HDB Resale Prices Study

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01 Problem

Business Context,
Data Question, Stakeholders

02 Data

Data Needed, Data Sources

03 Explore and Clean

EDA Techniques Applied,
Key Aspects of data

04 Analyses

Techniques Applied,
Observations

05 Limitations & Conclusions
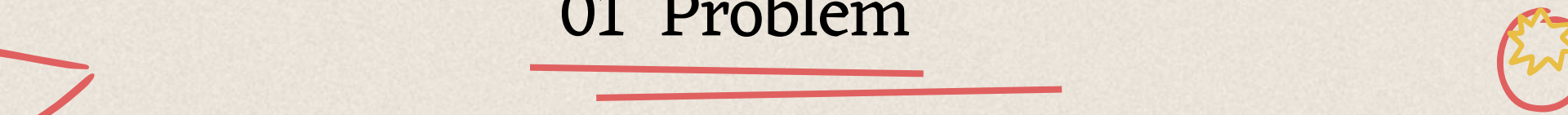
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01 Stakeholder

Who?

Potential flat buyer

Objective?

Seeking good property investment opportunity, based on past trends

01 Problem

Business Qn?

Which flats proved to be better investment opportunities?

Data Qn?

Which flats, by town and flat type, saw greater increases in resale prices, from 1990 to present?

no forecasting

Data Needed

Transaction ==prices== of HDB flats from 1990 to present, ==town==, ==flat type==, resale ==dates==

Data Sources

==Housing and Development Board==,
License: 'https://data.gov.sg/open-data-licence'

03 Explore & Clean

Explore

Extract

Inspect

Clean

01

Inspect first and last rows, columns, checked for null values, checked format of data in various columns

02

month, town, flat_type, resale_price

03

Inspect merged dataset

same values recorded differently, inconvenient format

04

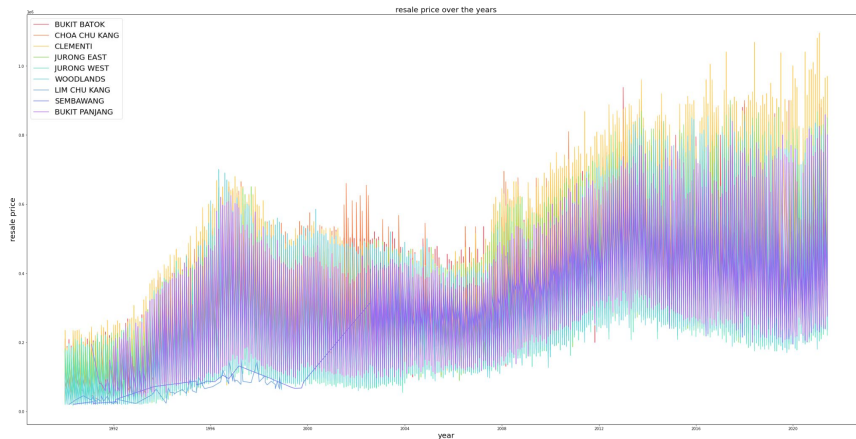converted date format, corrected "MULTI GENERATION" entries

04
Analyses

Grouped by north, east, west, central for easier analysis, towns that saw greatest HDB price increases for their resp regions, eg:

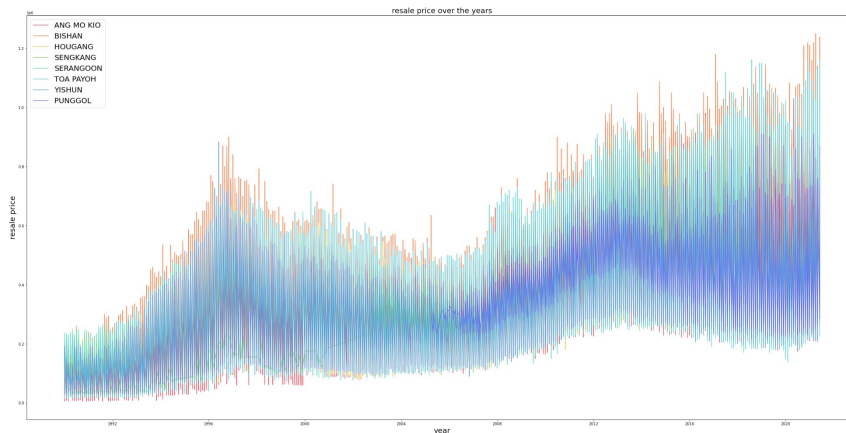- Clementi, Tampines, Serangoon, Bishan, Kallang/Whampoa

04
Analyses

Towns

Grouped by north, east, west, central for easier analysis, towns that saw greatest HDB price increases for their resp regions, eg:

