

Renting

Broker's fee

Renter's insurance

Monthly rent

Rent price appreciation

Rent deposit

Condo fees

Potential for higher-yields

MEDIAN TIPPING POINT (2015)



4.9 years

NEW YORK CITY



7.4 years

MANHATTAN



4.6 years

BRONX



4.4 years

BROOKLYN



4.1 years

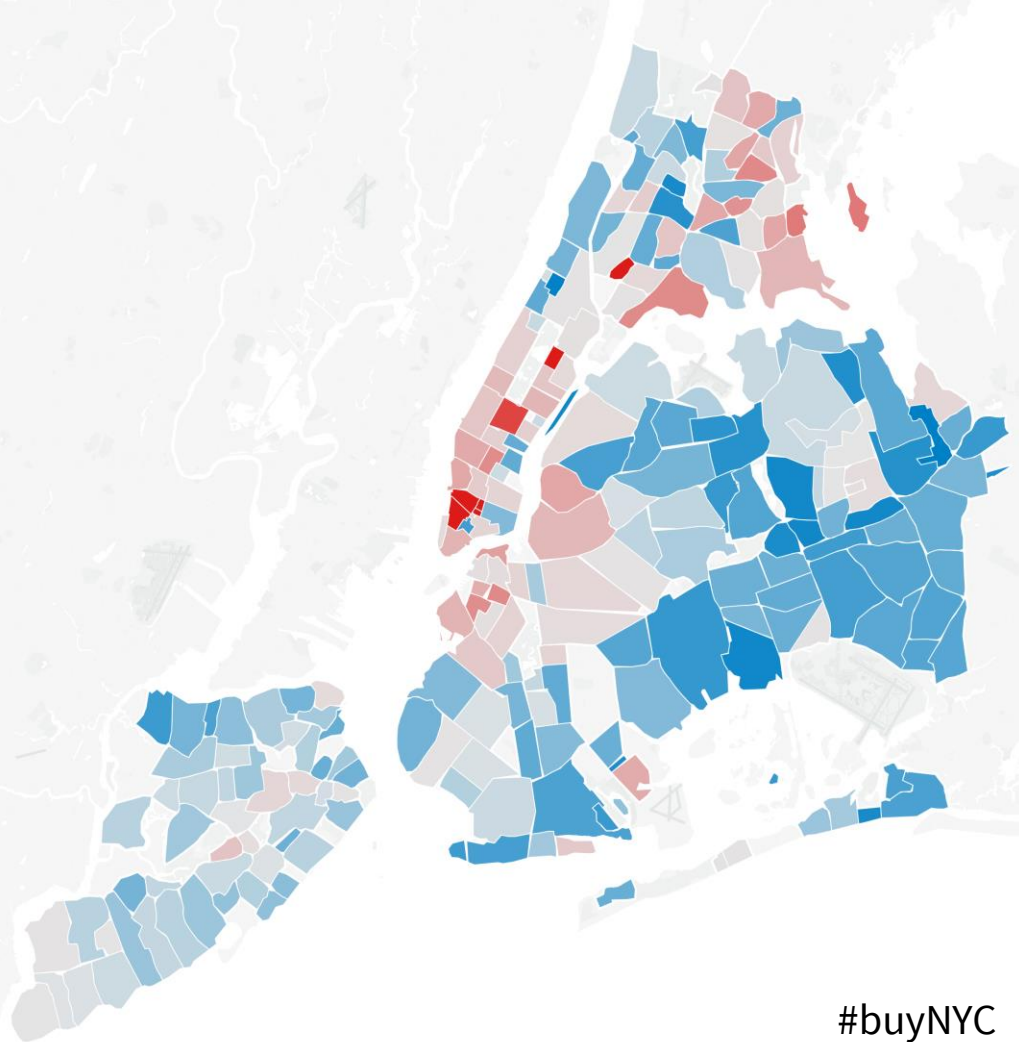
STATEN ISLAND



3.0 years

QUEENS

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Lowest Median Tipping Points:

