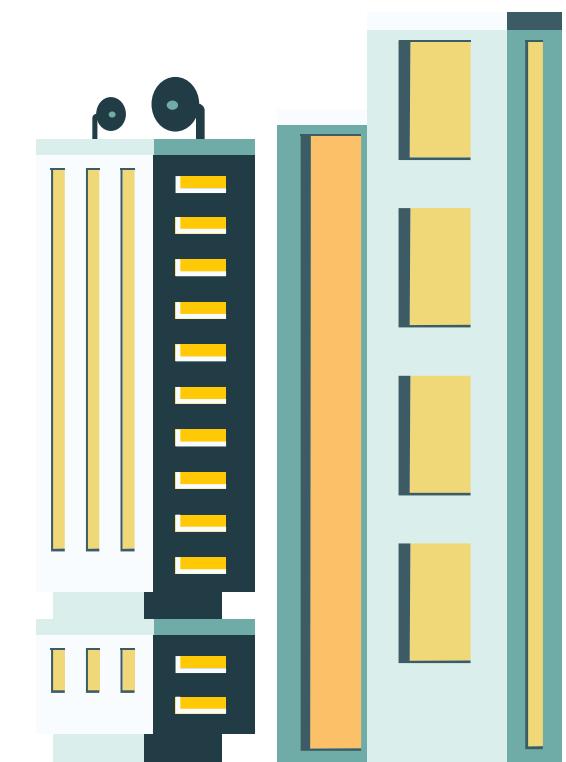


JAPAN REAL ESTATE PRICES ANALYSIS

Big Data Analytics

SDU

By Omar Temirgali





MAP



Japan

It's an island country in East Asia



Capital

Tokyo



Currency

Japanese yen (¥)



Population

125,523,782



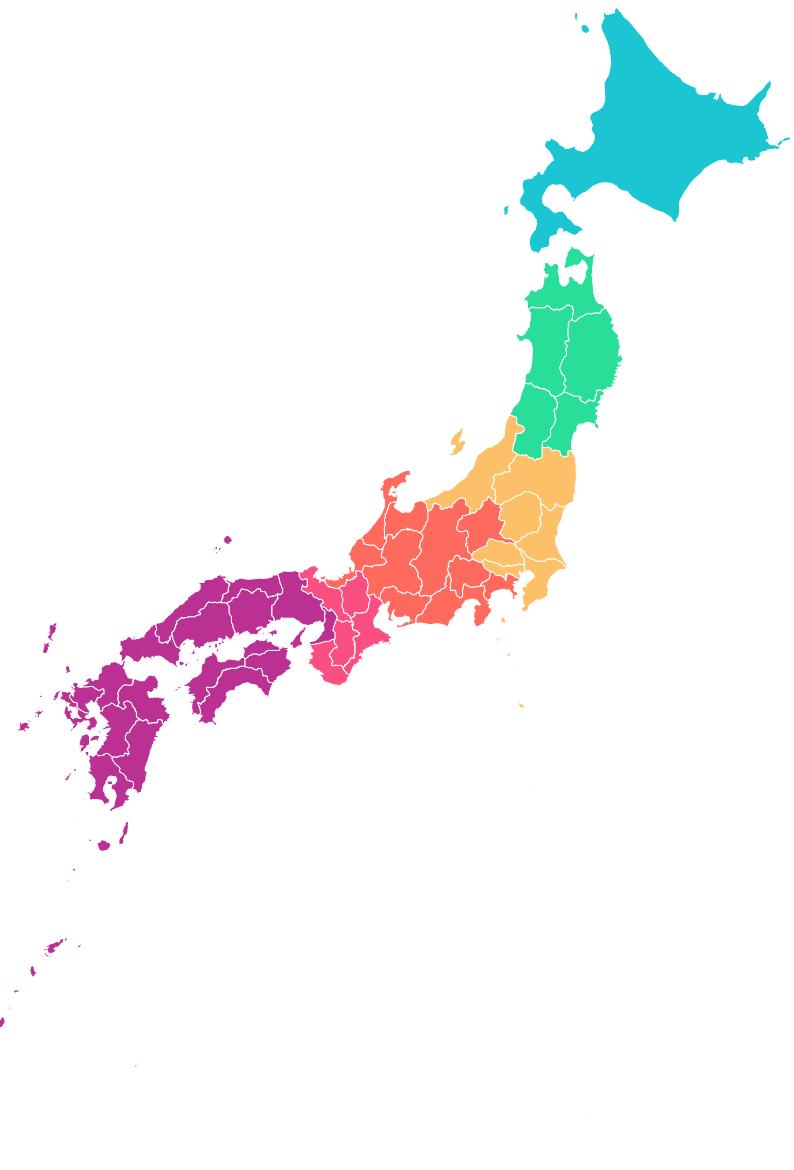
ADMINISTRATIVE DIVISION

PREFECTURES

47 prefectures starting from Hokkaido and ending with Okinawa. Each prefecture is divided to municipalities.

DATASET

Ministry of Land, Infrastructure, Transport and Tourism of Japan collected records of real estate transaction prices from 2005 to 2019.



PREFECTURES

大阪府



OSAKA

72 municipalities

福岡県



FUKUOKA

72 municipalities

東京都



TOKYO

59 municipalities

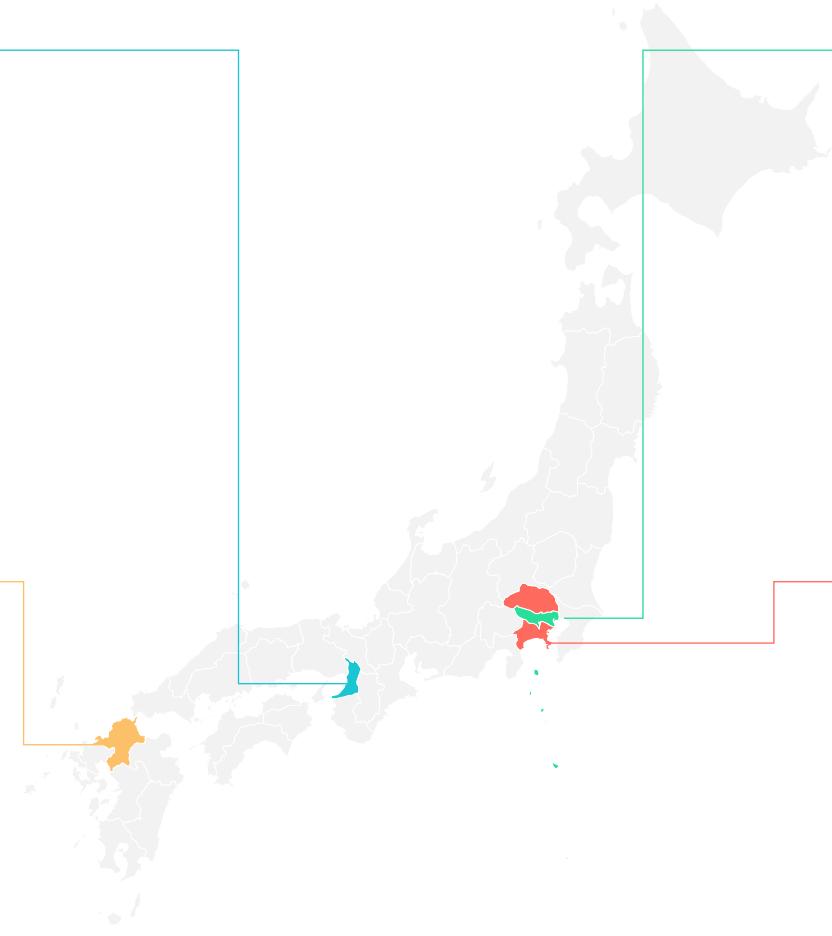
埼玉県
神奈川県



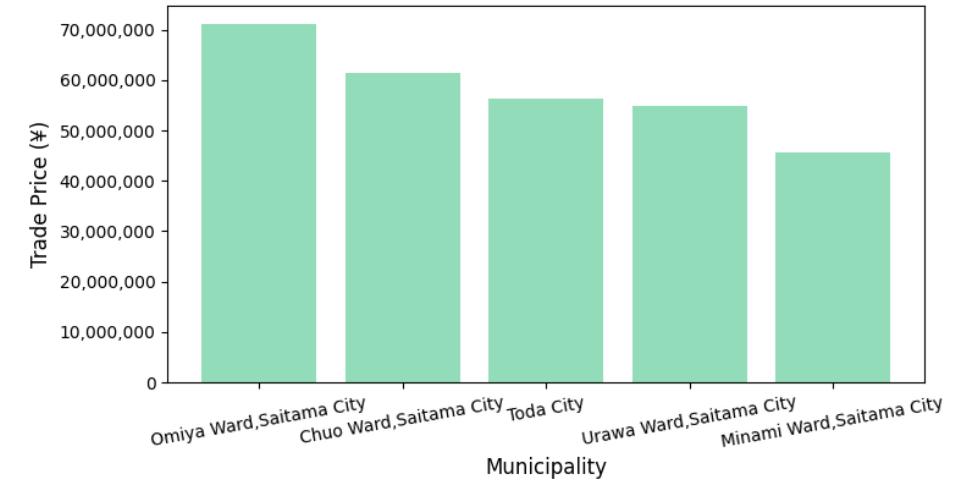
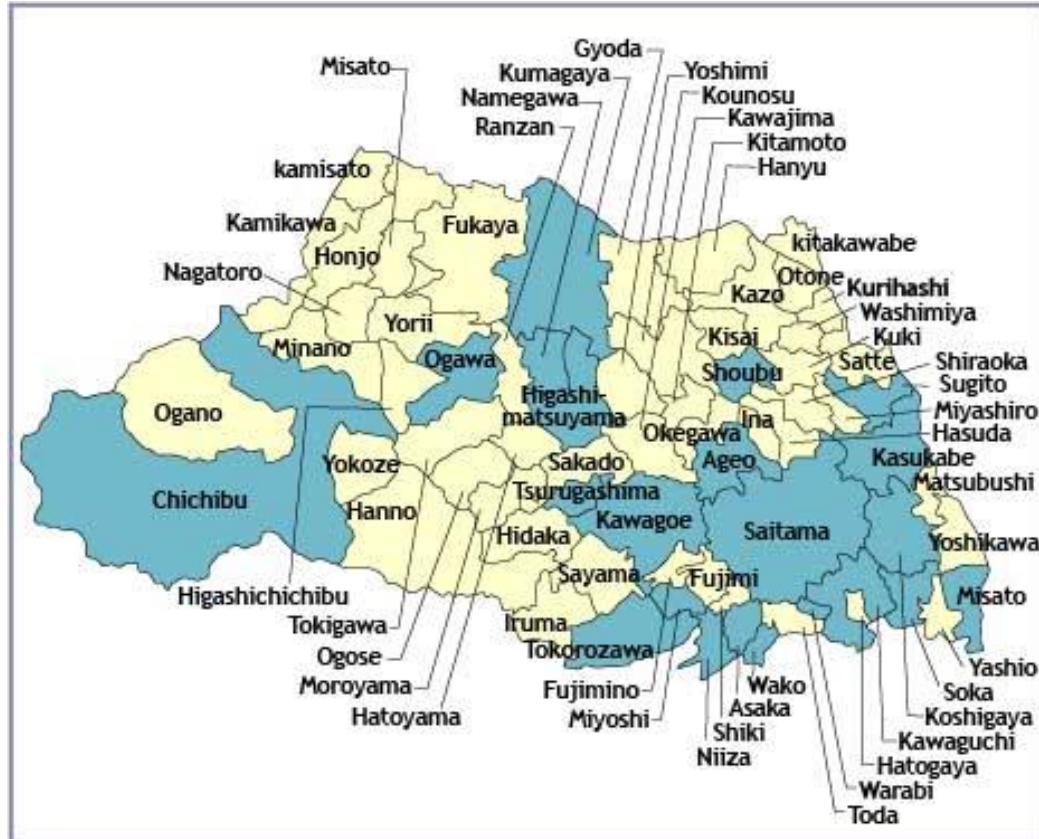
SAITAMA AND KANAGAWA

