



HDB Price Prediction

Your dream home awaits..

HAMIZAH

Outline

**Overview housing situation
(HDB) in Singapore**

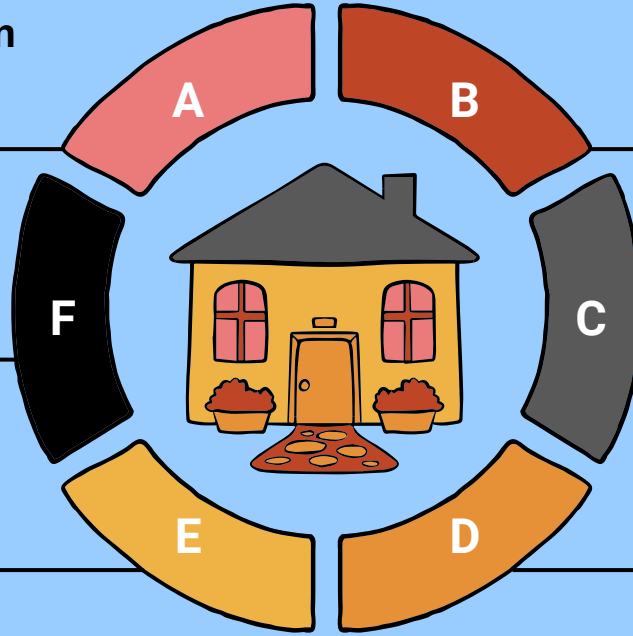
Problem Statement

Conclusion/Improvement

Analysis/Findings

Streamlit

Modelling



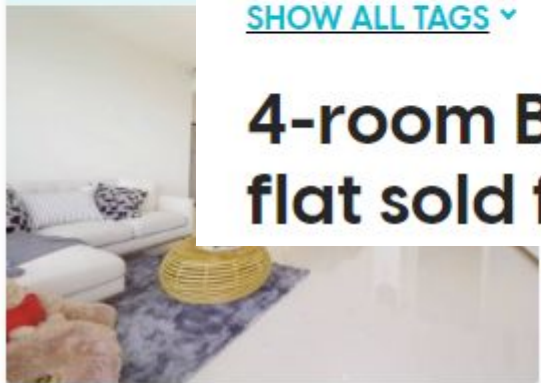
News Coverage

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\$ MONEY

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4-room Ber flat sold for



SINGAPORE

HDB resale prices rise 2.3% in Q4, slowest increase in 2022

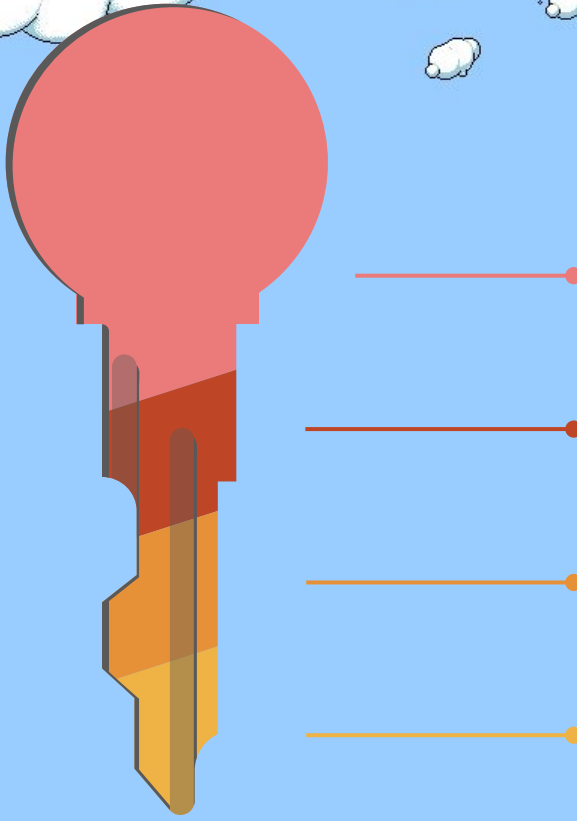
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esale

7-room HDB flat in Sengkang sold
for \$928,000



Problem Statement



- To assist future home buyers to utilise this tool to evaluate the price of a HDB

- To serve as a guide whether the price on other websites are inflated or in line with the market value.

