

# HOUSING PRICE WITH **SKY TRAIN** & **SUBWAY**





Baths



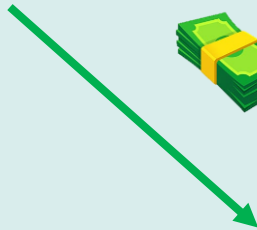
Housing



Bedrooms



Baths



Housing



Bedrooms



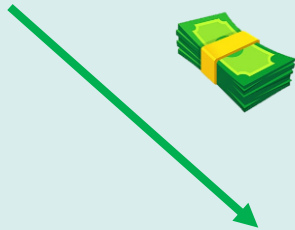
Floor Area

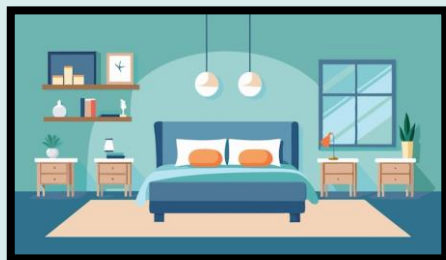


Baths



Housing





Bedrooms



Floor Area



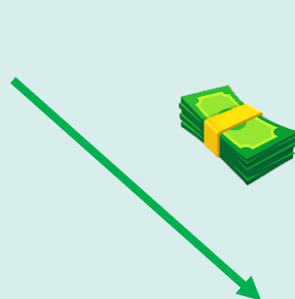
Facility

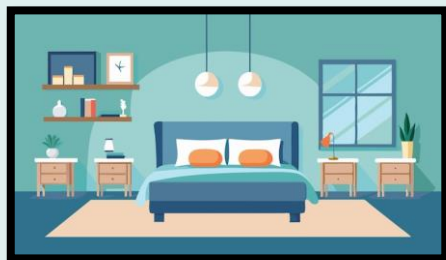


Baths



Housing





Bedrooms



Floor Area



Facility



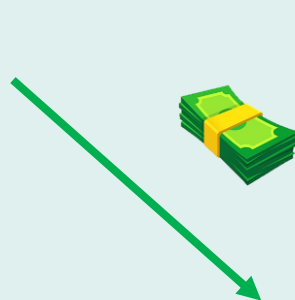
Baths



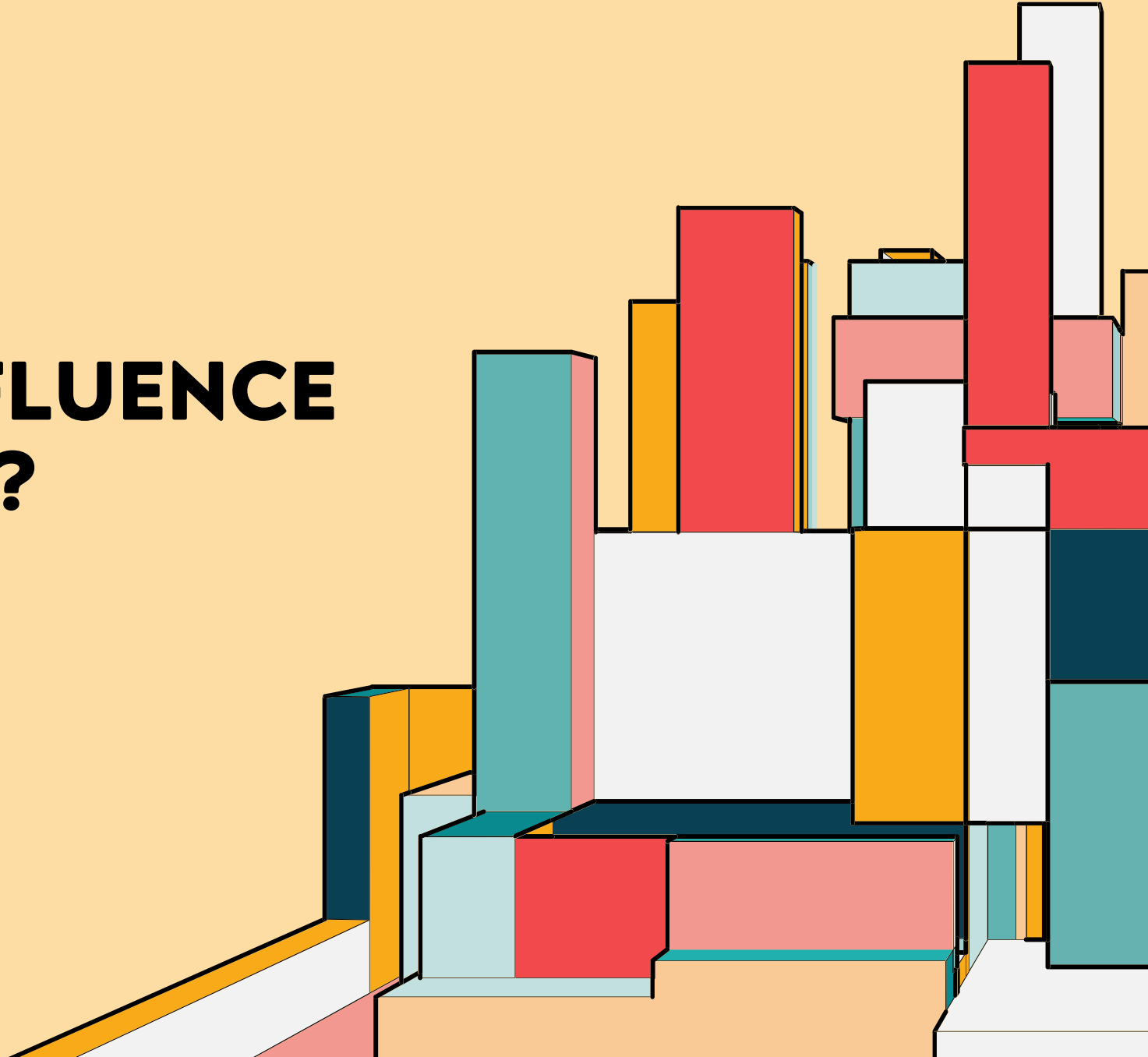
