

# SPREADSHEET



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# Using "Property Listings in Kuala Lumpur" data

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	A	B	C	D	E	F	G	H	I
1	Location	Price	Rooms	Bathrooms	Car Parks	Property Type	Size	Furnishing	
2	KLCC, Kuala Lumpur	RM 1,250,000	2+1	3	2	Serviced Residence	Built-up : 1,335 sq. ft.	Fully Furnished	
3	Damansara Heights, Kuala Lumpur	RM 6,800,000	6	7		Bungalow	Land area : 6900 sq. ft.	Partly Furnished	
4	Dutamas, Kuala Lumpur	RM 1,030,000	3	4	2	Condominium (Corner)	Built-up : 1,875 sq. ft.	Partly Furnished	
5	Cheras, Kuala Lumpur								
6	Bukit Jalil, Kuala Lumpur	RM 900,000	4+1	3	2	Condominium (Corner)	Built-up : 1,513 sq. ft.	Partly Furnished	
7	Taman Tun Dr Ismail, Kuala Lumpur	RM 5,350,000	4+2	5	4	Bungalow	Land area : 7200 sq. ft.	Partly Furnished	
8	Seputeh, Kuala Lumpur								
9	Taman Tun Dr Ismail, Kuala Lumpur	RM 2,600,000	5	4	4	Semi-detached House	Land area : 3600 sq. ft.	Partly Furnished	
10	Taman Tun Dr Ismail, Kuala Lumpur	RM 1,950,000	4+1	4	3	2-sty Terrace/Link House (EndLot)	Land area : 25x75 sq. ft.	Partly Furnished	
11	Sri Petaling, Kuala Lumpur	RM 385,000	3	2	1	Apartment (Intermediate)	Built-up : 904 sq. ft.	Partly Furnished	
12	Ampang Hilir, Kuala Lumpur								
13	Taman Tun Dr Ismail, Kuala Lumpur	RM 1,680,000	4	3		2-sty Terrace/Link House (Intermed	Land area : 22 x 80 sq. ft.	Partly Furnished	
14	Taman Tun Dr Ismail, Kuala Lumpur	RM 1,700,000	3+1	3		2-sty Terrace/Link House (Intermed	Land area : 1900 sq. ft.	Partly Furnished	
15	Taman Tun Dr Ismail, Kuala Lumpur	RM 4,580,000	6+1	5	5	Bungalow (Intermediate)	Land area : 6000 sq. ft.	Partly Furnished	
16	Bukit Jalil, Kuala Lumpur								



# 01 Clean the data

# Steps:

1. Remove duplicate
2. Using filter check per column for blank value and delete it
3. Added "no information" in car parks and furnishing column because there is too much missing data in that column, so we can't delete the data but added the "no information" instead
4. Remove "RM" in price by split function
5. Split rooms column to additional rooms
6. Change format data
7. Trimmed whitespace
8. Checking again by using countblank
9. Do descriptive analysis using formula and/or XLMiner Analysis Toolpak. Because there is a big gap between the value before and after the outliers were taken out, I chose to delete the outliers



# Descriptive analysis

Before deleting the outlier		After deleting the outlier	
Mean	2044577.973	Mean	1541373.754
Standard Error	35402.38712	Standard Error	16854.04414
Median	1300000	Median	1200000
Mode	1200000	Mode	1200000
Standard Deviation	2374072.572	Standard Deviation	1089272.062
Sample Variance	5636220575396	Sample Variance	1186513624404
Kurtosis	51.17170222	Kurtosis	0.7283718793
Skewness	4.833278258	Skewness	1.157074067
Range	49998850	Range	5098850
Minimum	1150	Minimum	1150
Maximum	50000000	Maximum	5100000
Sum	9194467146	Sum	6438318170
Count	4497	Count	4177
Largest(1)	50000000	Largest(1)	5100000
Smallest(1)	1150	Smallest(1)	1150
Confidence Level(95.0%)	69406.0884	Confidence Level(95.0%)	33042.89657
Q1	720000	Q1	680000
Q3	2480000	Q3	2100000
IQR	1760000	IQR	1420000
Lower inner fence	-1920000	Lower inner fence	-1450000
Upper inner fence	5120000	Upper inner fence	4230000
Outlier	320	Outlier	132