72 municipalities in Saitama

58 municipalities in Kanagawa



SAITAMA



OMIYA WARD, SAITAMA CITY

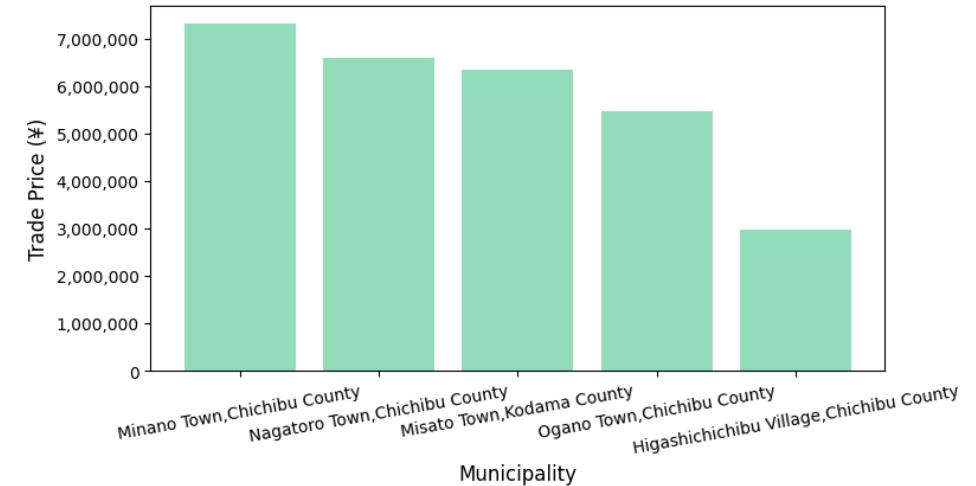
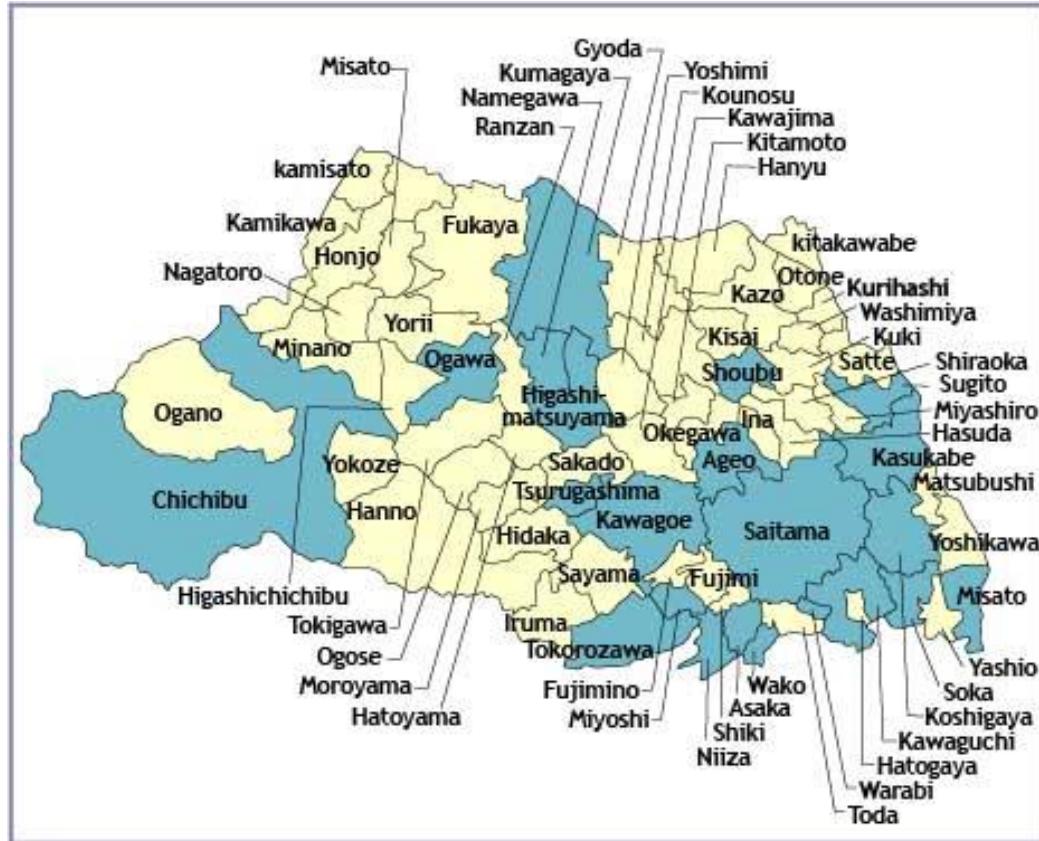
Average price: 71,215,743 JPY (252,318,003 KZT)



TODA CITY

Average price: 56,252,718 JPY (199,303,874 KZT)

SAITAMA



MISATO TOWN, KODAMA COUNTY

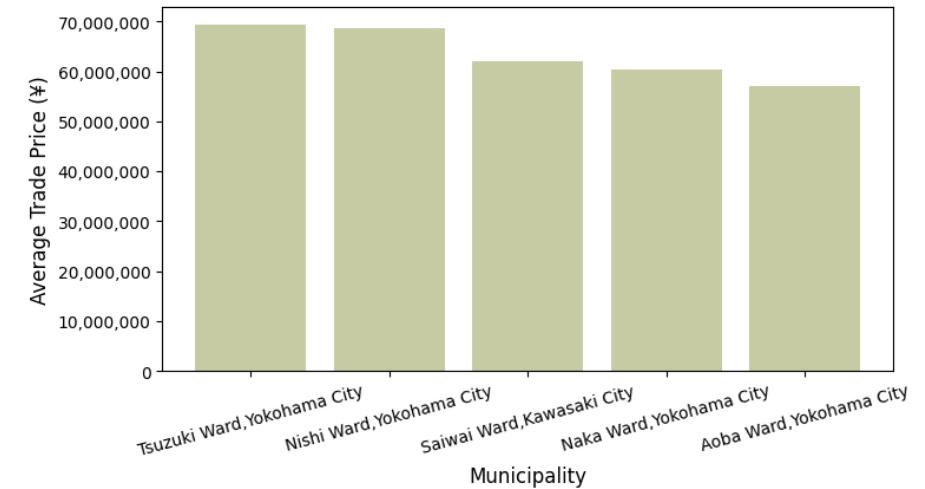
Average price: 6,342,091 JPY (22,470,084 KZT)



HIGASHICHICHIKU VILLAGE, CHICHIBU COUNTY

Average price: 2,989,672 JPY (10,592,434 KZT)

KANAGAWA



TSUZUKI WARD, YOKOHAMA CITY

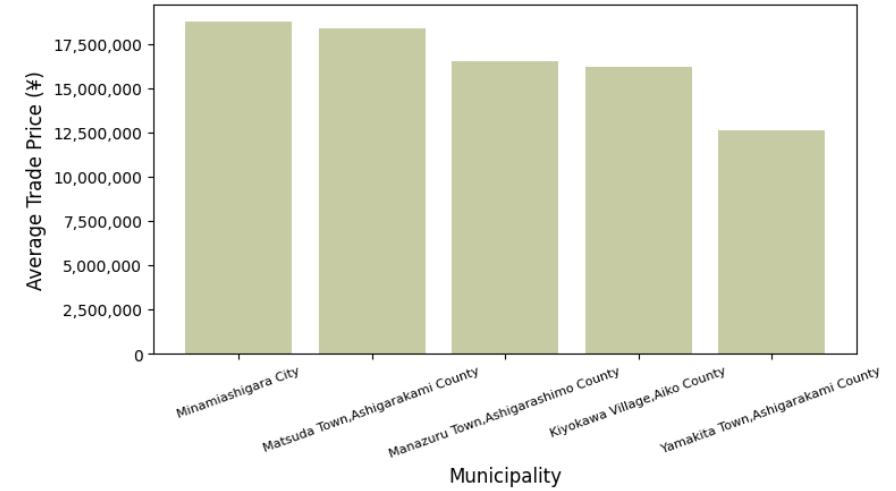
Average price: 69,402,411 JPY (245,893,351 KZT)



SAIWAI WARD, KAWASAKI CITY

Average price: 61,944,208 JPY (219,468,873 KZT)

KANAGAWA



KIYOKAWA VILLAGE, AIKO COUNTY

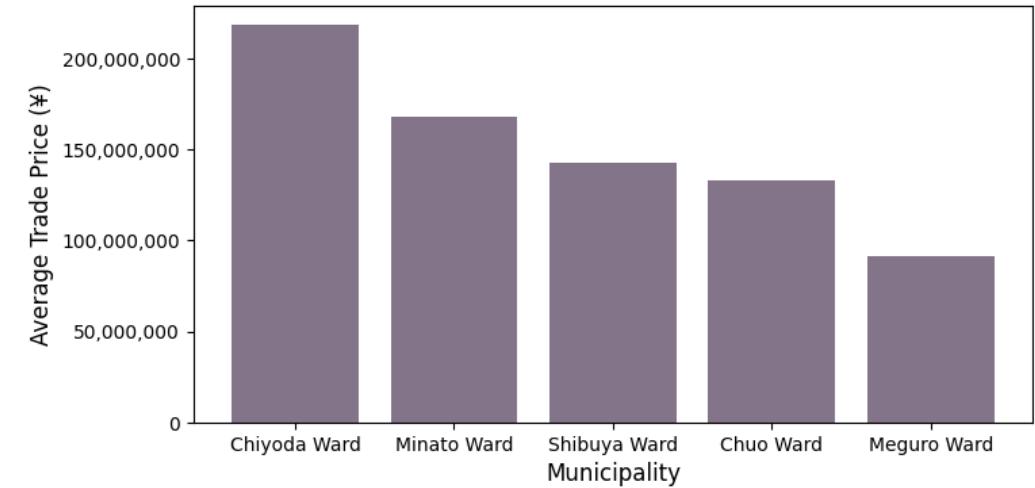
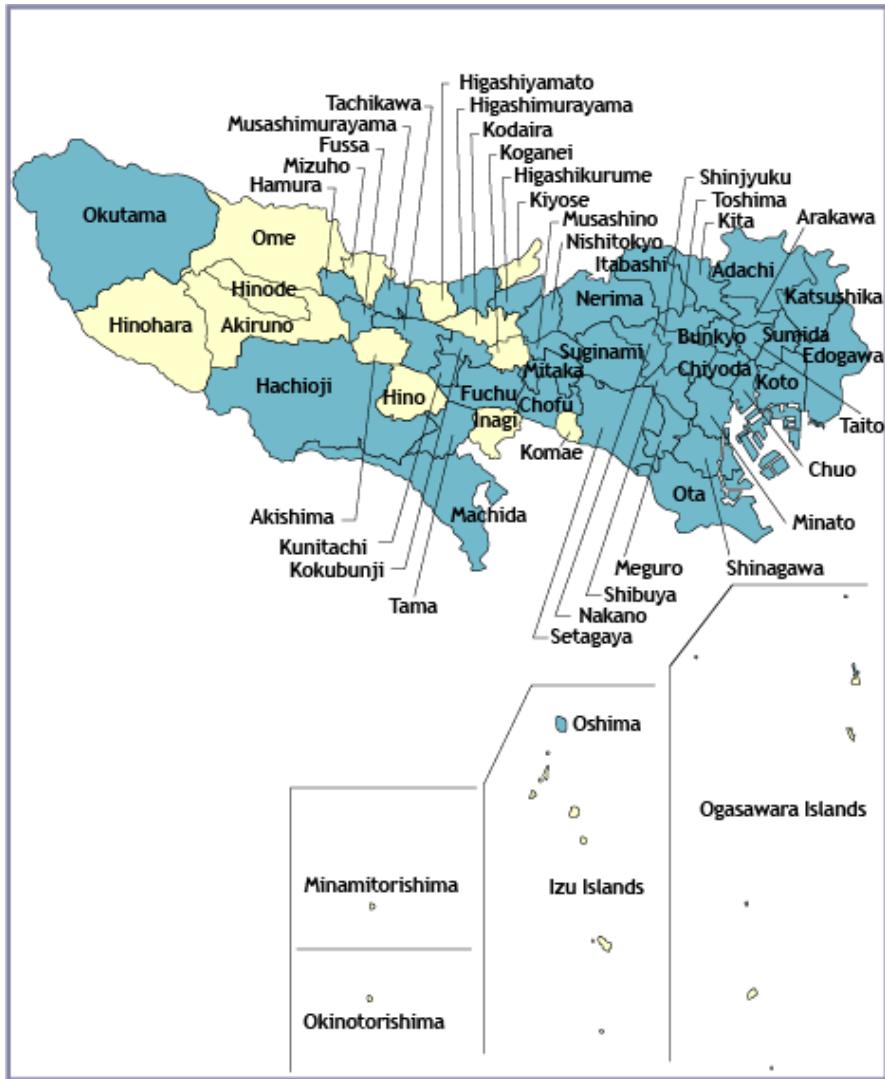
Average price: 16,194,333 JPY (57,376,664 KZT)



YAMAKITA TOWN, ASHIGARAKAMI COUNTY

Average price: 12,640,906 JPY (44,786,841 KZT)

TOKYO



CHIYODA WARD

Average price: 218,470,851 JPY (774,044,144 KZT)



MINATO WARD

Average price: 168,276,898 JPY (596,206,527 KZT)

