

PRESENTED BY: JUNNY

RESALE PRICES IN SINGAPORE



CONTENT

- CONTEXT
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- ANALYSIS
- PREDICTION
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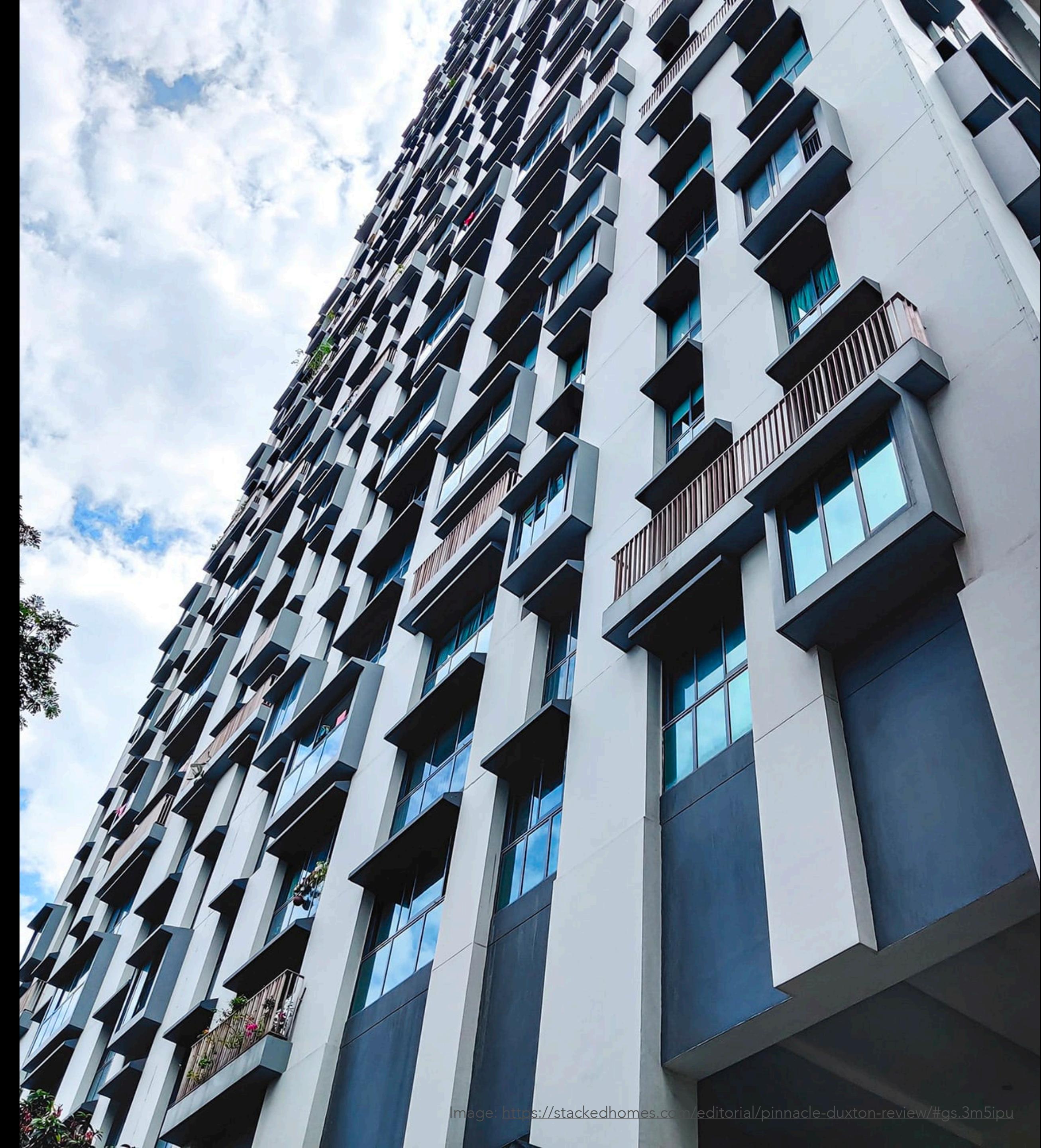


Image: <https://stackedhomes.com/editorial/pinnacle-duxton-review/#gs.3m5ipu>

2023 ULI ASIA PACIFIC HOME ATTAINABILITY INDEX

CONTEXT

Singapore private home prices up by 3.3%
in Q1, rising at faster pace



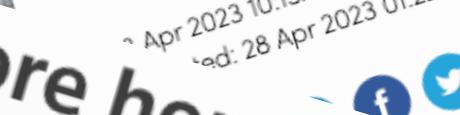
Singapore home prices surpass Hong Kong as Asia-Pacific region's most expensive, survey shows

