🏠 Dubai Housing Prediction Insights Report

Introduction

This report presents an analytical overview of the housing market based on property data such as price, size, age, and location. It is designed to help stakeholders—including investors, developers, and agents—make informed decisions backed by real data.

Objective

To analyze how various factors like neighborhood, square footage, bedrooms, and property age influence housing prices, and to identify patterns and opportunities in the market.

Key Insights from the Dashboard

1. Average Price & Average Square Feet

KPI Cards

- **Average Price:** $224.93K

- **Average SquareFeet:** 2.01K sq ft

These metrics offer a high-level view of market affordability and the general size of available homes.

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2. Price Breakdown by Neighborhood, Bedrooms & Bathrooms

Decomposition Tree

- Reveals the contribution of **location**, **bedroom count**, and **bathroom count** to the total housing price.

- Urban homes with 3+ bedrooms and 2+ bathrooms contribute the most to total sales.

Useful for identifying **high-value property combinations** and targeting profitable segments.

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3. Scatter Plot: Price vs Square Feet

- Strong **positive correlation** between price and size.

- Larger homes tend to be more expensive, confirming expected market behavior.

Important for **pricing strategy** and **property valuation**.

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4. Average Price by Bathrooms

- Homes with **3 bathrooms** attract the highest average prices.

- Each additional bathroom significantly increases property value.

A key insight for renovation planning or optimizing listings.

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5. Average Price Over Time

- Displays average price by **year built**, from 1950 to 2021.

- Price trends show **fluctuations** but a general **upward growth** in newer constructions.

Helps investors assess **appreciation potential** and guide **buy vs. build** decisions.

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6. Total Sales by Neighborhood

Donut Chart

- Sales are evenly distributed across **Urban (33.55%)**, **Rural (33.24%)**, and **Suburb (33.22%)**.

- Urban areas slightly lead in total sales.

Supports **regional market targeting** and investment focus.

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7. Average Price by Bedrooms

- 4 and 5-bedroom homes have the **highest average prices**.

- Larger bedroom counts = higher value.

Informs **developer planning** and **buyer segmentation**.

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8. Count of Price per Square Foot

Gauge Chart

- Total valid entries: **49.98K**

Confirms a large and reliable dataset, allowing accurate **price-per-sqft** comparison across properties.

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9. Slicers (Filters Used)

- **Bedrooms**

- **Neighborhood**

- **Year Built**

Enables users to dynamically explore data by customizing filters for more **granular insights**.

Conclusion

This housing market dashboard highlights key trends such as the strong link between property price and factors like square footage, bedrooms, bathrooms, and year built. Urban areas show slightly higher total sales, and homes with more rooms or newer construction fetch better prices. Overall, prices have steadily increased over time. These insights help stakeholders—like investors, agents, and developers—understand what drives property value and make more informed decisions.