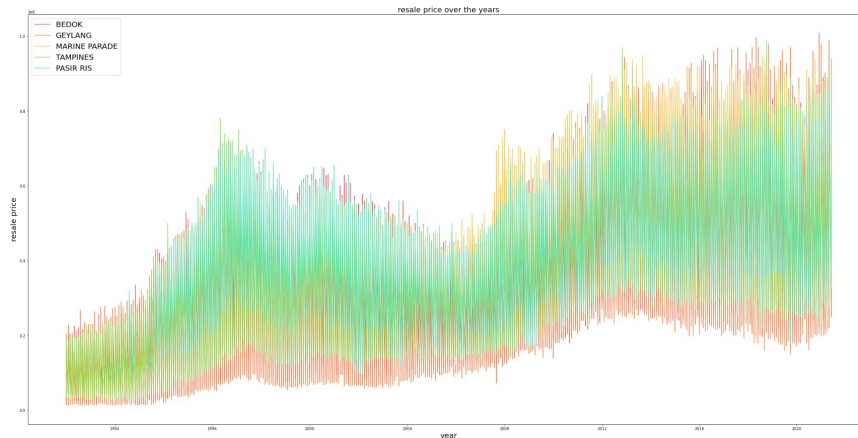- Clementi, Tampines, Serangoon, Bishan, Kallang/Whampoa
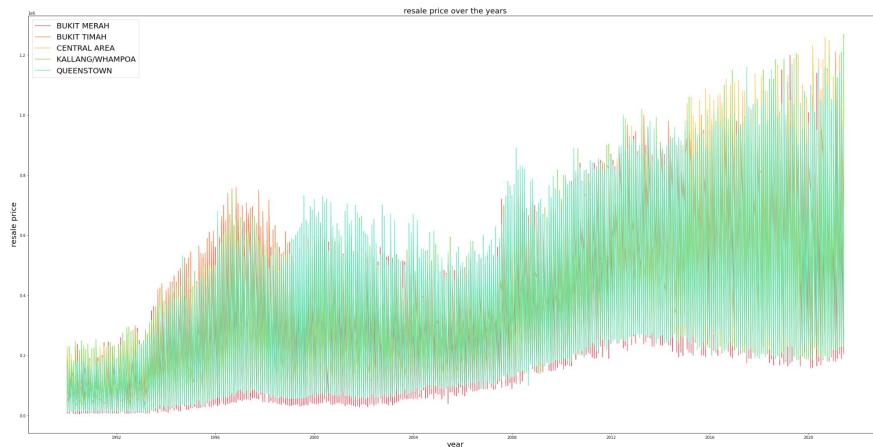

resale price over the years

Towns

04

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- Clementi, Tampines, Serangoon, Bishan, Kallang/Whampoa

resale price over the years

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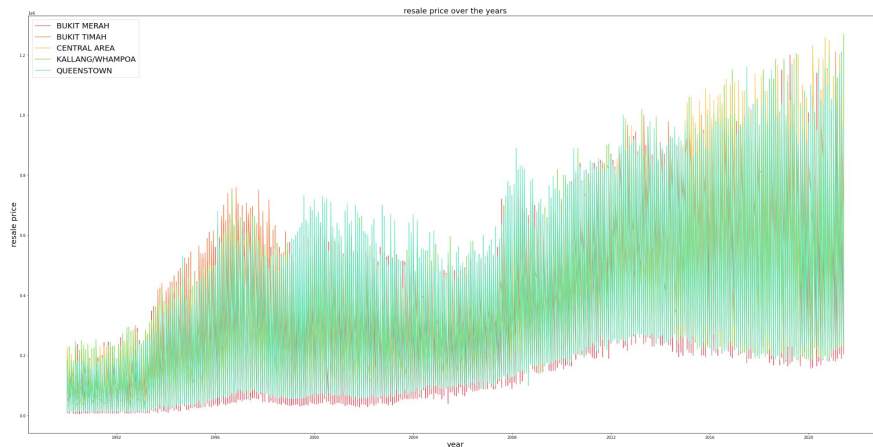- Clementi, Tampines, Serangoon, Bishan, Kallang/Whampoa

resale price over the years

04
Analyses

North and Central towns also saw greater price increases than West and East towns in general