Reuters

May 30, 2023 3:59 PM GMT+8 · Updated 2 months ago

Chew Hui Min
@ChewHuiMinCNA

~ Apr 2023 10:15AM
~ ed: 28 Apr 2023 01:22PM



This general view sh...

district in Singapor

A

Hong Kong

1,155,760

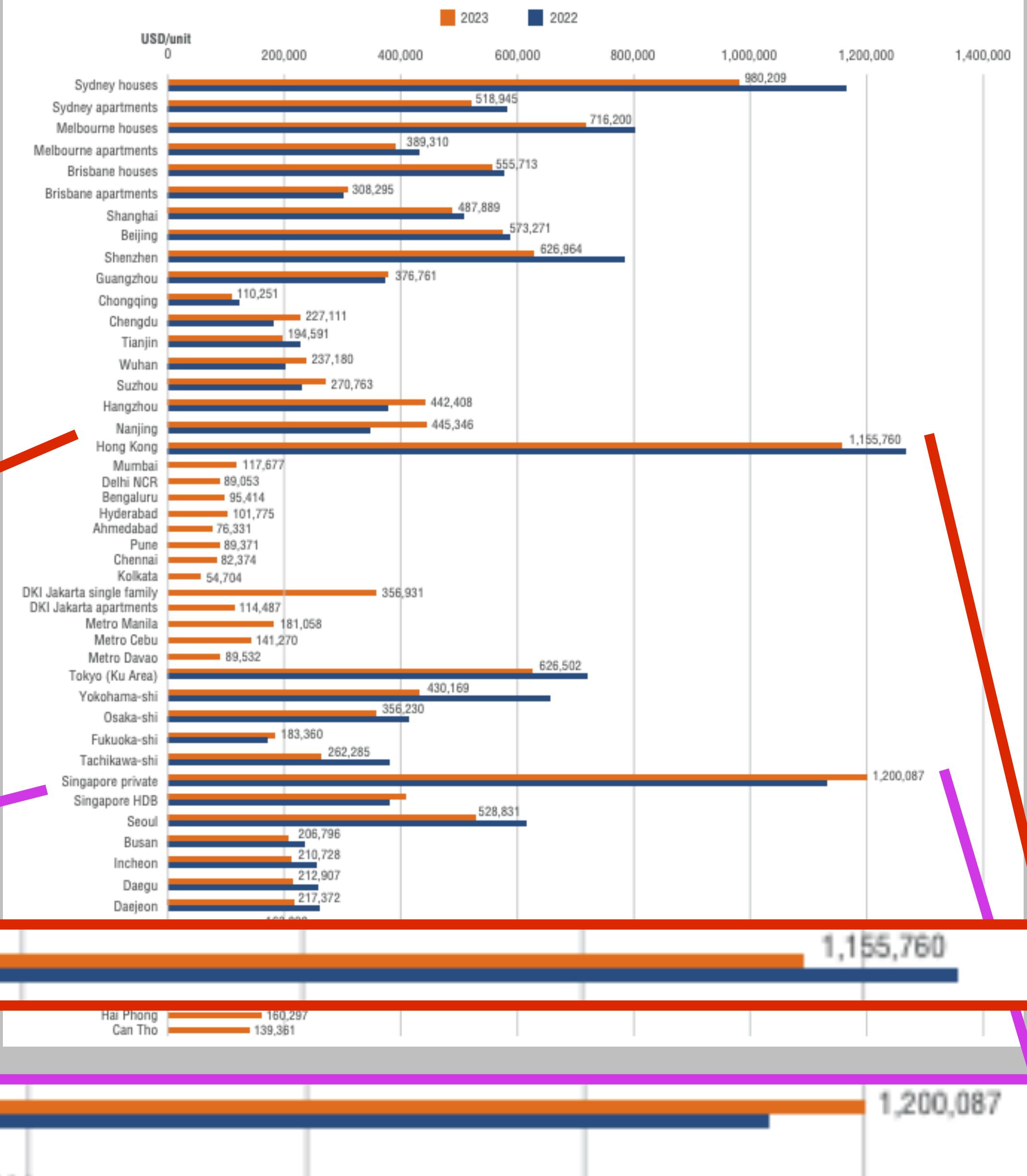
1,155,760

Singapore private
Singapore HDB

1,200,087

