



BANGKOK CONDOMINIUM ANALYSIS

Data Analytics Bootcamp 2
-Group H

OBJECTIVES



วิเคราะห์ว่า ถ้าต้องการลงทุนในอสังหาริมทรัพย์

เราควรลงทุนในคอนโดมีเนียมประเภทไหน
จึงจะคุ้มค่าและให้ผลตอบแทนสูงสุด

DATA



ข้อมูลห้องคอนโดใกล้สถานีรถไฟฟ้าในกรุงเทพ
ที่โพสขายและให้เช่าบน Hipflat



การแบ่ง segment ของคอนโด

super luxury class

main class

luxury class

economy class

high class

super economy class

upper class



All Condo Information near BTS/MRT



ข้อมูลทั่วไป

Condo name

Year built

Number of towers

Number of floors

Units

Developer

Open price (Baht/sq.m.)

Segment

BTS/MRT

Distance from BTS/MRT



ข้อมูลการปล่อยขาย/เช่า

Current asking price (Baht)

asking price change last year (%)

gross rental yield (%)

rent price change last year (%)

Number of rent post

Number of sale post



พิกัด

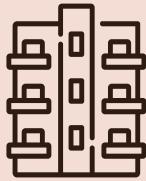
latitude

longitude

SEGMENTATION

segment	avg_price (Baht/sq.m.)	start (baht)
super luxury class	300,000+	15,000,000
luxury class	200,000 - 299,999	8,000,000
high class	150,000 - 199,999	-
upper class	100,000 - 149,999	-
main class	70,000 - 99,999	-
economy class	50,000 - 69,999	-
super economy class	Less than 49,999	-