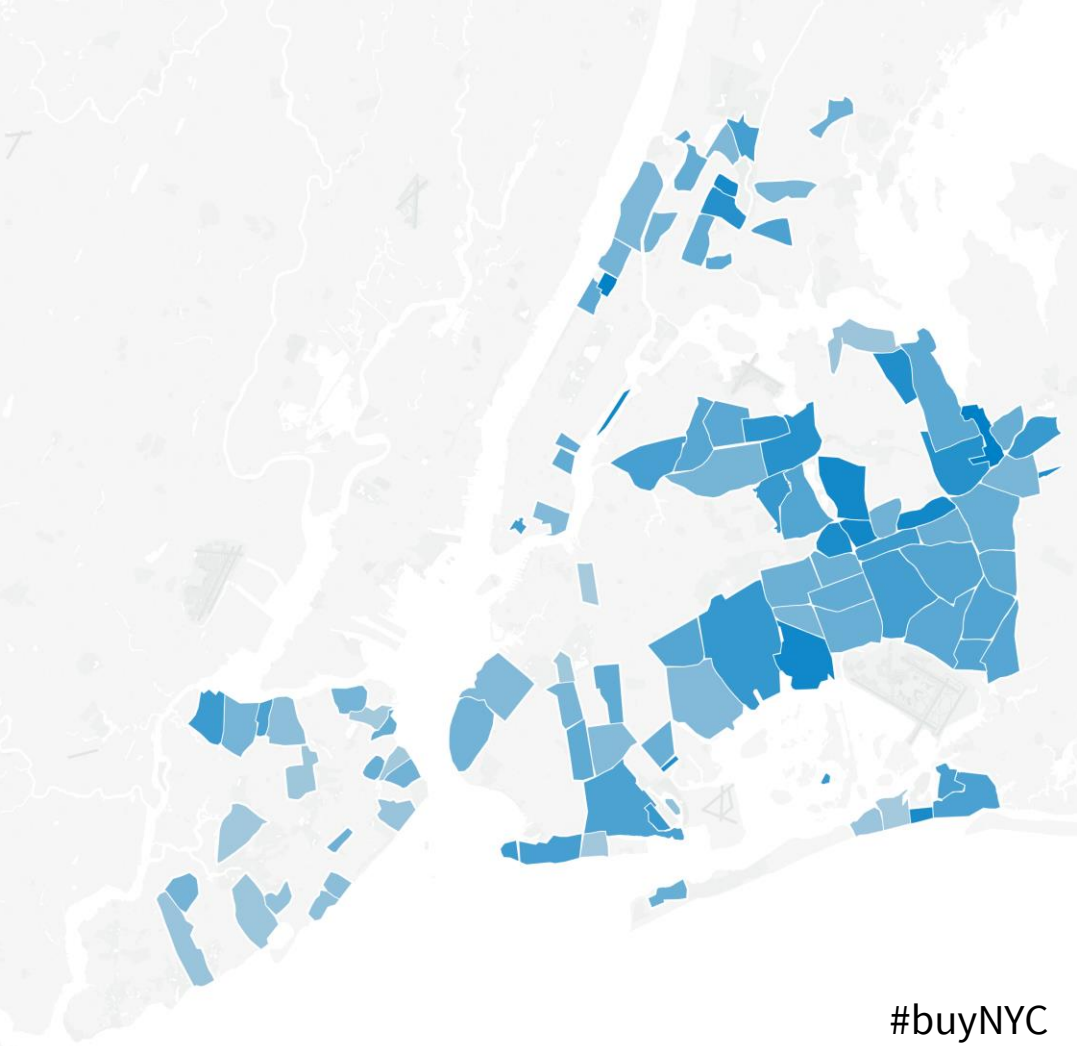
Alley Park, QN (1.1 yrs)

West Harlem, MN (1.2 yrs)

Roosevelt Island, MN (1.4 yrs)

Howard Beach, QN (1.4 yrs)

Briarwood, QN (1.4 yrs)





Highest Median Tipping Points:

Tribeca, MN (30+ yrs)

Soho, MN (30+ yrs)

Carnegie Hill, MN (30+ yrs)