1,200,087

FIGURE 8 Med



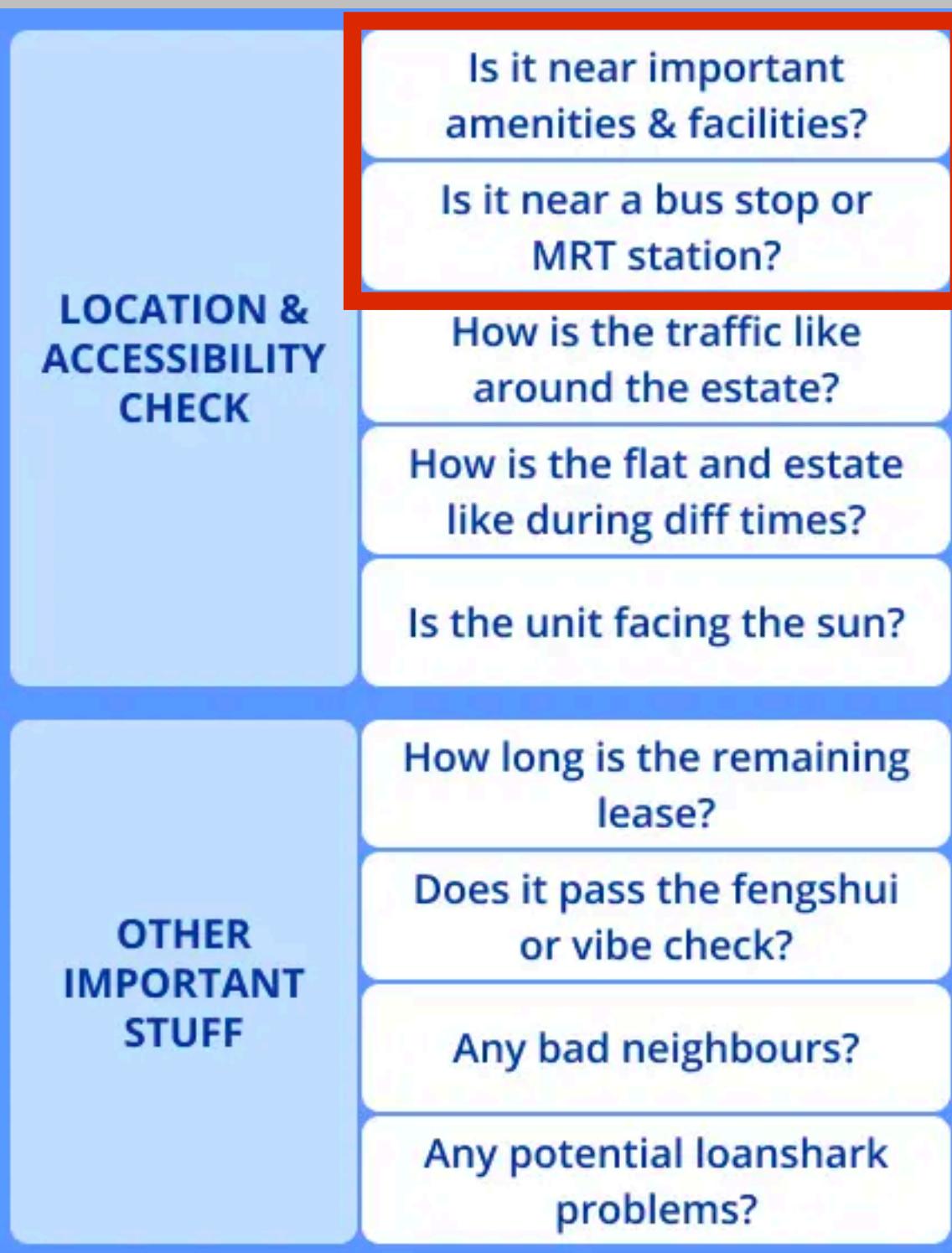
PROBLEM STATEMENT

CAN WE ANALYSE AND PREDICT HOUSING RESALE PRICES?



WHAT AFFECTS RESALE PRICE?

HOW TO CHOOSE THE PERFECT HDB RESALE FLAT



BUYING What To Look Out For At A Resale HDB Viewing: A Step-By-Step Walkthrough (With Pictures)