OVERVIEW



Room Sale Post

9,509

Avg Asking price/Sqm

150k

Number of stations

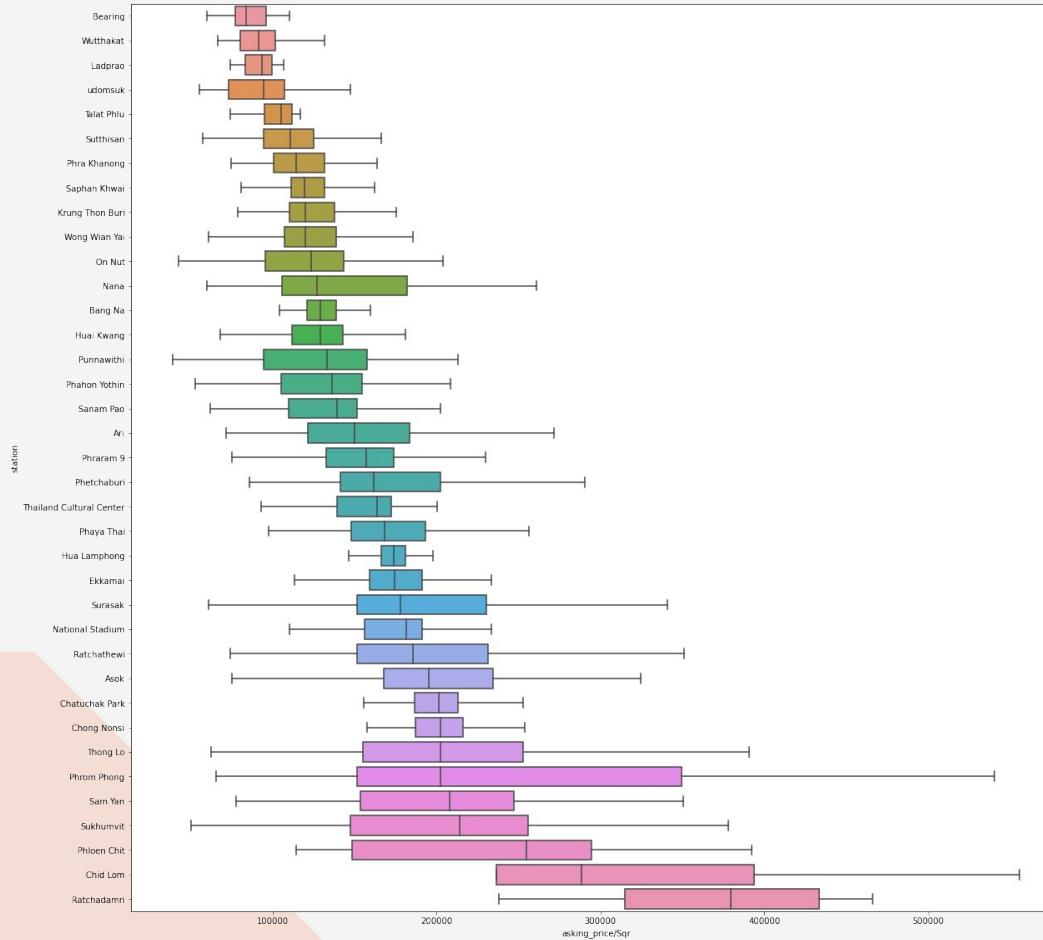
35 stations



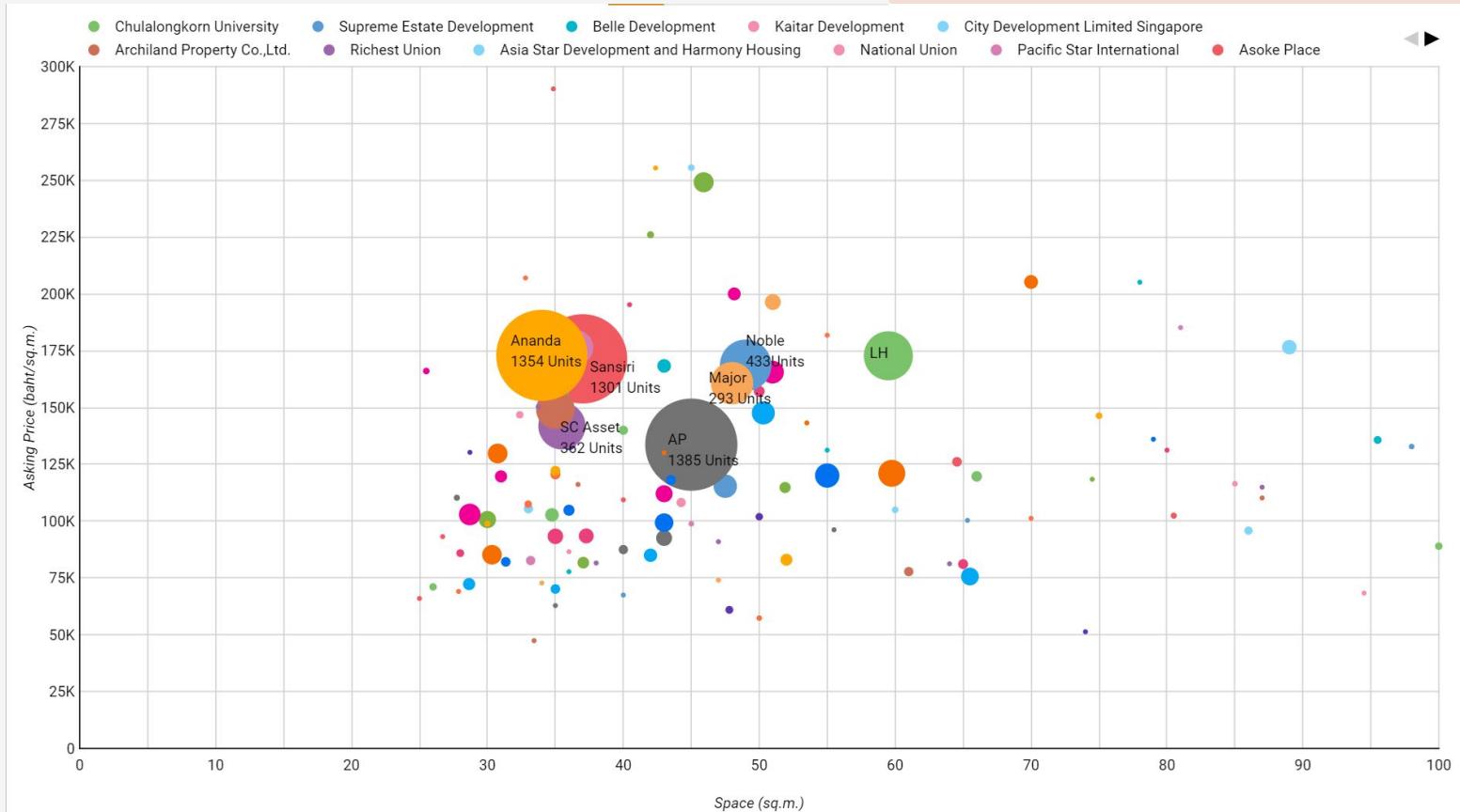
TOTAL MARKET VALUE

90.3B

BOX PLOT OF SALE CONDO IN EACH STATION



Price/sq.m. VS Space VS Units by Developers

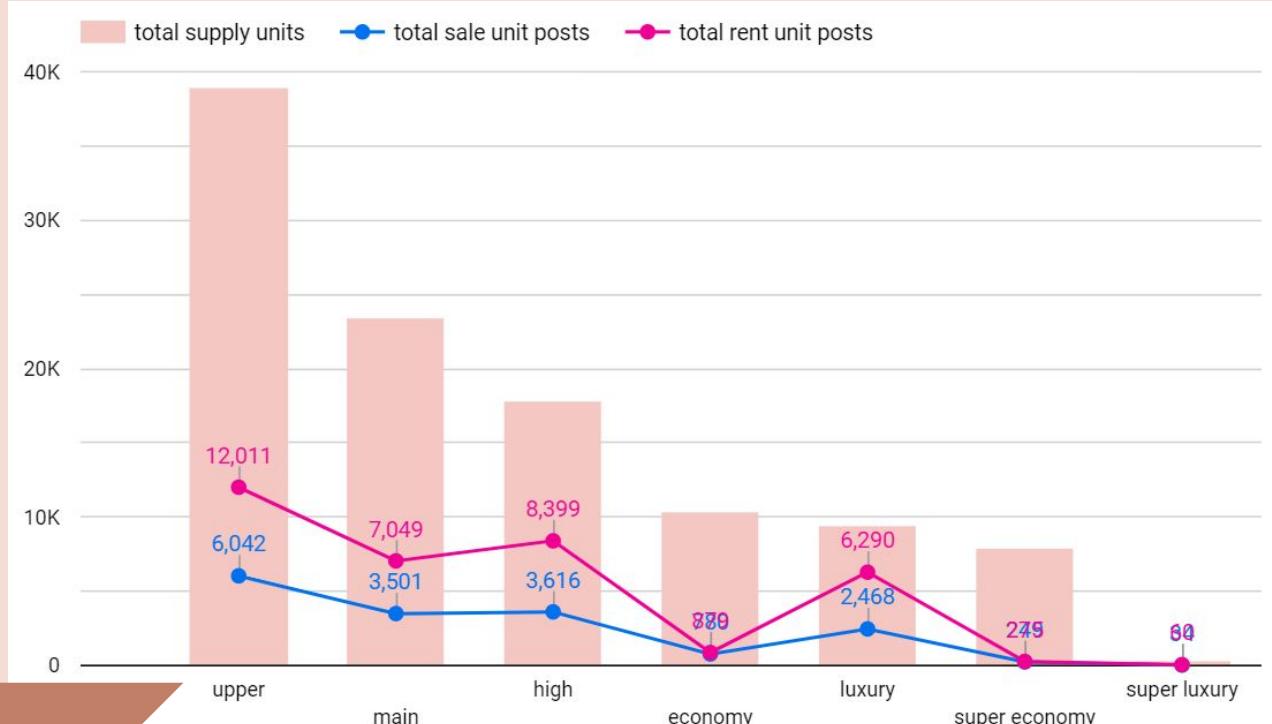


ANALYSIS

- ลงทุน segment ไหนดี
- ควรเมืองเท่าไหร่
- เลือก location ไหนดี
- เลือก Developer ไหนดี
- เลือกห้องไหนดี