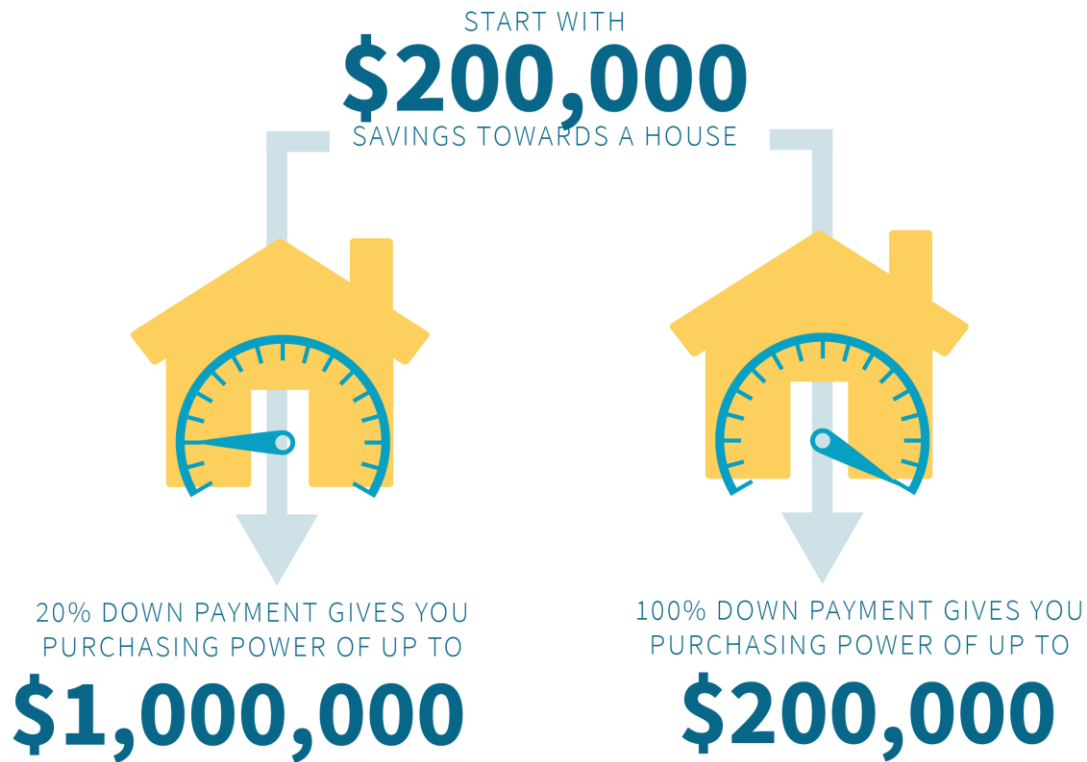
Nolita, MN (30+ yrs)

Melrose, BX (30+ yrs)

Midtown, MN (25.5 yrs)

Randall Manor, SI (19.2 yrs)

How much should I save up?



27.1%

The typical down payment size
in New York City in 2015



Median Down Payment:

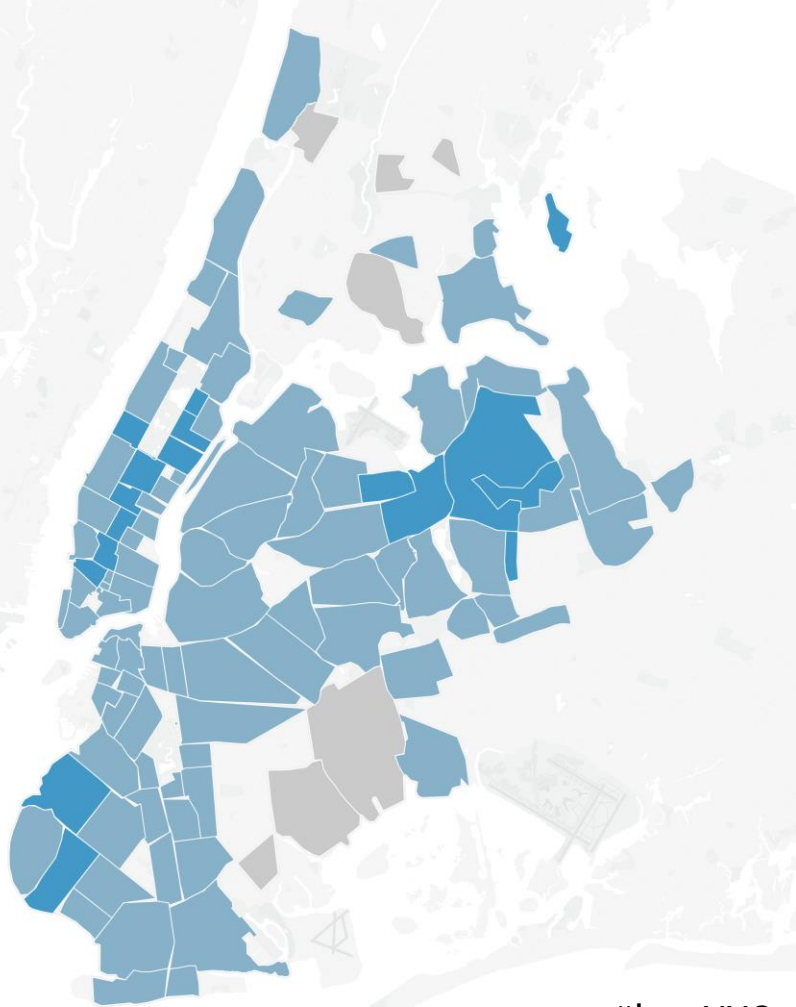
Murray Hill, QN (43.9%)