Sean

APRIL 6, 2022 • 25 MIN READ

Step 1: Use official HDB resources to check for transactions and eligibility

Step 2: Check for schools located within the priority enrolment range

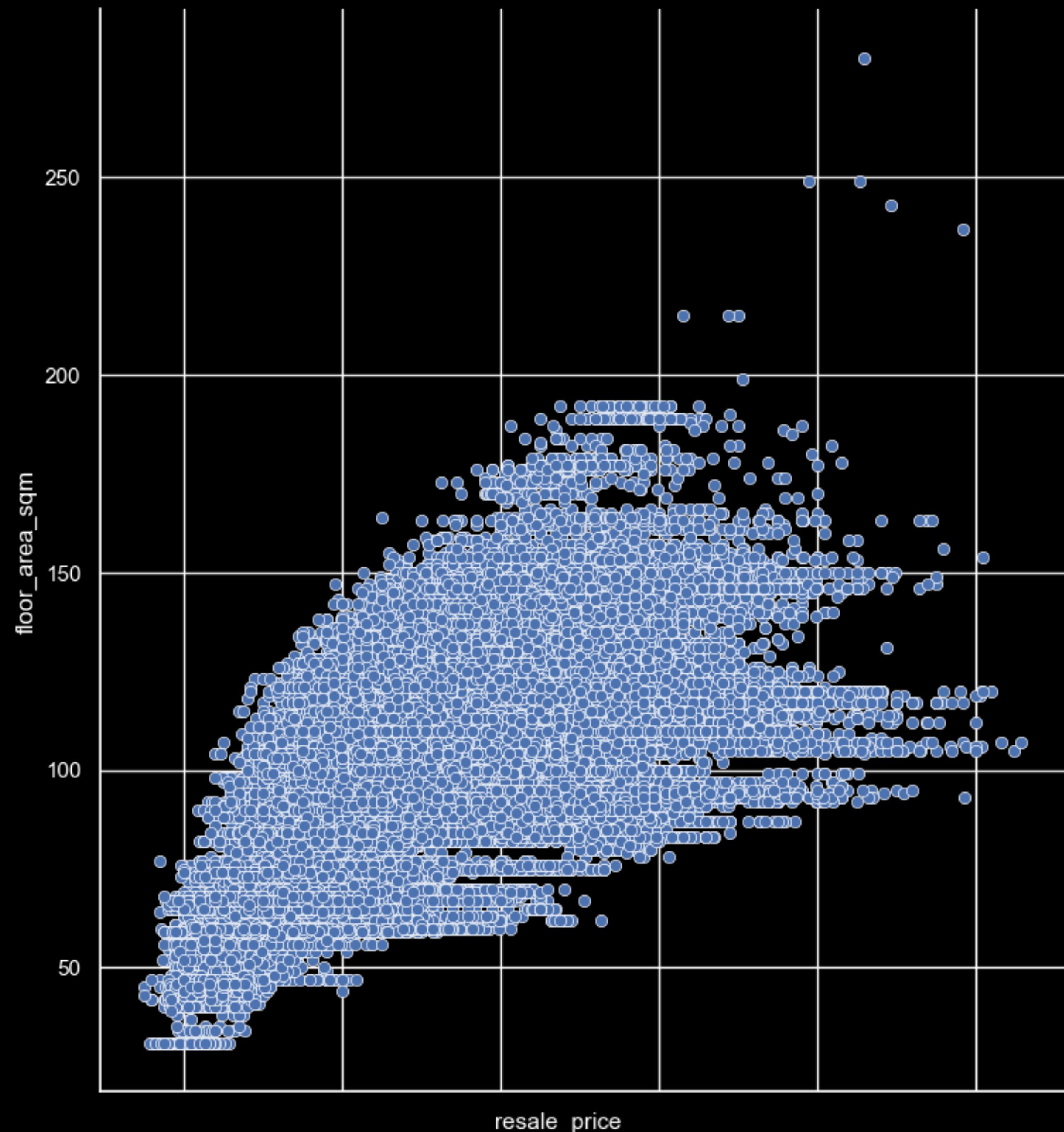
Step 3: Investigate the surrounding neighbourhood

