

Mini Project 1: Resale Flats

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- Background
- Cleaning of Data
- Analysis
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Stakeholder

- Real Estate Agency
- Market research on resale flats market
 - Find out the trends in resale houses
 - When to focus on selling resale flats?
 - Which town has highest resale numbers
 - Average prices of top 3 flat types in their respective towns
 - Which type of house has the highest demand

What are Resale Flats?

- Resale flats are HDB flats that are currently owned by someone else
- Been lived in for at least the Minimum Occupation Period (MOP), which is typically five years



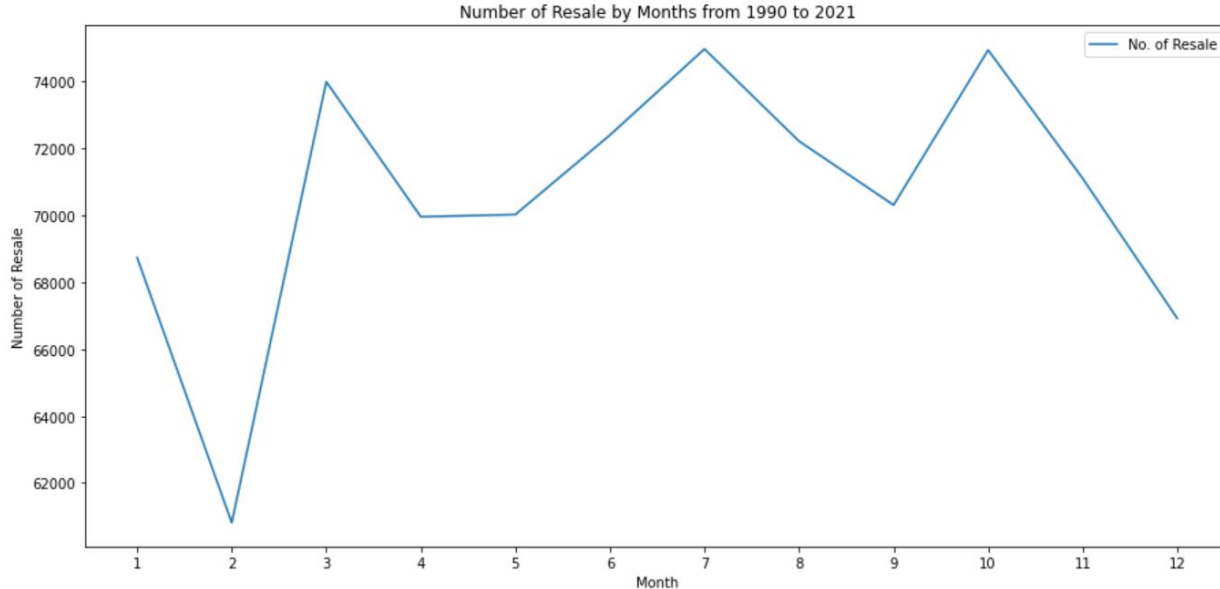
Cleaning of Data

- Null values
- Change data type (e.g. datetime, float etc)
- Calculate and add columns (e.g. remaining lease, month, year etc)
- Combine data

Trend in Resale Houses (1990 - 2021)