Sunset Park, BK (40.8%)

East Flushing, QN (40.8%)

Dyker Heights, BK (40.0%)

Flushing, QN (39.9%)



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Median Down Payment:

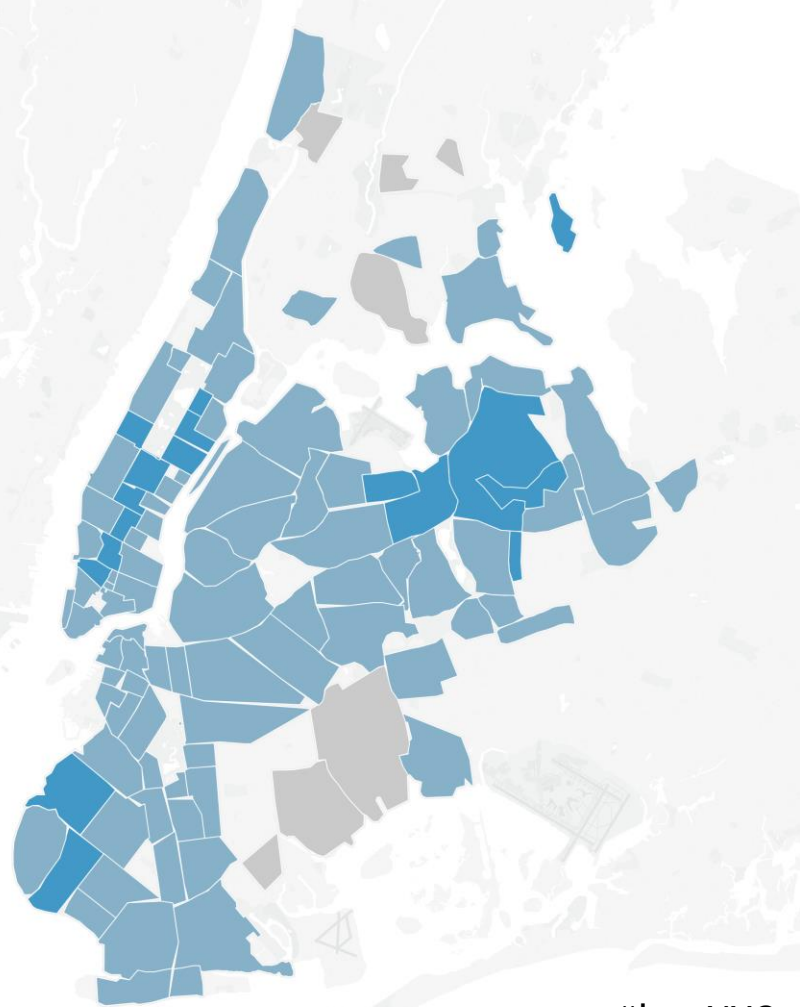
East New York, BK (3.2%)

Soundview, BX (4.6%)

Baychester, BX (9.0%)

Kingsbridge, BX (10.0%)

Rockaways, QN (10.4%)



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Where can I find affordable homes?