Step 4: Examine the different routes of travel

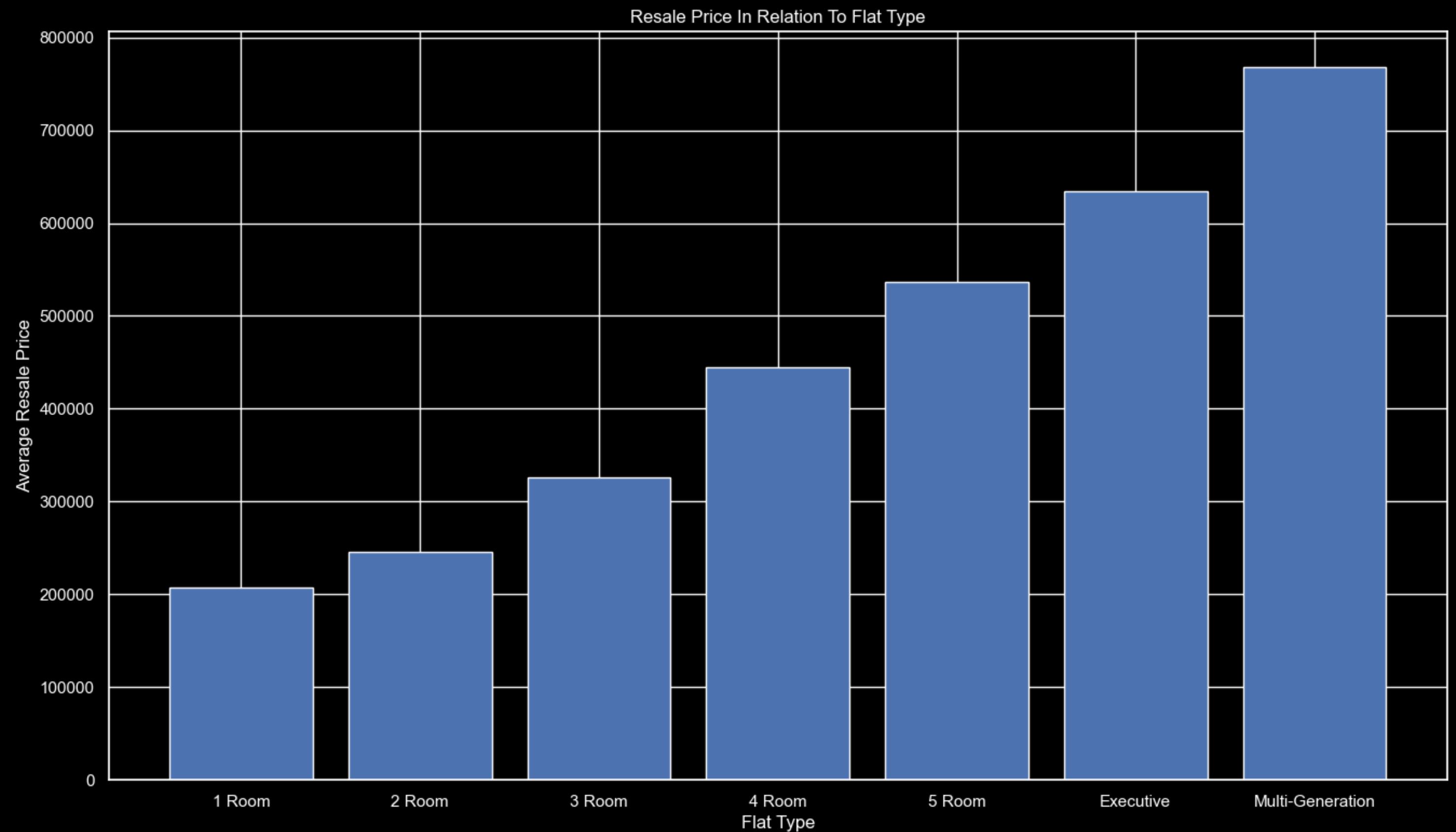
Step 5: Check surrounding amenities and distance