Housing



Station



# DO STATIONS INFLUENCE HOUSING PRICES?

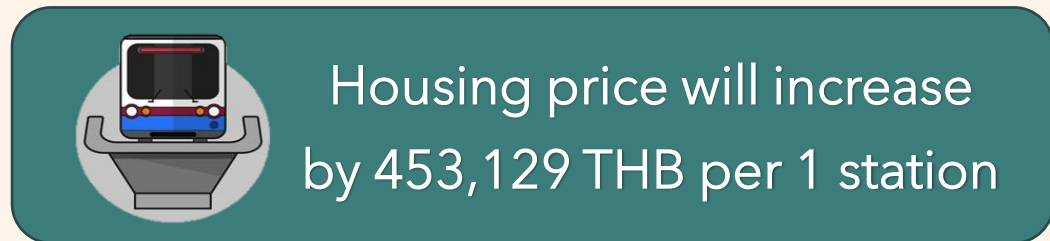


# PROBLEM STATEMENT 1

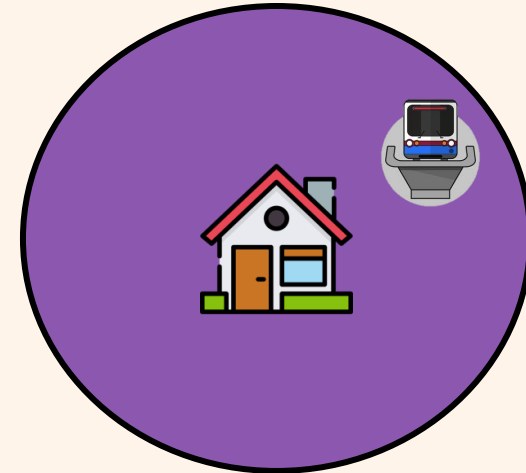
This project examines how proximity to mass transit impacts residential property prices in Bangkok, with the main question being: is there a correlation between distance from a station and property prices? We'll start by analyzing the price differences between properties located within 1 kilometer of a station versus those farther away.