IMPERIAL PALACE - CHIYODA



AKIHABARA- CHIYODA



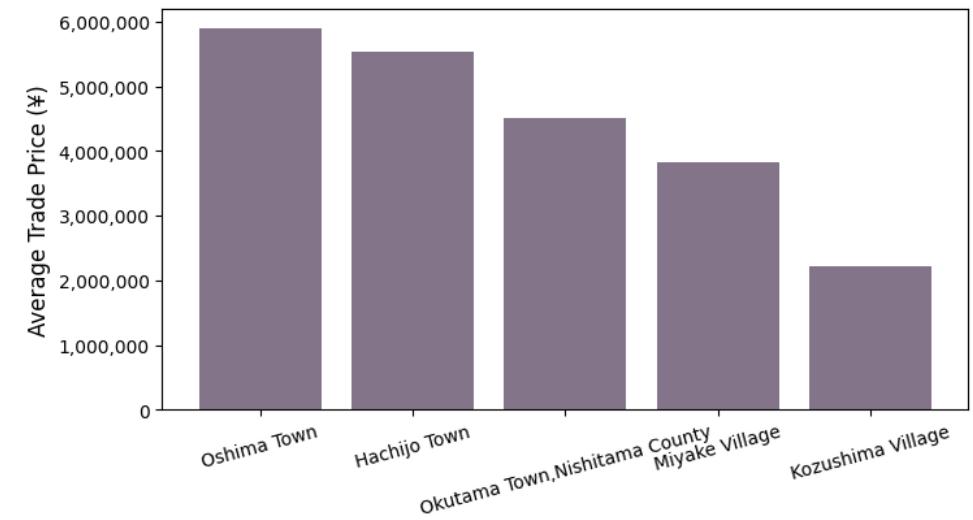
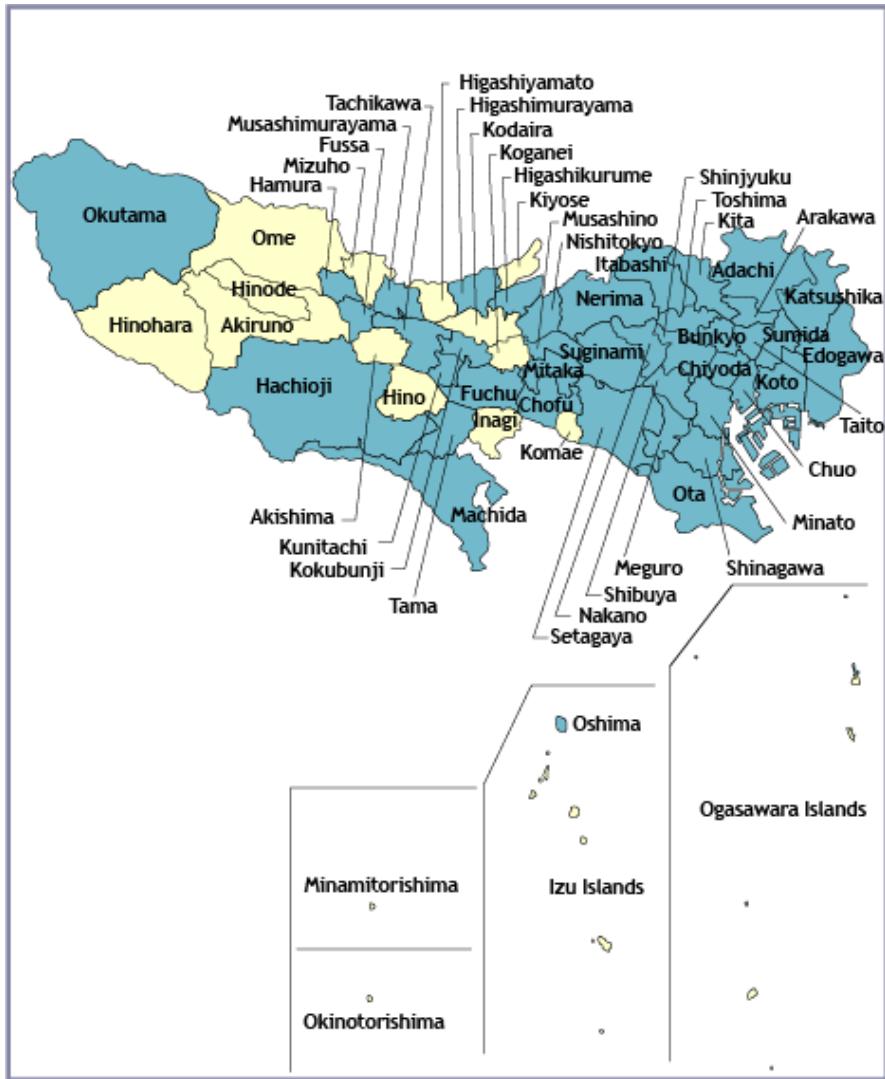
KANDA SHRINE - CHIYODA



TOKYO TOWER - MINATO



TOKYO



OKUTAMA TOWN, NISHITAMA COUNTY



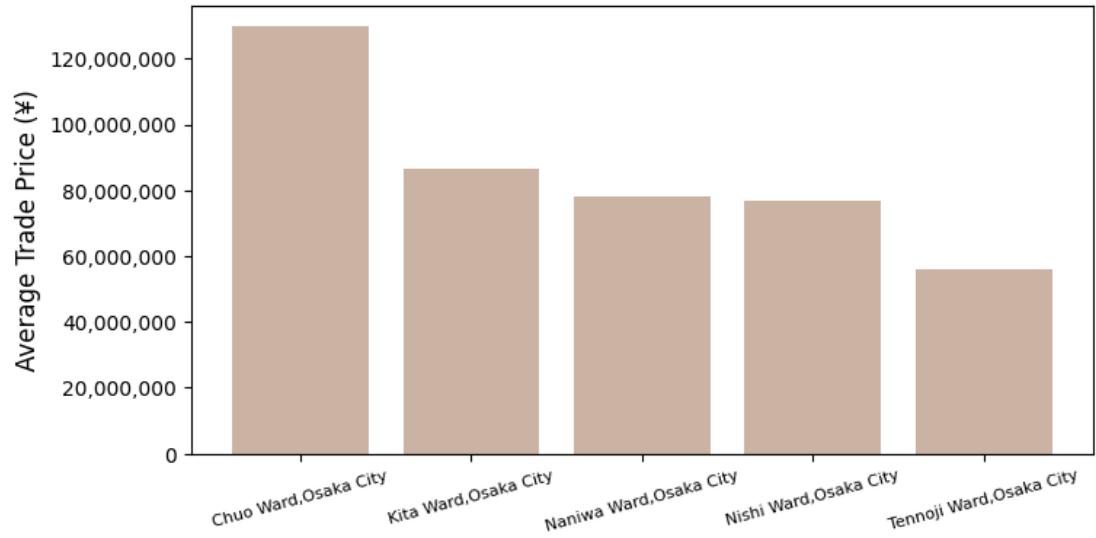
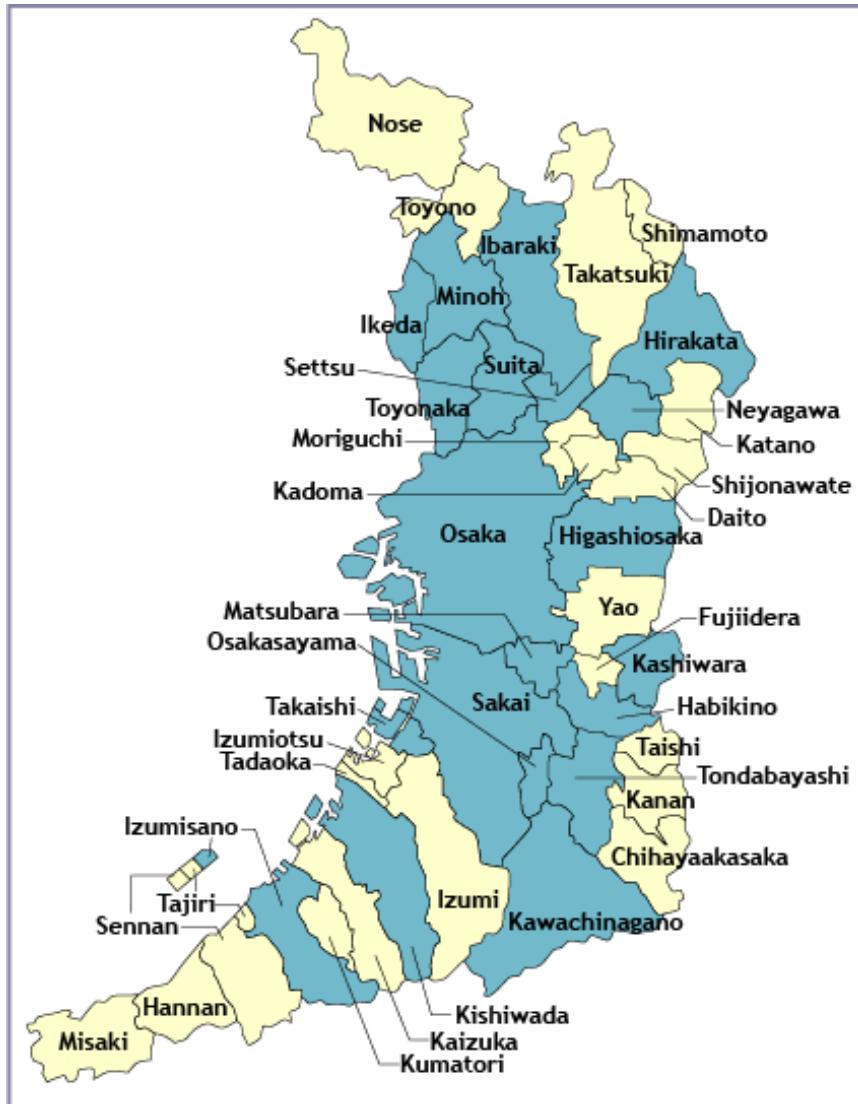
Average price: 4,501,763 JPY (15,949,785 KZT)

KOZUSHIMA VILLAGE



Average price: 2,221,211 JPY (7,869,770 KZT)

OSAKA



CHUO WARD, OSAKA CITY



Average price: 129,739,548 JPY (459,668,358 KZT)

TENNOJI WARD, OSAKA CITY

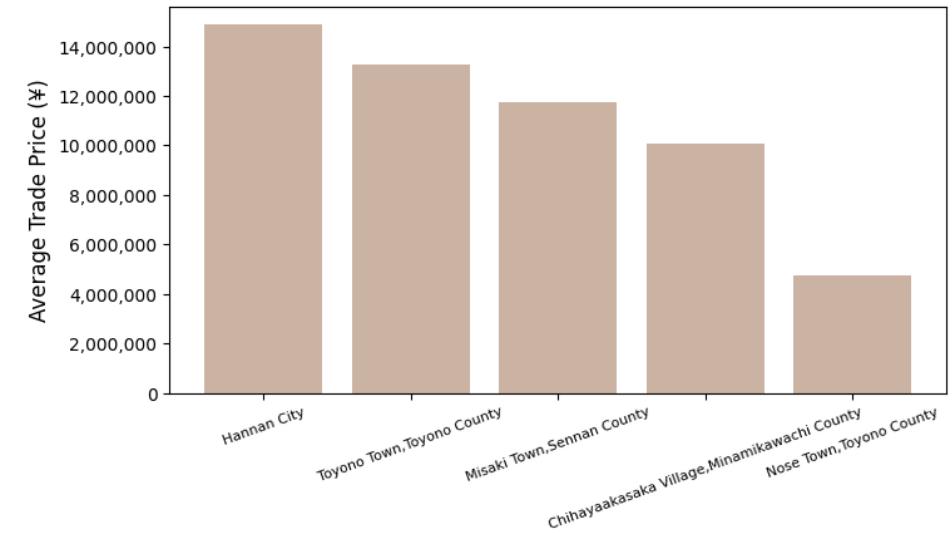
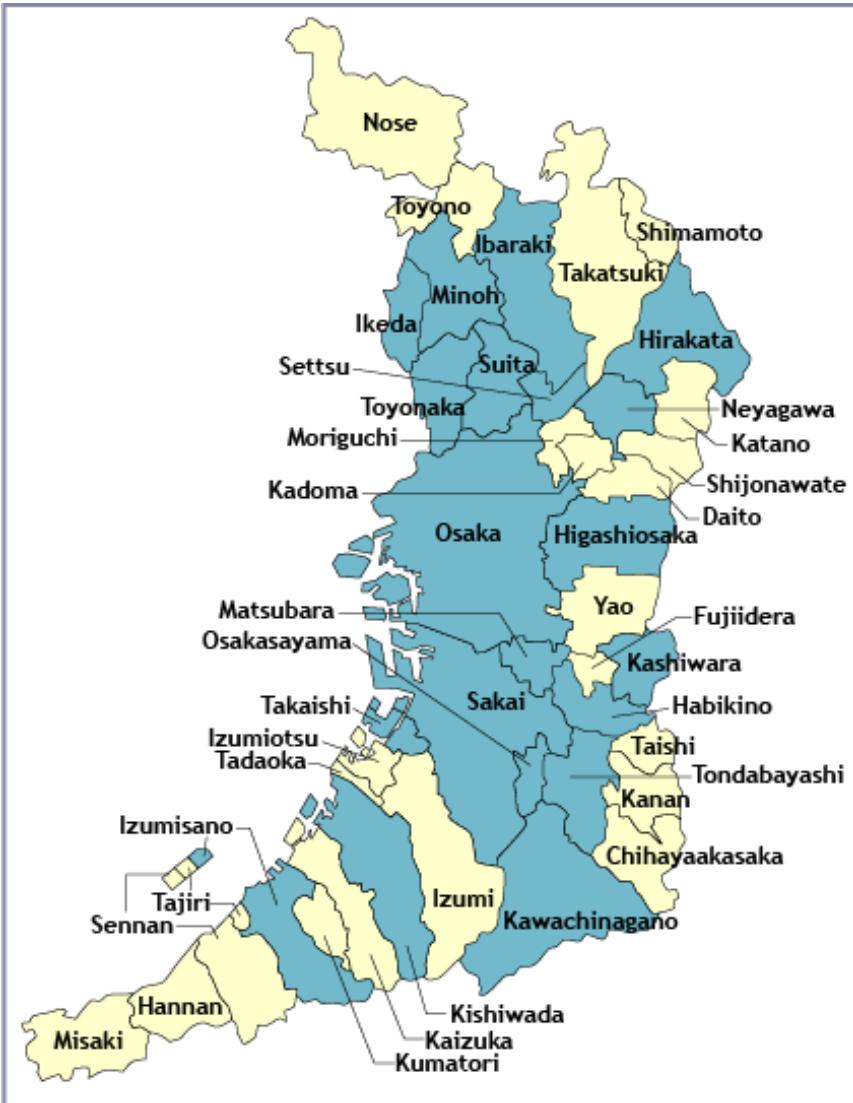