Month where the most transactions happened

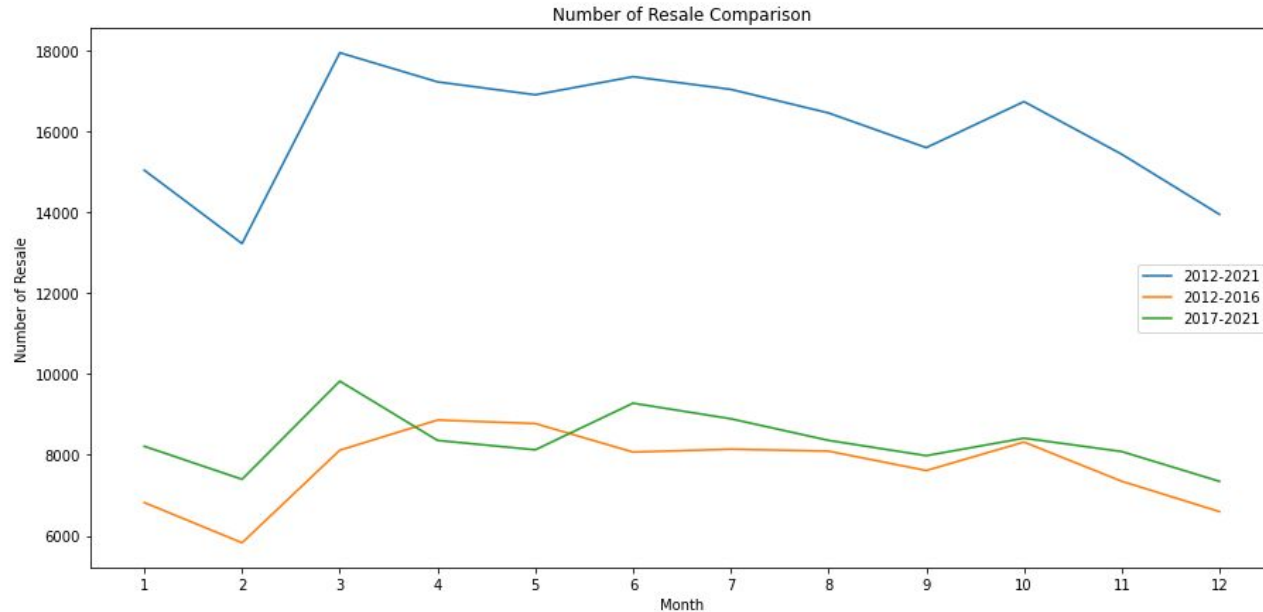
- Highest number of resale (month): July @ 74,978 transactions
 - Followed by October @ 74,947 transactions



Trend in Resale Houses (Comparison across periods)

Month where the most transactions happened

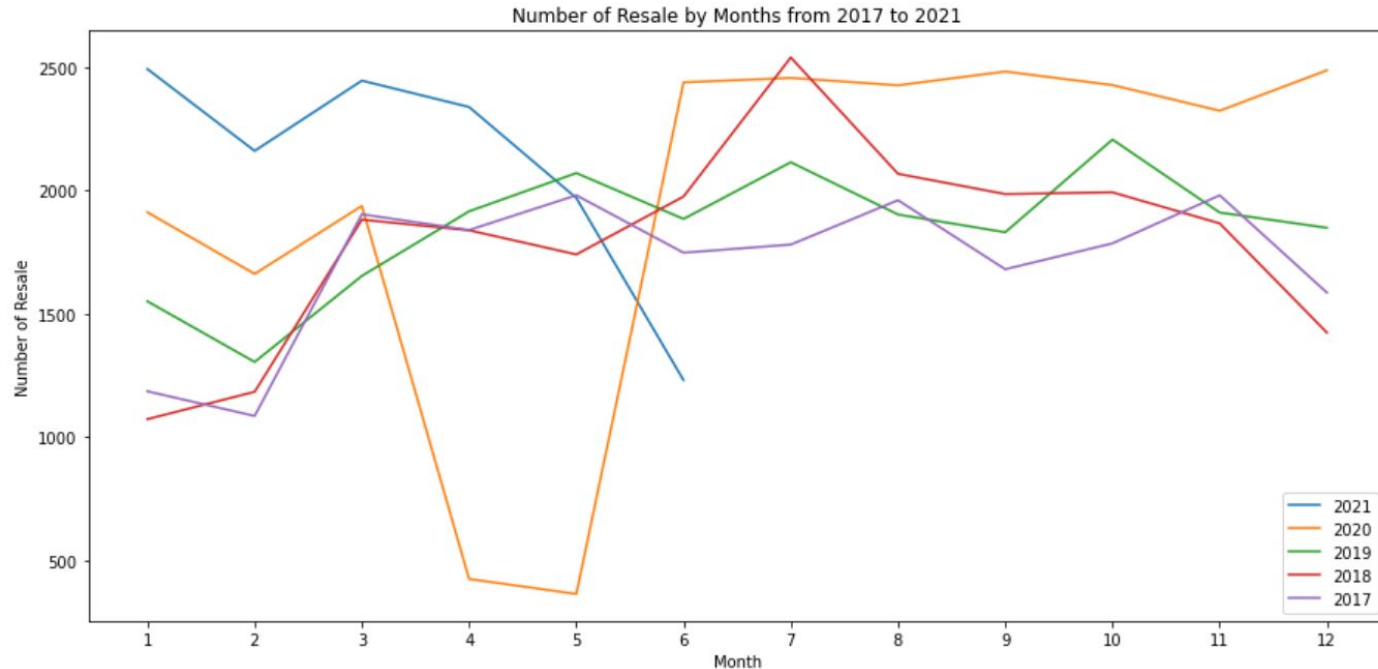
- Comparison of number of resale: 2012-2021 vs 2012-2016 vs 2017-2021