# HOW STATION INFLUENCE HOUSING PRICE ?

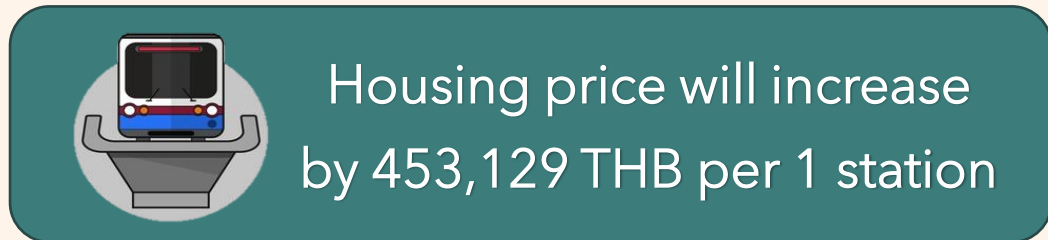


1 Km. radius

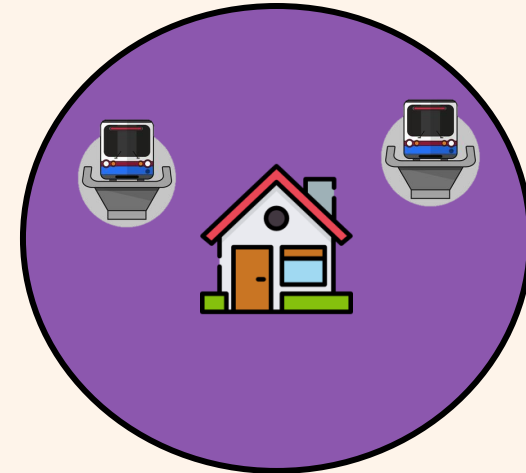


Housing Price + 453,129 THB

# HOW STATION INFLUENCE HOUSING PRICE ?



1 Km. radius



Housing Price + 906,258 THB

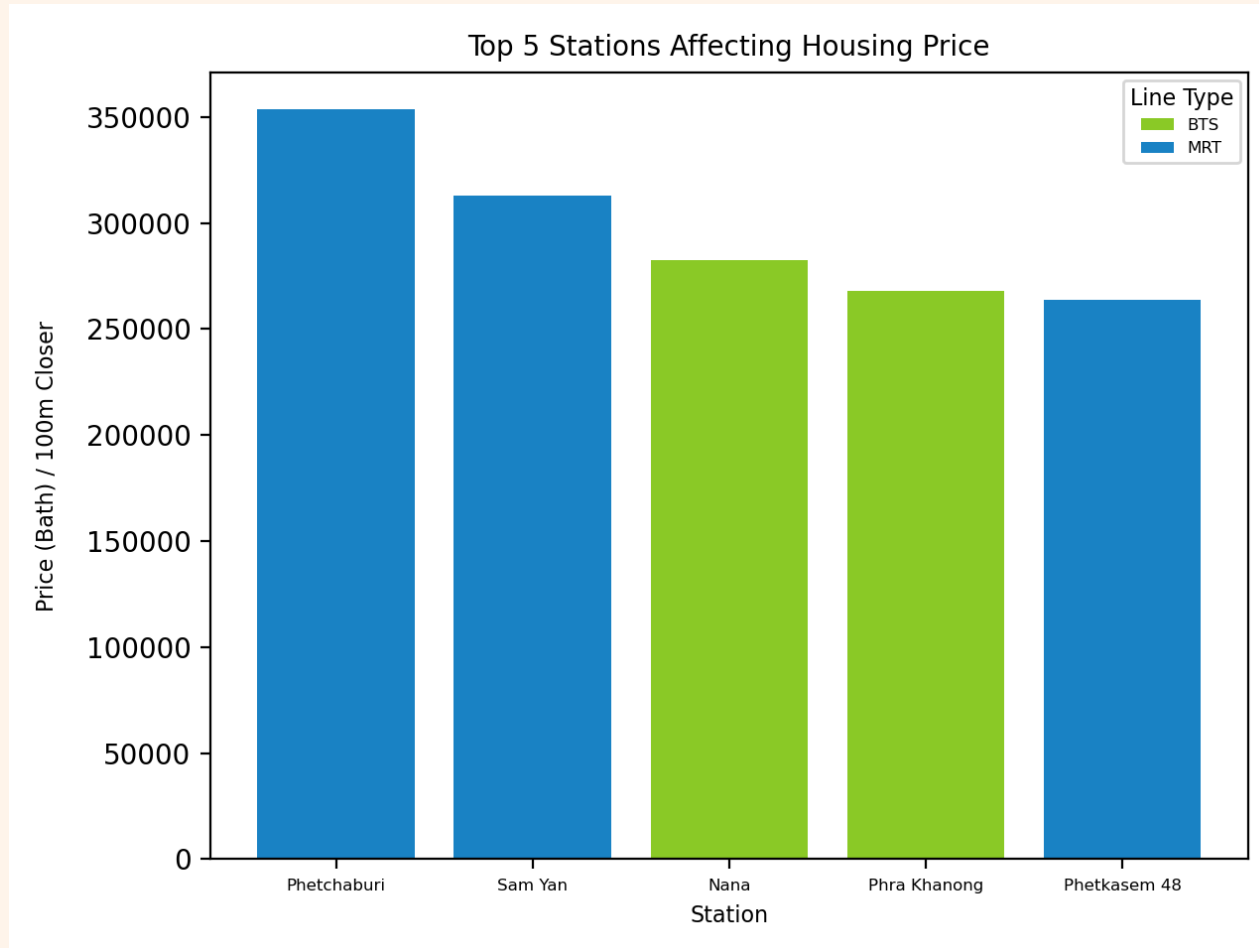
# HOW INDIVIDUAL STATIONS AFFECT HOUSING PRICES



# PROBLEM STATEMENT 2

We'll dive deeper to understand how distance from the station influences property prices and identify the five stations with the most significant impact on nearby property values. Our approach involves analyzing recent residential data in Bangkok around BTS Skytrain and MRT subway stations, using machine learning models to rank stations based on the relationship between distance and nearby property prices – to see if prices tend to increase or decrease as distance from each station grows.