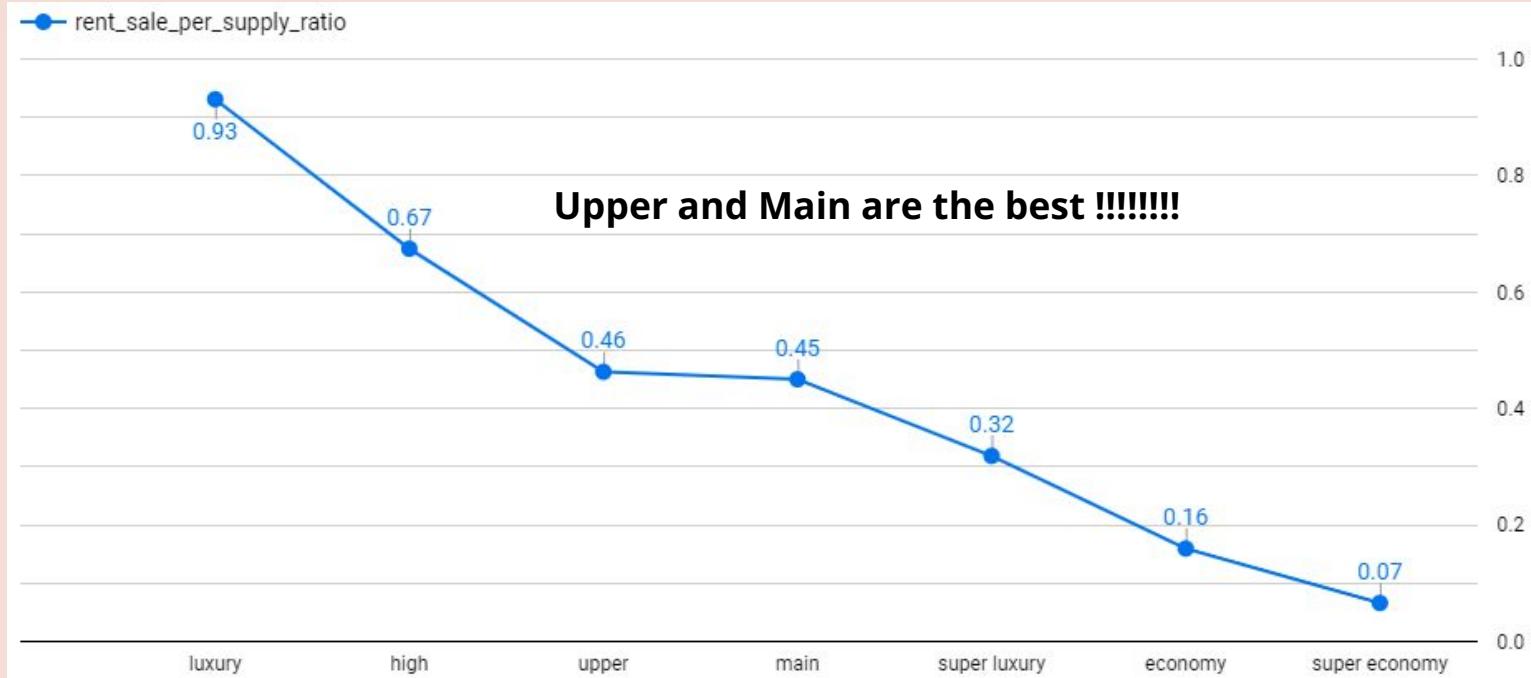


SALE AND RENT UNITS VS TOTAL SUPPLY BASE ON SEGMENTATION

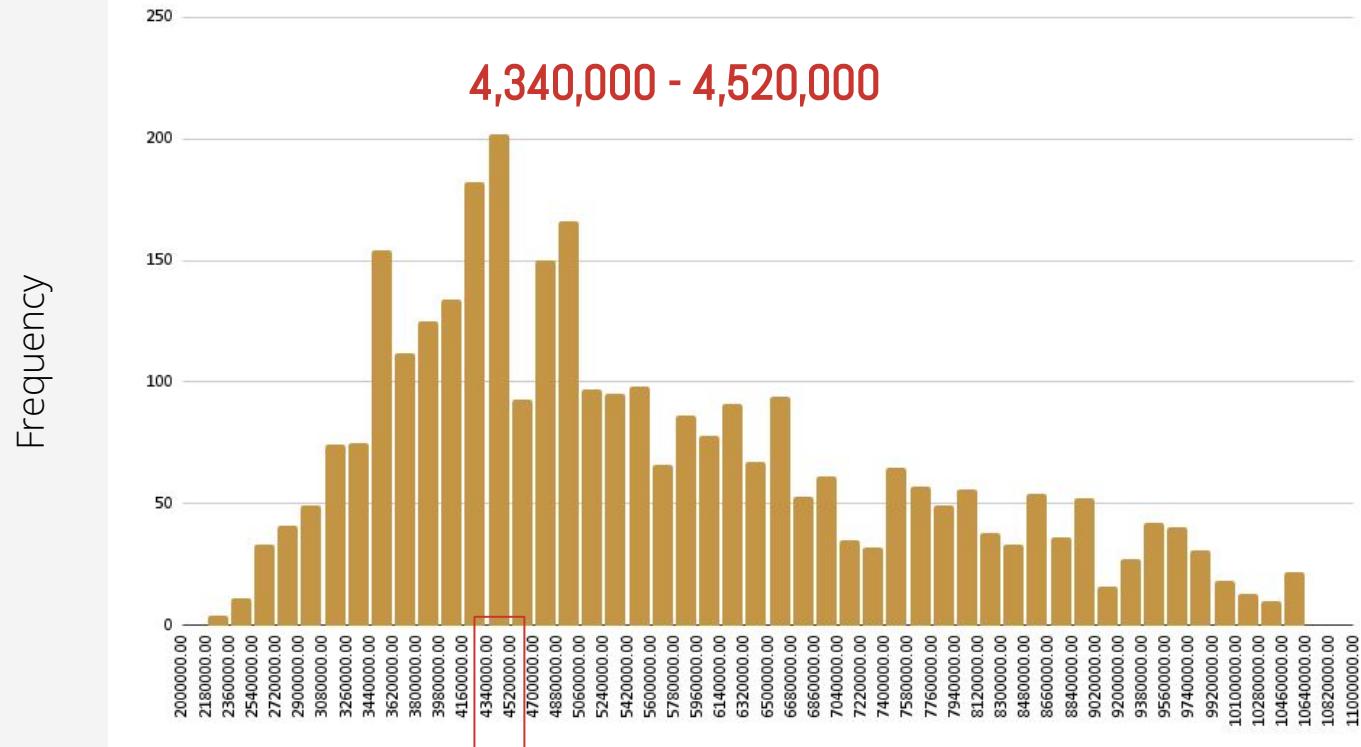


ลงทุน segment ไหนดี

Rent + sale per total supply base on segmentation



