

REALAI CE



# Empower Your Real Estate Decisions

Predict property prices with confidence. Data-driven. Elegant. Instant

# Team

**Enmanuel**  
Frontend Architect

**Josh**  
Data Engineer

**Michael**  
Full Stack Developer

**Alessandro**  
ML Developer



## Pain Points

### ⚡ **Lack of Price Transparency**

Buyers and renters don't know if a listing is fairly priced

### ⚡ **Time-Consuming Search**

Manual comparison of listings is inefficient and frustrating

### ⚡ **Missing Market Intelligence**

No insight into current pricing dynamics

# From Problem to Prediction

## ↗ **AI-Powered Valuations**

Accurate pricing prediction using machine learning in seconds

## ↗ **Data-Driven Decisions**

Transparent Insights based on real market data

## ↗ **Image and Location Intelligence**

Combines images aesthetics and neighborhood data for smarter insights

## How We Built It

### ↗ Data Scraping

1000+ listings scraped from UrbanHome and Flatfox

### ↗ Models evaluated

XGBoost, Linear Regression and **Random Forest**

### ↗ Best Model + CNN

Random Forest ( $R^2$ : ~**0.81**, RMSE: ~**452 CHF**)



## Market Opportunity

- ⤴ > 100'000 active listings/year on Swiss platforms
- ⤴ Agents and sellers need data-driven tools to price competitively
- ⤴ Growing demand for smart property search and valuation apps
- ⤴ Fragmented market with no dominant predictive solution yet
- ⤴ Pricing errors lead to lost deals, long vacancies or overpayment



# Locking Ahead

## ⚡ **Real-Time Market Integration**

Connect to live real estate listings and price feed

## ⚡ **Explainable AI**

Make our Prediction transparent and trustworthy

## ⚡ **International Expansion**

Launch in new markets across Europe and beyond





# REALANCE

PREDICT PROPERTY PRICES WITH CONFIDENCE