# TOP 5 STATIONS MOST INFLUENCE ON HOUSING PRICES



Station	Price (bath) / 100 meters closer
MRT Phetchaburi	353,425
MRT Sam Yan	312,668
BTS Nana	282,391
BTS Phra Khanong	267,761
MRT Phet Kasem 48	263,752

# PRICE (BATH) / 100 METERS CLOSER

MRT PHETCHABURI = 353,425



900 m.



MRT Phetchaburi

Housing

Housing price + 353,425



500 m.

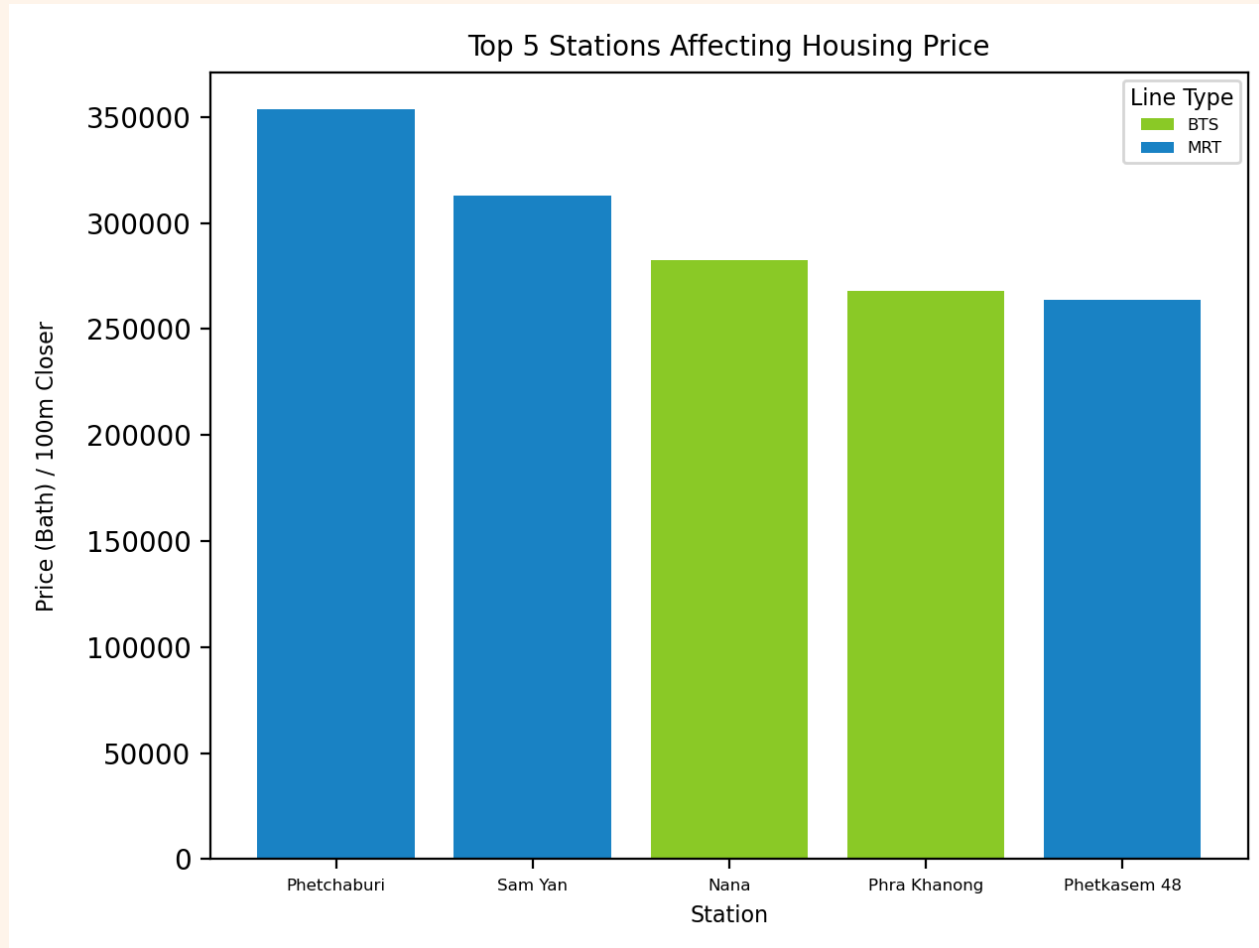


MRT Phetchaburi

Housing

Housing price + 353,425\*(5)

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**WHY THIS INFORMATION  
IS IMPORTANT?**



