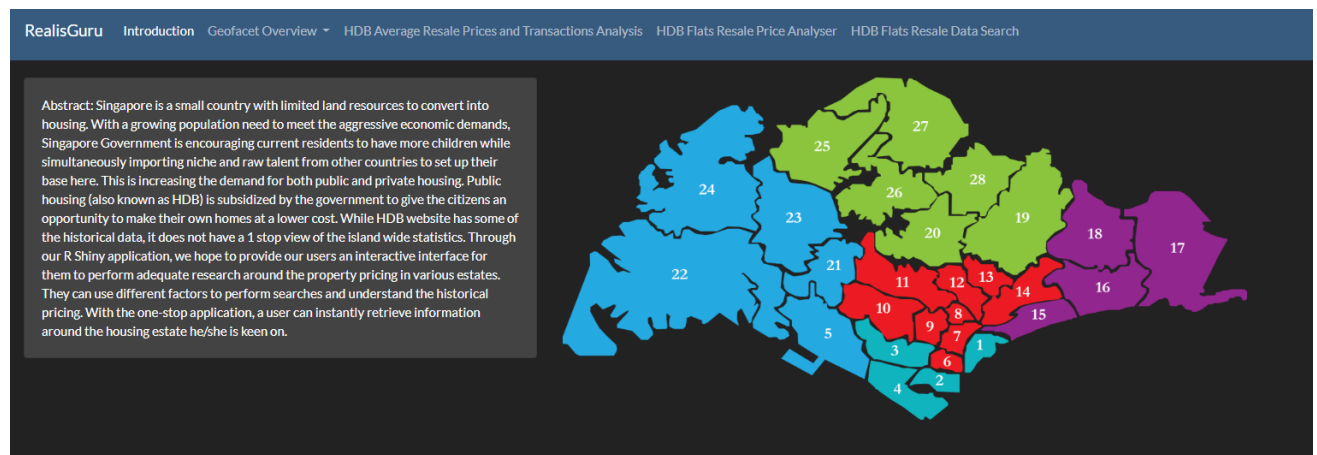


# User Guide – RealisGuru Shiny App - HDB Resales Market Watch 2019-2021

## 1. Introduction Page

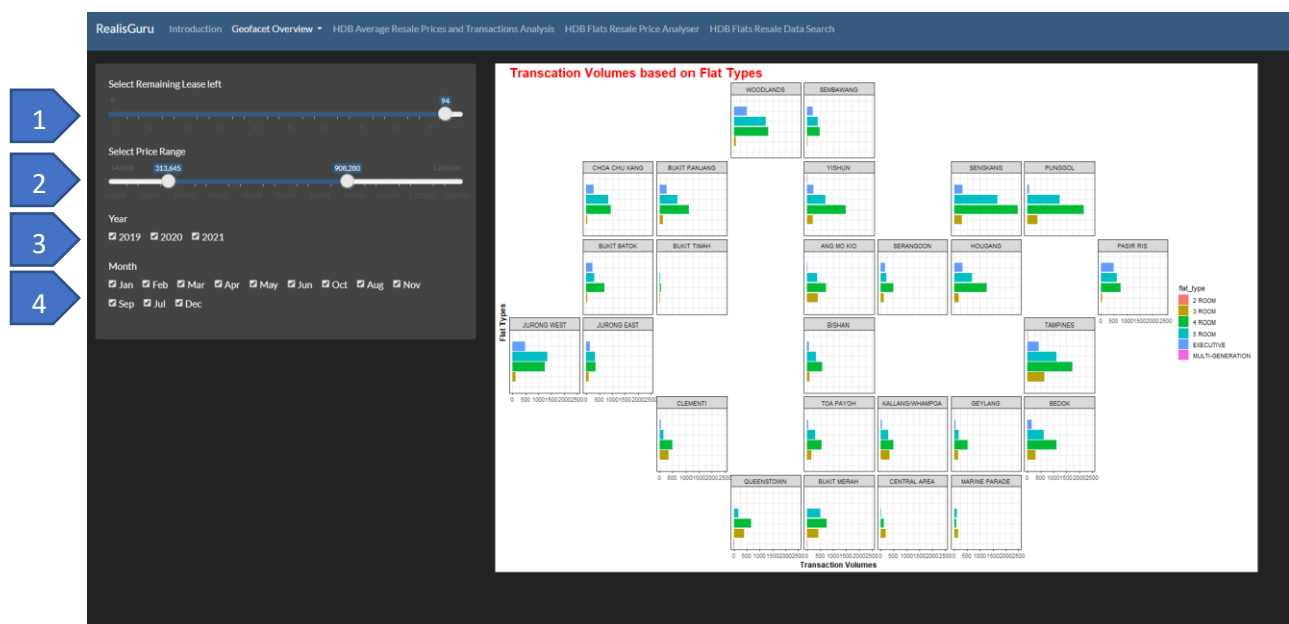


In this section, we introduce the motivation of developing this shiny application and the objectives of how this application can help interested parties such as HDB resale sellers and buyers to analyse the HDB resale market trends.

## 2. GeoFacet Overview

### i. HDB Resale Transaction Volumes Across Towns

Using geofacet visualization approach, we create a grid to showcase the layout of Singapore New Towns. We present the transaction volumes of each town, breakdown in term of different flat types. We allow users to select different parameters to visualize the Plot output.



