



# HDB Price Prediction

Your dream home awaits..

**HAMIZAH**

# Outline

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

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**Problem Statement**

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**Conclusion/Improvement**

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**Analysis/Findings**

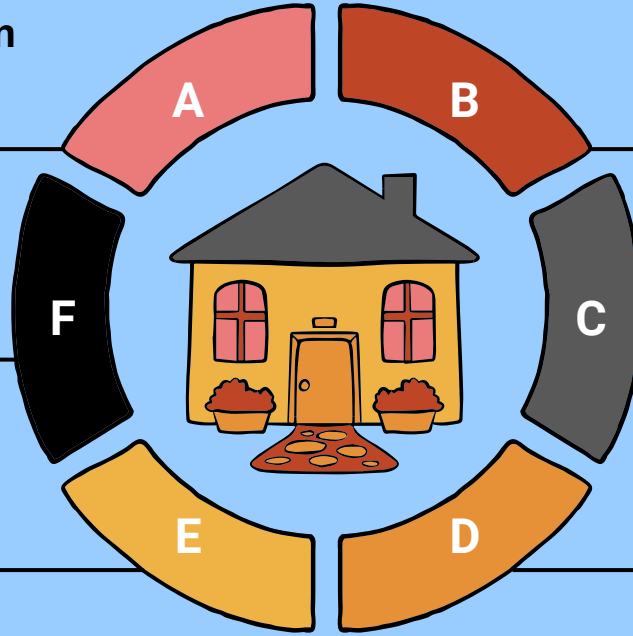
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**Streamlit**

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**Modelling**

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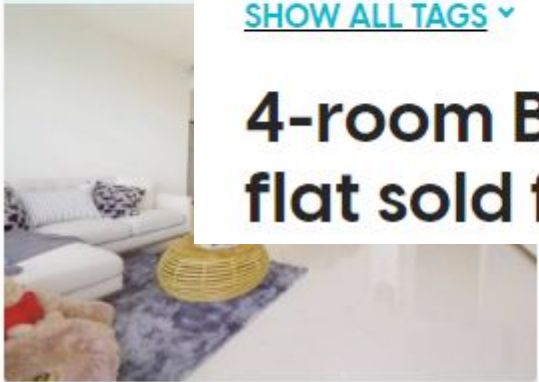
# News Coverage

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Queensto

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### 4-room Ber flat sold for