Upper Class Histogram

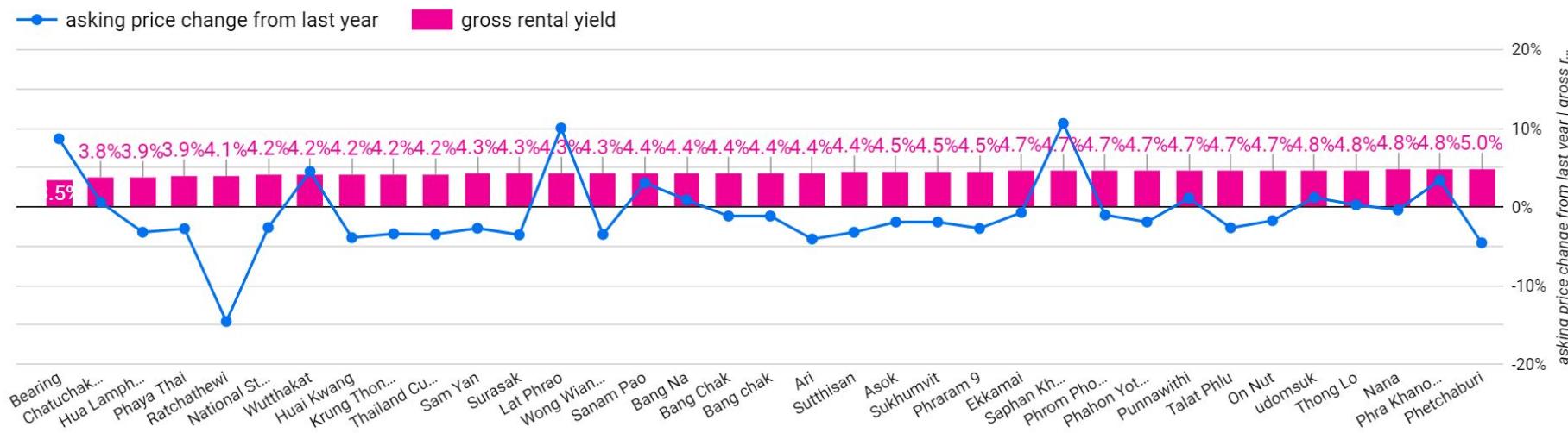


គរមេង់នៅទីនេះ

Price (Baht)

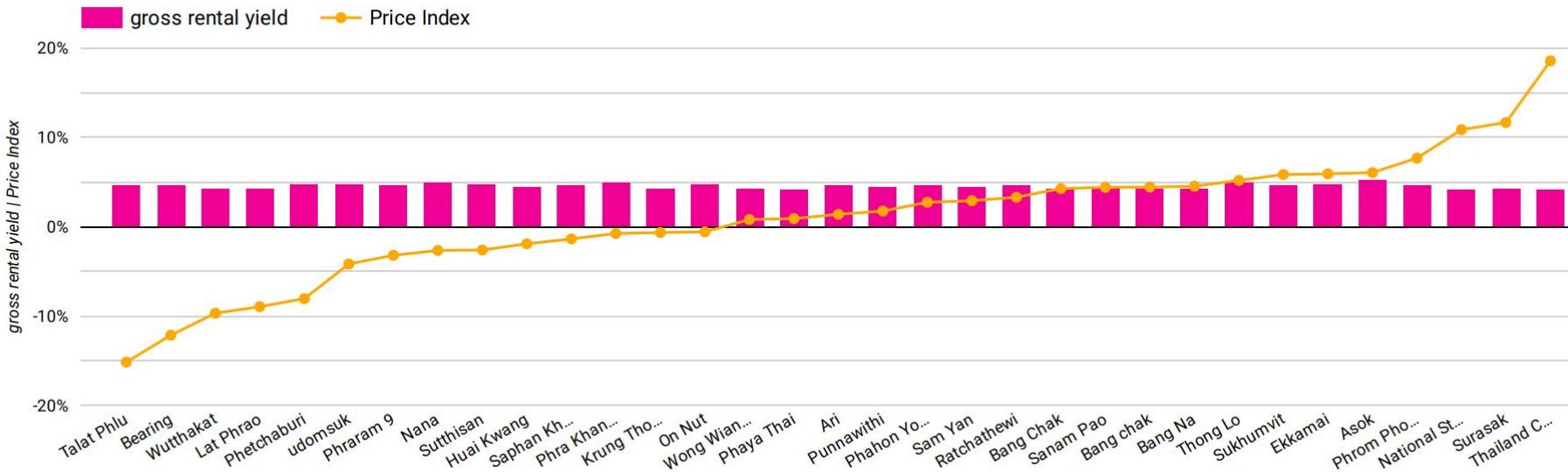
Upper Class Segment: Gross Rental Yield by Stations