- Prediction of HDB resale flat prices

- Datasets from 2015 - 2023

What do buyers look for?

PRICE ?

Location ?

The age of the flat ?

Size ?

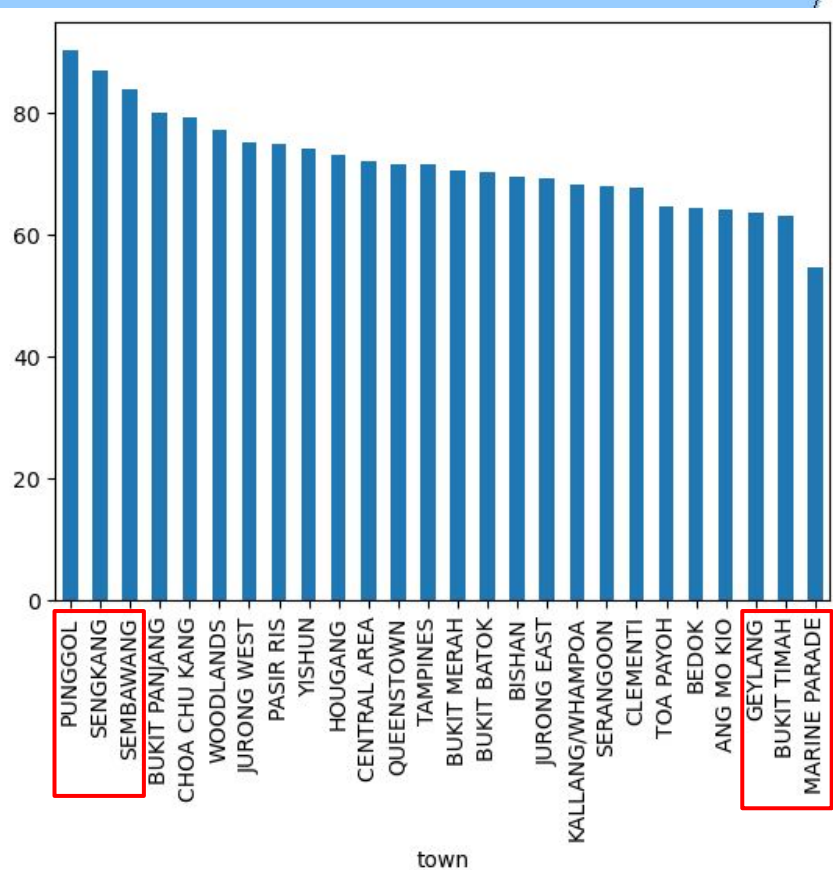
Level of unit ?

Type ?



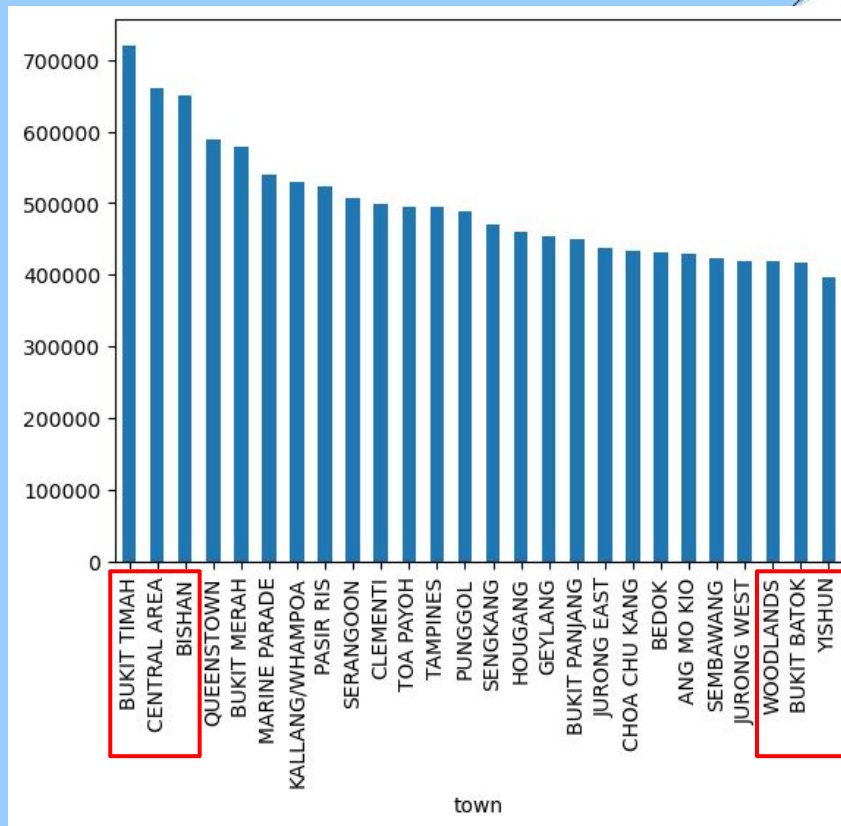
Findings (Maturity of unit)