A large, solid gray silhouette of a person's head and shoulders, facing forward, positioned on the left side of the slide.

31-34 years old

\$66,738 median household income

\$524,050 estimated budget



All home types

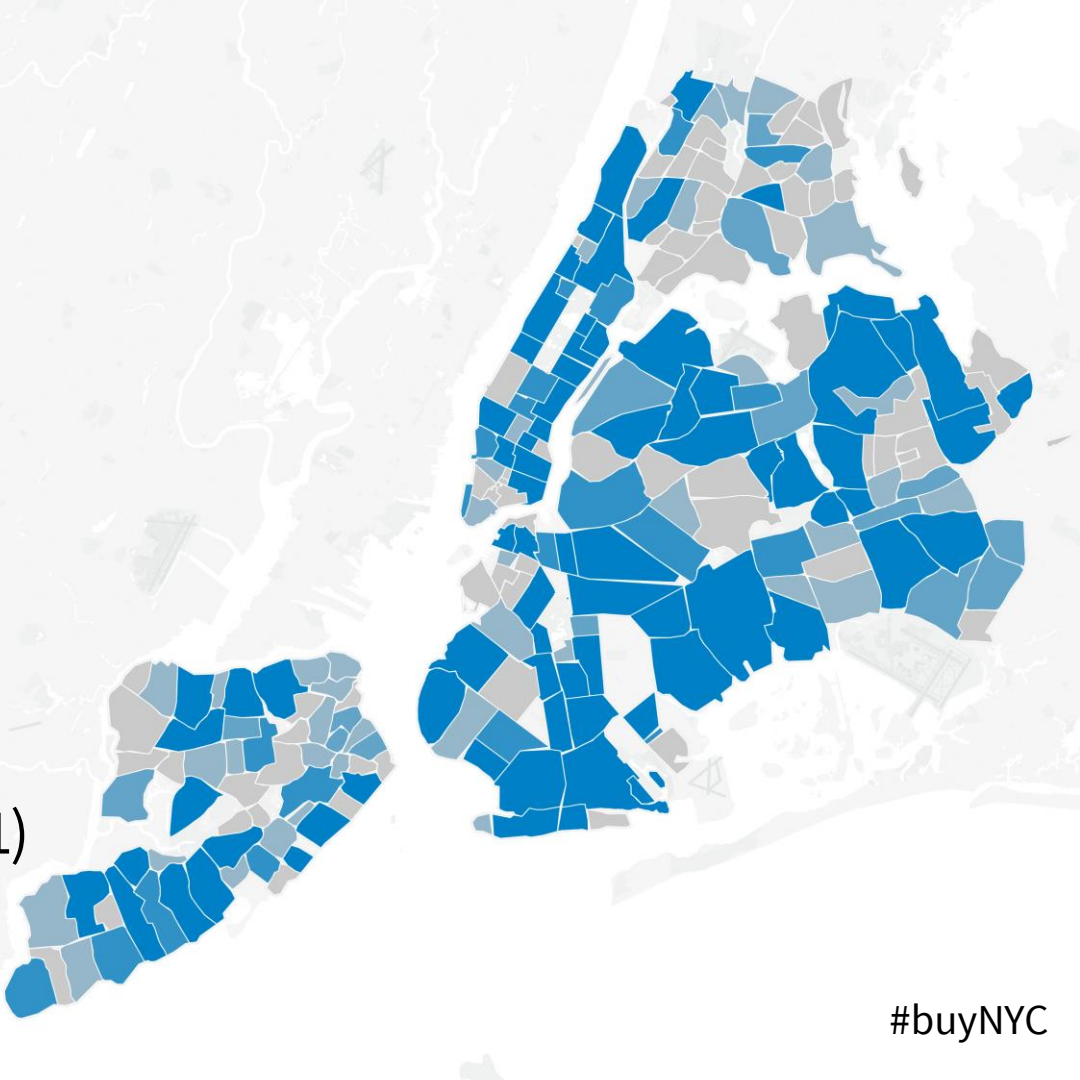
Riverdale, BX (1,087)

