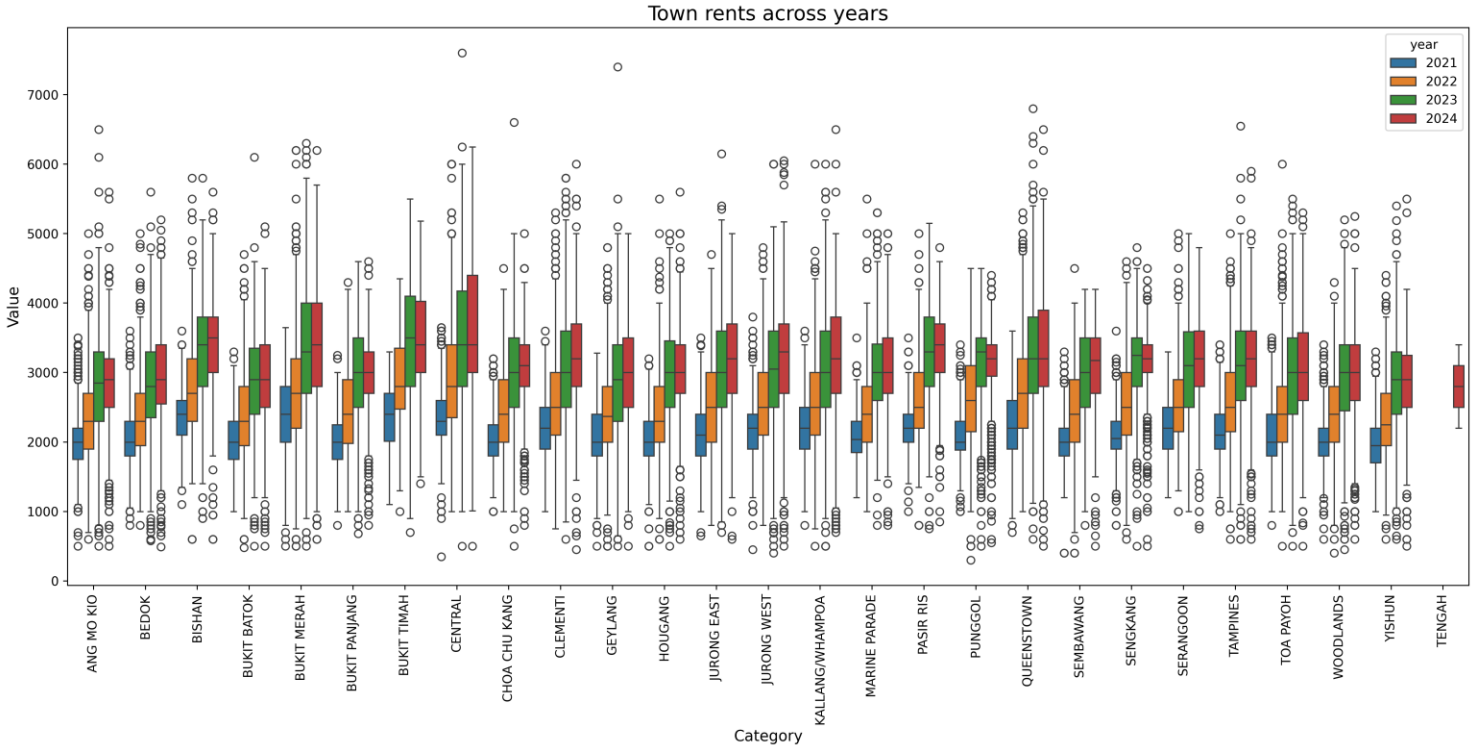
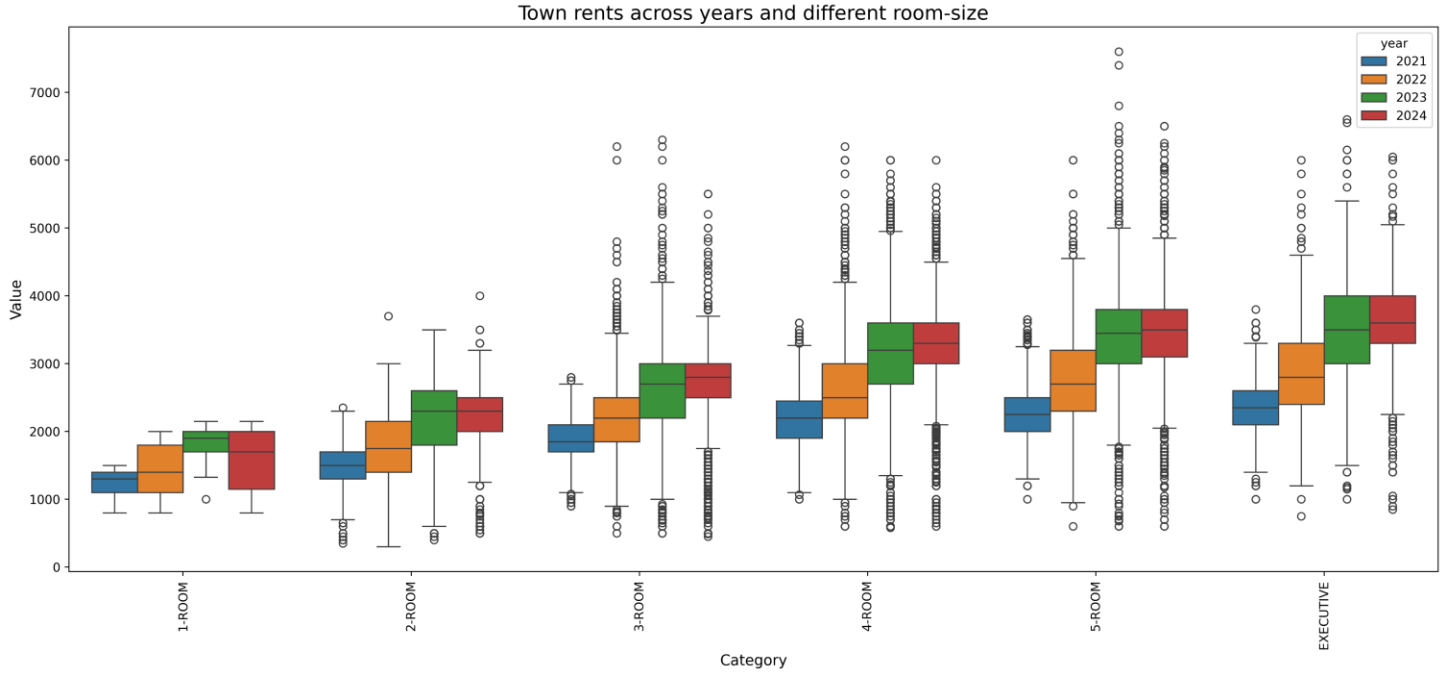
Raw Dataset Exploration

