

## **Meeting Minutes – 18 June 2025**

### Market Trend Analysis:

- Dirty data cleaning
- Created a separate Streamlit UI to query resale prices for existing combinations (based on Year-Month, Town, Flat Type, Storey Range (e.g. 01 to 03), Flat Model, Floor Area (sqm) and Lease Commence Year)
- Compared actual current prices using this Query UI (2025 Apr – May) against the predicted values using the Prediction UI

### Demand Forecasting:

- Updated dataset from data.gov.sg
- Did more fine-tuning
- PICP hits business requirements but still need to work on MPIW
- Created actual vs predicted visualizations as Demand Forecasting focuses on transactions (not easily found online compared to resale prices)

### Predictive Price Analytics:

- Updated SHAP summary
- Hit all target metrics except MPIW, to work on it
- Created visualizations for model evaluation

### Rental Yield Prediction:

- HDB Rental Data (properties currently being rented out) vs PropertyGuru Rental Prices (have not been rented out yet): Those on PropertyGuru might have slightly higher than average prices
- Some data is structured differently → e.g. 1 room being rented out in a 3-room flat, which is why the data could show \$800 rental price for a 3-room flat
- Removed data which is less than 80% of median value
- Worked on improving evaluation metrics

### TO-DO:

- Continue dirty data cleaning/improve dataset and work on the model to make it reliable for future predictions
- Upload images to AWS again for testing, use the public VPC, ensure it can run without crashing

### Others:

- 3 more sessions till end of trimester