Average price: 56,155,008 JPY (198,957,686 KZT)

OSAKA CASTLE



OSAKA



HANNAN CITY

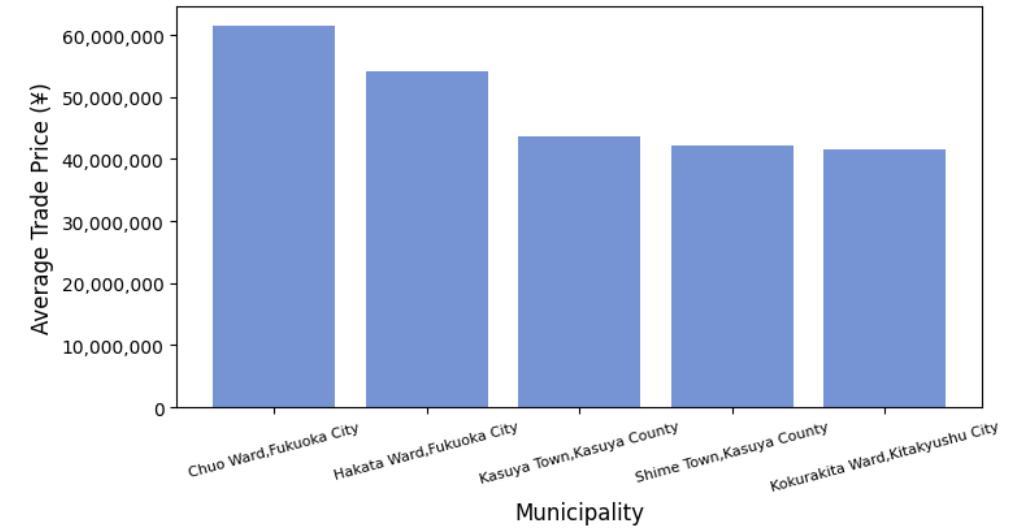
Average price: 14,880,818 JPY (52,722,868 KZT)



NOSE TOWN, TOYONO COUNTY

Average price: 4,732,515 JPY (16,767,342 KZT)

FUKUOKA



CHUO WARD, FUKUOKA CITY

Average price: 61,555,238 JPY (218,090,748 KZT)



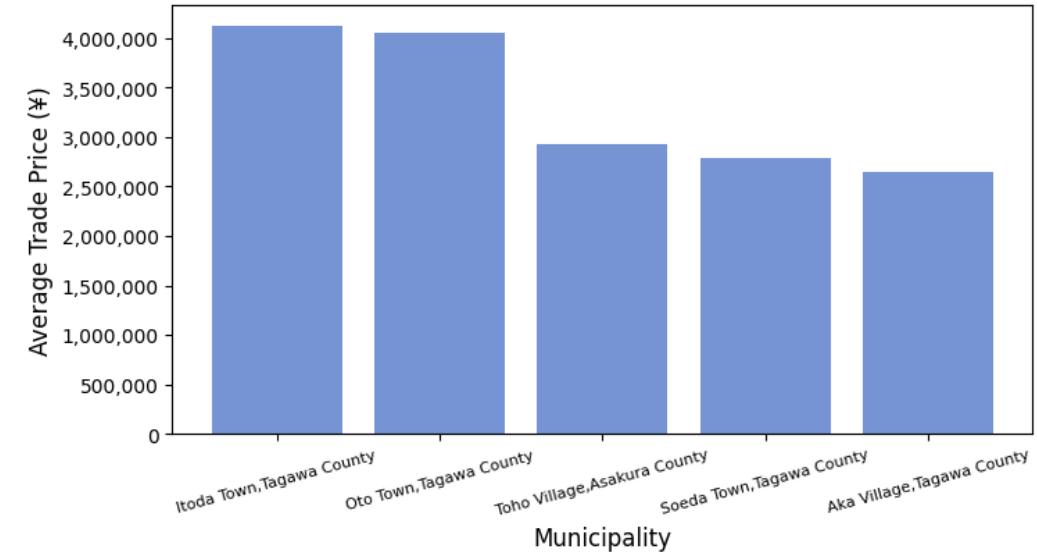
KASUYA TOWN

Average price: 43,651,183 JPY (154,656,524 KZT)

OHORI PARK – CHUO, FUKUOKA



FUKUOKA



TOHO VILLAGE, ASAKURA COUNTY

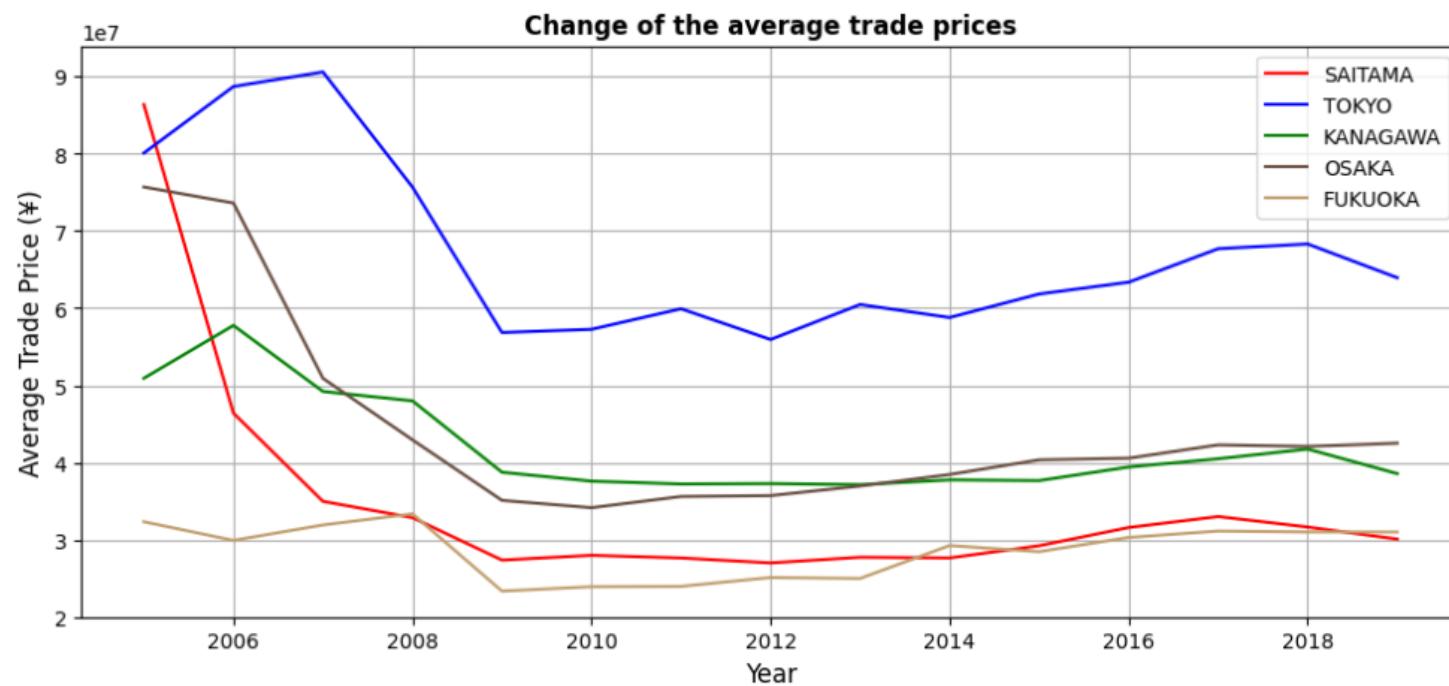
Average price: 2,933,135 JPY (10,392,123 KZT)



AKA VILLAGE

Average price: 2,642,154 JPY (9,361,174 KZT)

JAPAN IN 2007 - 2008



FLOOR PLAN



3LDK

49757

IK

49730

2LDK

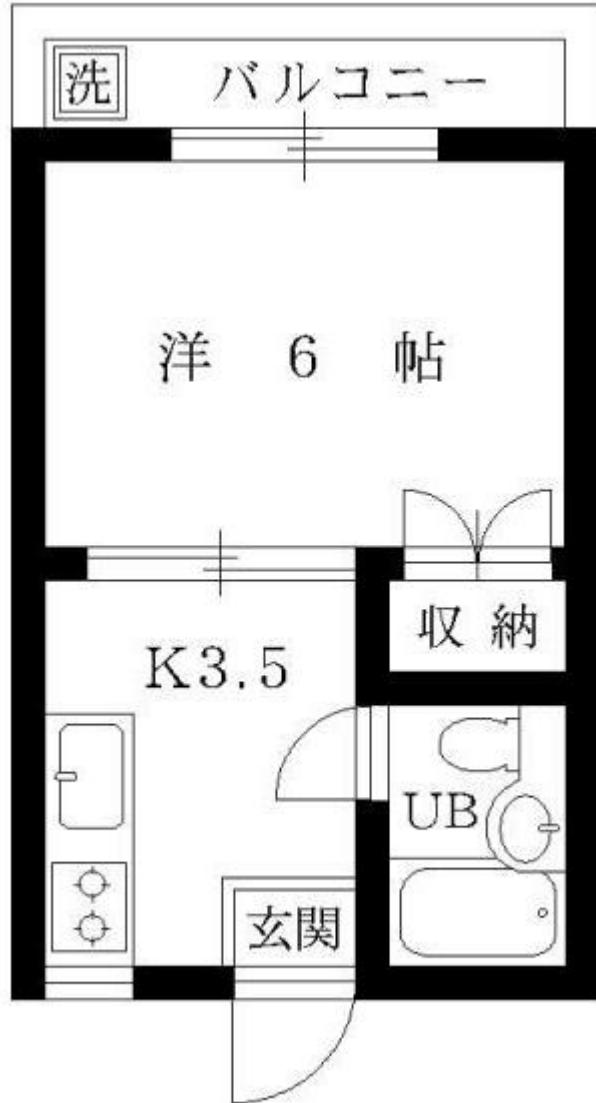
31101

L stands for "Living", D stands for "Dining", K stands for Kitchen". There are 3 bed rooms.

In the abbreviation 1K, K stands for "kitchen".

L stands for "Living", D stands for "Dining", K stands for Kitchen". The number 2 indicates that there is one room in addition to the main living area.

