

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

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

02

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

01

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

Extract

02

month, town, flat_type, resale_price

Inspect

03

Inspect merged dataset
same values recorded differently, inconvenient format

Clean

04

converted date format, corrected "MULTI GENERATION" entries

04

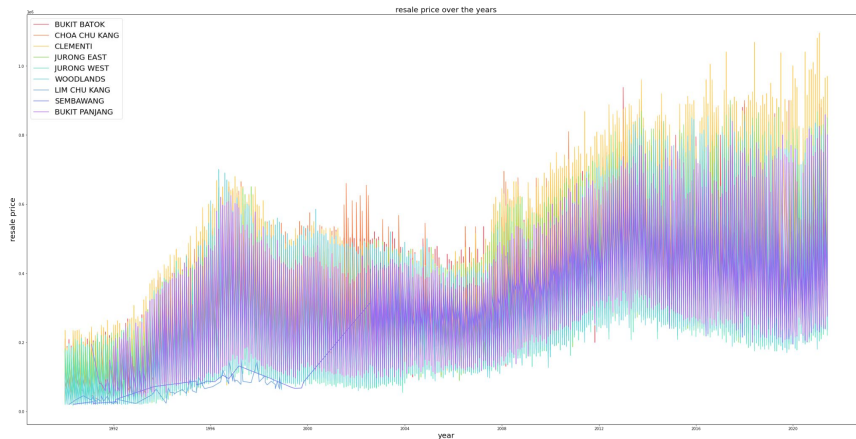