**SINGAPORE**

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

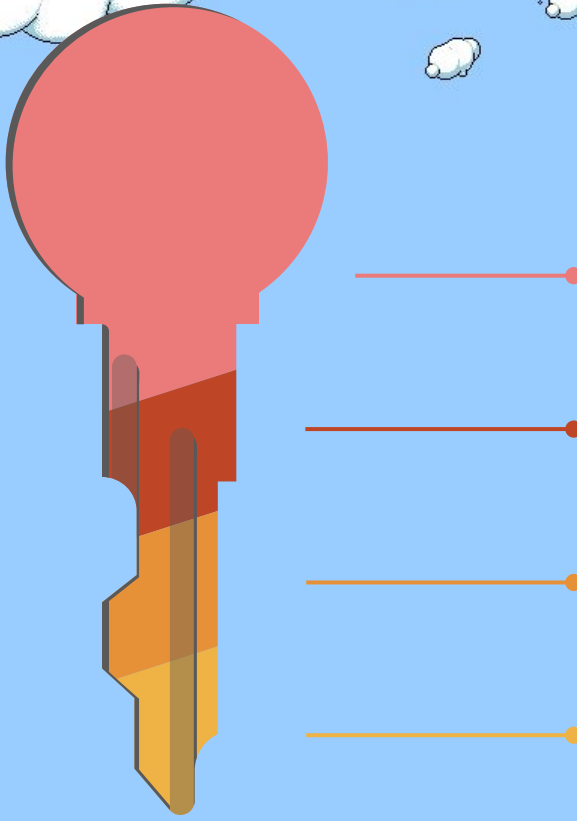
Jan 27, 2023

### 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 ?**

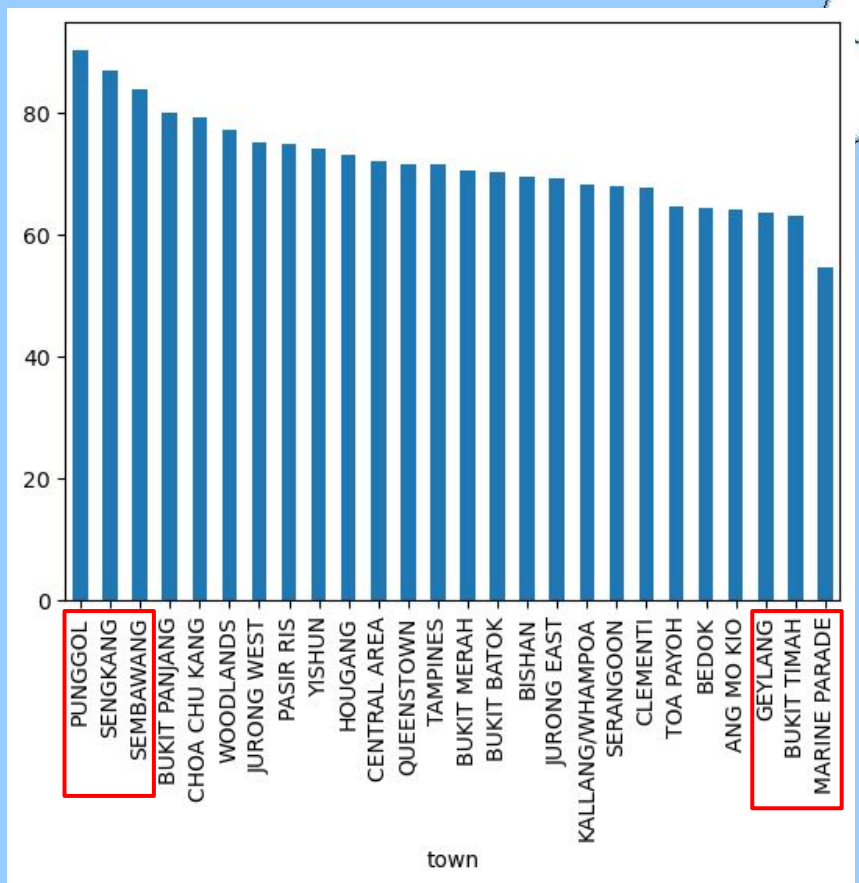
**Level of unit ?**

**Type ?**



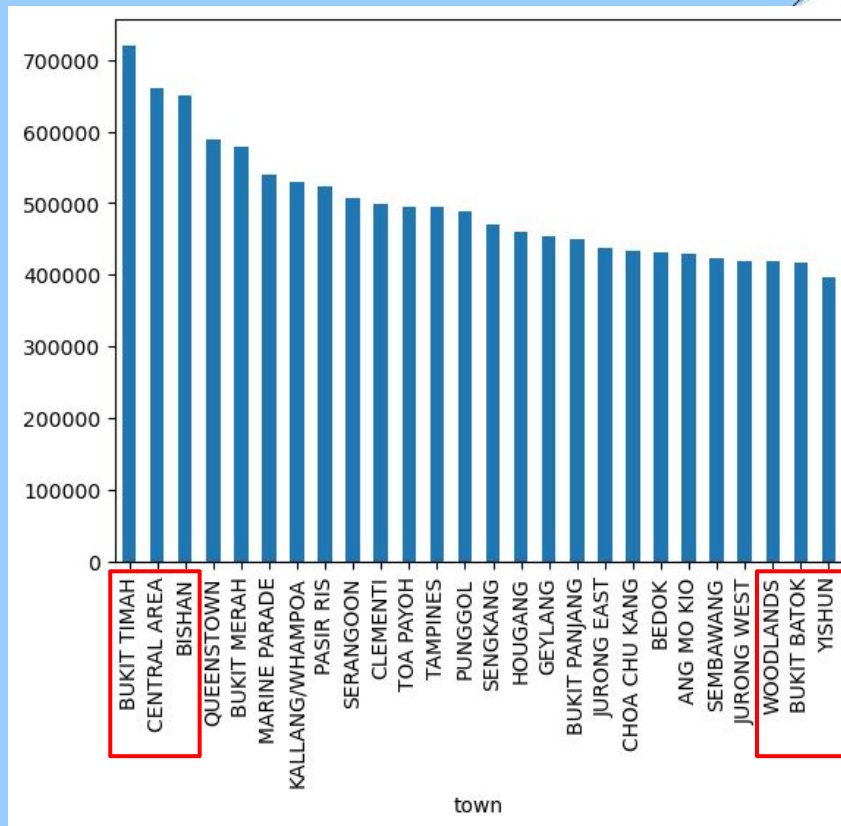
# Findings (Maturity of unit)

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



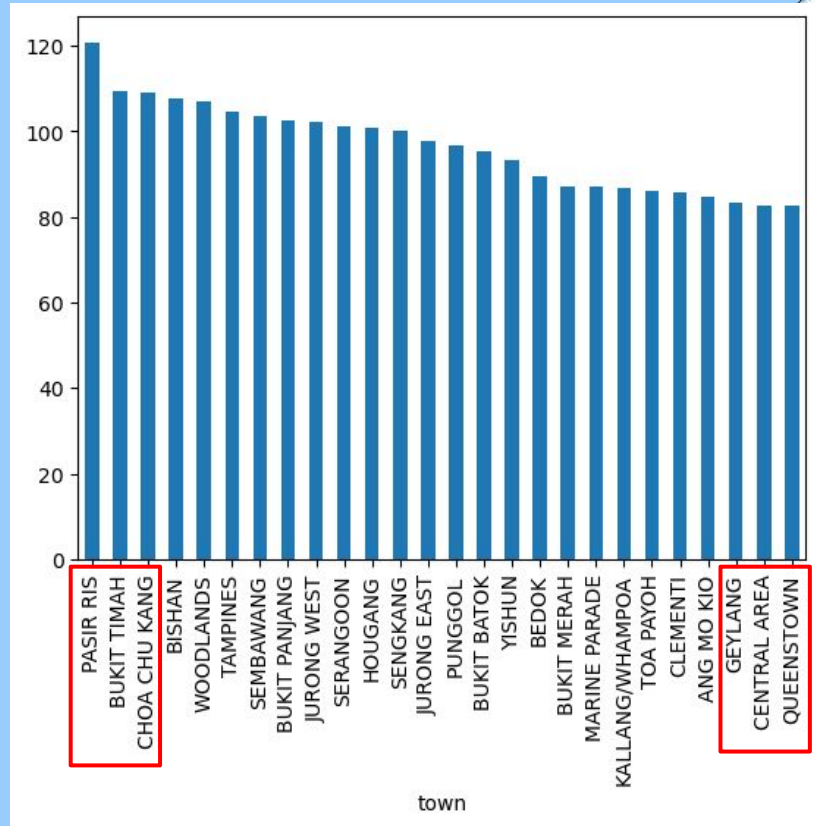
## Findings (Prices \$)

- 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 more models to evaluate the data
- Excluding some features to enhance the user interface experience