Sheepshead Bay, BK (702)

Forest Hills, QN (553)

Bay Ridge, BK (340)

Washington Heights, MN (301)





Condos

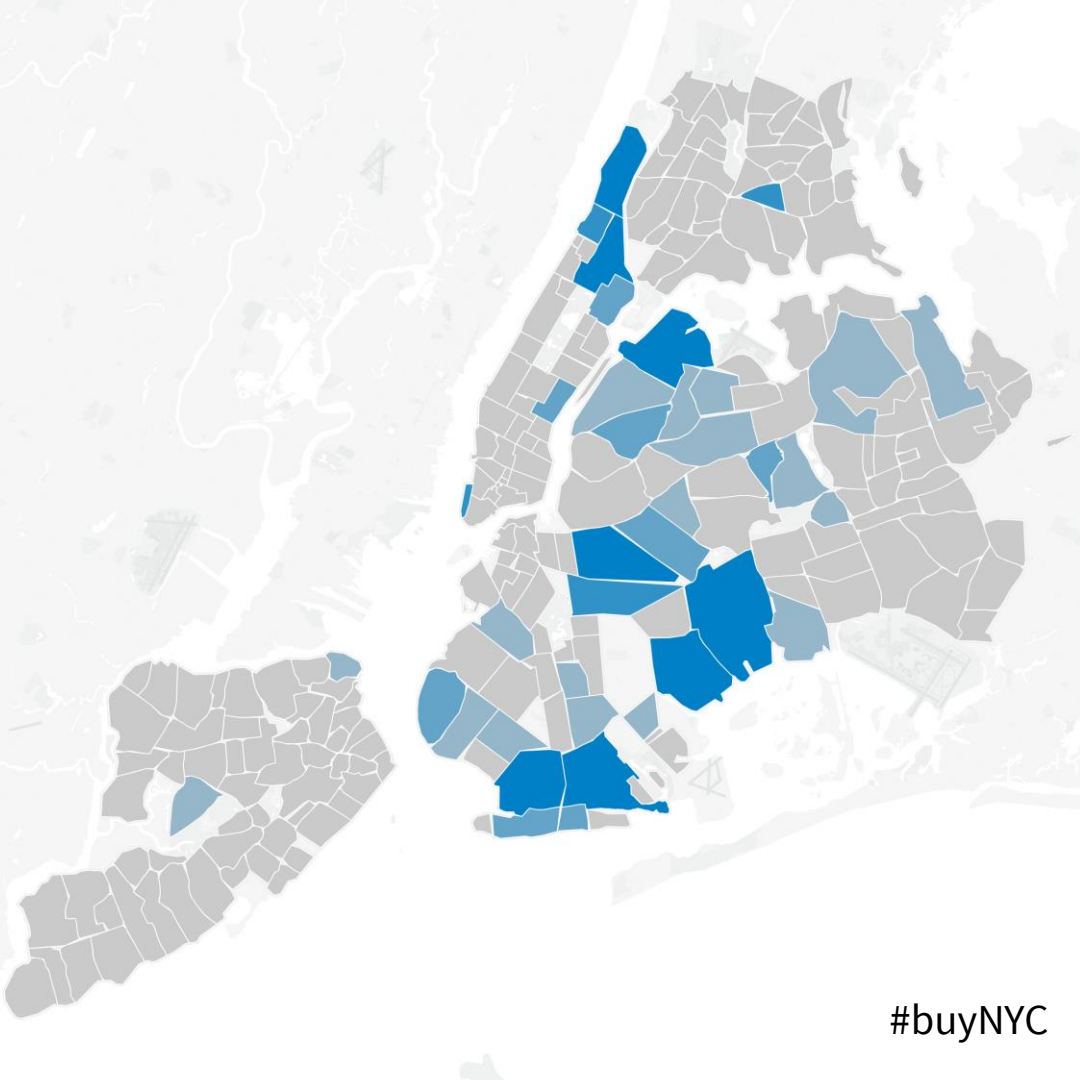
Sheepshead Bay, BK (108)

Canarsie, BK (104)

Central Harlem, MN (95)

East New York, BK (54)

Astoria, QN (45)