Trend in Resale Houses (2017 - 2021)

Month where the most transactions happened

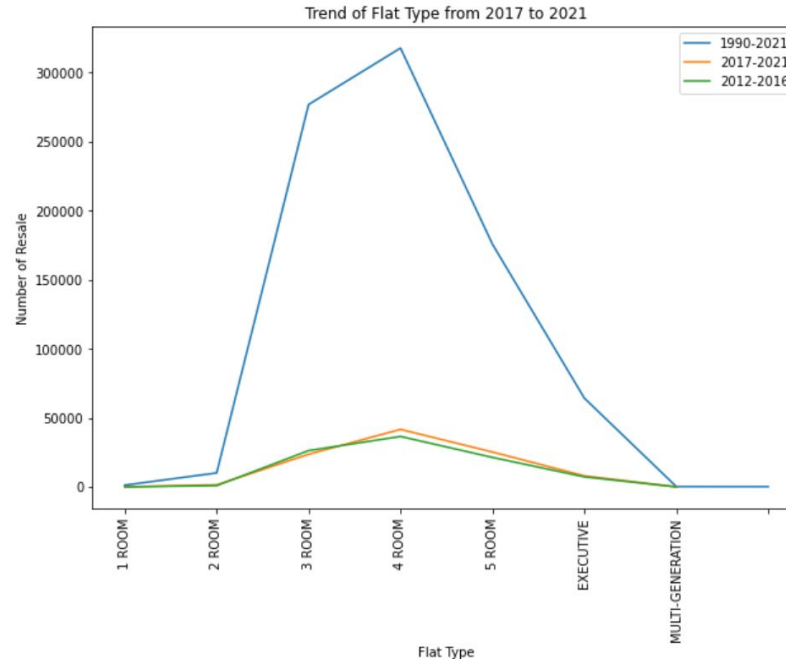
- Number of resale (month)



Trend in Flat Type (Comparison across periods)