IK



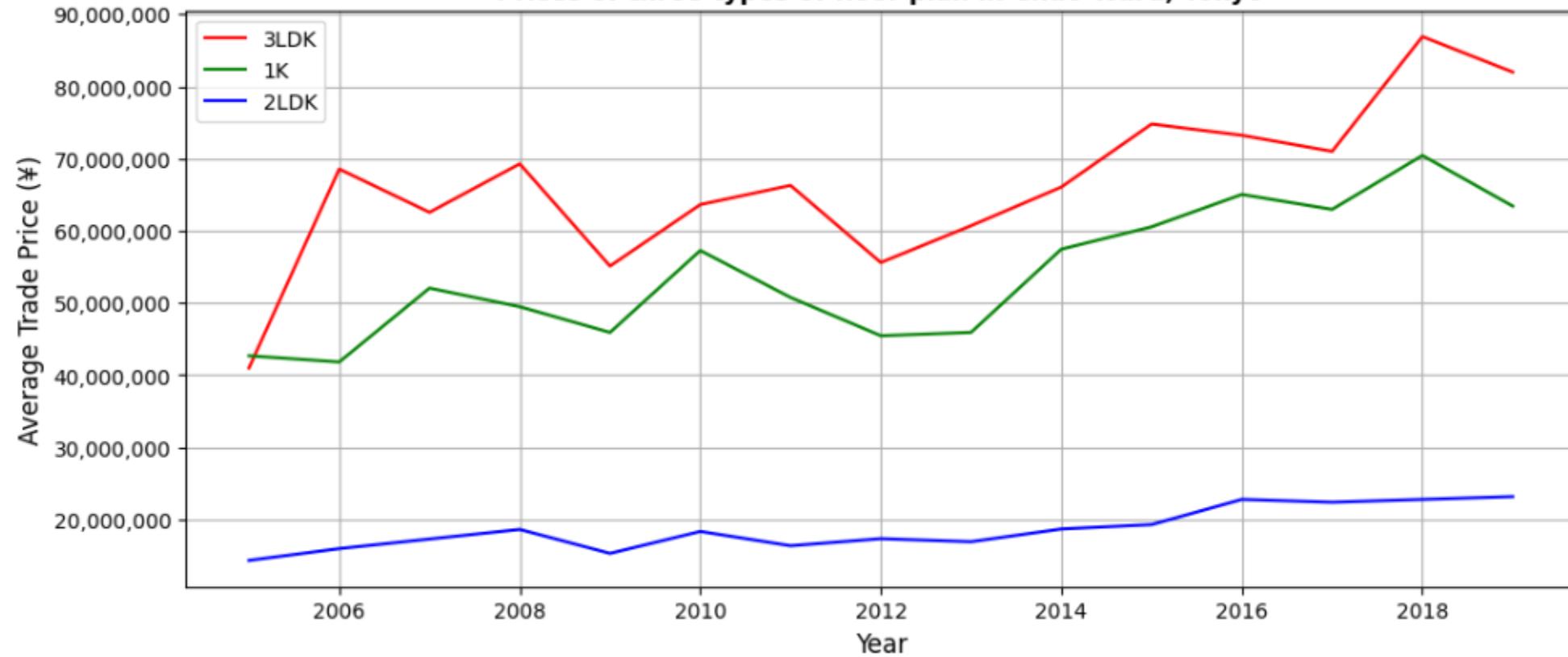
2LDK



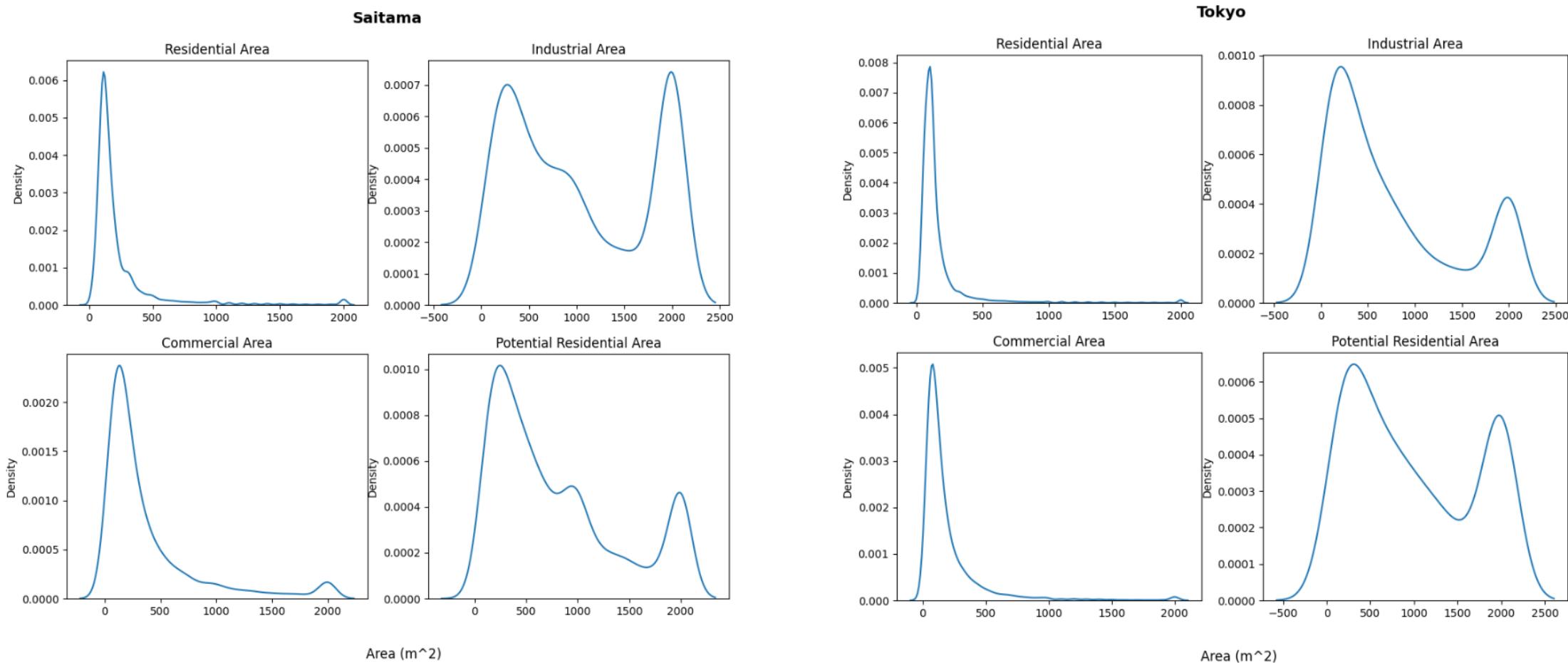
3LDK

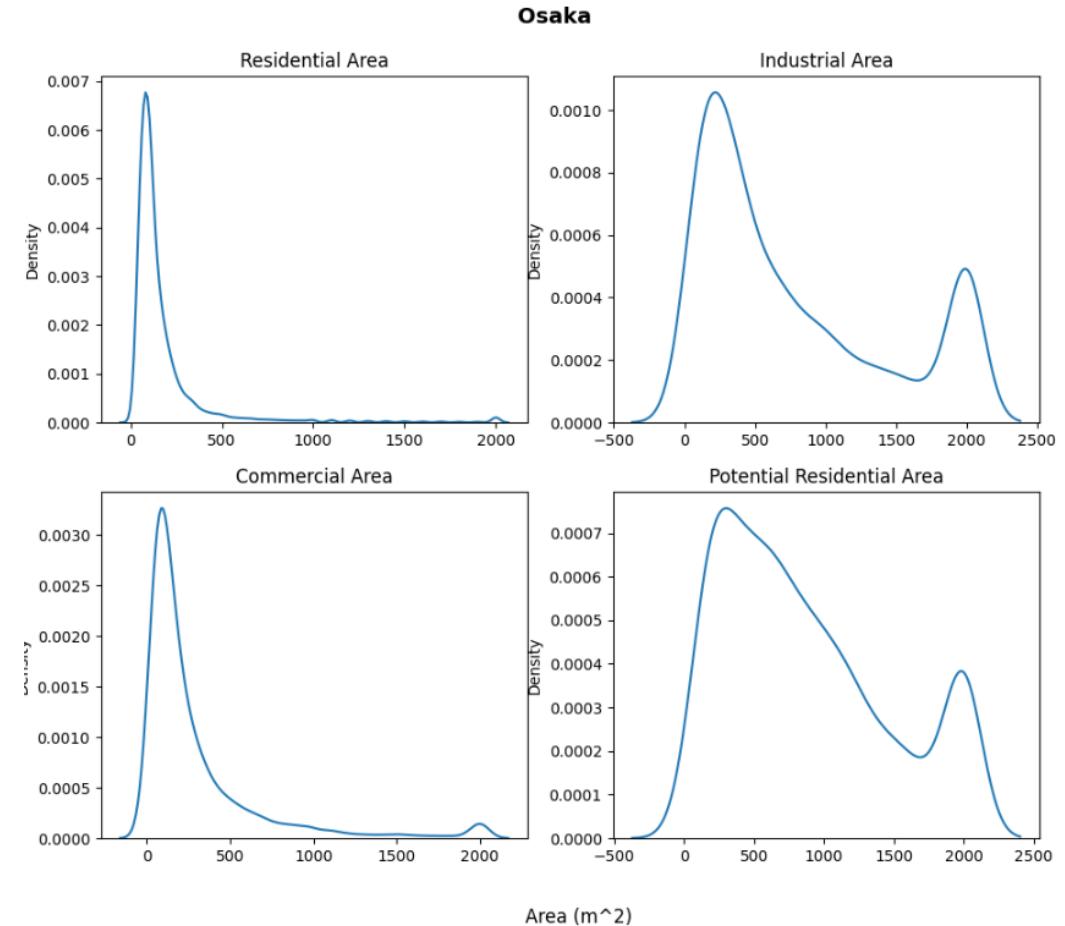
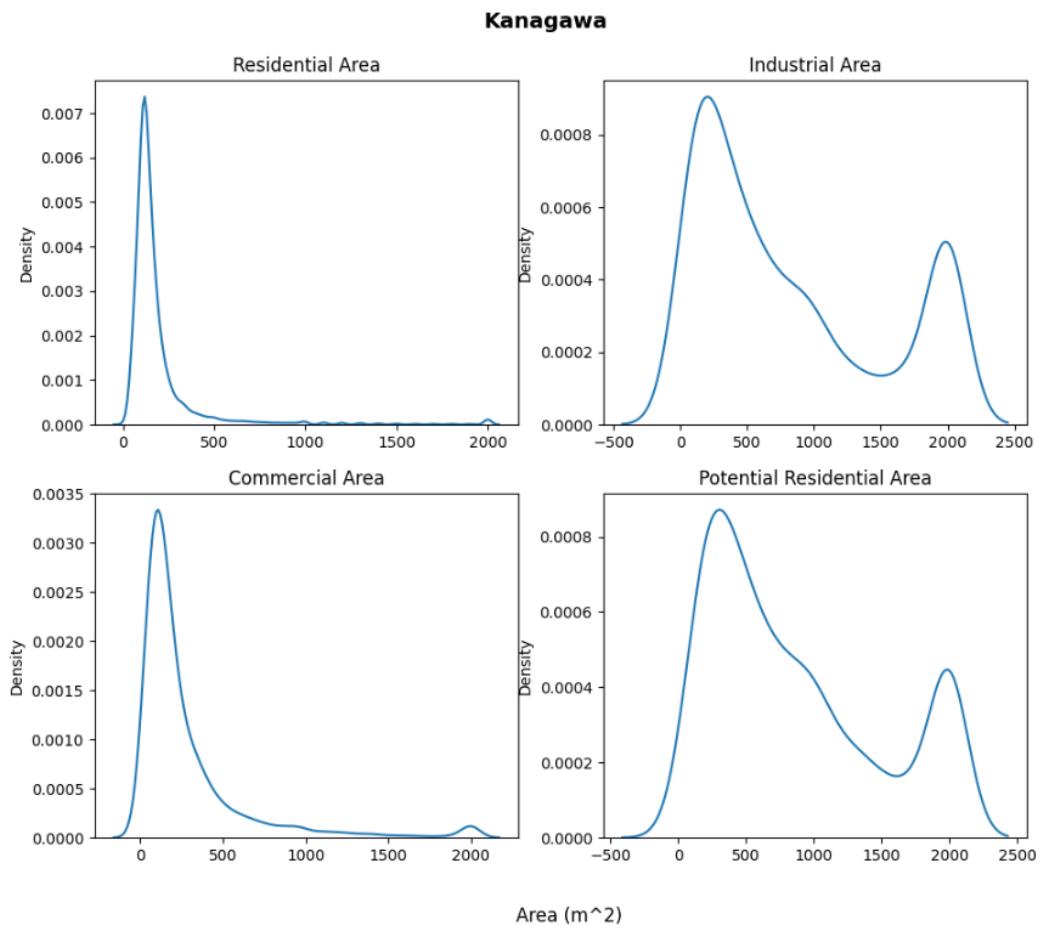


