

Prediction of real estate property prices in Montreal



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Prediction Question

Predict the selling price of properties

Motivations: Suggest appropriate

1. Selling prices for the sellers
2. Buying prices for the buyers

Data sets

1. Property listings in Montreal from real estate website

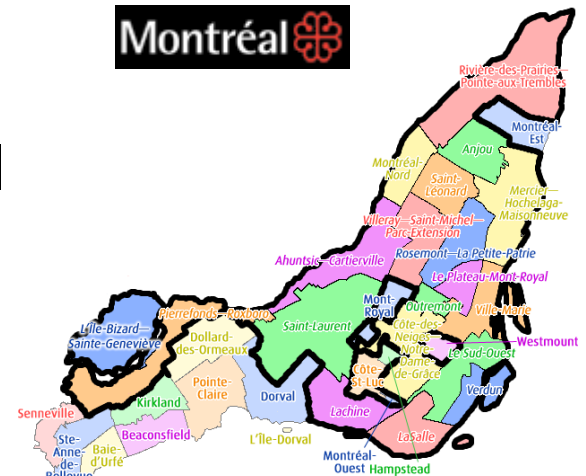
- The targets: Prices
- The features: Location, Size, Property type, etc.



2. Bounding polygons from Montreal Open Data

3. Additional demographics from Statistics Canada

- The features: Income, Population age, Crime rate, etc.



Machine learning methods

Regression of the prices

Linear and logistic regressions

Random forest

k-Nearest Neighbours

Neural Networks (Quinlan 93)

Preliminary Results

1. **Regression** analysis of the prices
Location accounts for variance in price

Preliminary Results

Goal: RMSE within 0.97. (Note on average final deal is 97% of selling price)

Future directions

Incorporate data from Statistics Canada based on the defined Montreal boroughs