# After cleaning the data

Location	Price	Rooms	Additional rooms	Bathrooms	Car Parks	Property Type	Land Area	Size	Furnishing
KLCC, Kuala Lumpur	1,250,000	2	1	3	2	Serviced Residence	Built-up	1,335	Fully Furnished
Damansara Heights, Kuala Lumpur	6,800,000	6	0	7	0	Bungalow	Land area	6900	Partly Furnished
Dutamas, Kuala Lumpur	1,030,000	3	0	4	2	Condominium (Corner)	Built-up	1,875	Partly Furnished
Bukit Jalil, Kuala Lumpur	900,000	4	1	3	2	Condominium (Corner)	Built-up	1,513	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	5,350,000	4	2	5	4	Bungalow	Land area	7200	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	2,600,000	5	0	4	4	Semi-detached House	Land area	3600	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	1,950,000	4	1	4	3	2-sty Terrace/Link House (EndLot)	Land area	1875	Partly Furnished
Sri Petaling, Kuala Lumpur	385,000	3	0	2	1	Apartment (Intermediate)	Built-up	904	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	1,680,000	4	0	3	0	2-sty Terrace/Link House (Intermediate)	Land area	1760	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	1,700,000	3	1	3	0	2-sty Terrace/Link House (Intermediate)	Land area	1900	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	4,580,000	6	1	5	5	Bungalow (Intermediate)	Land area	6000	Partly Furnished
Taman Tun Dr Ismail, Kuala Lumpur	3,100,000	4	1	3	0	Semi-detached House (Intermediate)	Land area	3600	Partly Furnished
Bukit Tunku (Kenny Hills), Kuala Lumpur	9,000,000	6	1	7	4	Bungalow (Corner)	Land area	8500	Partly Furnished
Damansara Heights, Kuala Lumpur	4,500,000	5	1	7	0	Bungalow (Corner)	Built-up	4,842	Partly Furnished
Mont Kiara, Kuala Lumpur	1,780,000	4	1	4	2	Condominium (Corner)	Built-up	1,830	Partly Furnished
Mont Kiara, Kuala Lumpur	3,450,000	4	1	6	3	Condominium (Corner)	Built-up	3,720	Fully Furnished
Desa ParkCity, Kuala Lumpur	1,500,000	3	2	4	2	Condominium (Corner)	Built-up	1,798	Partly Furnished
Damansara Heights, Kuala Lumpur	1,550,000	1	0	1	1	Serviced Residence (Intermediate)	Built-up	904	Fully Furnished
Mont Kiara, Kuala Lumpur	1,500,000	3	1	4	3	Condominium	Built-up	2,163	Fully Furnished
Mont Kiara, Kuala Lumpur	1,450,000	3	1	4	0	Condominium	Built-up	2,163	Fully Furnished
Bangsar South, Kuala Lumpur	490,000	1	0	1	1	Serviced Residence	Built-up	520	Fully Furnished
Bukit Jalil, Kuala Lumpur	610,000	3	1	2	2	Condominium (Intermediate)	Built-up	1,236	Partly Furnished
Dutamas, Kuala Lumpur	1,035,880	3	1	4	1	Condominium (EndLot)	Built-up	1,876	Partly Furnished



02 EDA

# Top 3 location based properties

Use the pivot table by entering "location" in the row section and "properties" in the value section so that the 3 locations with the highest number of properties can be known.



Location	COUNTA of Property Type
Mont Kiara, Kuala Lumpur	636
KLCC, Kuala Lumpur	490
Desa ParkCity, Kuala Lumpur	299





# Characteristic in Mont Kiara

Location	AVERAGE of Price	AVERAGE of Rooms	AVERAGE of Addition	AVERAGE of Bathrooms	AVERAGE of Car Parks
Mont Kiara, Kuala Lumpur	2,016,818	3	0.7814465409	4	2
Grand Total	2,016,818	3	0.7814465409	4	2

**Mont Kiara has an average price of RM 2,016,818, with an average of 4 rooms (3 rooms + 1 additional room), 4 bathrooms, and 2 garages**

- If you want more choices in booking a place to stay / lodging, it is recommended to choose the condominium type
- If you need a place to live / lodging that can be lived by many people and with a large size, it is advisable to order a bungalow type, but the disadvantage of this type is that the price tends to be more expensive compared to other types
- For those who are looking for a cheap place to live / lodging, it is recommended to choose serviced residence

