



Property in Kuala Lumpur

Find Your Perfect Home!
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01 Cleaning Process

Steps

1. Remove duplicates and trim white spaces.
2. On location:
 - remove Kuala Lumpur from Location,
 - check typo with pivot table,
 - Check real location, in case any location located within other area.
3. On price:
 - remove all blank price,
 - remove the RM in price with split function.
4. On rooms:
 - remove row with blank rooms,
 - replace studio with 0, and sum up all the total rooms
5. On bathrooms, remove all blank bathrooms, and check the data .
6. On car parks: Keep blank as 0, assuming the property doesn't have any parking
7. Furnishing: Keep blank furnishing and unknown as unfurnished
8. Land type and size: Split the type of land and convert all to sq. ft.
9. Outliers: Remove outliers using Upper Inner Fence and Upper Inner Fence using IQR.

Clean Data

[Link](#)

Location	Price	Rooms	Bath rooms	Car Parks	Property Type	Side	Ground Type	Size	Furnishing
KLCC	1,250,000	3	3	2	Serviced Residence		Built-up	1335	Fully Furnished
Damansara Heights	6,800,000	6	7	0	Bungalow		Land area	6900	Partly Furnished
Dutamas	1,030,000	3	4	2	Condominium	Corner	Built-up	1875	Partly Furnished
Bukit Jalil	900,000	5	3	2	Condominium	Corner	Built-up	1513	Partly Furnished
Taman Tun Dr Ismail	5,350,000	6	5	4	Bungalow		Land area	7200	Partly Furnished
Taman Tun Dr Ismail	2,600,000	5	4	4	Semi-detached House		Land area	3600	Partly Furnished
Taman Tun Dr Ismail	1,950,000	5	4	3	2-sty Terrace/Link House	EndLot	Land area	1875	Partly Furnished
Sri Petaling	385,000	3	2	1	Apartment	Intermediate	Built-up	904	Partly Furnished
Taman Tun Dr Ismail	1,680,000	4	3	0	2-sty Terrace/Link House	Intermediate	Land area	1760	Partly Furnished
Taman Tun Dr Ismail	1,700,000	4	3	0	2-sty Terrace/Link House	Intermediate	Land area	1900	Partly Furnished
Taman Tun Dr Ismail	4,580,000	7	5	5	Bungalow	Intermediate	Land area	6000	Partly Furnished
Taman Tun Dr Ismail	3,100,000	5	3	0	Semi-detached House	Intermediate	Land area	3600	Partly Furnished
Bukit Tunku (Kenny Hills)	9,000,000	7	7	4	Bungalow	Corner	Land area	8500	Partly Furnished
Damansara Heights	4,500,000	6	7	0	Bungalow	Corner	Built-up	4842	Partly Furnished
Mont Kiara	1,780,000	5	4	2	Condominium	Corner	Built-up	1830	Partly Furnished
Mont Kiara	3,450,000	5	6	3	Condominium	Corner	Built-up	3720	Fully Furnished
Desa ParkCity	1,500,000	5	4	2	Condominium	Corner	Built-up	1798	Partly Furnished
Damansara Heights	1,550,000	1	1	1	Serviced Residence	Intermediate	Built-up	904	Fully Furnished
Mont Kiara	1,500,000	4	4	3	Condominium		Built-up	2163	Fully Furnished

Outliers

[Link](#)

Price		Rooms		Bathrooms	
Q1	705,500.00	Q1	3	Q1	2
IQR	1,765,337.50	IQR	2	IQR	3
Lower Inner Fence	-1,942,506.25	Lower Inner Fence	0	Lower Inner Fence	-2.5
Upper Inner Fence	5,118,843.75	Upper Inner Fence	8	Upper Inner Fence	9.5

Carparks		Size	
Q1	0	Q1	1,087.00
IQR	2	IQR	1,713.00
Lower Inner Fence	-3	Lower Inner Fence	-1,482.50
Upper Inner Fence	5	Upper Inner Fence	5,369.50