Towns

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

WEST



04

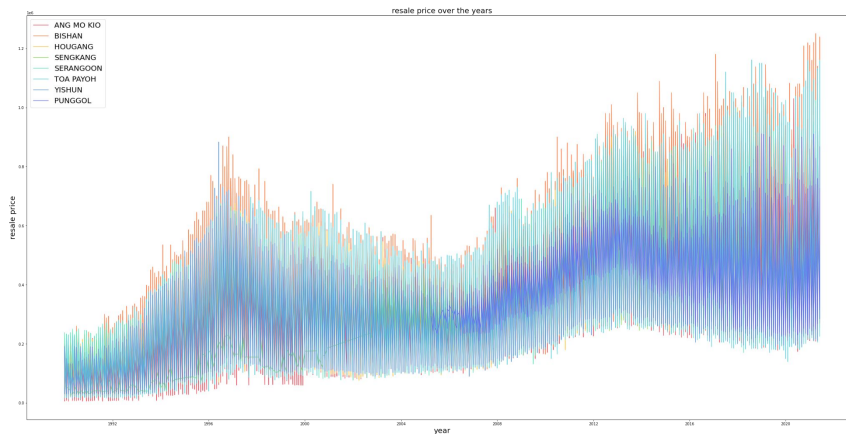
Towns

Analyses

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NORTH



04

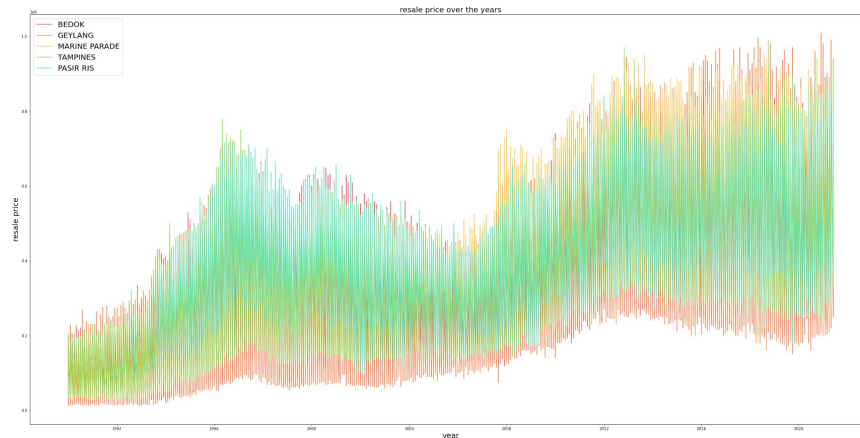
Towns

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EAST



04

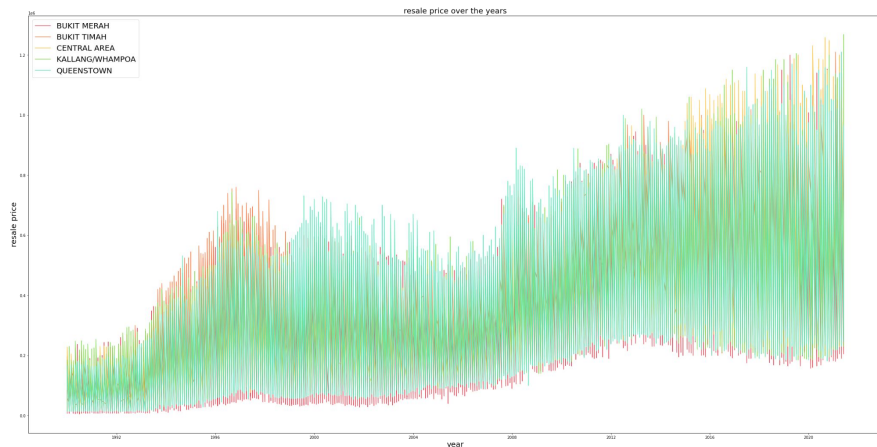
Towns

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CENTRAL



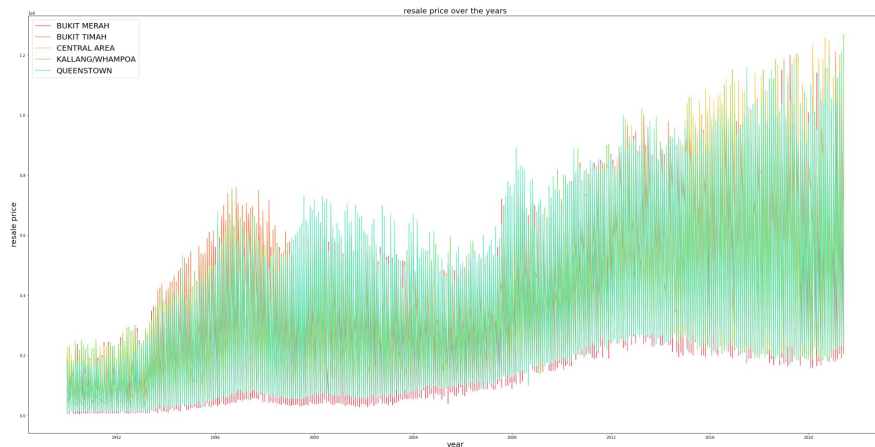
04

Towns