Upper Class Segment: Gross Rental Yield by Stations



គរម៉ែងកោវីវរៈ

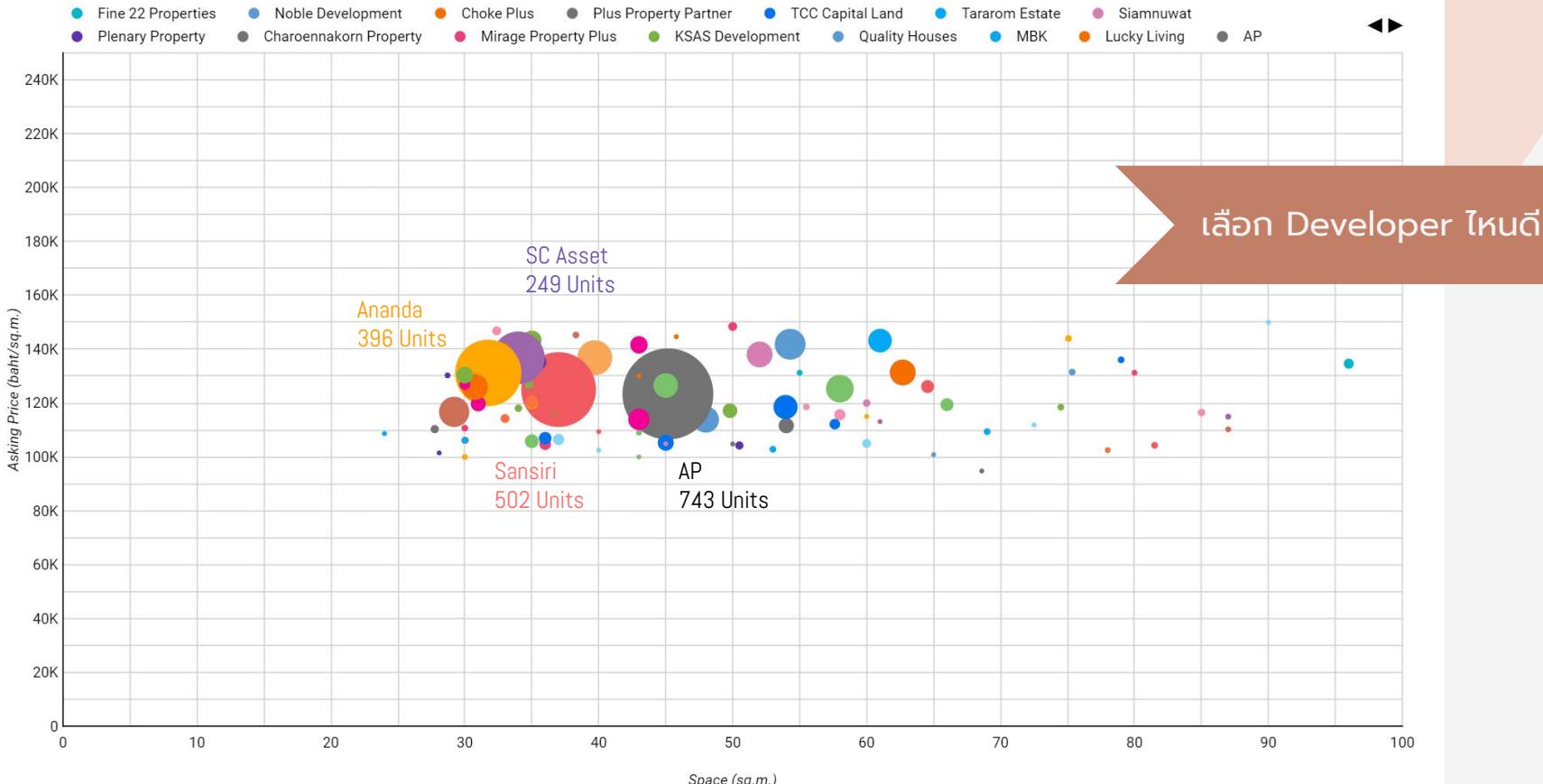
Upper Class Segment: Price Index & Gross Rental Yield by Stations



ควรเลือก location 1 หลังดี

Upper Class: Price/sq.m. VS Space VS Units by Developers

Price/sq.m., Space, Units, by Developers



Room

Units

ID	year b...	uni...	Condo Name	Station2	developer	AVG price	space	price	asking_pri...	asking pri...	gross rental ...	Price Index ⓘ	Capital G...	
6118	2012	243	Noble Refine	Phrom P...	Noble Develo...	194,643	57.06	6,000,000	105,152.47	-2.7%	4.7% <div style="width: 4.7%; background-color: #ff6347; height: 10px;"></div>	85.1% <div style="width: 85.1%; background-color: #ffcc00; height: 10px;"></div>	5,106,329.58	
6117	2012	243	Noble Refine	Phrom P...	Noble Develo...	194,643	50.62	6,210,000	122,678.78	-2.7%	4.7% <div style="width: 4.7%; background-color: #ff6347; height: 10px;"></div>	58.7% <div style="width: 58.7%; background-color: #ffcc00; height: 10px;"></div>	3,642,828.66	
5750	2014	313	M Ladprao	Phahon ...	Major Develo...	156,365	50.00	5,000,000	100,000	-11.0%	4.4% <div style="width: 4.4%; background-color: #ff6347; height: 10px;"></div>	56.4% <div style="width: 56.4%; background-color: #ffcc00; height: 10px;"></div>	2,818,250	
6753	2013	213	The Room Sukhum...	Sukhumvit	Land&House	172,811	53.00	6,200,000	116,981.13	-1.2%	4.3% <div style="width: 4.3%; background-color: #ff6347; height: 10px;"></div>	47.7% <div style="width: 47.7%; background-color: #ffcc00; height: 10px;"></div>	2,958,983	
7285	2017	496	Rhythm Sukhumvit...	Thong Lo	AP	189,034	33.30	4,290,000	128,828.83	1.6%	4.4% <div style="width: 4.4%; background-color: #ff6347; height: 10px;"></div>	46.7% <div style="width: 46.7%; background-color: #ffcc00; height: 10px;"></div>	2,004,832.2	
5462	2013	589	Rhythm Sukhumvit	On Nut	AP	158,389	51.00	5,600,000	109,803.92	-1.8%	4.7% <div style="width: 4.7%; background-color: #ff6347; height: 10px;"></div>	44.2% <div style="width: 44.2%; background-color: #ffcc00; height: 10px;"></div>	2,477,839	
6893	2014	910	Rhythm Sathorn	Surasak	AP	156,286	47.00	5,200,000	110,638.3	-3.6%	4.3% <div style="width: 4.3%; background-color: #ff6347; height: 10px;"></div>	41.3% <div style="width: 41.3%; background-color: #ffcc00; height: 10px;"></div>	2,145,442	
5399	2020	600	Knightsbridge Pri...	On Nut	Origin Proper...	159,704	42.00	4,800,000	114,285.71	11.6%	4.6% <div style="width: 4.6%; background-color: #ff6347; height: 10px;"></div>	39.7% <div style="width: 39.7%; background-color: #ffcc00; height: 10px;"></div>	1,907,568	
6424	2015	206	Siamese Surawong	Sam Yan	Siamese Sur...	146,809	155.00	16,330,000	105,354.84	-2.7%	4.4% <div style="width: 4.4%; background-color: #ff6347; height: 10px;"></div>	39.3% <div style="width: 39.3%; background-color: #ffcc00; height: 10px;"></div>	6,425,395	
4470	2016	802	Noble Revolve	Ari	Noble Develo...	157,189	31.00	3,500,000	112,903.23	-4.8%	4.9% <div style="width: 4.9%; background-color: #ff6347; height: 10px;"></div>	39.2% <div style="width: 39.2%; background-color: #ffcc00; height: 10px;"></div>	1,372,859	
7277	2008	504	Noble Remix	Thong Lo	Noble Develo...	170,732	61.00	7,500,000	122,950.82	-3.9%	4.4% <div style="width: 4.4%; background-color: #ff6347; height: 10px;"></div>	38.9% <div style="width: 38.9%; background-color: #ffcc00; height: 10px;"></div>	2,914,652	
7293	2009	460	Siri at Sukhumvit	Thong Lo	Sansiri	201,923	52.00	7,590,000	145,961.54	-8.6%	4.2% <div style="width: 4.2%; background-color: #ff6347; height: 10px;"></div>	38.3% <div style="width: 38.3%; background-color: #ffcc00; height: 10px;"></div>	2,909,996	
										0.0%	5.0%	10.0%	-0%	
						Grand total	125,343	41.94	5,160,000	125,000	-2.4%	4.6% <div style="width: 4.6%; background-color: #ff6347; height: 10px;"></div>	0.8% <div style="width: 0.8%; background-color: #ffcc00; height: 10px;"></div>	47,319.13