Co-ops

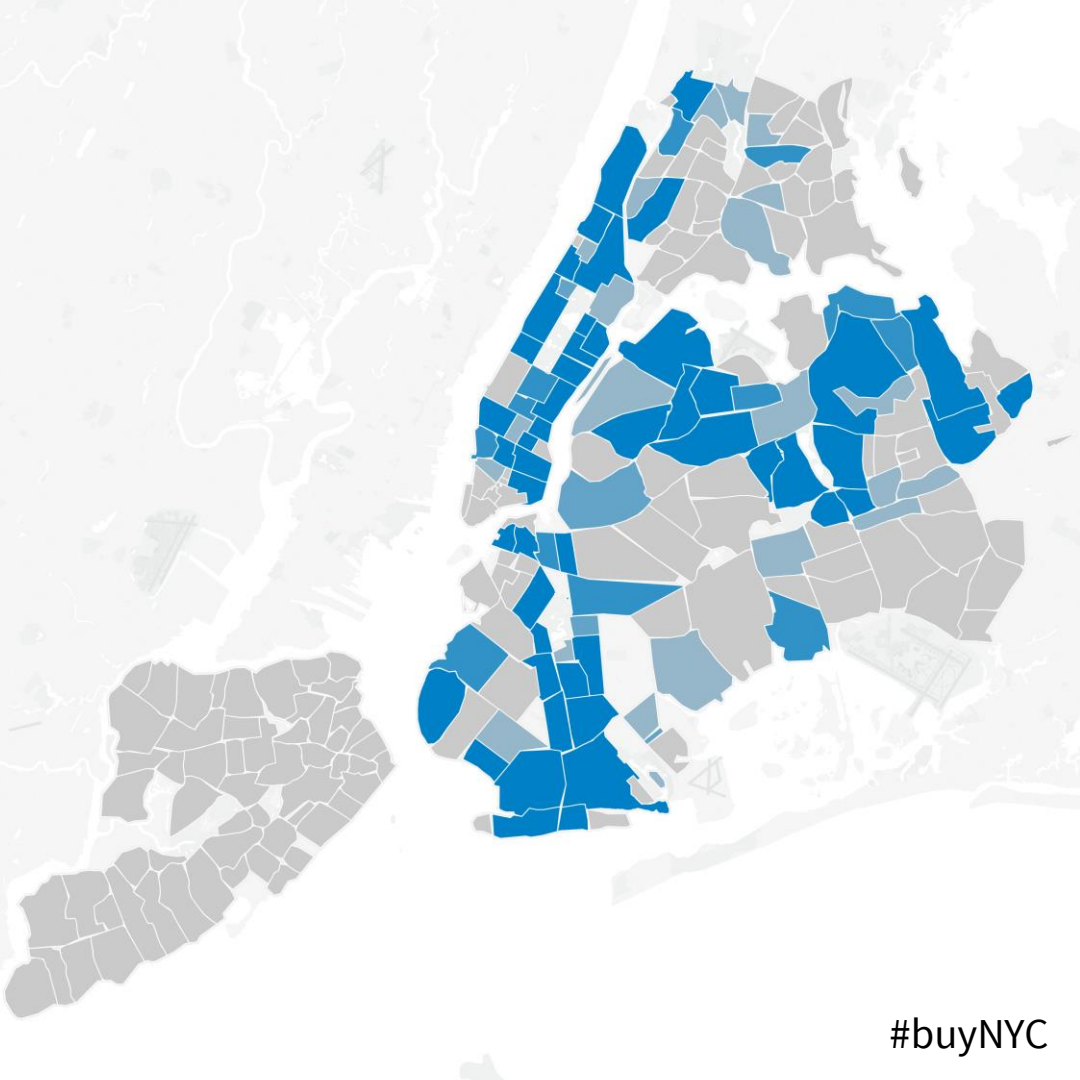
Riverdale, BX (1,066)

Midtown East, MN (595)

Sheepshead Bay, BK (550)

Forest Hills, QN (539)

Bay Ridge, BK (318)