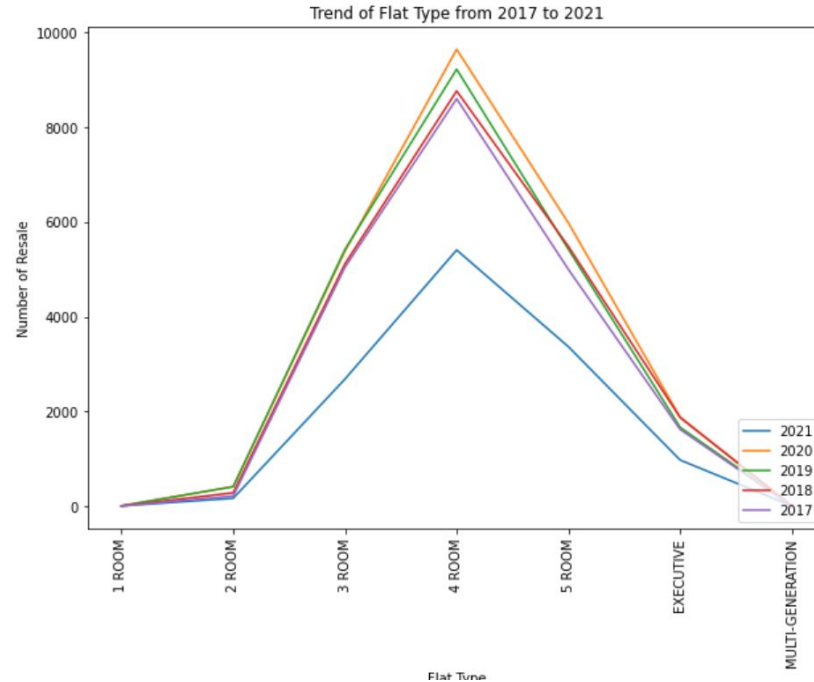
Flat Type with the highest counts

- Comparison of number of flat types sold: 1990-2021 vs 2012-2016 vs 2017-2021



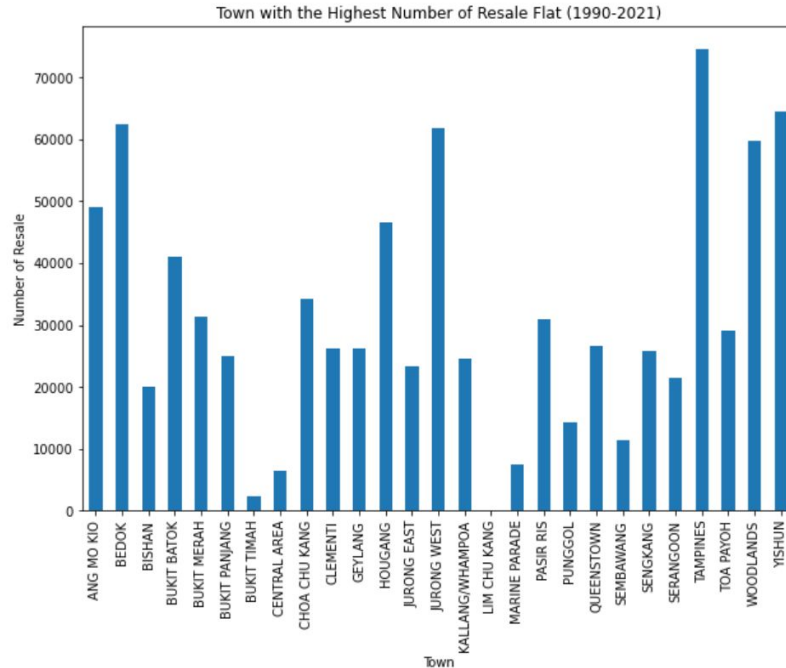
Trend in Flat Type (2017 - 2021)