Property Type	AVERAGE of Price	COUNTA of Property Type	AVERAGE of Rooms	AVERAGE of Additional rooms	AVERAGE of Bathrooms	AVERAGE of Car Parks	AVERAGE of Size
3.5-sty Terrace/Link House (Intermediate)	4,600,000	1	4	2	6	0	1389
Semi-detached House (EndLot)	4,280,000	2	5	1	5	4	4020
Bungalow	4,264,500	4	6	0.75	6	1	4407.75
Semi-detached House	3,870,625	16	5	0.8125	5	2	3,816
Semi-detached House (Intermediate)	3,746,429	14	5	0.7142857143	6	1	3716.357143
3.5-sty Terrace/Link House	3,600,000	1	4	0	4	4	2000
Semi-detached House (Corner)	3,477,500	4	5	0.75	5	1	4140
3-sty Terrace/Link House	3,100,000	1	5	1	6	0	3,735
2.5-sty Terrace/Link House (Intermediate)	3,090,000	1	5	1	6	0	2800
Serviced Residence (Penthouse)	3,000,000	1	3	1	5	0	3,857
Condominium (Duple*)	2,923,820	4	4	1.25	5	2	3,240
2.5-sty Terrace/Link House (EndLot)	2,380,000	1	5	1	4	0	2195
Serviced Residence (Duple*)	2,340,000	1	3	0	3	2	2,190
2.5-sty Terrace/Link House	2,300,000	1	4	0	4	2	2,447
3-sty Terrace/Link House (Intermediate)	2,283,333	3	5	0.6666666667	6	2	2704
Condominium (Penthouse)	2,195,000	4	5	1	5	3	4,072
Condominium (Corner)	2,175,138	132	4	1.03030303	5	2	2,637
Condominium	1,967,485	337	3	0.8486646884	4	2	2,837
Condominium (Intermediate)	1,509,721	30	3	0.6666666667	3	1	1,872
Serviced Residence (Corner)	1,179,750	16	2	0.0625	2	2	1,379
Serviced Residence	1,140,757	41	2	0.07317073171	2	1	1207.073171
Serviced Residence (SOHO)	837,600	5	1	0.2	1	1	847.4
Serviced Residence (Intermediate)	745,733	15	1	0.1333333333	1	1	811.2
Serviced Residence (Studio)	580,000	1	1	0	1	1	462
Grand Total	2,016,818	636	3	0.7814465409	4	2	2,614



# Characteristic in KLCC

Location	AVERAGE of Price	AVERAGE of Rooms	AVERAGE of Additional rooms	AVERAGE of Bathrooms	AVERAGE of Car Parks
KLCC, Kuala Lumpur	2,180,287	2	0.5836734694	3	1
Grand Total	2,180,287	2	0.5836734694	3	1

**KLCC has an average price of RM 2,180,287, with an average of 3 rooms (2 rooms + 1 additional room), 3 bathrooms, and 1 garage**

- If you want more choices in booking a place to stay / lodging, it is recommended to choose the serviced residence type
- If you need a place to live / lodging that can be lived by many people and with a large size, it is advisable to order a serviced residence (duple) type, but the disadvantage of this type is that the price tends to be more expensive compared to other types
- For those who are looking for a cheap place to live / lodging, it is recommended to choose condominium (end lot) type

Property Type	AVERAGE of Price	COUNTA of Property Type	AVERAGE of Rooms	AVERAGE of Additional rooms	AVERAGE of Bathrooms	AVERAGE of Car Parks	AVERAGE of Size
Condominium (EndLot)	1,246,667	6	2	0.166666667	2	1	1206.5
Serviced Residence (EndLot)	1,454,333	9	2	0.666666667	3	1	1,254
Serviced Residence (SOHO)	1,800,000	3	2	1	2	1	1111.66667
Townhouse (Intermediate)	1,800,000	1	3	1	4	2	2,691
Serviced Residence (Intermediate)	1,954,026	47	2	0.5106382979	2	1	1,101
Condominium (Intermediate)	1,977,470	20	3	0.4	3	1	1,736
Condominium	2,117,894	82	3	0.512195122	3	1	2,029
Condominium (Penthouse)	2,150,000	1	4	1	4	2	3,033
Serviced Residence	2,205,197	152	2	0.4802631579	2	1	1,479
Serviced Residence (Corner)	2,266,718	91	2	0.6923076923	3	1	1,798
Condominium (Corner)	2,284,779	69	3	0.8260869565	4	1	2,374
Condominium (Duple*)	2,600,000	1	4	1	6	0	3,502
Serviced Residence (Penthouse)	3,907,817	7	4	0.7142857143	4	2	3,088
Serviced Residence (Duple*)	4,300,000	1	5	1	6	0	5,421
Grand Total	2,180,287	490	2	0.5836734694	3	1	1,762