Analyses

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

CENTRAL

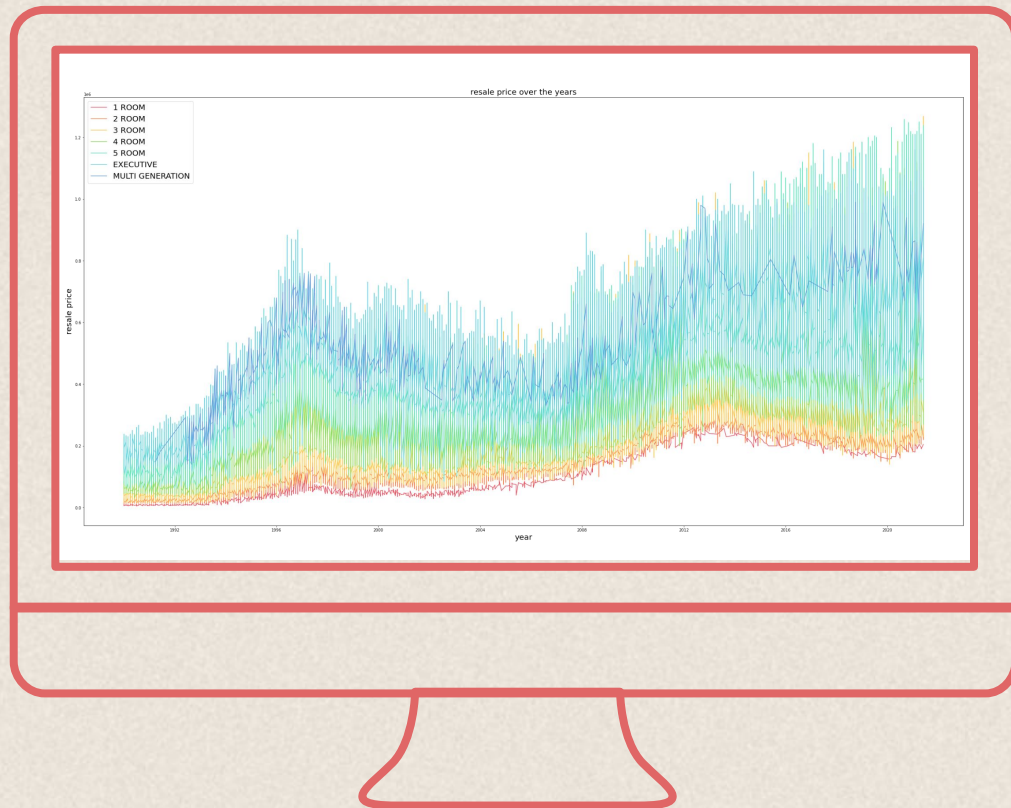


04 Flat Types

Analyses

Flat Types

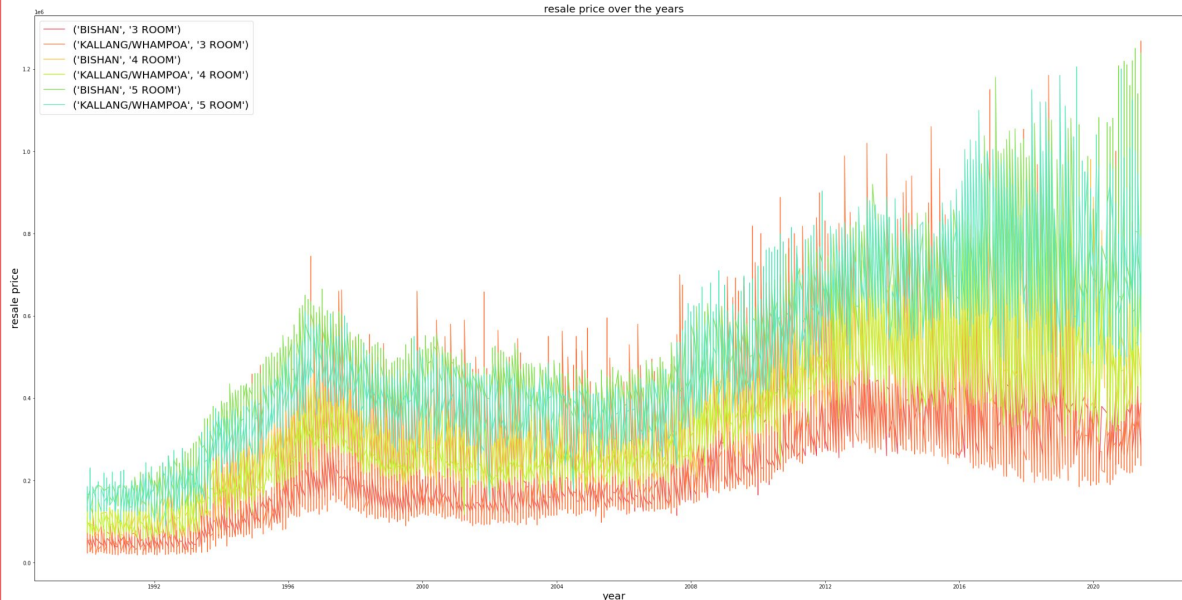
3-rooms, 4-rooms, 5-rooms
saw more drastic overall price
increase from 1990 to present
day



04 Analyses

Combined

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



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?

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