Flat Type with the highest counts



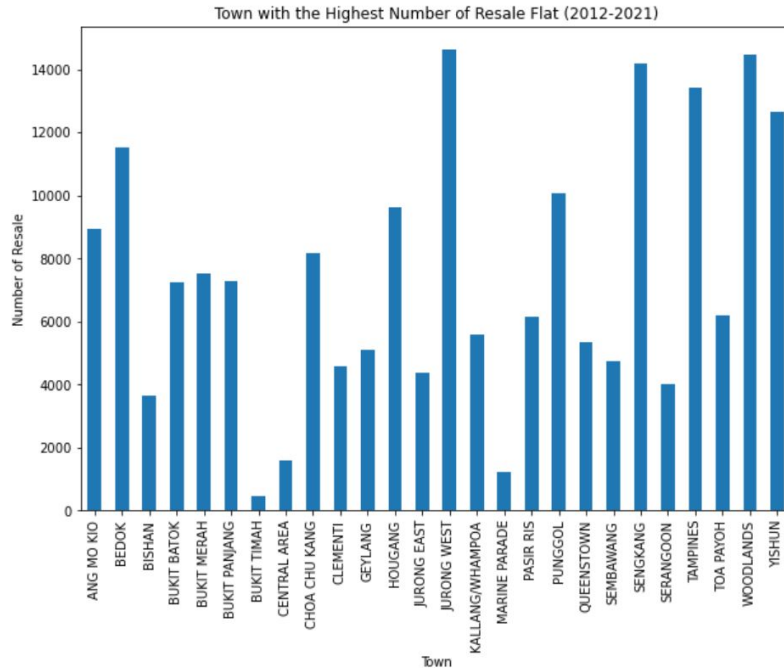
Town with Highest Count of Resale (1990 - 2021)

- Highest number of resale: Tampines @ 74,564

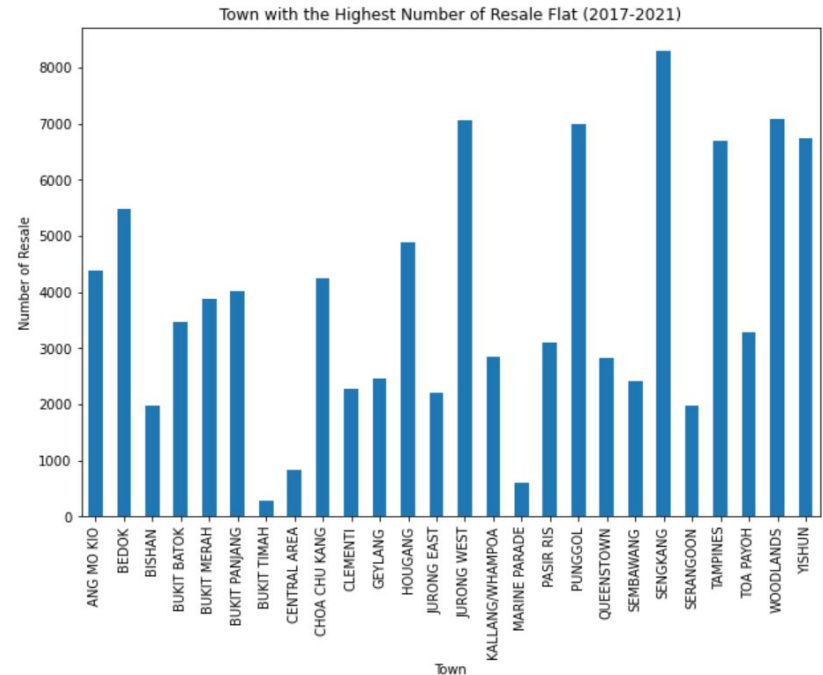


Town with Highest Count of Resale (2012 - 2021)

2012 - 2021: Jurong West @ 14,628



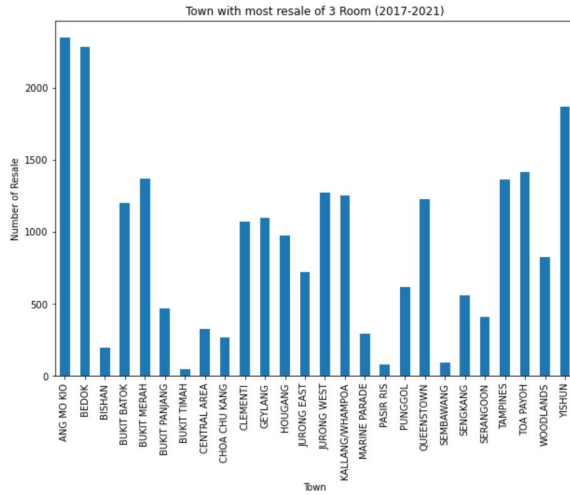
2017 - 2021: Sengkang @ 8,293



Town with the Most Resale (2017 - 2021)