# Characteristic in DesaPark City

Location	AVERAGE of Price	AVERAGE of Rooms	AVERAGE of Additional rooms	AVERAGE of Bathrooms	AVERAGE of Car Parks
Desa ParkCity, Kuala Lumpur	2,060,150	3	0.7759197324	4	1
Grand Total	2,060,150	3	0.7759197324	4	1


Desa ParkCity has an average price of RM 2,060,150 with an average of 4rooms (3 rooms + 1 additional room), 4 bathrooms, and 1 garage

- If you want more choices in booking a place to stay / lodging, it is recommended to choose the condonium type
- If you need a place to live / lodging that can be lived by many people and with a large size, it is advisable to order semi-detached house type, but the disadvantage of this type is that the price tends to be more expensive compared to other types
- For those who are looking for a cheap place to live / lodging, it is recommended to choose serviced residence type

Property Type	AVERAGE of Price	COUNTA of Property Type	AVERAGE of Rooms	AVERAGE of Additional rooms	AVERAGE of Bathrooms	AVERAGE of Car Parks	AVERAGE of Size
Serviced Residence	910,000	1	1	0	1	0	880
Townhouse	1,210,000	2	3	0.5	3	1	2,110
Condominium (Intermediate)	1,223,974	38	2	0.6052631579	2	2	1,327
Condominium	1,309,490	63	2	0.6349206349	2	1	1,438
Townhouse (Intermediate)	1,450,000	1	3	2	4	2	2262
Condominium (Corner)	1,567,125	24	3	0.9166666667	3	2	1,701
3-sty Terrace/Link House (Duple*)	1,600,000	1	3	0	3	2	1,900
2.5-sty Terrace/Link House	1,843,333	3	4	1	4	1	1717
2-sty Terrace/Link House (Intermediate)	2,035,727	33	3	0.8181818182	4	1	1933
2-sty Terrace/Link House	2,344,179	28	3	0.8571428571	4	1	2,503
3-sty Terrace/Link House (EndLot)	2,500,000	4	3	1.25	5	2	2383
3-sty Terrace/Link House (Intermediate)	2,586,737	38	4	0.7894736842	5	2	2,617
2-sty Terrace/Link House (Corner)	2,706,250	8	4	0.75	4	2	2788
3-sty Terrace/Link House	2,729,444	18	4	1	5	1	3,027
2-sty Terrace/Link House (EndLot)	2,831,667	3	4	1	4	1	2850
3-sty Terrace/Link House (Corner)	2,835,000	8	4	0.625	5	2	2828
3.5-sty Terrace/Link House (Corner)	2,850,000	1	5	1	6	5	3,500
Semi-detached House (Corner)	3,251,600	5	6	0.4	6	2	4212
2.5-sty Terrace/Link House (Intermediate)	3,362,000	5	3	1.2	5	1	2,472
Bungalow (Corner)	3,380,000	1	4	1	5	0	3200
Semi-detached House (Intermediate)	3,475,000	2	6	1	6	2	3200
Semi-detached House	3,500,000	1	6	1	6	0	3,200
Bungalow (Intermediate)	3,560,000	3	5	0.3333333333	5	3	3200
3.5-sty Terrace/Link House	3,656,667	3	6	1	6	3	3,467
Semi-detached House (EndLot)	3,890,000	1	7	1	6	4	3200
2.5-sty Terrace/Link House (EndLot)	4,200,000	1	4	1	6	0	2170
3.5-sty Terrace/Link House (Intermediate)	4,966,667	3	6	1.333333333	8	1	4170
Grand Total	2,060,150	299	3	0.7759197324	4	1	2,122



