INVESTMENT ANALYSIS FOR PROPERTY IN BEIJING

Introduction:
We analyzed the Beijing house price for the period from 2012 to 2017, after that, we give recommendations to investors on when might be a good time to invest in properties in Beijing, what are the properties worth investing in, and where in Beijing would be a good location to invest in properties.
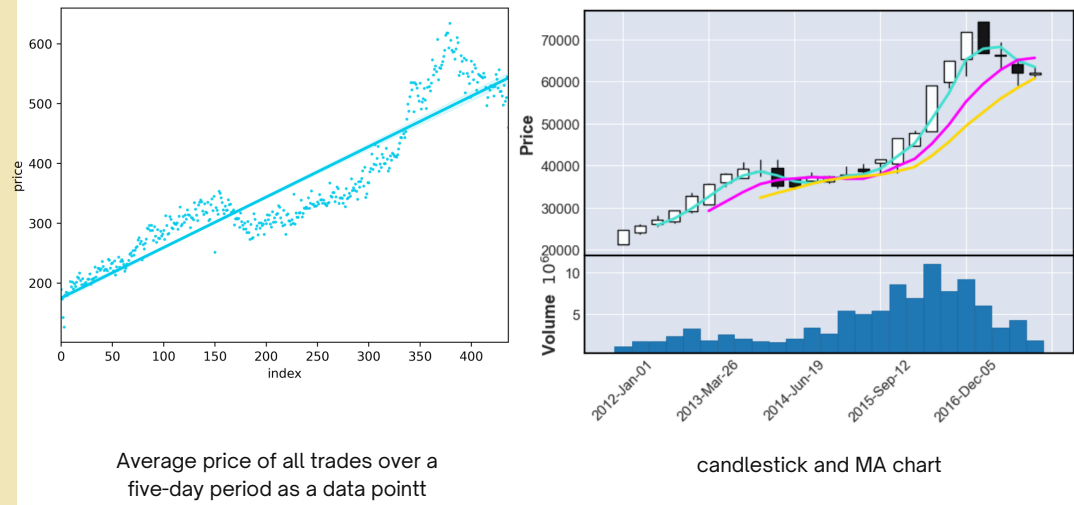
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WHEN

When might be a good time to invest in properties in Beijing?
Find changes in house prices over time.
•Interpreting price changes.
Find good times to invest.
•Using candlestick pattern analysis theory to determine.
investment timing