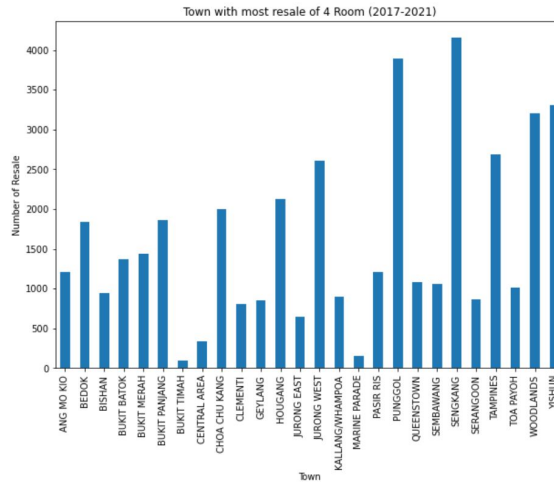
Highest Count for 3 Room:

Ang Mo Kio @ 2,347



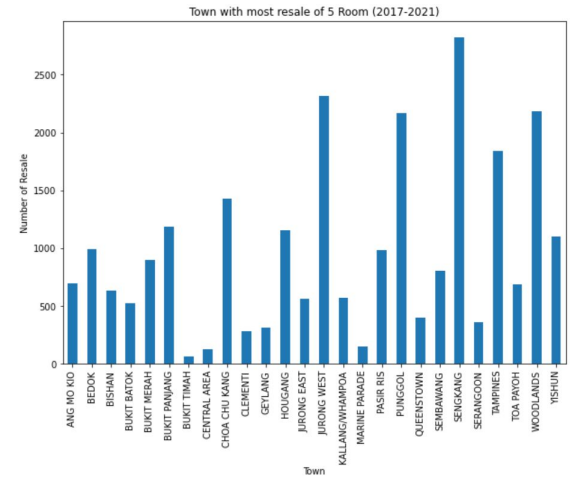
Highest Count for 4 Room:

Sengkang @ 4,155



Highest Count for 5 Room:

Sengkang @ 2,823



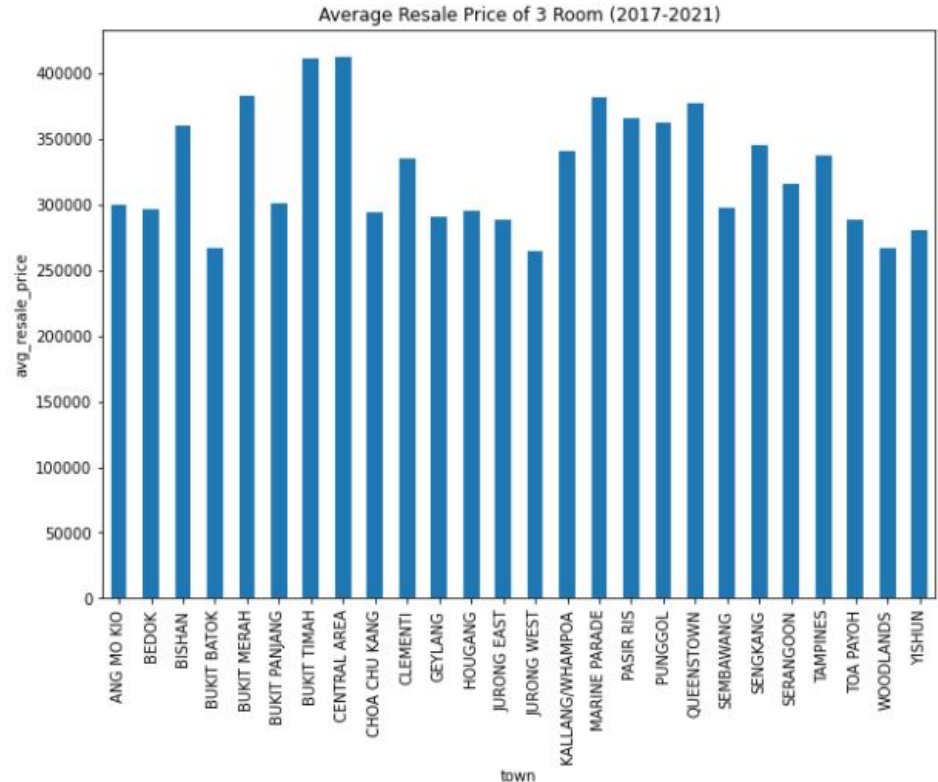
Average Resale Price of 3 Room (2017-2021)

