Dubai has become a household name in real estate over the last few years and there are many types of real estate in the market. Obviously with the advancements in real estate, the valuation of property has been inflating as of late [1]. Prices of properties will differ, and the attributes and features of the housing property will always be reason behind these differences. The price will always be decided by factors such as the location and size of the property.

Location makes a huge difference in regards to the house prices. A house near or within the Dubai Centrepoint will obviously cost more than a house near the outskirts of Dubai. Additionally, A house that is on the beach will also cost more than a house that isn’t. All these factors come into play in regards to location and its effects on house prices.

The size of the property itself massively affects the house prices as well. Houses with more bedrooms and facilities will be valued much more than others. These structural characteristics will offer much more luxury to the potential buyers, therefore increasing the house’s value [2].

However, it is worth mentioning that having access to shopping malls or metro stations can be categorized in an attribute called neighbourhood. Community social status and the proximity of these facilities typically improve the property’s worth [2].

Methods on preparing the data include data cleaning. Training sets can be refined by data cleaning techniques to get rid of uncorrelated information related to the prices. In some cases, the training sets wouldn’t require as much refinement. After that is done, the attributes can be utilised by Machine learning (ML) models to predict the house prices.

[1] Z. Fattah, “Behind the Sizzle of Dubai Home Boom, Key Vulnerability Persists,” *Bloomberg News*, 07-Oct-2021.

[2] N. H. Zulkifley, S. A. Rahman, N. H. Ubaidullah, and I. Ibrahim, “House Price Prediction using a Machine Learning Model: A Survey of Literature,” *International Journal of Modern Education and Computer Science*, vol. 12, no. 6, pp. 46–54, Dec. 2020.

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