RELATIONSHIPS WITH RESALE PRICE - FLOOR AREA

- Very hugely positive relationship
- The more area, the more the cost

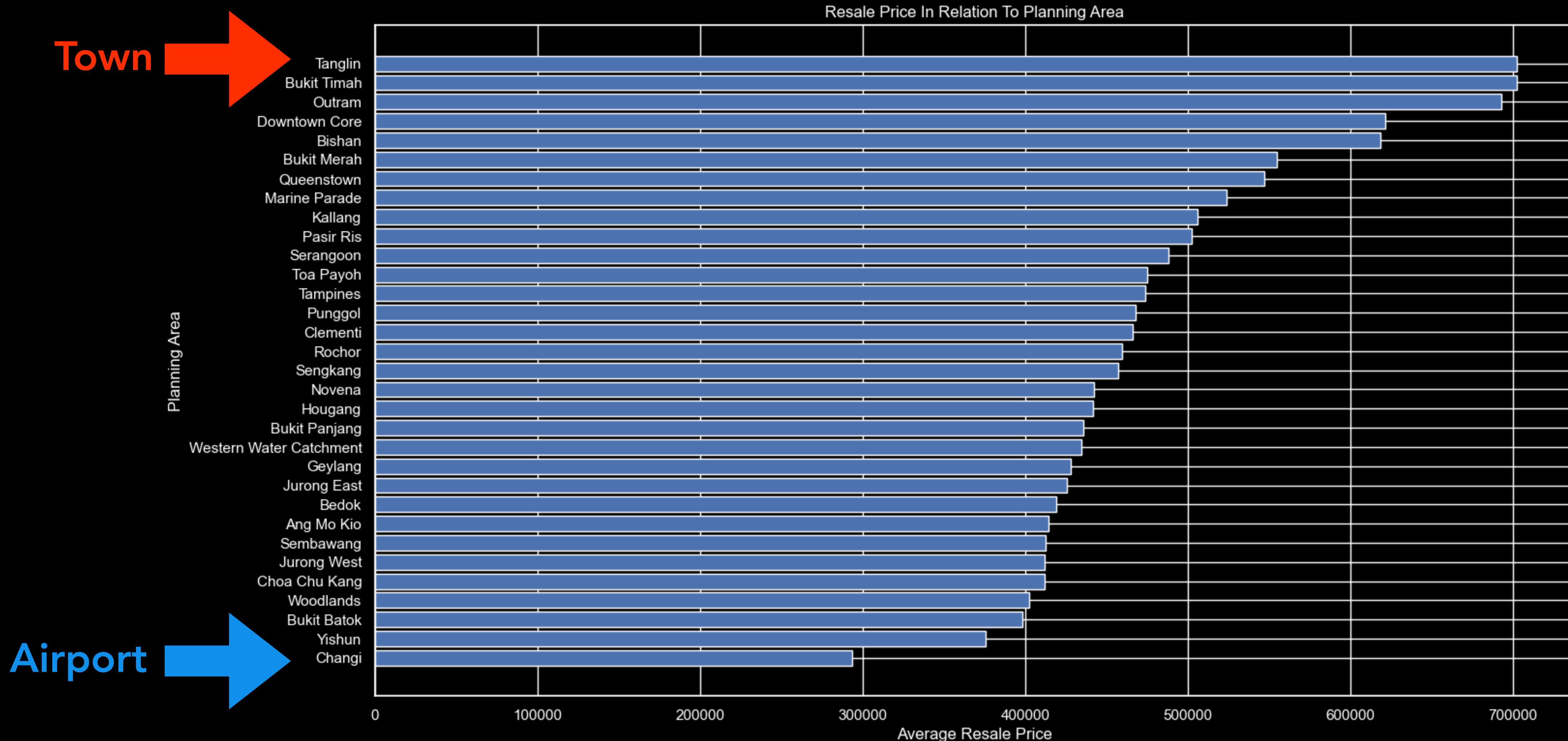


RELATIONSHIPS WITH RESALE PRICE - FLAT TYPE

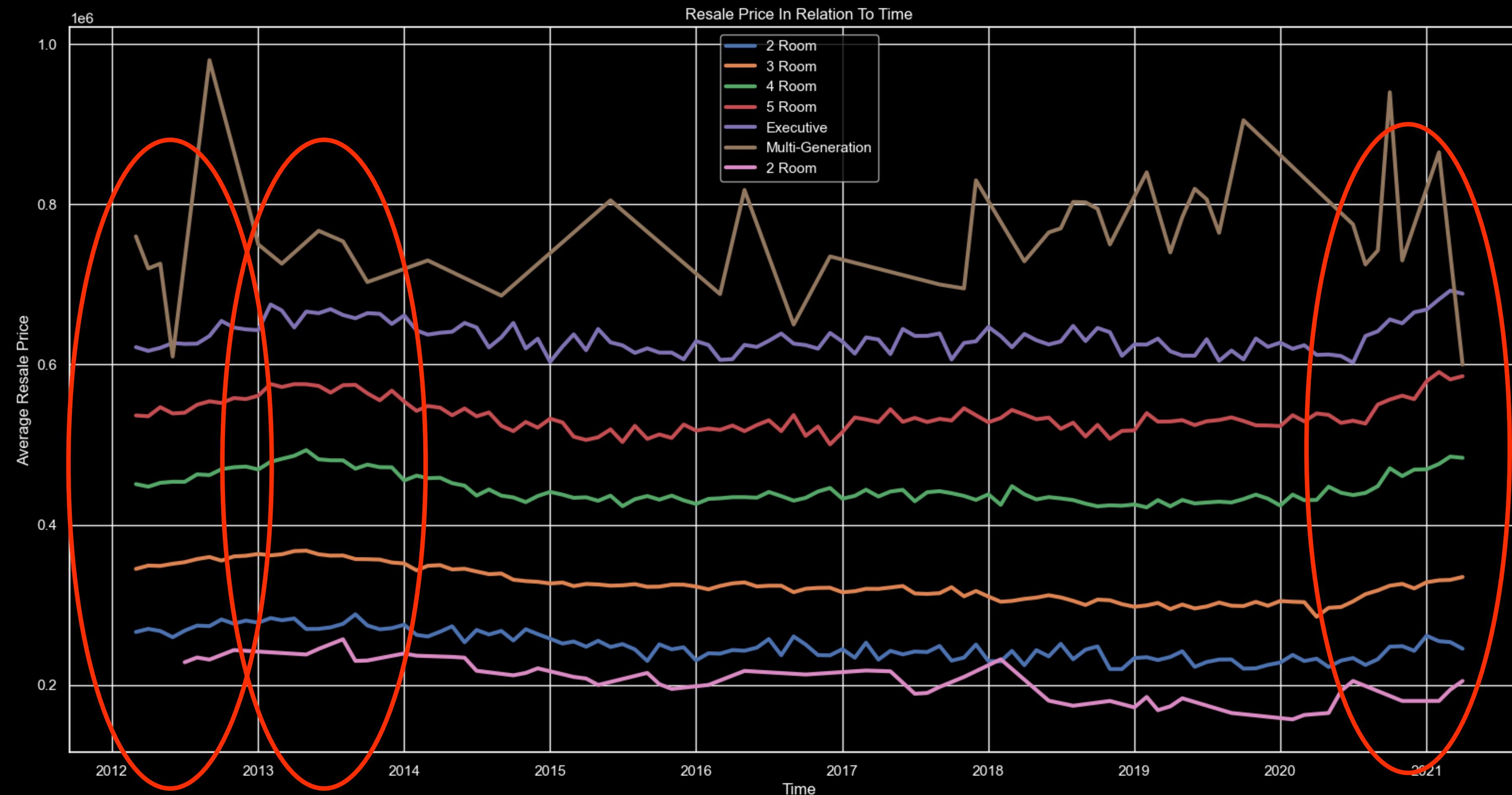