Top 3 Highest Average Resale Price

- CENTRAL AREA \$41,2349
- BUKIT TIMAH \$41,1518
- BUKIT MERAH: \$38,2605

Average Resale Price of the town with highest number of 3 Room Flat transactions

- ANG MO KIO \$29,9323
- Neither the highest nor lowest priced



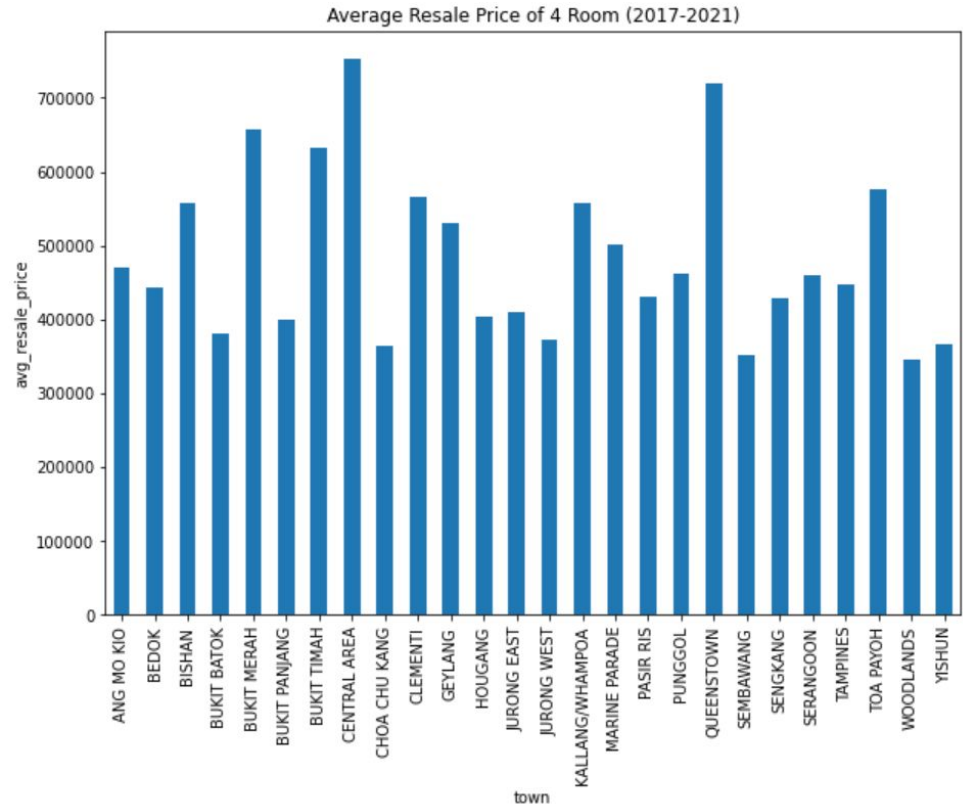
Average Resale Price of 4 Room (2017-2021)