Prices of three types of floor plan in Chuo Ward, Tokyo



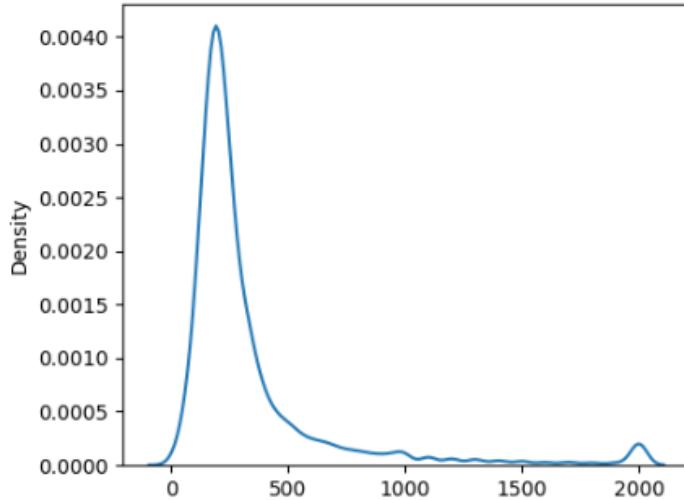
DISTRIBUTION OF AREA FOR 4 TYPES OF REGION



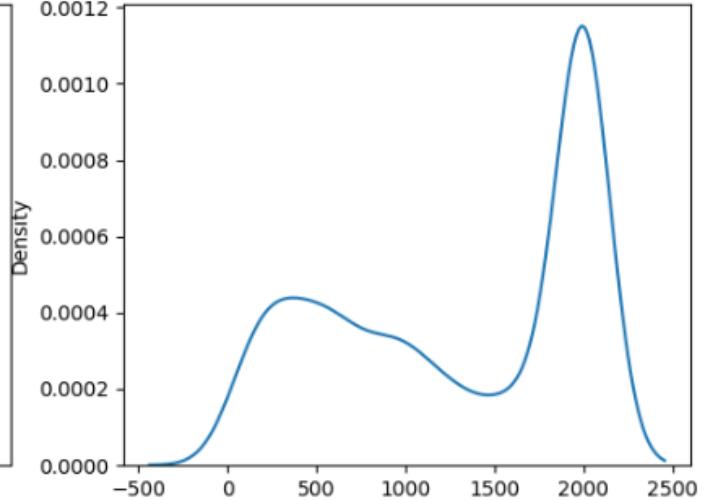


Fukuoka

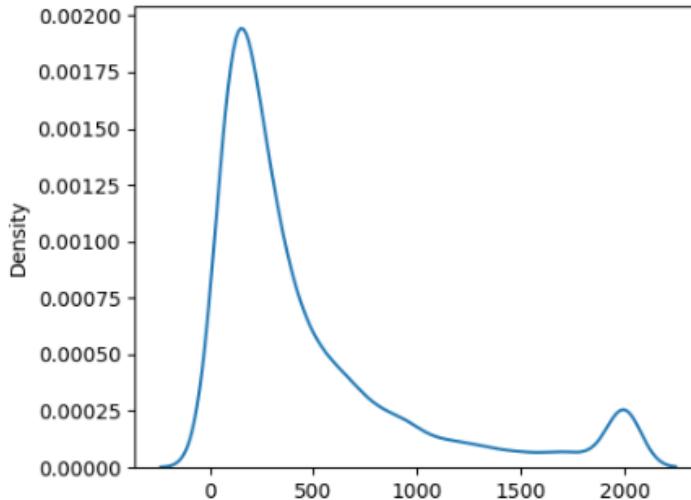
Residential Area



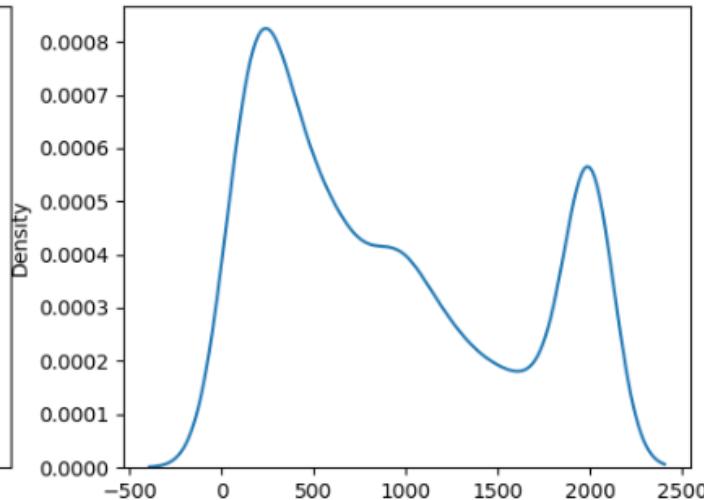
Industrial Area



Commercial Area

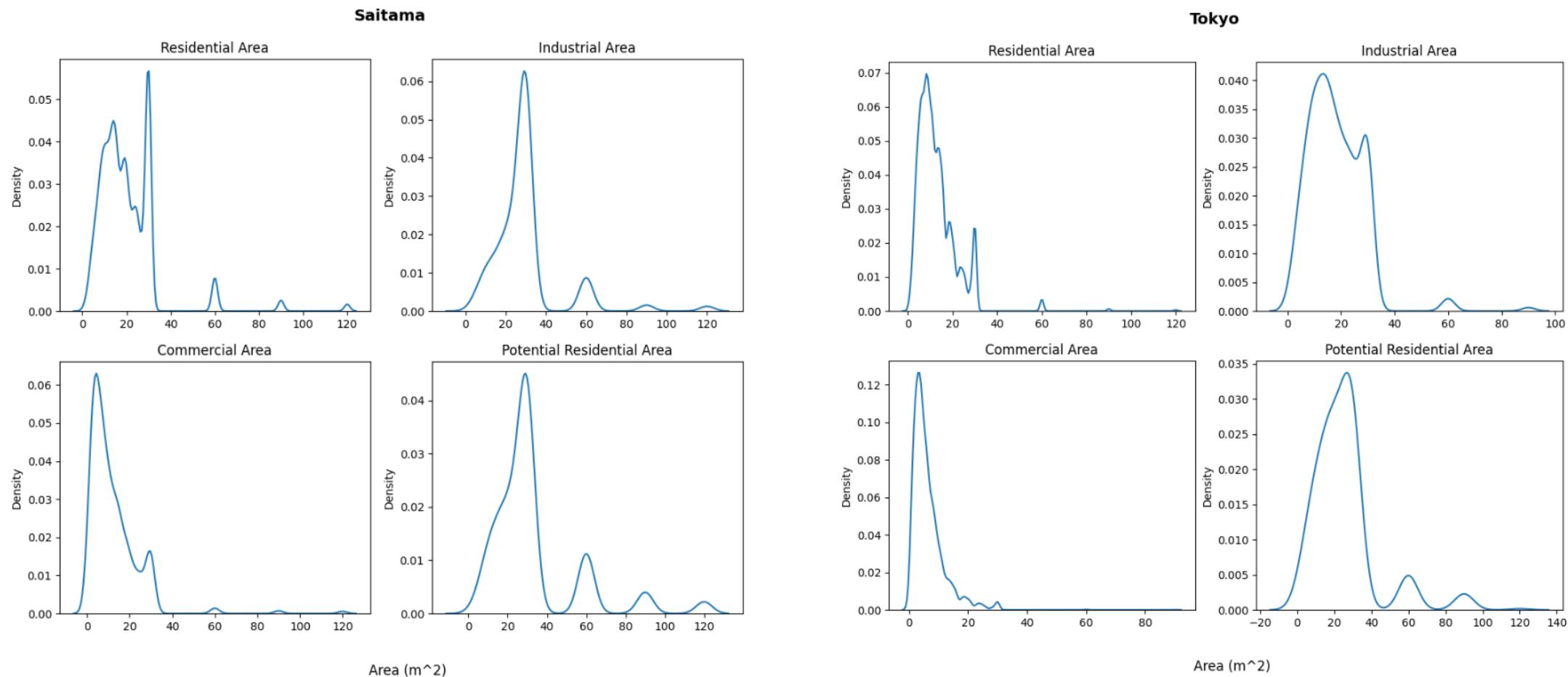


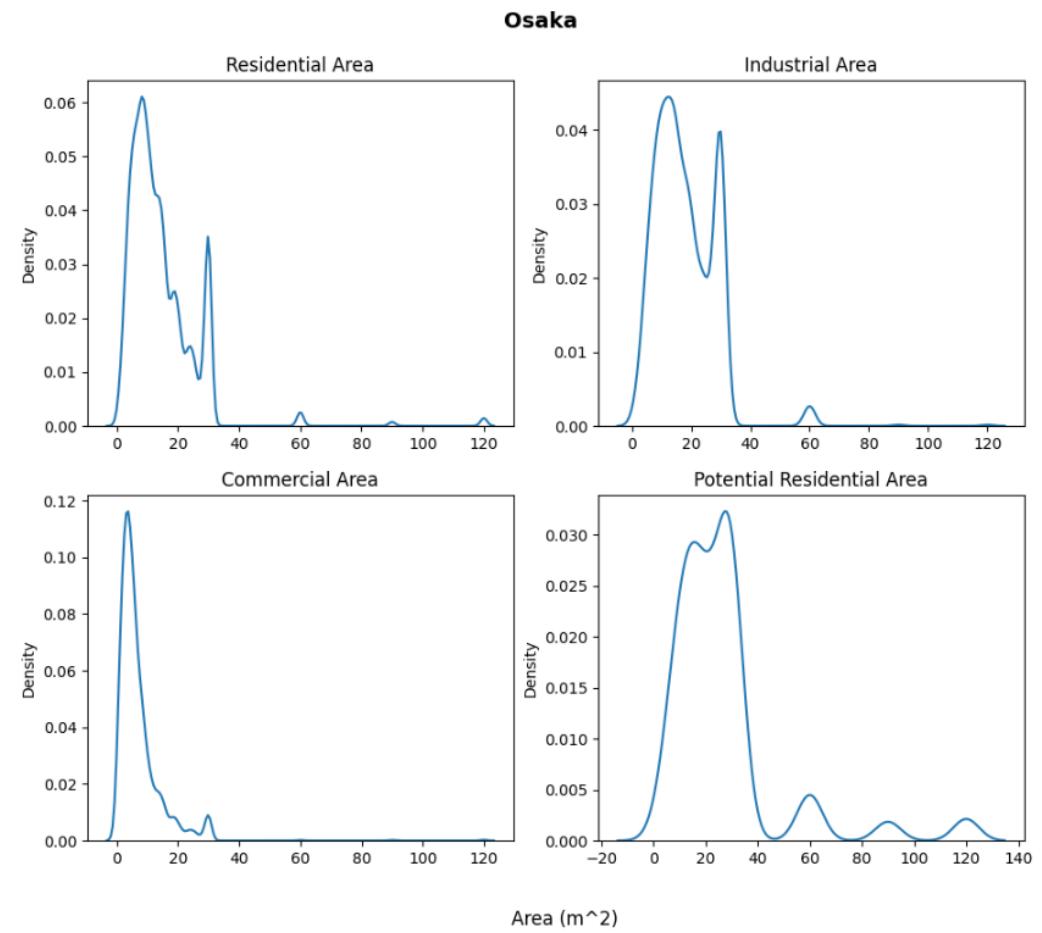
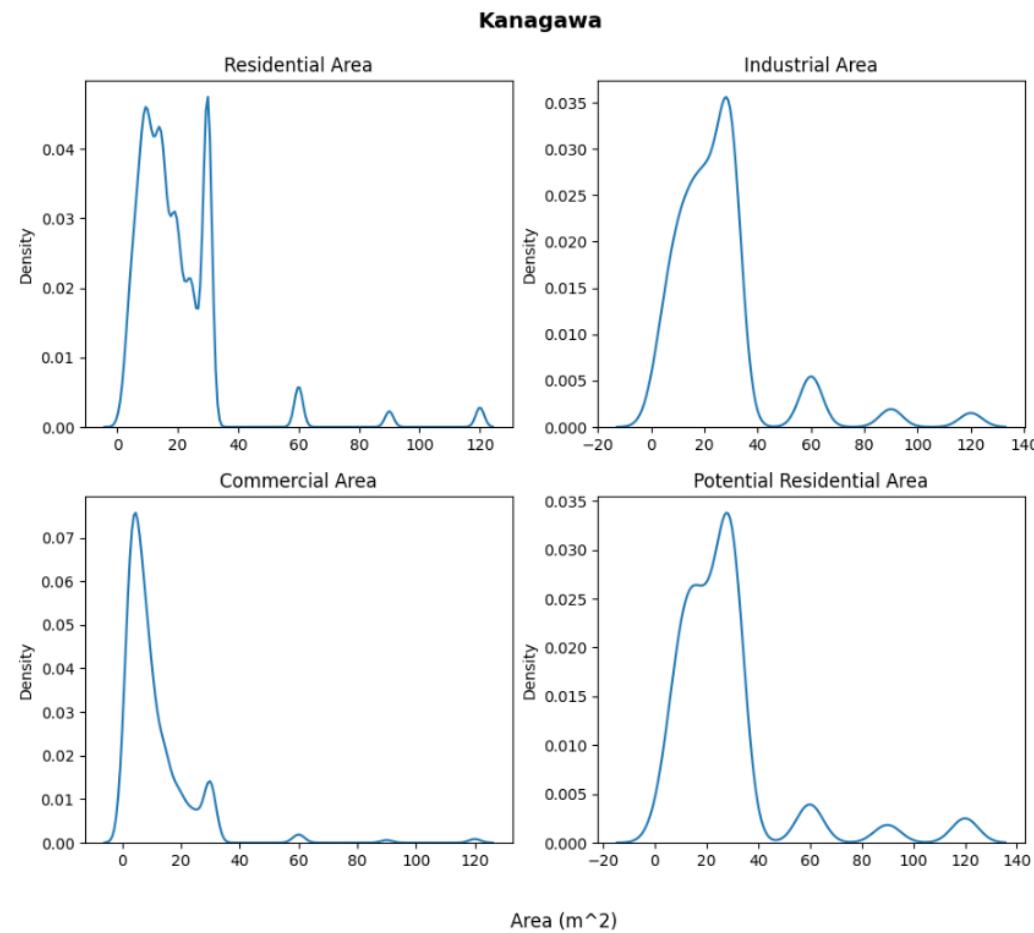
Potential Residential Area



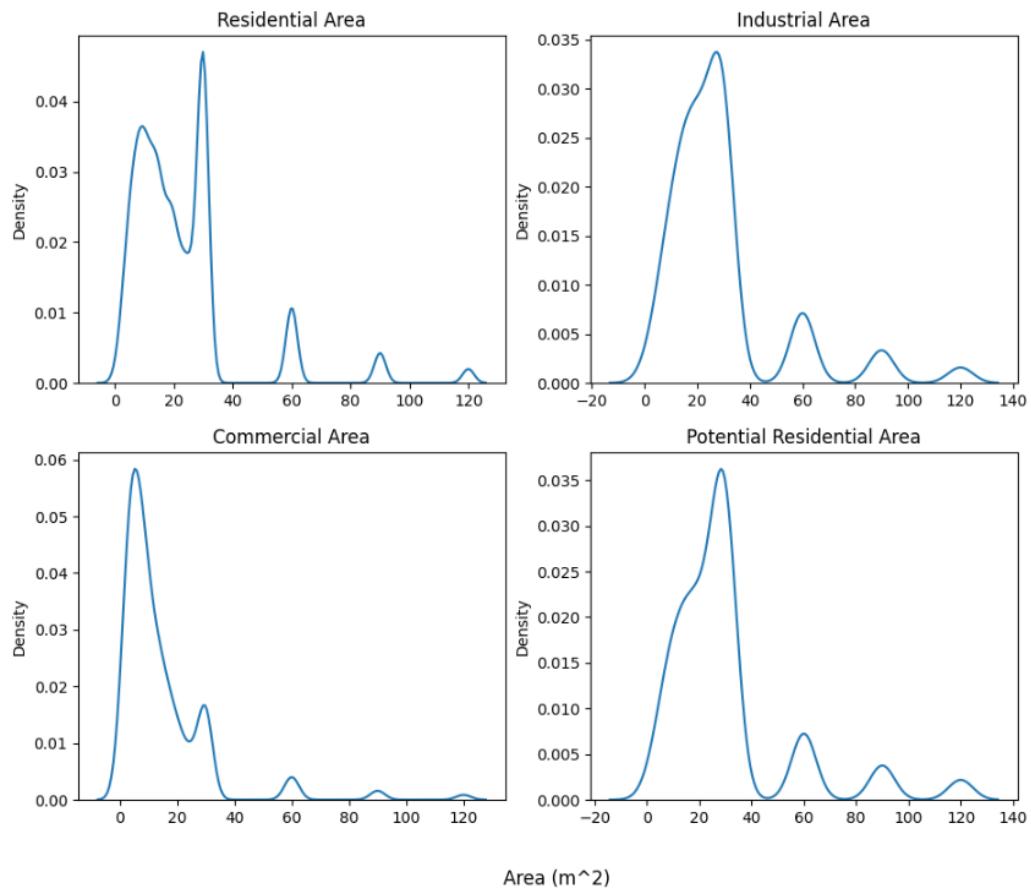
Area (m²)