- There are 142,826 rental records in the raw dataset over the period from January 2021 to September 2024
  - Rental address, including flat type, and the corresponding town are provided along with the monthly rent

- From the top chart:
  - The range of rents differ among towns, indicating it as a factor behind underlying characteristics of each town
  - There is an increasing trend in rent from 2021 to 2024, albeit the increment from 2023 to 2024 is less significant. This suggest there are changes during this period contributing to the increase in rents

- From the bottom chart:
  - There is an increasing trend in rent from smaller unit to larger unit. This aligns with the expectation that larger units command higher rents



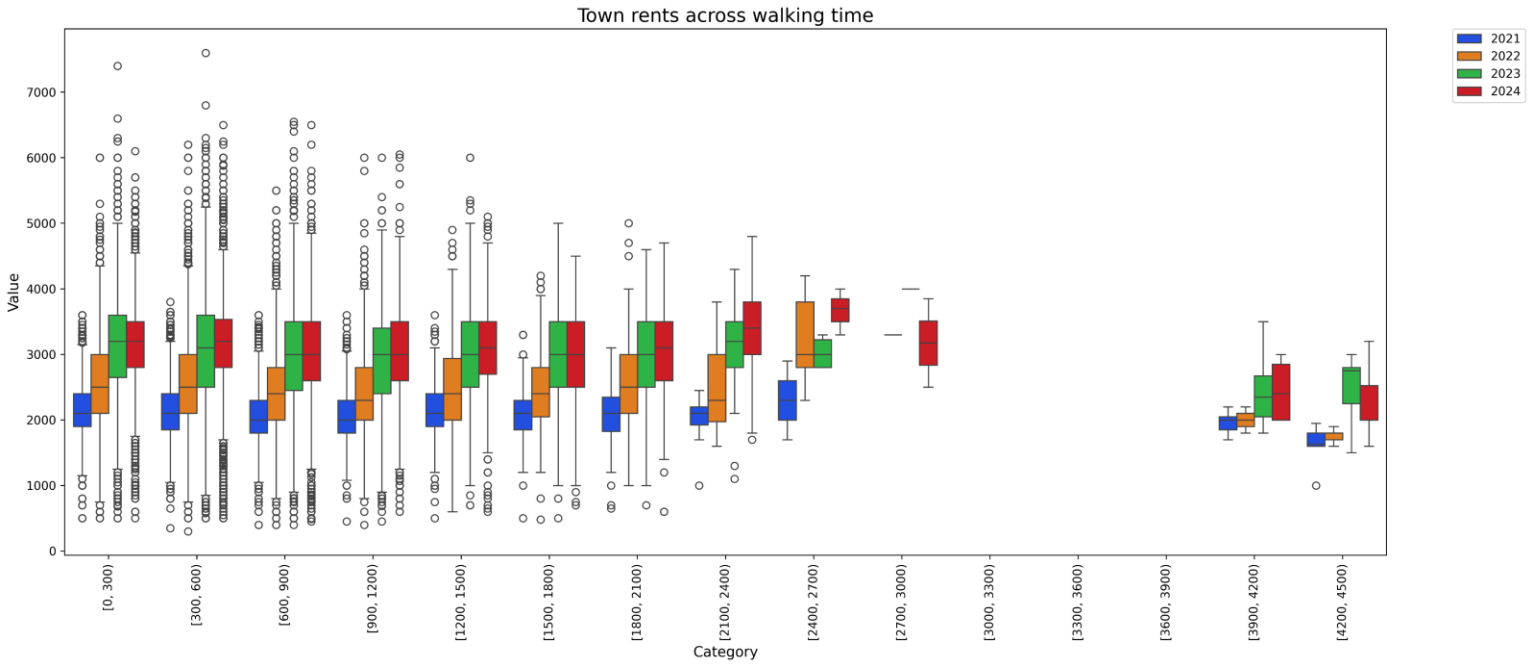


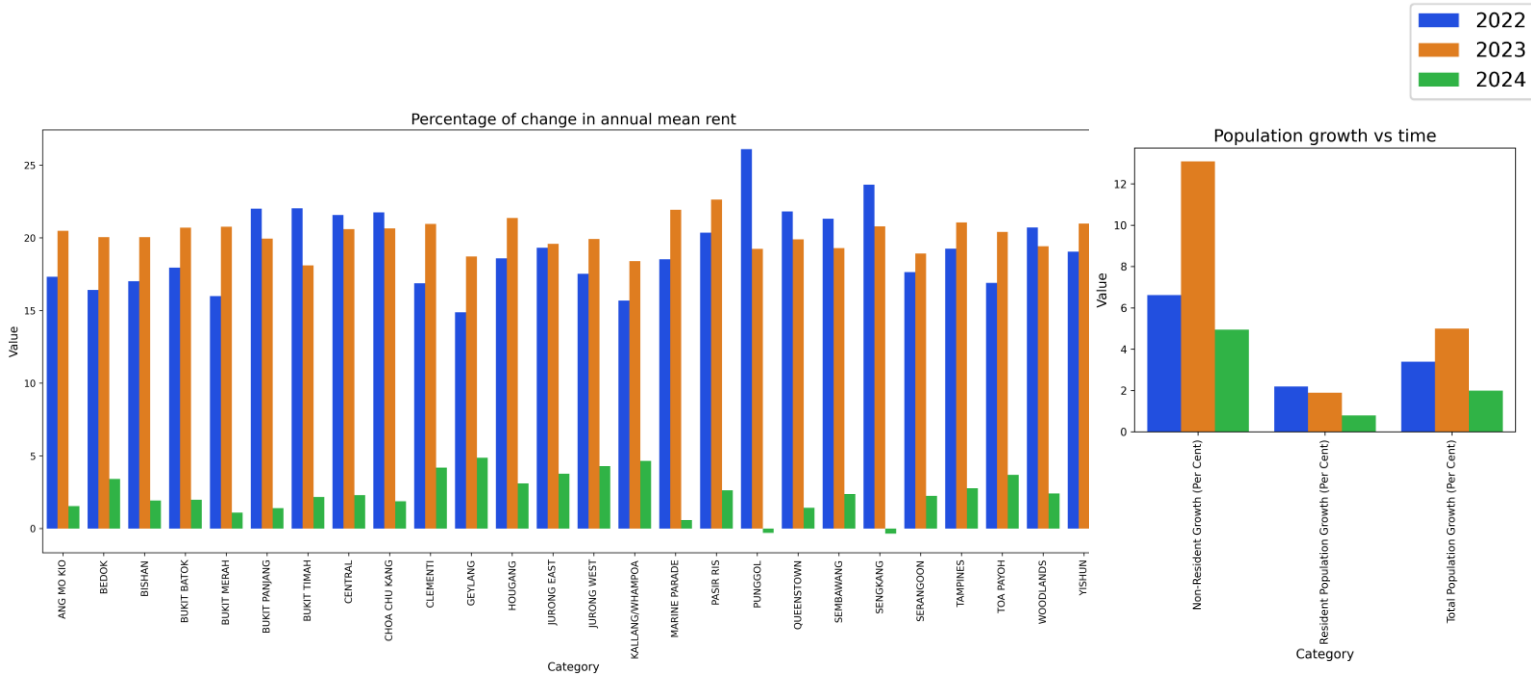
Demand-related Factors

- There are multiple dimensions for the consideration of demand-related factors such as the expectation of being near to MRT and the population size

- From the top chart:
  - Each bin is at an interval of 300 seconds/5mins (from the nearest MRT)
  - Proximity to the MRT does not seem to have significant influence on the rent

- From the bottom chart:
  - (Left) It shows the percentage increase in annual mean rent from 2022 to 2024
  - (Right) The percentage increase in non-resident and resident population is shown
  - There is insufficient data from the population growth rate to suggest it as a factor to the rent change





Supply-related Factors

- There are multiple dimensions for the consideration of supply-related factors such as age of the building and number of available of HDB units
- From the chart:
  - Newer flat generally scored higher rents across the towns. There are some interesting cases (circled in red) such as kallang/Whampoa, Queenstown and Yishun that challenge this observation