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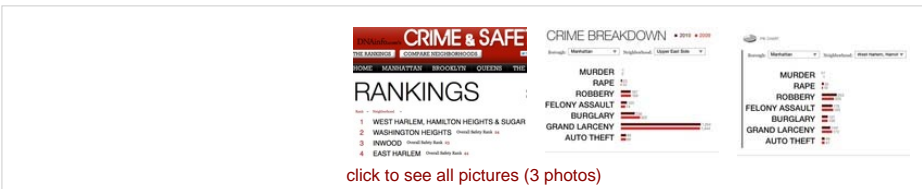
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High-Priced Neighborhoods Less Safe for Property Crime, Report Says

September 27, 2011 6:41am | By Amy Zimmer, DNAINfo News Editor

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Crime and Safety Analysis Delivers Surprises

DNAINfo.com's Crime & Safety report revealed some unexpected findings. (DNAINfo.com)

MANHATTAN — Affluent areas of Manhattan can make valuable targets for property crimes, new crime and safety data reveal.

While several of Manhattan's highest priced neighborhoods — the Upper East Side, Midtown East (which includes Sutton Place and Turtle Bay) and Downtown (which includes TriBeCa and SoHo) — ranked within the top five safest Manhattan neighborhoods in terms of violent crimes, they didn't fare as well in terms of safety for property crimes, according to a new report from DNAINfo.

Meanwhile, some neighborhoods that tend to have lower real estate values and were among the five least safe neighborhoods for violent crimes — West Harlem (which includes Hamilton Heights and Sugar Hill) and East Harlem — were among the top five safest for property crimes, according to DNAINfo's Crime & Safety Report.

Property crimes are defined as those that don't involve the victim directly — only their property —and include the major crime categories of grand larceny, auto theft and burglary. The report combined NYPD crimes statistics for 2010 with current U.S. census data to rank 69 neighborhoods in New York City for per capita crime.

In the report, the least safe Manhattan neighborhoods for property crime are Midtown, Greenwich Village and the Meatpacking District, Flatiron, Downtown, and Chelsea and Hell's Kitchen. The safest are West Harlem, Washington Heights, Inwood, East Harlem and the Upper West Side.

The Upper East Side — which ranked as Manhattan safest neighborhood overall in DNAINfo.com's Crime & Safety Report — placed eighth safest in Manhattan when ranked for property crime, and 40th safest citywide for property crime.

On the Upper East Side the median sales price for condos in 2009 was \$1.07 million, the median monthly rent reached \$1,735, and median household income was \$98,817, according to NYU's Furman Center for Real Estate and Urban Policy.

On the other hand, in West Harlem — which DNAINfo ranked as Manhattan's safest neighborhood for property crimes — the median sales price for apartments in buildings with more than five units was \$89,252, the median monthly rent was \$965, and median household income was \$38,614, according to the center.

"When it comes to real estate, it's location, location, location, and the 19th Precinct [which covers the Upper East Side] is a great location, but it is an awfully big precinct as well, going from 59th Street to 96th Street," said Robert McCrie, a professor of urban crime in the Department of Protection Management at John Jay College of Criminal Justice.

"And although it's a wealthy precinct, there are rich and poor as well, though far more rich."

McCrie said there are three factors important to understanding property crime.

"First, there has to be a motivated offender; second, a suitable target; third there has to be the absence of suitable guardianship," he said.

There are always motivated offenders, and in an area such as the Upper East Side there are plenty "attractive goals," McCrie said. Still, he was still surprised at the area's ranking, considering it is thought to have good security.

"Part of it is that the Upper East Side is so large and diverse, it fits the bill for many different demographics," said Jonathan Miller, an expert real estate appraiser from Miller Samuel Inc., noting that some parts of Park and Fifth Avenues have the city's highest-end apartments, while toward the east there are much older walk-ups.

See next article in Upper East Side (4 of 12)

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rents were \$1,999, and median household income was \$101,794.

DNAinfo's report based its rankings on the measurable number of residents in each neighborhood, taken from the 2010 U.S. census, which does not include the hundreds of thousands of workers and tourists who are in Midtown each day, and the thousands who flock to the shops or the restaurants and clubs in **Greenwich Village and the Meatpacking District** every night.

The Midtown and Greenwich Village neighborhoods ranked in the bottom two positions for total crime citywide in the Crime & Safety Report.

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