1 - 100 / 3027 < >

เลือกห้องไหนดี

Room

ID	year b...	Units un...	Condo Name	Station2	developer	AVG price	space	price	asking_pr...	asking p...	gross rental...	Price Index...	Capital G...	
1.	4669	2020	372	Siamese Sukhum...	Bang Ch...	Siamese As...	202,199	38.67	3,999,000	103,413.5	9.3%	2.6% 	95.5% 	3,820,035.33
2.	6118	2012	243	Noble Refine	Phrom P...	Noble Devel...	194,643	57.06	6,000,000	105,152.47	-2.7%	4.7% 	85.1% 	5,106,329.58
3.	4566	2010	604	Millennium Resid...	Asok	City Develo...	177,723	129.00	13,000,000	100,775.19	-1.9%	4.0% 	76.4% 	9,926,267
4.	4424	2017	79	FYNN Aree	Ari	Yellowfynn ...	213,009	32.00	3,970,000	124,062.5	-0.5%	4.0% 	71.7% 	2,846,288
5.	4527	2016	122	Circle Rein Sukhu...	Asok	Fragrant Pr...	168,250	40.00	4,100,000	102,500	-6.9%	3.9% 	64.1% 	2,630,000
6.	4366	2016	516	Centric Ari Station	Ari	SC Asset	192,232	121.00	14,500,000	119,834.71	-4.1%	3.8% 	60.4% 	8,760,072
7.	4423	2017	79	FYNN Aree	Ari	Yellowfynn ...	213,009	32.38	4,300,000	132,798.02	-0.5%	4.0% 	60.4% 	2,597,231.42
8.	4422	2017	79	FYNN Aree	Ari	Yellowfynn ...	213,009	32.38	4,300,000	132,798.02	-0.5%	4.0% 	60.4% 	2,597,231.42
9.	6117	2012	243	Noble Refine	Phrom P...	Noble Devel...	194,643	50.62	6,210,000	122,678.78	-2.7%	4.7% 	58.7% 	3,642,828.66
10.	4766	2018	841	THE LINE Jatujak...	Chatuch...	Sansiri	200,057	78.00	9,900,000	126,923.08	0.6%	3.8% 	57.6% 	5,704,446
11.	4971	2020	1404	XT Huaykwang	Huai Kw...	Sansiri	179,408	35.00	3,990,000	114,000	4.3%	0.0% 	57.4% 	2,289,280
12.	5750	2014	313	M Ladprao	Phahon ...	Major Devel...	156,365	50.00	5,000,000	100,000	-11.0%	4.4% 	56.4% 	2,818,250
13.	6458	2021	332	The Nest Chula-S...	Sam Yan	The Nest Pr...	162,716	37.00	3,900,000	105,405.41	1.1%	0.0% 	54.4% 	2,120,492
14.	4765	2018	841	THE LINE Jatujak...	Chatuch...	Sansiri	200,057	32.00	4,165,000	130,156.25	0.6%	3.8% 	53.7% 	2,236,824
15.	4970	2020	1404	XT Huaykwang	Huai Kw...	Sansiri	179,408	34.00	3,990,000	117,352.94	4.3%	0.0% 	52.9% 	2,109,872
16.	4668	2020	372	Siamese Sukhum...	Bang Ch...	Siamese As...	202,199	74.12	9,906,000	133,648.14	9.3%	2.6% 	51.3% 	5,080,989.88