# WHAT IF WE DECIDE TO RELOCATE TO NEAR HA YAEK LAT PHRAO STATION ?

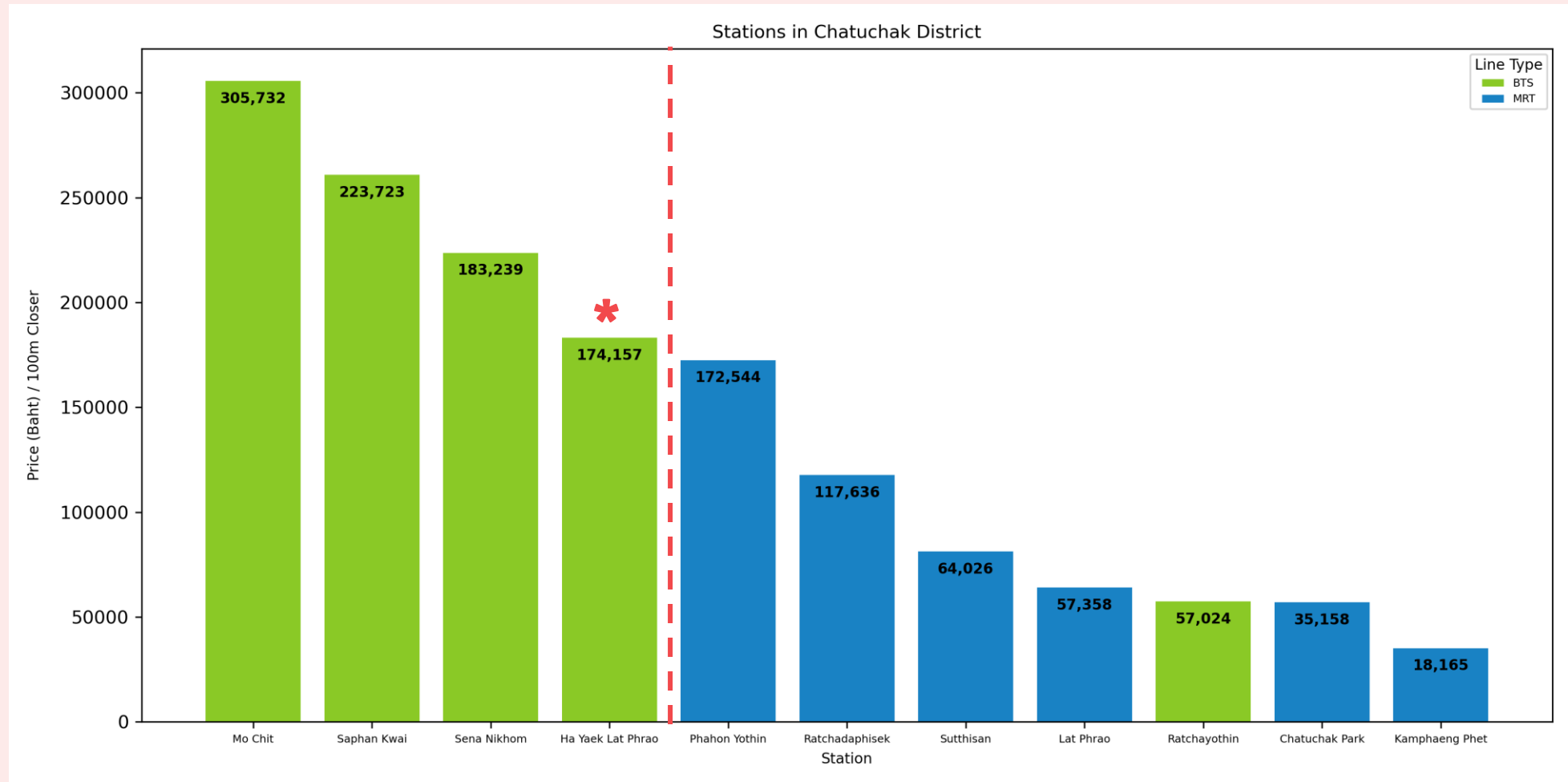


# HA YAEK LAT PHRAO STATION AND NEAR STATIONS



Line	Station Name
BTS	Mo Chit
BTS	Saphan Kwai
BTS	Sena Nikhom
MRT	Phahon Yothin
MRT	Ratchadaphisek
MRT	Sutthisan
MRT	Lat Phrao
BTS	Ratchayothin
MRT	Chatuchak Park
MRT	Kamphaeng Phet