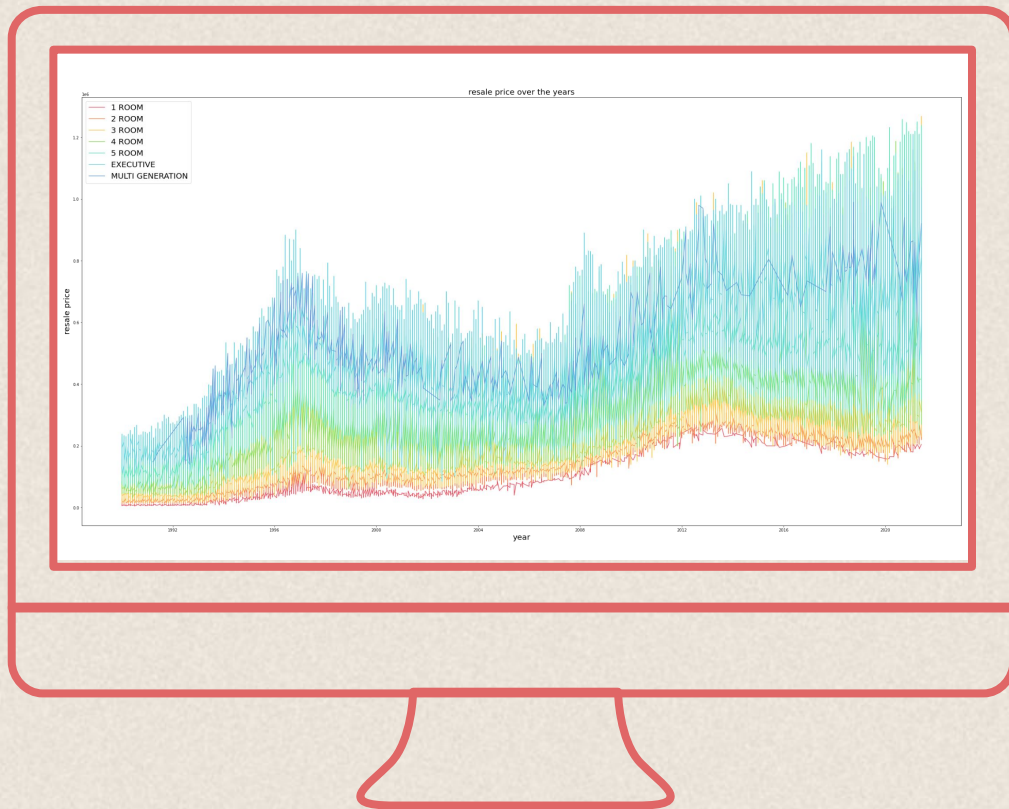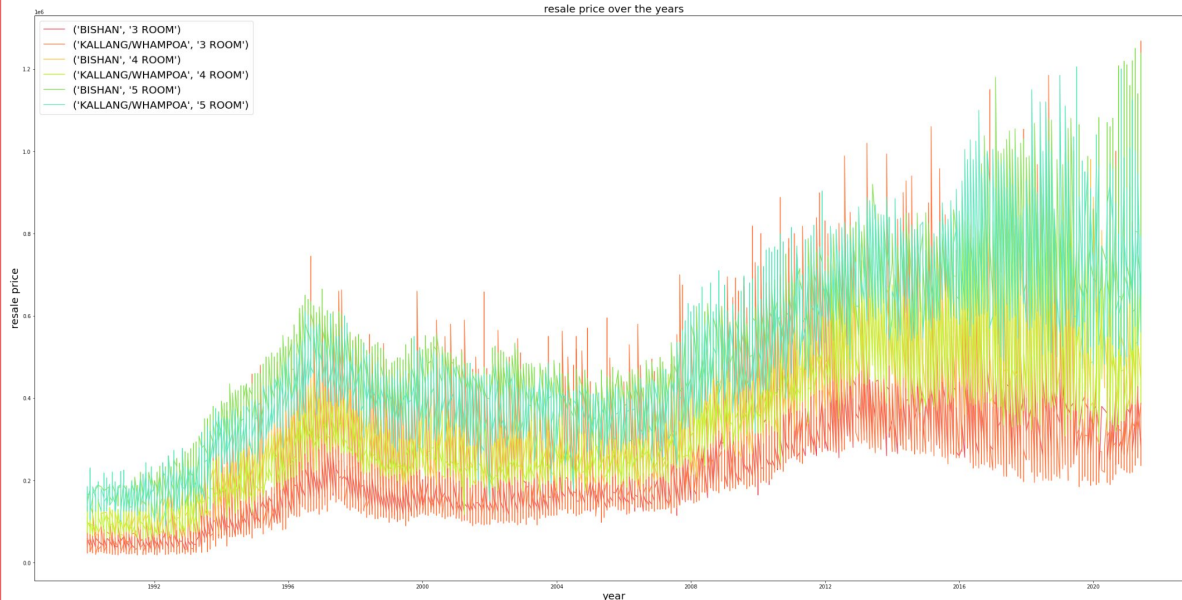# 04

Analyses

3-rooms, 4-rooms, 5-rooms saw more drastic overall price increase from 1990 to present day

Stable and sustained, greatest price increase = Bishan, 5-room.
Notable price increase spikes = Bishan, 3-room and Kallang/Whampoa, 3-room.

resale price over the years

05 Limitations

Looking at trends instead of quantifiable markers.

eg. track median price of desired combination of town + flat type, instead of ALL transacted values for reduced human error

Thanks

Do you have any questions?