Top 3 Highest Average Resale Price

- CENTRAL AREA \$75,2677
- QUEENSTOWN \$71,9250
- BUKIT MERAH: \$65,7111

Average Resale Price of the town with highest number of 3 Room Flat transactions

- SENGKANG \$42,8165
- Neither the highest nor lowest priced



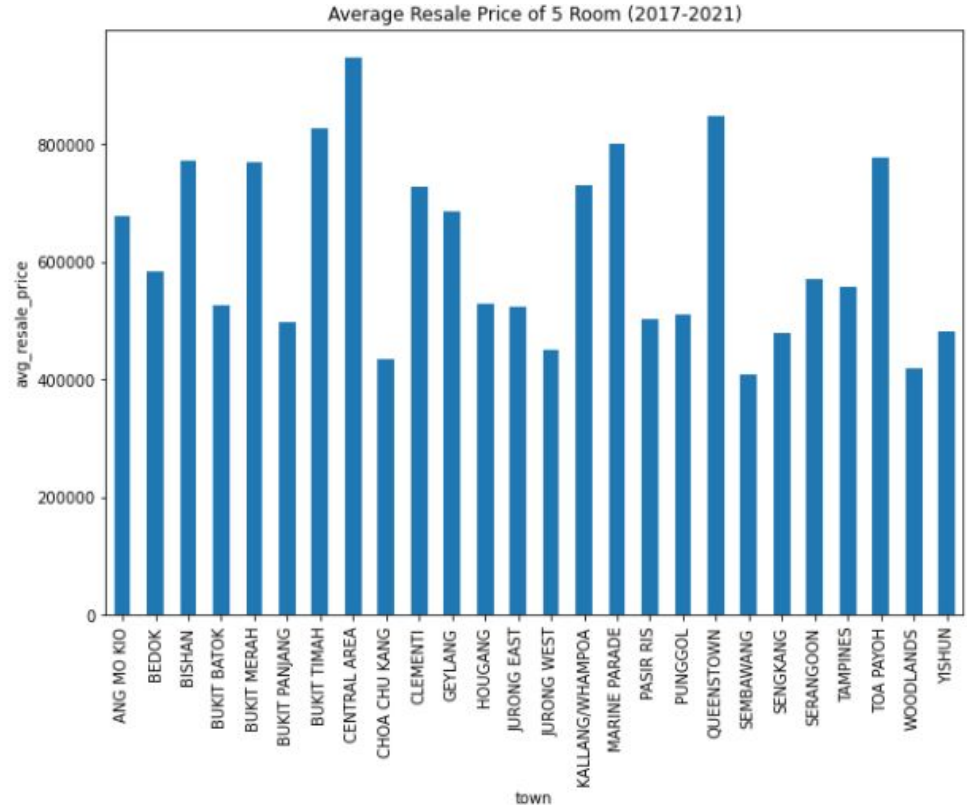
Average Resale Price of 5 Room (2017-2021)

Top 3 Highest Average Resale Price

- CENTRAL AREA \$94,7238
- QUEENSTOWN \$84,6994
- BUKIT TIMAH: \$82,6254

Average Resale Price of the town with highest number of 3 Room Flat transactions

- SENGKANG \$47,9411
- Neither the highest nor lowest priced



Findings

- Peak resale periods are March, June, July and October
 - Marketing efforts should be focused around these period
- 4 Room flats have the highest number of resale
 - Recommended to source for more supply of 4 Room flats
- Average prices of top 3 popular flat types in their top selling towns
 - 3 Room: Ang Mo Kio @ \$29,9323
 - 4 Room: Sengkang @ \$42,8165
 - 5 Room: Sengkang @ \$47,9411

Potential Additional Insights

- Does location affect resale value?
- Location and Pricing correlation
- Pricing and Floor area correlation
- Predicting future prices of resale flats based on floor area and location

Thank you