# ALL STATIONS NEAR HAYEAK LAT PHRAO



# WHICH STATION IS ALTERNATIVE WAY TO RELOCATE

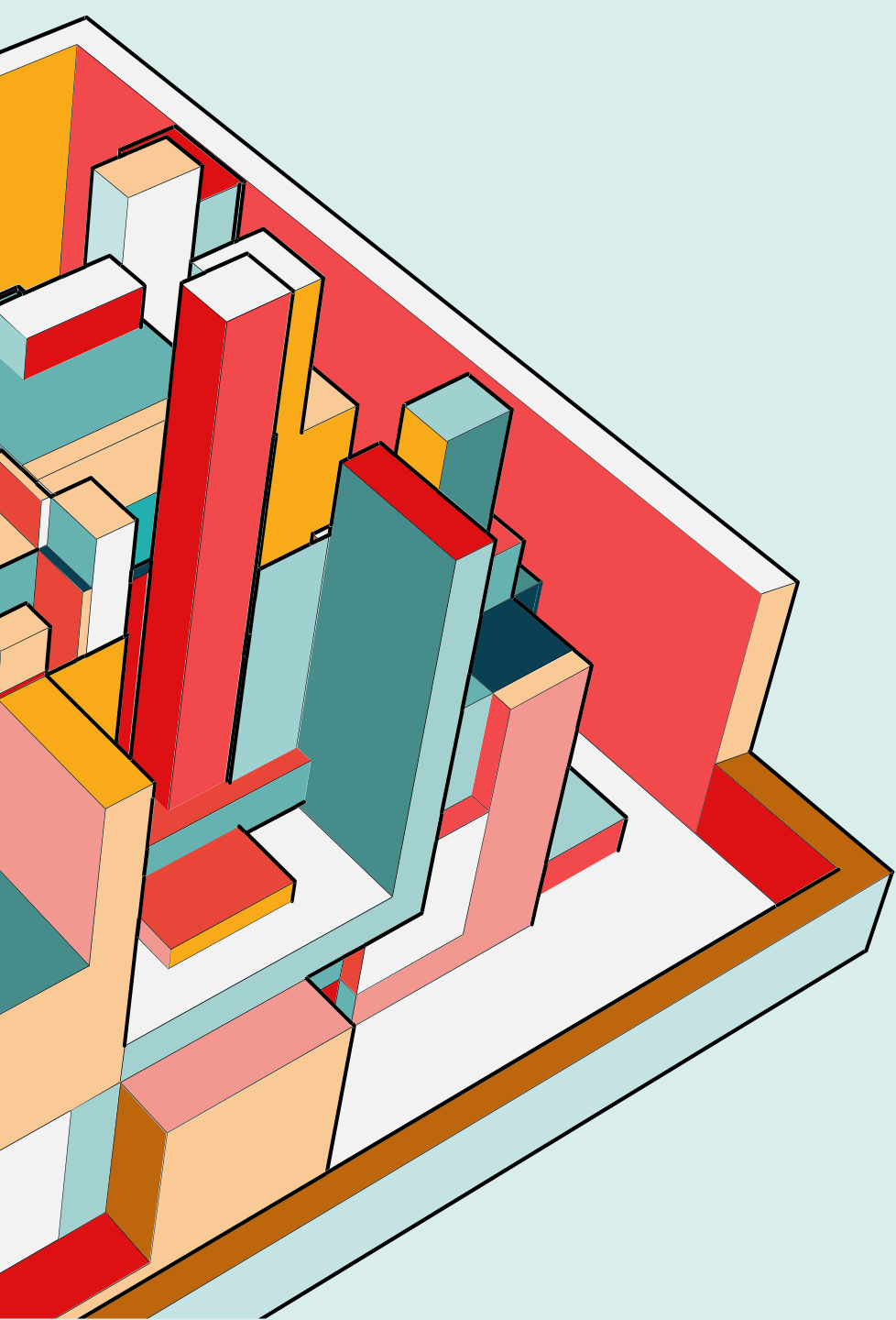
Line	Station	How cheaper from target	Number of Stations	Fares (Baht)	Travel time (Minutes)
MRT	Ratchadaphisek	65,603	2	20	4
MRT	Sutthisan	102,033	3	22	6
MRT	Lat Phrao	119,212	1	17	3
BTS	Ratchayothin	125,880	2	15	3
MRT	Chatuchak Park	126,214	1	15	2

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Recommend : Chatuchak Park station