**What aspect  
makes a high  
impact on the  
pricing in Mont  
Kiara?**



<b>Regression Statistics</b>									
Multiple R	0.7986354404								
R Square	0.6378185667								
Adjusted R Square	0.6349441109								
Standard Error	588095.3146								
Observations	636								
<b>ANOVA</b>									
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>				
Regression	5	3811079626538	7622159253077	221.891936	0				
Residual	630	2164098622061	343507717788						
Total	635	5975178248600							
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	
Intercept	-605,826	86,962	-7	0	-776,598	-435,055	-776,598	-435,055	
Rooms	482,382	38,970	12	0	405,856	558,908	405,856	558,908	
Additional rooms	66,869	56,722	1	0	-44,519	178,256	-44,519	178,256	
Bathrooms	236,869	30,042	8	0	177,876	295,863	177,876	295,863	
Car Parks	-27,857	18,511	-2	0	-64,207	8,493	-64,207	8,493	
Size	3	5	1	1	-6	12	-6	12	

The addition of rooms has a strong influence on the addition of costs


INSIGHT




	<i>Price</i>	<i>Rooms</i>	<i>Additional rooms</i>	<i>Bathrooms</i>	<i>Car Parks</i>	<i>Size</i>
Price	1					
Rooms	0.7603813825	1				
Additional rooms	0.4103226512	0.3562282873	1			
Bathrooms	0.7394808614	0.7720033401	0.5924337749	1		
Car Parks	0.1200185564	0.1867011785	0.1582878553	0.1727398032	1	
Size	0.1201656589	0.1434417269	0.03411459466	0.1060198654	0.04947478227	1
	r	n	t-score	p-value		
Rooms	0.7603813825	636	29.47897924	0	significant correlation	
Additional rooms	0.4103226512	636	11.32931515	0	significant correlation	
Bathrooms	0.7394808614	636	27.65934703	0	significant correlation	
Car Parks	0.1200185564	636	3.043993086	0.002431291886	significant correlation	
Size	0.1201656589	636	3.047778628	0.002401315752	significant correlation	

The number of rooms and bathrooms is the most influential factor in increasing prices

INSIGHT



**How much is the  
estimated price for  
100 sq ft homes with  
3 rooms, 2 bathrooms  
and 2 garage in Mont  
Kiara?**



Location	Price	Rooms	Additional room	Bathrooms	Car Parks	Size	Estimated price
		3	0	2	2	100	1,259,615
Mont Kiara, Kuala Lumpur	1,780,000	4	1	4	2	1,830	2,287,284
Mont Kiara, Kuala Lumpur	3,450,000	4	1	6	3	3,720	2,738,279
Mont Kiara, Kuala Lumpur	1,500,000	3	1	4	3	2,163	1,777,946
Mont Kiara, Kuala Lumpur	1,450,000	3	1	4	0	2,163	1,861,517
Mont Kiara, Kuala Lumpur	1,830,000	3	0	4	0	1,668	1,793,310
Mont Kiara, Kuala Lumpur	2,290,710	4	1	4	0	2,767	2,345,533
Mont Kiara, Kuala Lumpur	2,284,620	4	2	4	0	2,702	2,412,226
Mont Kiara, Kuala Lumpur	1,720,000	3	2	6	3	2,020	2,318,167
Mont Kiara, Kuala Lumpur	1,080,000	2	0	2	1	896	807,243
Mont Kiara, Kuala Lumpur	1,150,000	3	0	2	2	1,200	1,262,591
Mont Kiara, Kuala Lumpur	3,600,000	4	2	6	0	4,090	2,889,720
Mont Kiara, Kuala Lumpur	2,300,000	4	1	5	2	2,702	2,526,513
Mont Kiara, Kuala Lumpur	1,850,000	3	1	4	0	2,347	1,862,015
Mont Kiara, Kuala Lumpur	1,830,000	3	1	4	2	1,830	1,804,902
Mont Kiara, Kuala Lumpur	2,180,000	4	1	4	3	3,000	2,262,593
Mont Kiara, Kuala Lumpur	3,450,000	4	1	6	3	3,720	2,738,279
Mont Kiara, Kuala Lumpur	2,400,000	4	1	5	3	2702	2,498,656
Mont Kiara, Kuala Lumpur	1,850,000	4	1	4	2	1,830	2,287,284
Mont Kiara, Kuala Lumpur	3,100,000	4	1	6	3	3,400	2,737,413
Mont Kiara, Kuala Lumpur	2,600,000	4	1	4	3	3,041	2,262,703
Mont Kiara, Kuala Lumpur	1,630,000	4	1	4	2	2,065	2,287,920
Mont Kiara, Kuala Lumpur	2,480,000	4	1	5	3	3,041	2,499,573
Mont Kiara, Kuala Lumpur	2,480,000	4	1	5	3	3,041	2,499,573

**The estimated price is about RM 1,259,615**