SUMMARY

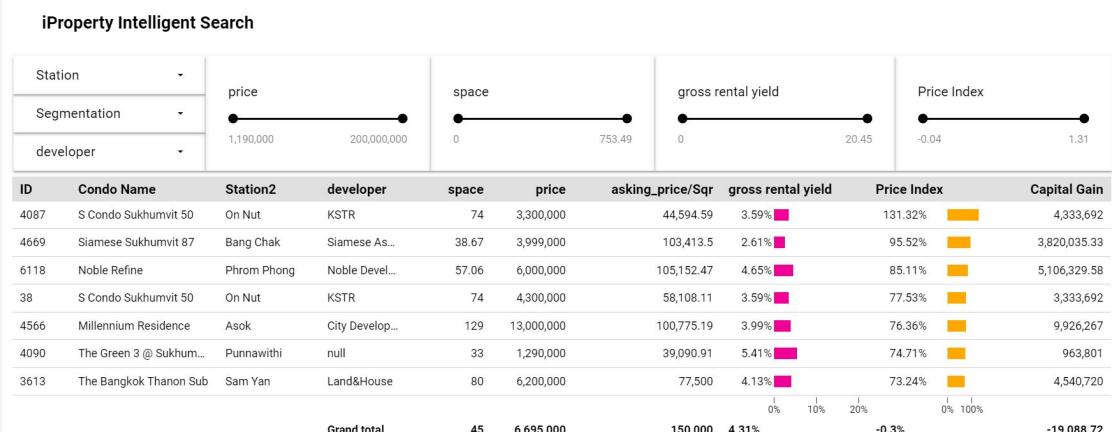
- เลือก Segment ไหนดี : Upper Class : 100k-150k baht/sq.m
- ควรมีเงินเท่าไหร่ 4M+
- เลือก Station ไหนดี : ศูนย์วัฒนธรรม สุรศักดิ์ สนามกีฬาแห่งชาติ พร้อมพงษ์ อโศก
- เลือก brand ไหนดี : AP, Sansiri, Ananda, SC Asset
- เลือกห้องไหนดี: ห้องที่มีค่า price index สูงๆ



NEXT STEP

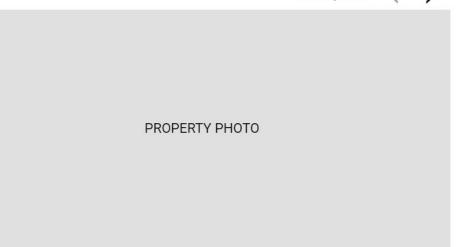
NEXT STEP

Tool for Condo Investor:
iProperty Intelligent search



Condo Name	year built	units	developer	Broker
S Condo Sukhu...	2007	77	KSTR	Blessing Propert...
Siamese Sukhu...	2020	372	Siamese Asset	Kochapatra Won...
Millennium Res...	2010	604	City Developme...	billionproperty
The Green 3 @ ...	2014	155	null	Mahistutawan Jaijit
The Ronnarin T	2005	155	Land&House	Raoe BKK Condo

1 - 100 / 4090 < >



asking_price/Sqr
 39,090.91 • 390,887.24
 Station2
 Nana Phrom Phong Thong Lo Ratchathewi
 Asok Sukhumvit Victory Monument Phramar 9

A photograph of a modern building's exterior. The upper portion features a light-colored, textured wall with a horizontal seam. Below it is a dark, horizontal band containing two large, dark rectangular windows. The building is set against a white background.

THANK YOU

CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon**, and infographics & images by **Freepik**

BACKUP SLIDES



DATA

01

02

03

SCRAPE DATA FROM HIPFLAT

- ข้อมูลกัว่ไปของคอนโด
- ชื่อและรายละเอียดคอนโด
ที่ปล่อยขาย/เช่า

CLEAN DATA

เอา Outlier ออก
ตัด Text
เพิ่มฐานข้อมูล Condo info, units, year built
Fill in latitude longitude

AGGREGATE DATA

รวม Data ที่ปล่อยขาย/เช่า
กับข้อมูลกัว่ไปของคอนโด
ด้วย Vlookup

Raw Data

name	location	b	ba	spa	flo	s	pri/s	age
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	25	36	6,159,000	246,360	Bangkc
The Lofts Asoke	For Sale or Rent 2 Beds Condo Near MR	2	2	86		18,900,000	219,767	The Ba
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	34		8,900,000	261,765	Properl
Altitude Define	For Sale 1 Bed Condo Near MRT Sam Ya	1	1	37		6,000,000	162,162	Bangkc
Siamese Surawong	For Sale 2 Beds Condo Near MRT Sam Y	2	3	154	2	21,050,000	136,688	WELL
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Y	2	1	66		14,635,900	221,756	Findbai
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Ya	1	1	34	25	6,600,000	194,118	iHouse
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	35	51	9,480,000	274,783	Bangkc
Ashton Chula - Silom	For Sale Condo 26.5 sqm Near MRT San	Studio	1	27		7,680,000	289,811	Bangkc
M Silom	For Sale 2 Beds Condo Near BTS Chong	2	2	61		12,000,000	196,207	Liberal
Wish @ Samyan	For Sale 2 Beds Condo Near MRT Sam Y	2	1	59		7,400,000	125,424	Nornn
Supalai Elite Surawong	For Sale 2 Beds Condo in Bang Rak, Bar	2	2	87	31	12,000,000	137,931	T&M R
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Ya	1	1	34	14	6,600,000	194,118	Hologra
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Y	2	2	63	10	16,600,000	263,492	Sompo

Append Data

name	location	b
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	
The Lofts Asoke	For Sale or Rent 2 Beds Condo Near MR	
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	
Altitude Define	For Sale 1 Bed Condo Near MRT Sam Y	
Siamese Surawong	For Sale 2 Beds Condo Near MRT Sam Y	2 3 154
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Y	2 1 14,655,900 221,756 Findba
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Y	1 1 34 25 6,600,000 194,118 iHouse
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1 1 35 51 9,480,000 274,783 Bangk
Ashton Chula - Silom	For Sale Condo 26.5 sqm Near MRT Sam	Studio 1 27 7,680,000 289,811 Bangk
M Silom	For Sale 2 Beds Condo Near BTS Chong	2 2 61 12,000,000 196,207 Liberal
Wish @ Samyan	For Sale 2 Beds Condo Near MRT Sam Y	2 1 59 7,400,000 125,424 Nornn
Supalai Elite Surawong	For Sale 2 Bed Condo In Bang Rak, Ba	2 2 87 31 12,000,000 137,931 T&M R
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Y	1 1 34 14 6,600,000 194,118 Hologra
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Y	2 2 63 10 16,600,000 263,492 Somplo

condo_sale_wongwiens...

This preview may be up to 13 days old. Refresh

Queries [1] fx Table: TransformColumnTypes("Promoted Headers", [{"Type": "type text", "Detail": "type text", "Address": "type text", "Station": "type text", "Province": "type text", "Country": "type text", "Location": "type text"}])

APPLIED STEPS

- Source
- Navigation
- Promoted Headers
- Changed Type

Properties

Name: condo_sale_wongwiens...