# **FUTURE PLANS**

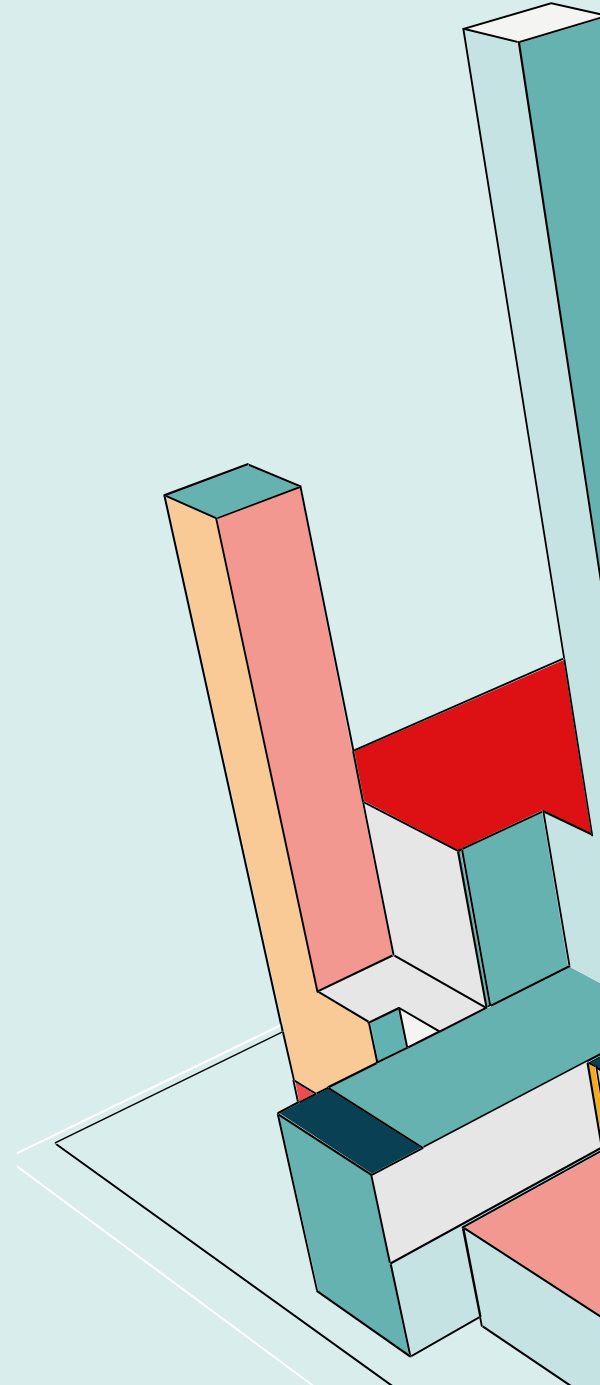
# RECOMMENDATION SYSTEM

Target Station

Acceptable time

Acceptable price

Alternative Station



# RECOMMENDATION SYSTEM

Target Station

Ha Yeak Lad Prao

Acceptable time

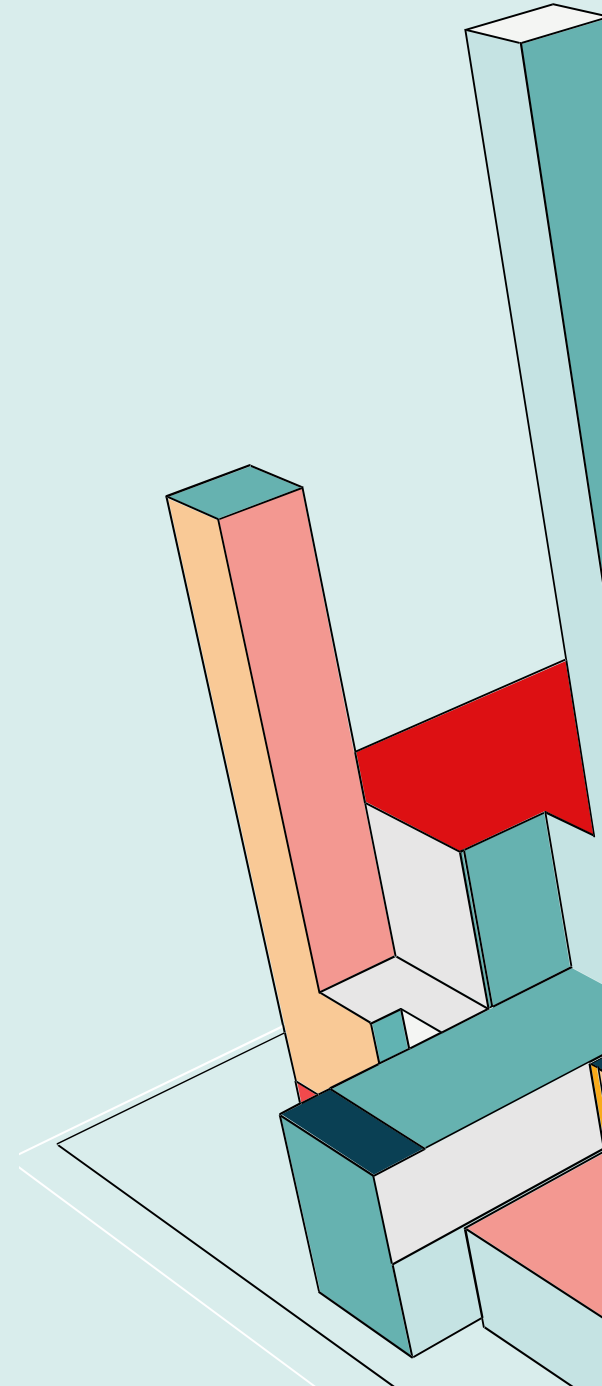
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Acceptable price