More Rooms = More Floor Area = More Expensive

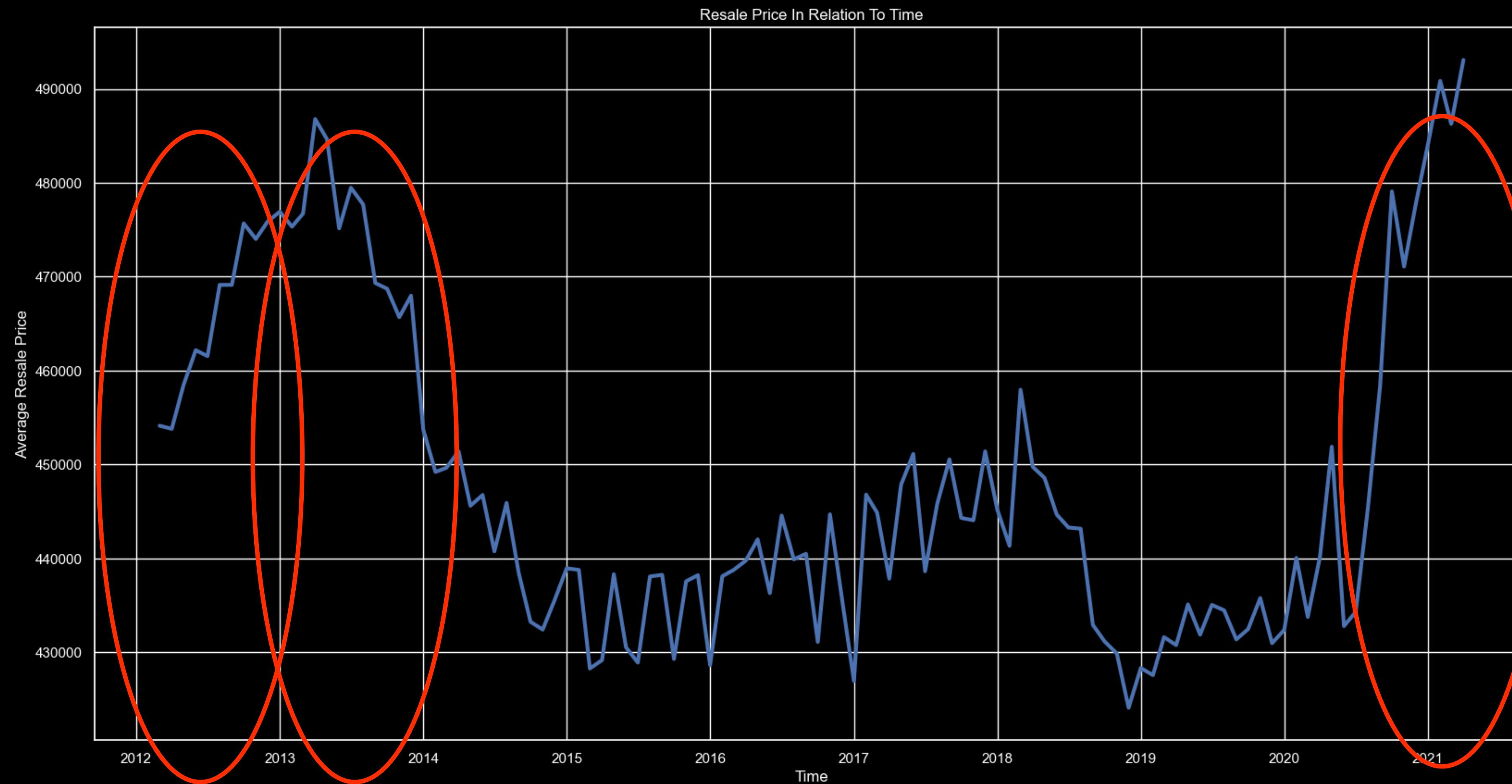
RELATIONSHIPS WITH RESALE PRICE – PLANNING AREA



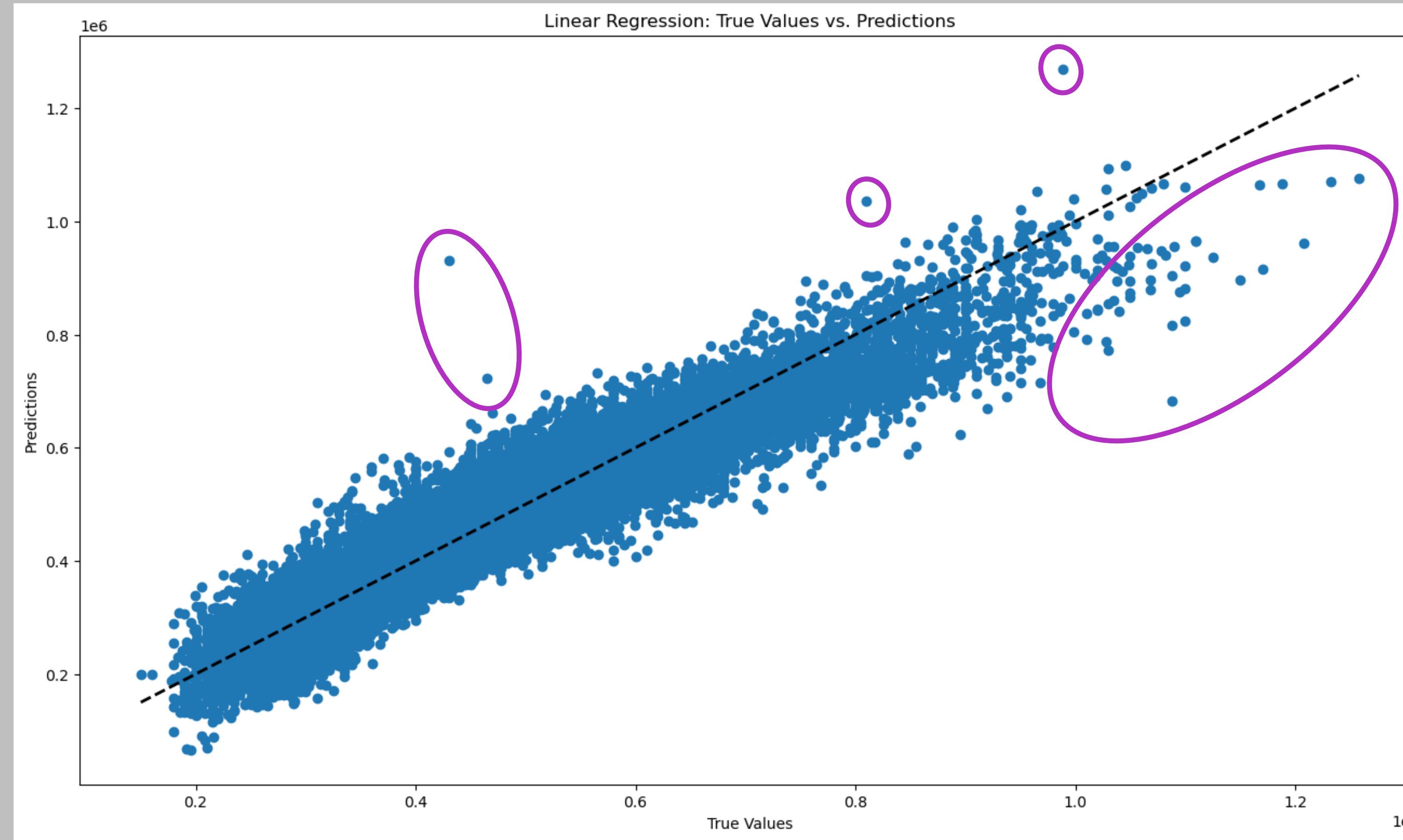
RELATIONSHIPS WITH RESALE PRICE – TIME X FLAT TYPE



RELATIONSHIPS WITH RESALE PRICE – TIME



PREDICTING RESALE PRICE



ACCURACY = 89.6% | ERROR = ± \$46.5K



CONCLUSION

- MANY FACTORS AFFECTING RESALE PRICE
 - SIZE
 - LOCATION
 - PROXIMITY
 - NEARBY AMENITIES
- PREDICTION IS POSSIBLE, ALTHOUGH IMPROVEMENTS CAN BE MADE

THANK YOU

