Year	Authors	Venue / Conference / Journal	Methodology / Models Used	Dataset & Key Findings	Strengths	Weaknesses	Link
2024	Yashraj Singh, Vivek Kumar, Asim Ahmad	IJRASET (Review)	Survey of models: hedonic regression, ANN, AdaBoost, J48, RF, gradient boosting, ensemble	Review of multiple studies; compares many models for price prediction	Broad view of ML models for real estate forecasting	Lacks specific empirical evaluation with unified dataset	[Real Estate Price Prediction: A Comprehensive Review (IJRASET)](#)
2025	Dat Le et al.	Engineering Computations (Early online)	JSTS entropy clustering + LSTM, Transformer, N-HiTS, sentiment integration	Australian real estate market data + CPI + sentiment	Multivariate temporal forecasting + sentiment improves accuracy	Complex integration; less standard real estate focus	[(Aston Research)](#)
2022	Yaping Zhao et al.	arXiv Preprint	Geo-Spatial Network Embedding + regression	Beijing real estate + POIs & network embedding	Integrates spatial context of amenities into embeddings	Research prototype; may be complex to scale	[(arXiv)](#)

2023	Mahdieh Yazdani & Maziar Raissi	arXiv Preprint	Self-Supervised Vision Transformers + hedonic features	Boulder property images + tabular features	Uses computer vision + structured data, improves valuation	Requires image data; computation heavy	(arXiv)
2024	Authors of AEMPS paper	Advances in Economics, Mgmt & Pol Sci	Linear, Lasso, Random Forest regression	US housing data; finds Random Forest effective	Identifies key influential variables for prices	Limited model variety; regional focus	(Ewa Direct)
2025	Sayan Putatunda	arXiv Preprint	Random Forest, Gradient Boosting, ANN	Indian classified ads real estate market	Random Forest performed best for India dataset	Pre-DL; does not explore deep learning time series	(arXiv)
2023	ScienceDirect research	Expert Systems with Applications	ML valuation with property text features + shap explainability	Uses textual descriptions to improve prediction error	Text features reduce error; SHAP aids explainability	Focused on text embedding; may need extensive preprocessing	(ScienceDirect)
2024	Research in MDPI Systems	Systems journal	VAR model + BERT sentiment forecasting	Chinese online news + price indices	Shows sentiment-based index can predict price indices	Country-specific; VAR may be linear	(MDPI)

2021	Swarali Pathak & Archana Chaudhari	IJERT	Regression models: Linear, RF, SVR	Pune real-time housing data	Compares basic ML models; assesses accuracy	Small dataset; basic models	([IJERT](#))
2025	Amudala Manasa et al.	IRJAEH	Hybrid multi-stage ML combining numeric/text/visual	Multiple modalities (numerical, visual)	Hybrid model boosts precision	Early student research; multimodal integration not fully explored	([irjaeh.com](#))