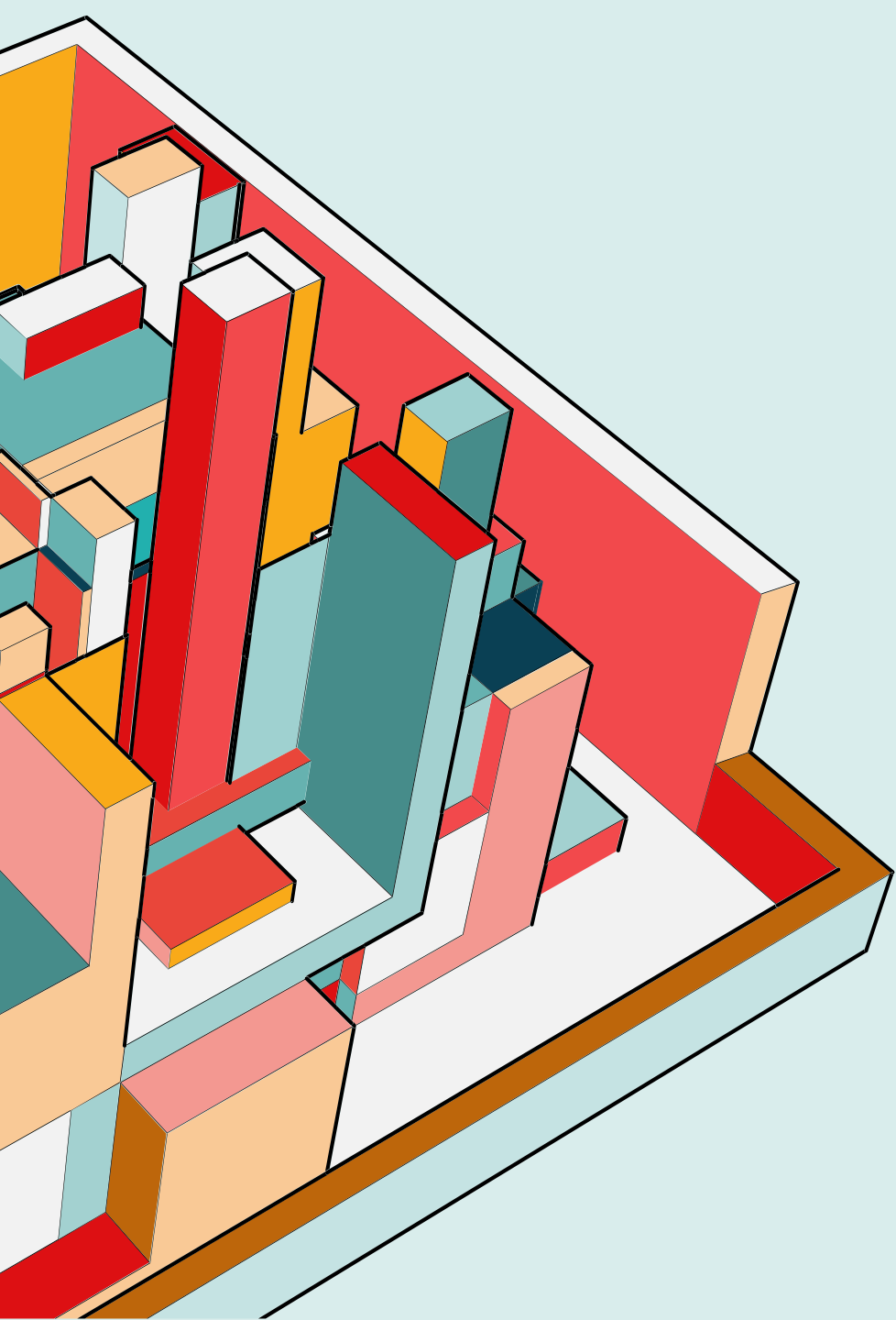
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Alternative Station

Chatuchak Park







**CONCLUSION**

# CONCLUSION

- These findings are part of a housing price prediction model using linear regression.
- The model predicts that housing prices will increase by 453,129 THB and influenced from each station for each additional nearby station (this is a predicted value, **not an actual** ).

# RECOMMENDATION

- Exploring other factors that might influence housing prices, including uncontrollable factors that can impact housing price.
- Stay updated with news and city planning strategies to make better decisions.

**THANK YOU**