Average price of all trades over a five-day period as a data pointt

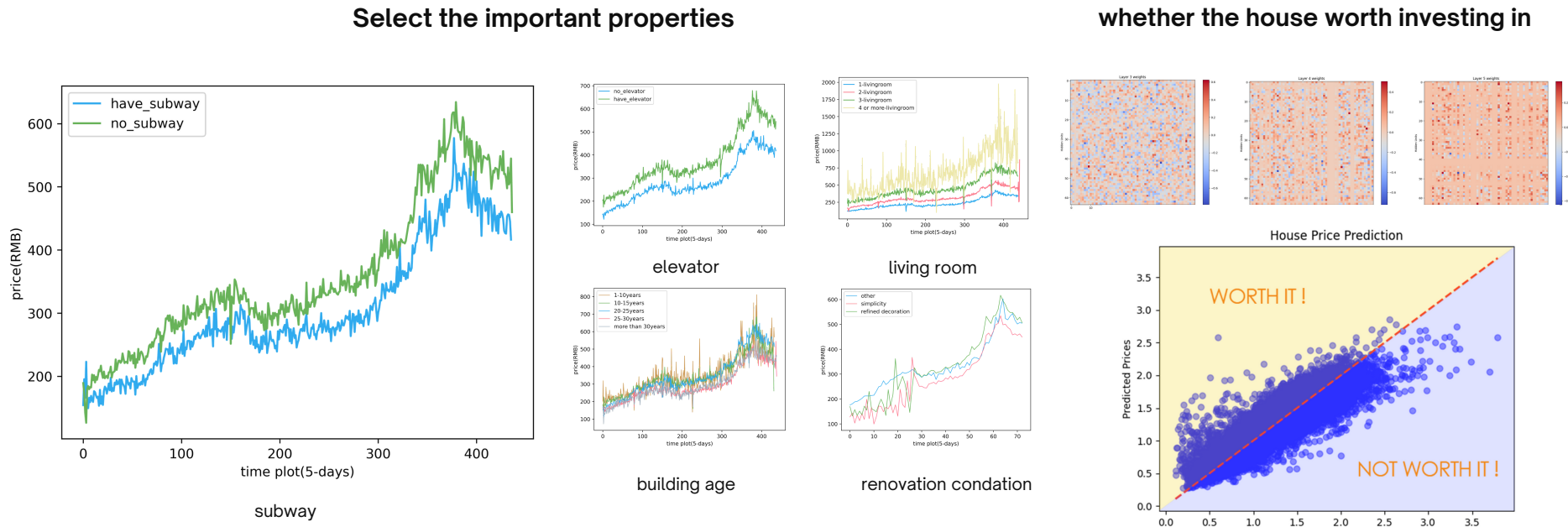candlestick and MA chart

RECOMMEDATION

There are two best investment opportunities: **January 2014 and now.**

WHAT

What are the properties worth investing in?
Select the important properties.
•Correlation analysis.
•Categorical growth curve.
Evaluate the house with these properties.
•Fully connected neural network.

Select the important properties

whether the house worth investing in

subway

elevator

living room

building age

renovation condation

RECOMMEDATION

Properties with the following characteristics are worth investing:

1. medium building age (10-15 years).   2. medium size.   3. has elevator.   4. refined decoration.   5. near the subway station
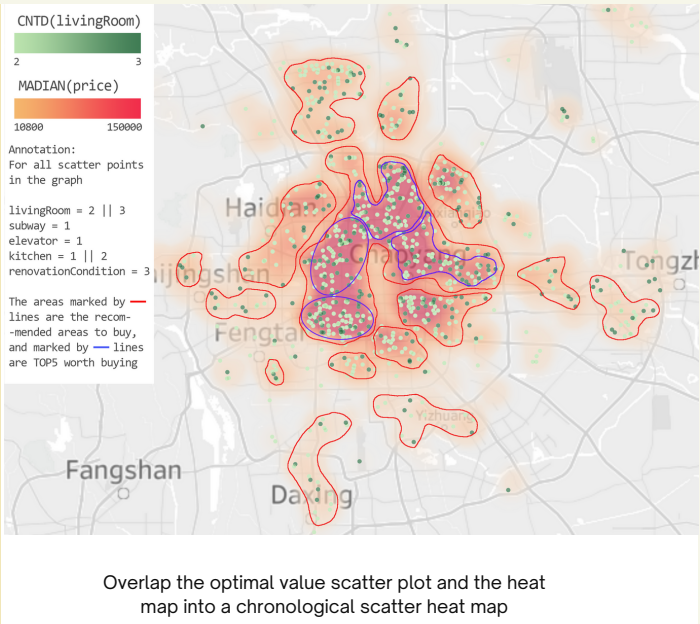
WHERE

Where in Beijing would be a good location to invest in properties?
Find those more popular areas.
•Divide time slots.
•Chronological heat map.
Locate the recommended areas.
•Overlap the optimal value scatter plot and the heat map.

Overlap the optimal value scatter plot and the heat map into a chronological scatter heat map

RECOMMEDATION

The top 5 areas worth buying:
Guanganmennei Street, Xicheng District, Beijing
Shichahai Street, Xicheng District, Beijing
Chaoyangmen Street, Dongcheng District, Beijing
Andry North Street, Dongcheng District, Beijing
Chengbei Street, Changping District, Beijing

Scan here to obtain heat map.gif.

For more information, scan here to obtain a handbook

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