All Properties

Query Settings

Append

Concatenate rows from three or more tables into a single table.

Two tables Three or more tables

Available tables

condo_sale_wongwiens...

Tables to append

condo_sale_wongwiens...

condo_sale_wongwiens...

OK Cancel

Clean Data

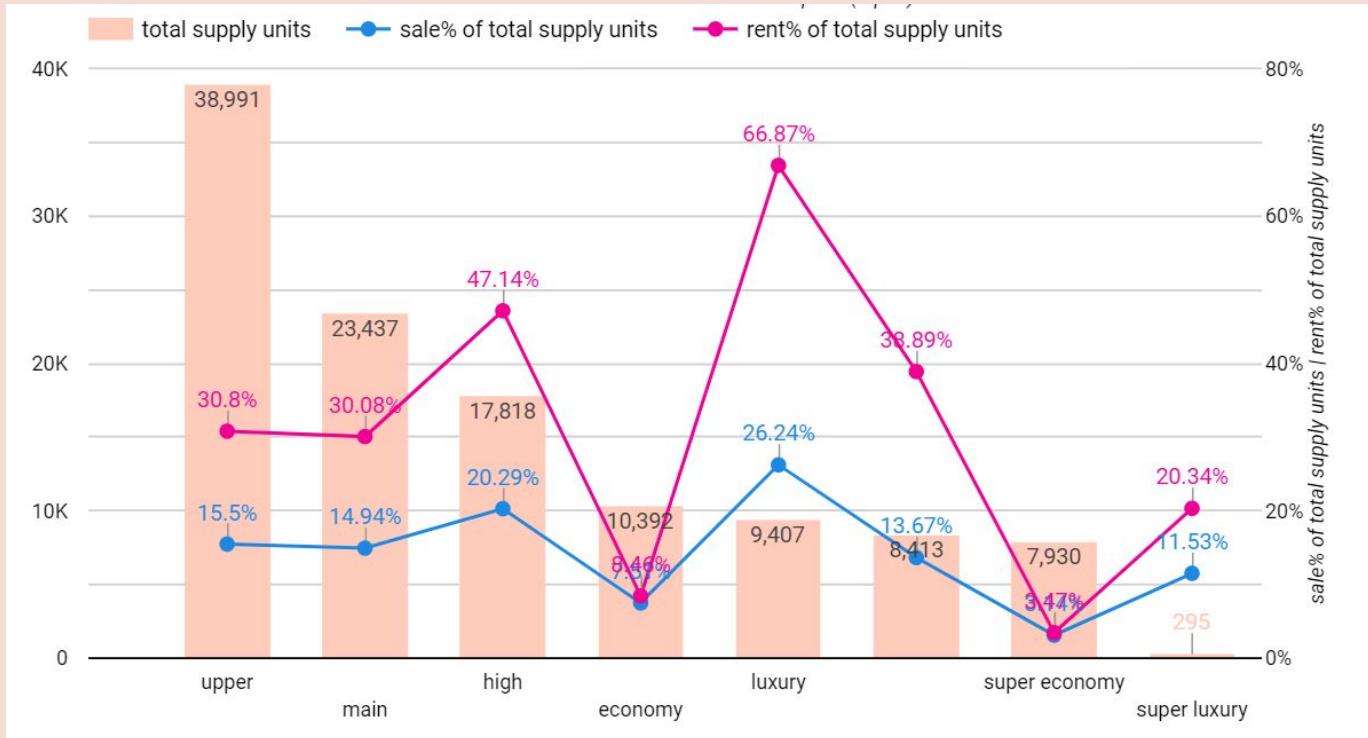
```
=IFERROR(IF(ISNUMBER(FIND("Near",$B2,1)),
RIGHT($B2,LEN($B2)-(FIND("MRT",$B2,1)+3)),
RIGHT($B2,LEN($B2)-(FIND("in",$B2,1)+2))),
RIGHT($B2,LEN($B2)-(FIND("BTS",$B2,1)+3)))
```

name	location	b	bx	spa	flr	sl	pr/s	area
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	25	36	6,159,000	246,360	Bangkok
The Lofts Asoke	For Sale or Rent 2 Beds Condo Near MRT	2	2	86		18,900,000	219,767	The Ba
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	34		8,900,000	261,765	Proper
Altitude Define	For Sale 1 Bed Condo Near MRT Sam Yai	1	1	37		6,000,000	162,162	Bangkok
Siamese Surawong	For Sale 2 Beds Condo Near MRT Sam Yai	2	3	154	2	21,050,000	136,688	WELL
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Yai	2	1	66		14,635,900	221,756	Findba
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Yai	1	1	34	25	6,600,000	194,118	House
Ashton Chula - Silom	For Sale or Rent 1 Bed Condo Near MRT	1	1	35	51	9,480,000	274,783	Bangkok
Ashton Chula - Silom	For Sale Condo 26.5 sqm Near MRT Sam Yai Studio	1	27			7,680,000	289,811	Bangkok
M Silom	For Sale 2 Beds Condo Near BTS Chong Nonsi	2	2	61		12,000,000	196,207	Liberal
Wish @ Samyan	For Sale 2 Beds Condo Near MRT Sam Yai	2	1	59		7,400,000	123,424	Nomn
Supalai Elite Surawong	For Sale 2 Beds Condo In Bang Rak, Bangkok	2	2	87	31	12,000,000	137,931	T&M R
Ideo Q Chula - Samyan	For Sale 1 Bed Condo Near MRT Sam Yai	1	1	34	14	6,600,000	194,118	Hologra
Ashton Chula - Silom	For Sale 2 Beds Condo Near MRT Sam Yai	2	2	63	10	16,600,000	263,492	Sompo



Detail	Address	Static	Provinc	Count
For Sale 2 Beds Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 2 Beds Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 2 Beds Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 1 Bed Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale 2 Beds Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand
For Sale or Rent 2 Beds Condo Near BTS Surasak, Bangkok, Thailand	Surasak, Bangkok, Thailand	Surasak	Bangkok	Thailand

SALE AND RENT % UNITS VS TOTAL SUPPLY BASE ON SEGMENTATION



Boxplot of Upper Class