DISTRIBUTION OF MINTIME TO NEAREST STATION FOR 4 TYPES OF REGION





Fukuoka



SAITAMA

| MunicipalityCode | MinTimeToNearestStation | MaxTimeToNearestStation | TradePrice | Area | AreaIsGreaterFlag | FrontageIsGreaterFlag | TotalFloorAreaIsGreaterFlag | PrewarBuilding | Breadth | CoverageRatio | FloorAreaRatio | Year | Quarter |
|------------------|-------------------------|-------------------------|--------------|-------------|-------------------|-----------------------|-----------------------------|----------------|----------|---------------|----------------|----------|----------|
| 1 | 0.12031944 | 0.107418008 | -0.046459849 | 0.106240421 | 0.044196339 | 0.043915158 | -0.006759399 | 0.00387713 | 0.017049 | -0.03034 | -0.07039 | 0.037834 | 0.002903 |
| 0.12031944 | 1 | 0.919906947 | -0.041326589 | 0.152842713 | 0.083690669 | 0.071889774 | 0.009064837 | 0.00244122 | -0.01965 | -0.16147 | -0.12645 | -0.03097 | 0.005962 |
| 0.107418008 | 0.919906947 | 1 | -0.037131731 | 0.167159176 | 0.09090596 | 0.07745652 | 0.013856224 | 0.004012727 | -0.01046 | -0.12773 | -0.0946 | -0.03507 | 0.005308 |
| -0.046459849 | -0.041326589 | -0.037131731 | 1 | 0.205984505 | 0.207339845 | 0.162935805 | 0.228706609 | 0.001422781 | 0.096124 | 0.06372 | 0.072075 | -0.00901 | -0.0035 |
| 0.106240421 | 0.152842713 | 0.167159176 | 0.205984505 | 1 | 0.665583329 | 0.442851881 | 0.224164362 | 0.000717918 | 0.165639 | 0.034925 | 0.050765 | -0.00442 | -0.00495 |
| 0.044196339 | 0.083690669 | 0.09090596 | 0.207339845 | 0.665583329 | 1 | 0.463965431 | 0.25275275 | 0.001450431 | 0.087301 | 0.006884 | 0.018667 | -0.00455 | -0.00448 |
| 0.043915158 | 0.071889774 | 0.07745652 | 0.162935805 | 0.442851881 | 0.463965431 | 1 | 0.182556336 | -0.00048873 | 0.081718 | 0.010326 | 0.018634 | -0.00512 | -0.00799 |
| -0.006759399 | 0.009064837 | 0.013856224 | 0.228706609 | 0.224164362 | 0.25275275 | 0.182556336 | 1 | 0.004125048 | 0.076922 | 0.038172 | 0.046278 | -0.00391 | -0.00241 |
| 0.00387713 | 0.00244122 | 0.004012727 | 0.001422781 | 0.000717918 | 0.001450431 | -0.000488732 | 0.004125048 | 1 | 0.001224 | 0.006201 | 0.00229 | -0.01149 | -0.00142 |
| 0.017049361 | -0.019654951 | -0.010463462 | 0.096124436 | 0.16563928 | 0.087301167 | 0.081717894 | 0.076922284 | 0.001224068 | 1 | 0.127558 | 0.116645 | 0.01365 | -0.00196 |
| -0.030340916 | -0.161470392 | -0.127729292 | 0.063719897 | 0.034924936 | 0.006884015 | 0.01032636 | 0.038171693 | 0.006201191 | 0.127558 | 1 | 0.77676 | -0.00517 | -0.00471 |
| -0.070386886 | -0.126454509 | -0.09459622 | 0.072075166 | 0.050765166 | 0.018666543 | 0.018633837 | 0.046278134 | 0.002290284 | 0.116645 | 0.77676 | 1 | -0.00878 | -0.00485 |
| 0.037833518 | -0.030969071 | -0.035067597 | -0.009010105 | -0.00442424 | -0.004553541 | -0.005116836 | -0.003905608 | -0.01149012 | 0.01365 | -0.00517 | -0.00878 | 1 | -0.09559 |
| 0.002902787 | 0.005961697 | 0.005308248 | -0.003500593 | -0.00494975 | -0.004478278 | -0.007994845 | -0.002413652 | -0.0014234 | -0.00196 | -0.00471 | -0.00485 | -0.09559 | 1 |

TOKYO

| Municipality Code | MinTimeToNearestStation | MaxTimeToNearestStation | TradePrice | Area | AreasGreaterFlag | FrontageIsGreaterFlag | TotalFloorAreaalsGreaterFlag | PrewarBuilding | Breadth | CoverageRatio | FloorAreaRatio | Year | Quarter |
|-------------------|-------------------------|-------------------------|--------------|--------------|------------------|-----------------------|------------------------------|----------------|--------------|---------------|----------------|-------------|------------|
| 1 | 0.38700424 | 0.338204584 | -0.092358491 | 0.098469281 | 0.02577512 | 0.02727871 | -0.041302151 | -0.00804299 | -0.043478213 | -0.522599627 | -0.45310667 | 0.09213129 | -0.0082397 |
| 0.38700424 | 1 | 0.924500082 | -0.089790974 | 0.06508471 | 0.029192662 | 0.019141416 | -0.04238008 | -0.00622079 | -0.054039311 | -0.402642798 | -0.37659054 | 0.00226447 | 0.0057174 |
| 0.338204584 | 0.924500082 | 1 | -0.071324884 | 0.069562615 | 0.030384652 | 0.019881899 | -0.031258179 | -0.00520678 | -0.038072513 | -0.339493257 | -0.30544581 | -0.00685713 | 0.0052554 |
| -0.092358491 | -0.089790974 | -0.071324884 | 1 | 0.372361412 | 0.317106484 | 0.235533825 | 0.402878833 | 0.003835105 | 0.203417107 | 0.127795041 | 0.201098919 | -0.0165462 | -0.0090161 |
| 0.098469281 | 0.06508471 | 0.069562615 | 0.372361412 | 1 | 0.611055966 | 0.438174056 | 0.293354564 | 0.004344898 | 0.185356185 | -0.028900025 | -0.0043643 | -0.0137002 | -0.0116769 |
| 0.02577512 | 0.029192662 | 0.030384652 | 0.317106484 | 0.611055966 | 1 | 0.501514718 | 0.195697402 | 0.002448651 | 0.082439431 | -0.006590794 | -6.7268E-05 | -0.01027433 | -0.008259 |
| 0.02727871 | 0.019141416 | 0.019881899 | 0.235533825 | 0.438174056 | 0.501514718 | 1 | 0.159168564 | 0.000445216 | 0.071537177 | -0.002380623 | 6.10734E-05 | -0.00874034 | -0.0096576 |
| -0.041302151 | -0.04238008 | -0.031258179 | 0.402878833 | 0.293354564 | 0.195697402 | 0.159168564 | 1 | 0.00464465 | 0.170209951 | 0.089113784 | 0.143443943 | -0.01402361 | -0.0052013 |
| -0.008042994 | -0.00622079 | -0.00520678 | 0.003835105 | 0.004344898 | 0.002448651 | 0.000445216 | 0.00464465 | 1 | 0.002064789 | 0.009254861 | 0.013005118 | -0.00585944 | -0.0019613 |
| -0.043478213 | -0.054039311 | -0.038072513 | 0.203417107 | 0.185356185 | 0.082439431 | 0.071537177 | 0.170209951 | 0.002064789 | 1 | 0.292590245 | 0.388293306 | -0.01743787 | -0.0054944 |
| -0.522599627 | -0.402642798 | -0.339493257 | 0.127795041 | -0.028900025 | -0.006590794 | -0.002380623 | 0.089113784 | 0.009254861 | 0.292590245 | 1 | 0.822617754 | -0.03676352 | 0.0010048 |
| -0.453106673 | -0.376590544 | -0.305445807 | 0.201098919 | -0.004364299 | -6.72679E-05 | 6.10734E-05 | 0.143443943 | 0.013005118 | 0.388293306 | 0.822617754 | 1 | -0.04417847 | 0.0013057 |
| 0.092131291 | 0.002264472 | -0.006857129 | -0.016546203 | -0.013700205 | -0.010274326 | -0.00874034 | -0.014023609 | -0.00585944 | -0.017437871 | -0.036763517 | -0.04417847 | 1 | -0.1059596 |
| -0.008239658 | 0.005717409 | 0.005255429 | -0.009016051 | -0.011676924 | -0.008258964 | -0.009657551 | -0.00520134 | -0.00196128 | -0.005494378 | 0.001004751 | 0.001305664 | -0.10595963 | 1 |

KANAGAWA

| MunicipalityCode | MinTimeToNearestStation | MaxTimeToNearestStation | TradePrice | Area | AreaIsGreaterFlag | FrontageIsGreaterFlag | TotalFloorAreasGreaterFlag | PrewarBuilding | Breadth | CoverageRatio | FloorAreaRatio | Year | Quarter | |
|------------------|-------------------------|-------------------------|-------------|-------------|-------------------|-----------------------|----------------------------|----------------|-------------|---------------|----------------|--------------|--------------|-------------|
| 1 | 0.185545288 | 0.188096959 | -0.0448509 | 0.110140302 | 0.03845882 | 0.037019367 | 0.000274568 | 0.00054949 | -0.0392131 | 0.077962171 | 0.098883286 | 0.076959903 | -0.00266404 | |
| 0.185545288 | | 1 | 0.924224507 | -0.0487887 | 0.088120136 | 0.04140225 | 0.043273887 | -0.01159887 | -0.00221418 | -0.0214863 | -0.15583873 | -0.146008951 | -0.006437991 | 0.000475631 |
| 0.188096959 | 0.924224507 | | 1 | -0.0416031 | 0.090038279 | 0.04265474 | 0.042975391 | -0.006946805 | -0.00278055 | -0.0109977 | -0.12687777 | -0.110129036 | -0.010010295 | 0.000104822 |
| -0.044850934 | -0.048788718 | -0.04160311 | | 1 | 0.324031762 | 0.33766346 | 0.259396072 | 0.260881742 | 0.00474599 | 0.1483941 | 0.061688408 | 0.110091446 | -0.021336582 | -0.00992978 |
| 0.110140302 | 0.088120136 | 0.090038279 | 0.32403176 | | 1 | 0.644753 | 0.467811633 | 0.252702197 | 0.00410849 | 0.1601608 | -0.03191108 | -0.00158341 | -0.016086089 | -0.01073338 |
| 0.038458821 | 0.041402248 | 0.042654737 | 0.33766346 | 0.644753003 | | 1 | 0.493098191 | 0.263400687 | 0.00630389 | 0.0903247 | 0.004032173 | 0.013894155 | -0.016306314 | -0.00759586 |
| 0.037019367 | 0.043273887 | 0.042975391 | 0.25939607 | 0.467811633 | 0.49309819 | | 1 | 0.175815657 | -0.00042351 | 0.0882058 | 0.007955827 | 0.016578554 | -0.010068976 | -0.00971752 |
| 0.000274568 | -0.01159887 | -0.0069468 | 0.26088174 | 0.252702197 | 0.26340069 | 0.175815657 | | 1 | 0.00996468 | 0.1139894 | 0.064887285 | 0.109916584 | -0.001506522 | -0.00846511 |
| 0.000549485 | -0.00221418 | -0.00278055 | 0.00474599 | 0.004108489 | 0.00630389 | -0.00042351 | 0.009964681 | | 1 | 0.0056485 | 0.008936377 | 0.011113177 | -0.00617453 | -0.00075944 |
| -0.039213089 | -0.021486333 | -0.01099768 | 0.1483941 | 0.160160788 | 0.09032466 | 0.088205804 | 0.113989392 | 0.00564849 | | 1 | 0.183554277 | 0.248162739 | -0.009426417 | -0.00550403 |
| 0.077962171 | -0.155838726 | -0.12687777 | 0.06168841 | -0.03191108 | 0.00403217 | 0.007955827 | 0.064887285 | 0.00893638 | 0.1835543 | | 1 | 0.835848548 | 0.040210707 | 0.002119549 |
| 0.098883286 | -0.146008951 | -0.11012904 | 0.11009145 | -0.00158341 | 0.01389415 | 0.016578554 | 0.109916584 | 0.01111318 | 0.2481627 | 0.835848548 | | 1 | 0.032887022 | 0.002961946 |
| 0.076959903 | -0.006437991 | -0.01001029 | -0.0213366 | -0.01608609 | -0.0163063 | -0.01006898 | -0.001506522 | -0.00617453 | -0.0094264 | 0.040210707 | 0.032887022 | | 1 | -0.10016148 |
| -0.002664038 | 0.000475631 | 0.000104822 | -0.0099298 | -0.01073338 | -0.0075959 | -0.00971752 | -0.00846511 | -0.00075944 | -0.005504 | 0.002119549 | 0.002961946 | -0.100161479 | | 1 |