Single-family homes/Townhomes

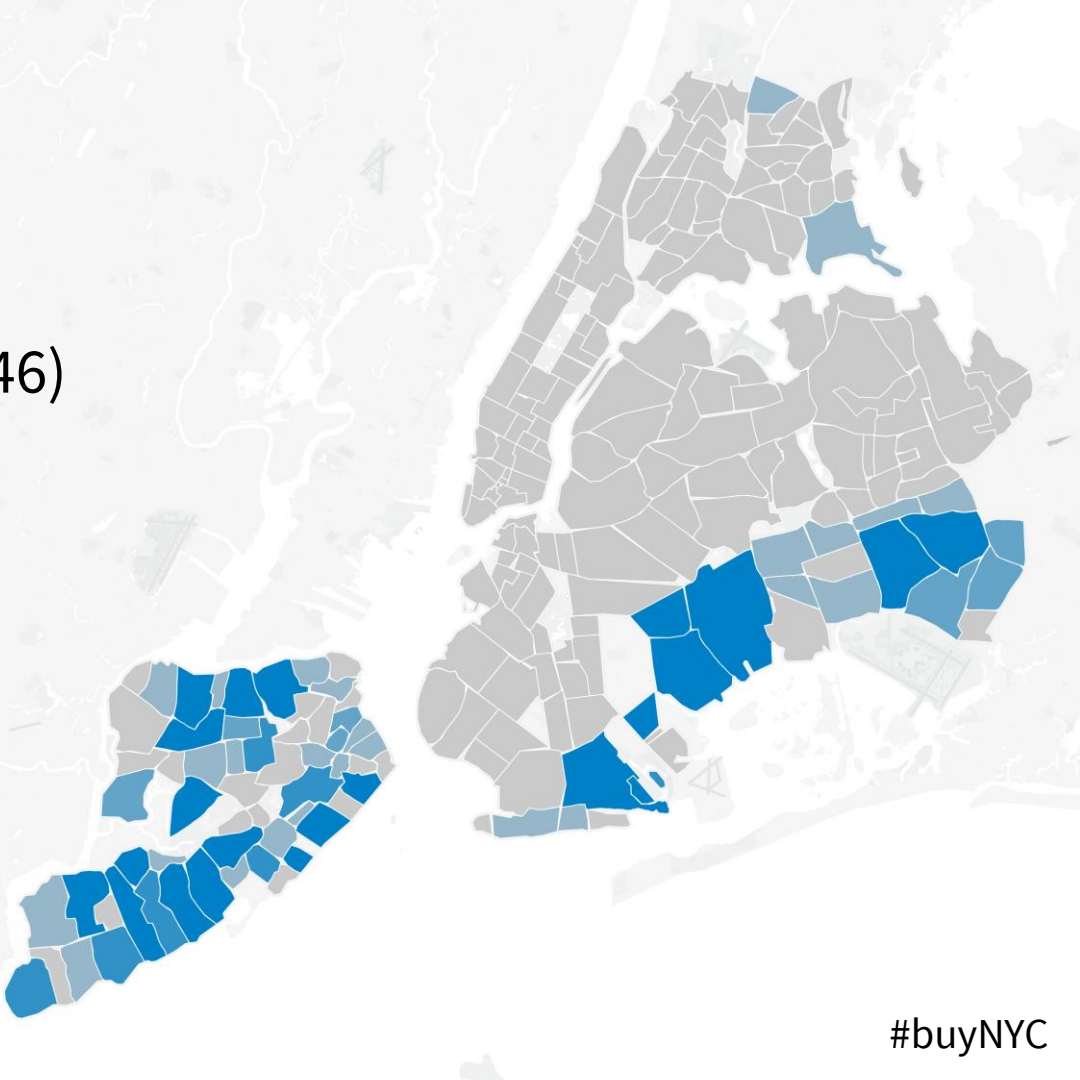
Northeast Flatbush, BK (146)

Canarsie, BK (135)

Flatlands, BK (121)

Midland Beach, SI (87)

Port Richmond, SI (86)





When does it make sense to buy?

How much should I save?

Where can I find affordable homes?



When does it make sense to buy?

Look to your Tipping Point

How much should I save?

Equity position & purchasing power

Where can I find affordable homes?

Determine your budget & search!

StreetEasy.com/blog/research

Market Reports

Price Indices

Rent Indices

Maps

& more...