- Most newer units are in punggol, senggang and sembawang
- Older units located are in geylang, bukit timah and marine parade



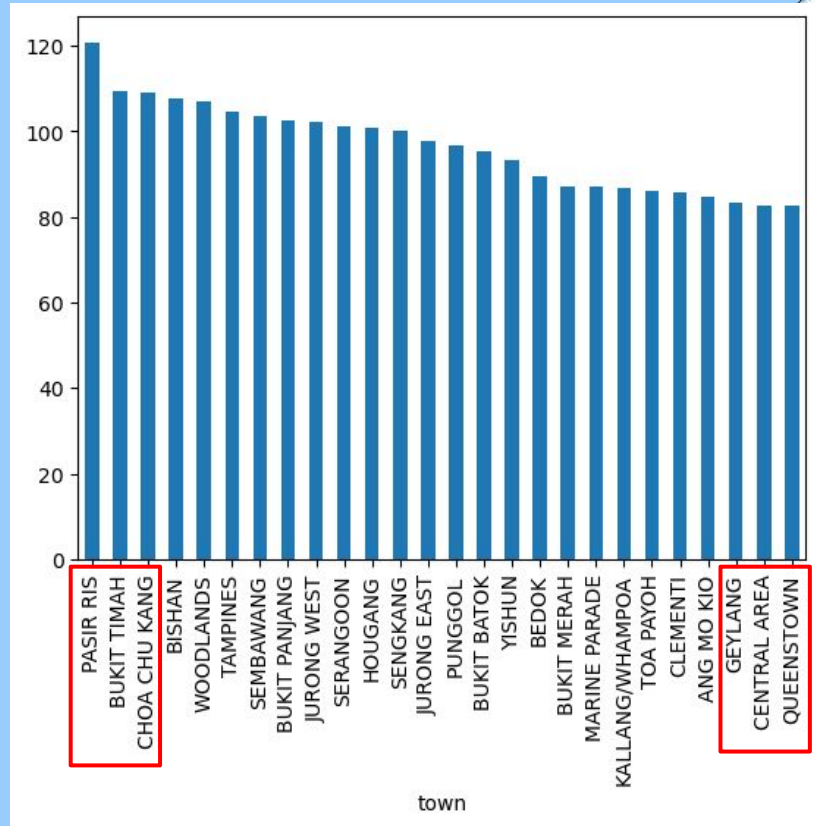
Findings (Prices \$)

- Bukit Timah, Central Area, Bishan
- Yishun, Bukit Batok, Woodlands



Findings (Floor sqm)

- Pasir Ris, Bukit Timah, Choa Chu Kang
- Queenstown, Central Area, Geylang



Modelling

Model	r^2		RMSE	
	Train	Test	Train	Test
Linear Regression	0.796	0.795	72538.72	72969.34
Random Forest Regressor	0.921	0.905	45204.75	49507.80

Random Forest Regressor used for the data modelling.

User Interface Experience (Streamlit)

Hello, welcome to HDB price predictor!

Home Qualities

Input the qualities of your desired home.

Select your favourite Town

ANG MO KIO

Select your favourite flat type

3 ROOM

Select which floor you want to stay at

07 TO 09

Select desired Floor Area Sqm

0

Select a HDB Model

Improved

Remaining lease of choice

0

Submit

Conclusion/Improvements

- Utilizing a wider dataset for more accurate modelling
- Using different models to evaluate the data
- Refining the user interface experience without certain features.