OSAKA

| MunicipalityCode | MinTimeToNearestStation | MaxTimeToNearestStation | TradePrice | Area | AreaIsGreaterFlag | FrontageIsGreaterFlag | TotalFloorAreasGreaterFlag | PrewarBuilding | Breadth | CoverageRatio | FloorAreaRatio | Year | Quarter | |
|------------------|-------------------------|-------------------------|--------------|--------------|-------------------|-----------------------|----------------------------|----------------|--------------|---------------|----------------|--------------|--------------|--------------|
| 1 | 0.334611797 | 0.283303461 | -0.079232133 | 0.068026106 | 0.01747495 | 0.016501215 | -0.048419079 | -0.020784964 | -0.142862021 | -0.55266763 | -0.392327626 | 0.077115482 | -0.012128292 | |
| 0.334611797 | | 1 | 0.920958188 | -0.064064184 | 0.07217669 | 0.03956158 | 0.031233618 | -0.031697404 | -0.011490917 | -0.048613891 | -0.396752063 | -0.354765021 | 0.004960109 | -0.008452639 |
| 0.283303461 | 0.920958188 | | 1 | -0.046379899 | 0.073644527 | 0.03957933 | 0.032711327 | -0.022358411 | -0.008660806 | -0.027326225 | -0.333970804 | -0.296857699 | 0.00143028 | -0.007047227 |
| -0.079232133 | -0.064064184 | -0.0463799 | | 1 | 0.370040137 | 0.33517981 | 0.259038915 | 0.373418148 | -0.001067061 | 0.209771809 | 0.099204321 | 0.225502694 | -0.012926351 | -0.007236605 |
| 0.068026106 | 0.07217669 | 0.073644527 | 0.370040137 | | 1 | 0.63856541 | 0.459641253 | 0.314179156 | -0.003845894 | 0.20968795 | -0.055393207 | 0.005519814 | 0.015041355 | -0.016901044 |
| 0.01747495 | 0.039561585 | 0.039579333 | 0.335179807 | 0.638565412 | | 1 | 0.50373752 | 0.24976329 | -0.000757386 | 0.114874772 | -0.015506451 | 0.003837529 | -0.003539978 | -0.016303087 |
| 0.016501215 | 0.031233618 | 0.032711327 | 0.259038915 | 0.459641253 | 0.50373752 | | 1 | 0.187335044 | -0.000209833 | 0.108829902 | -0.009453095 | 0.005675301 | -0.001559766 | -0.010897317 |
| -0.048419079 | -0.031697404 | -0.02235841 | 0.373418148 | 0.314179156 | 0.24976329 | 0.187335044 | | 1 | 0.000540011 | 0.161594999 | 0.070530546 | 0.159012743 | -0.005244997 | -0.005543555 |
| -0.020784964 | -0.011490917 | -0.00866081 | -0.001067061 | -0.003845894 | -0.00075739 | -0.00020983 | 0.000540011 | | 1 | -0.003350672 | 0.02507054 | 0.014163301 | 0.01189442 | 0.004953424 |
| -0.142862021 | -0.048613891 | -0.02732623 | 0.209771809 | 0.20968795 | 0.11487477 | 0.108829902 | 0.161594999 | -0.003350672 | | 1 | 0.180161196 | 0.327380577 | -0.020433241 | -0.007315638 |
| -0.55266763 | -0.396752063 | -0.3339708 | 0.099204321 | -0.055393207 | -0.01550645 | -0.0094531 | 0.070530546 | 0.02507054 | 0.180161196 | | 1 | 0.67375972 | -0.040290882 | 0.005116754 |
| -0.392327626 | -0.354765021 | -0.2968577 | 0.225502694 | 0.005519814 | 0.00383753 | 0.005675301 | 0.159012743 | 0.014163301 | 0.327380577 | 0.67375972 | | 1 | -0.038492801 | 0.001199015 |
| 0.077115482 | 0.004960109 | 0.00143028 | -0.012926351 | 0.015041355 | -0.00353998 | -0.00155977 | -0.005244997 | 0.01189442 | -0.020433241 | -0.040290882 | -0.038492801 | | 1 | -0.102584216 |
| -0.012128292 | -0.008452639 | -0.00704723 | -0.007236605 | -0.016901044 | -0.01630309 | -0.01089732 | -0.005543555 | 0.004953424 | -0.007315638 | 0.005116754 | 0.001199015 | -0.102584216 | | |

FUKUOKA

| Municipality Code | MinTimeToNearestStation | MaxTimeToNearestStation | TradePrice | Area | ArealsGreaterFlag | FrontageIsGreaterFlag | TotalFloorAreaIsGreaterFlag | PrewarBuilding | Breadth | CoverageRatio | FloorAreaRatio | Year | Quarter | |
|-------------------|-------------------------|-------------------------|--------------|--------------|-------------------|-----------------------|-----------------------------|----------------|-------------|---------------|----------------|-------------|------------|------------|
| 1 | 0.092061429 | 0.086692536 | -0.076053142 | 0.109012787 | 0.05077089 | 0.06089905 | -0.025804017 | -0.00318057 | -0.0528067 | 0.025295335 | -0.02364593 | 0.0164184 | -0.0017531 | |
| 0.092061429 | | 1 | 0.941252051 | -0.078565407 | 0.09710251 | 0.063080632 | 0.049356497 | -0.025067232 | 0.00319335 | -0.0456879 | -0.12417212 | -0.18639194 | -0.0261596 | 0.00731011 |
| 0.086692536 | 0.941252051 | | 1 | -0.074004497 | 0.095244018 | 0.061724496 | 0.052050308 | -0.023556951 | 0.002788216 | -0.0424709 | -0.13004927 | -0.18495845 | -0.027749 | 0.0068698 |
| -0.076053142 | -0.078565407 | -0.074004495 | 1 | 0.272687498 | 0.249123177 | 0.20203713 | 0.364146028 | 0.002090858 | 0.22877601 | 0.123753582 | 0.200978332 | 0.00874433 | -0.0039462 | |
| 0.109012787 | 0.09710251 | 0.095244018 | 0.272687498 | | 1 | 0.719125394 | 0.512087771 | 0.206183912 | 0.00248729 | 0.19396121 | 0.080302402 | 0.060653407 | 0.01639617 | -0.0063233 |
| 0.05077089 | 0.063080632 | 0.061724496 | 0.249123177 | 0.719125394 | | 1 | 0.532040468 | 0.175578415 | 0.002710004 | 0.14568754 | 0.043807712 | 0.037344893 | 0.00150285 | -0.0052758 |
| 0.06089905 | 0.049356497 | 0.052050308 | 0.20203713 | 0.512087771 | 0.532040468 | | 1 | 0.128918408 | 0.000219404 | 0.13302292 | 0.039039497 | 0.032164577 | 0.00278436 | -0.0090973 |
| -0.025804017 | -0.025067232 | -0.02355695 | 0.364146028 | 0.206183912 | 0.175578415 | 0.128918408 | | 1 | 0.010219595 | 0.136999 | 0.085892959 | 0.124462041 | 0.00033236 | -0.0048185 |
| -0.003180572 | 0.00319335 | 0.002788216 | 0.002090858 | 0.00248729 | 0.002710004 | 0.000219404 | 0.010219595 | | 1 | -0.0061147 | 0.015246806 | 0.015866265 | 0.00393489 | 0.00231805 |
| -0.052806663 | -0.045687945 | -0.04247094 | 0.228776008 | 0.193961205 | 0.145687542 | 0.133022917 | 0.136998999 | -0.00611469 | | 1 | 0.203925023 | 0.271891402 | -0.0141435 | -0.0086967 |
| 0.025295335 | -0.124172121 | -0.13004927 | 0.123753582 | 0.080302402 | 0.043807712 | 0.039039497 | 0.085892959 | 0.015246806 | 0.20392502 | | 1 | 0.855584025 | 0.03308111 | 0.00017941 |
| -0.023645929 | -0.186391939 | -0.18495845 | 0.200978332 | 0.060653407 | 0.037344893 | 0.032164577 | 0.124462041 | 0.015866265 | 0.2718914 | 0.855584025 | | 1 | 0.01561896 | 0.00146672 |
| 0.016418396 | -0.026159552 | -0.02774896 | 0.008744332 | 0.016396167 | 0.001502851 | 0.002784358 | 0.000332358 | 0.003934888 | -0.0141435 | 0.033081109 | 0.015618964 | | 1 | -0.0847102 |
| -0.001753079 | 0.007310108 | 0.006869795 | -0.003946201 | -0.00632331 | -0.00527577 | -0.00909731 | -0.004818527 | 0.002318047 | -0.0086967 | 0.00017941 | 0.00146672 | -0.0847102 | | 1 |

ML ANALYSIS



R2 (TRAIN, TEST) - SAITAMA



R2 (TRAIN, TEST) - TOKYO



R2 (TRAIN, TEST) - KANAGAWA

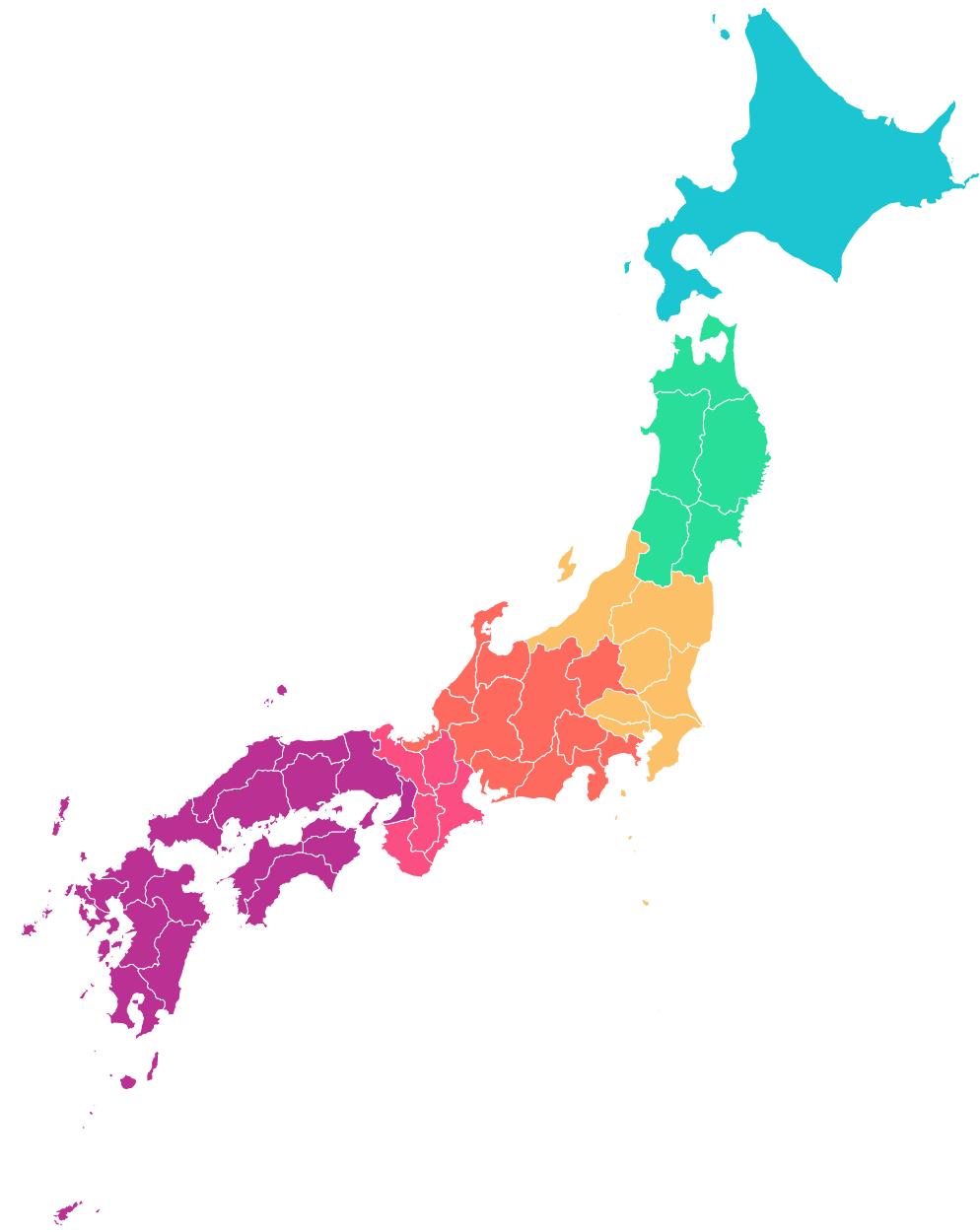


R2 (TRAIN, TEST) - OSAKA



R2 (TRAIN, TEST) - FUKUOKA





**THANKS FOR YOUR
ATTENTION**

CREDITS

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 - *Icons by [Flaticon](#)*
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LINK TO DATASET

<https://www.kaggle.com/datasets/nishiodens/japan-real-estate-transaction-prices>