02 Descriptive Analysis

Property Data

Property

- 4270 units, after cleaning process.
- Majority variables in average



Price

RM 1.595.457



Rooms

4

Bathrooms

3

Car Parks

1

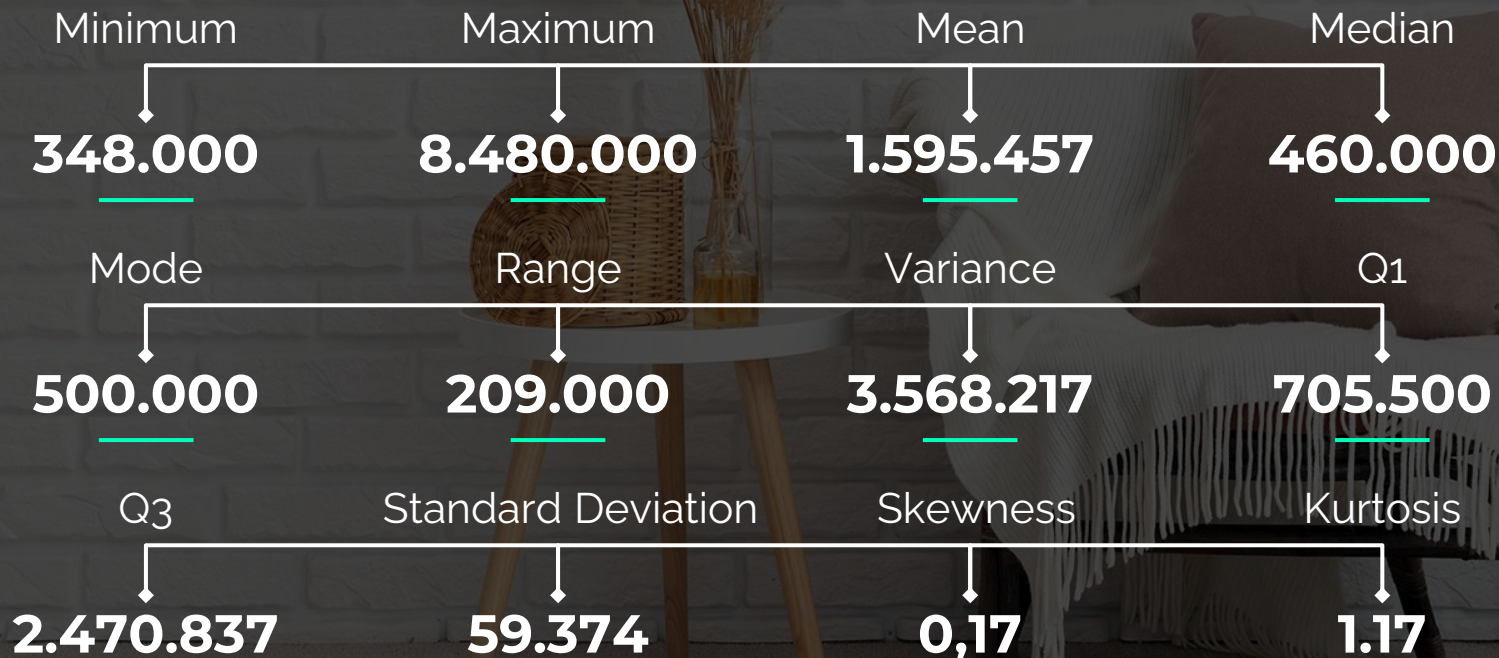
Size

1.933 sq. ft.

Property Type

Condominium [1996] and
Served Resident [1113]

Descriptive Analysis: Price



Descriptive Analysis: Rooms

Minimum

0

Maximum

8

Mean

3.6

Median

4

Mode

4

Range

8

Variance

1.98

Q1

3

Q3

5

Standard Deviation

1.41

Skewness

0,17

Kurtosis

1.17

Descriptive Analysis: Bathrooms

Minimum	Maximum	Mean	Median
<u>1</u>	<u>9</u>	<u>3</u>	<u>3</u>
Mode	Range	Variance	Q1
<u>2</u>	<u>8</u>	<u>2.21</u>	<u>2</u>
Q3	Standard Deviation	Skewness	Kurtosis
<u>5</u>	<u>1.49</u>	<u>0,61</u>	<u>0.32</u>

Descriptive Analysis: Car Parks

Minimum

0

Maximum

9

Mean

1.45

Median

1

Mode

2

Range

9

Variance

1.59

Q1

0

Q3

2

Standard Deviation

1.59

Skewness

0,82

Kurtosis

1,10

Descriptive Analysis: Size

Minimum

304

Maximum

8281

Mean

1933

Median

2.13

Mode

1.65

Range

988

Variance

105,908

Q1

1087

Q3

2800

Standard Deviation

325,4

Skewness

1,63

Kurtosis

0,81



Exploratory Data Analysis 03

Top 3 Location of Number of Properties

01

Mont. Kiara

633 properties

02

KLCC

511 properties

03

**Desa
ParkCity**

314 properties

Mont. Kiara

Property

- 633 units, after cleaning process.
- Majority variables in average



Price

RM 2.007.557

Rooms

4

Bathrooms

3-4

Car Parks

2

Size

2.412 sq. ft.

Property Type

Condominium, 497
units

KLCC

Property

- 511 units, after cleaning process.
- Majority variables in average



Price

RM 2.211.437

Rooms

3

Bathrooms

2-3

Car Parks

1

Size

1.739 sq. ft.

Property Type

Serviced Residence,
253 units.

Desa ParkCity

Property

- 314 units, after cleaning process.
- Majority variables in average



Price

RM 2.180,684

Rooms

4

Bathrooms

3-4

Car Parks

1

Size

2.189 sq. ft.

Property Type

Condominium, 125 units

Top 3 Location Based on Average Price

01

Bukit Kiara

4 properties

02

Federal Hill

3 properties

03

Semarak

1 properties



Correlation and Regression

03

Correlation

	<i>Price</i>	<i>Rooms</i>	<i>Bathrooms</i>	<i>Car Parks</i>	<i>Size</i>
Price	1.00				
Rooms	0.80	1.00			
Bathrooms	0.79	0.86	1.00		
Car Parks	0.18	0.27	0.24	1.00	
Size	0.92	0.82	0.84	0.23	1.00

Size is the variable with highest correlation to pricing in Mont. Kiara.

[Link](#)

Regression

	<i>Coefficients</i>	<i>P-value</i>
Intercept	-11358.21	0.82
Rooms	95033.10	0.00
Bathrooms	-9426.53	0.67
Car Parks	-28051.66	0.03
Size	741.41	0.00

[Link](#)



05 Price
Recommendation

An empty room with light blue walls, white crown molding, and a wooden floor. On the left is a large arched window with a white frame and a white radiator below it. In the center is a smaller arched window with a white frame and a white radiator below it. A dark grey rectangular overlay is centered in the room, containing white text and a green horizontal line. There are also green squares in the top right and bottom left corners of the overlay. On the far left, there is a dark grey vertical bar with three circles: two white and one green.

Rm 272.925

Price of the house in Mont. Kiara with
3 rooms, 2 bathrooms, 2 car parks and
100 sq. ft.



Thanks!

Do you have any questions?
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