[1] Select to view the resale HDB flats in term of remaining lease balance.

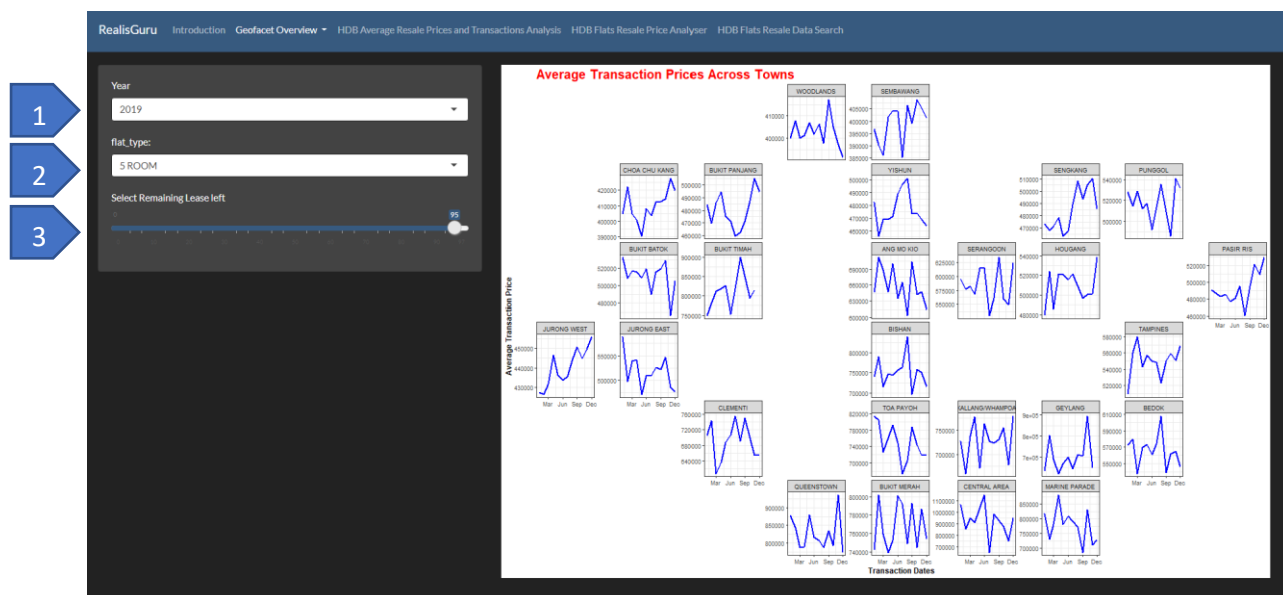
[2] Select the price range to view the transactions that fall under this range

[3] Select the year of the resale transactions

[4] Select the month of the resale transactions

## ii. HDB Average Resale Price Across Towns

In this module, we present the average transacted resale prices of each town using line chart in geofacet grid view, We allow users to select different parameters to visualize the Plot output. User can visual the price trend according to the parameters selected.



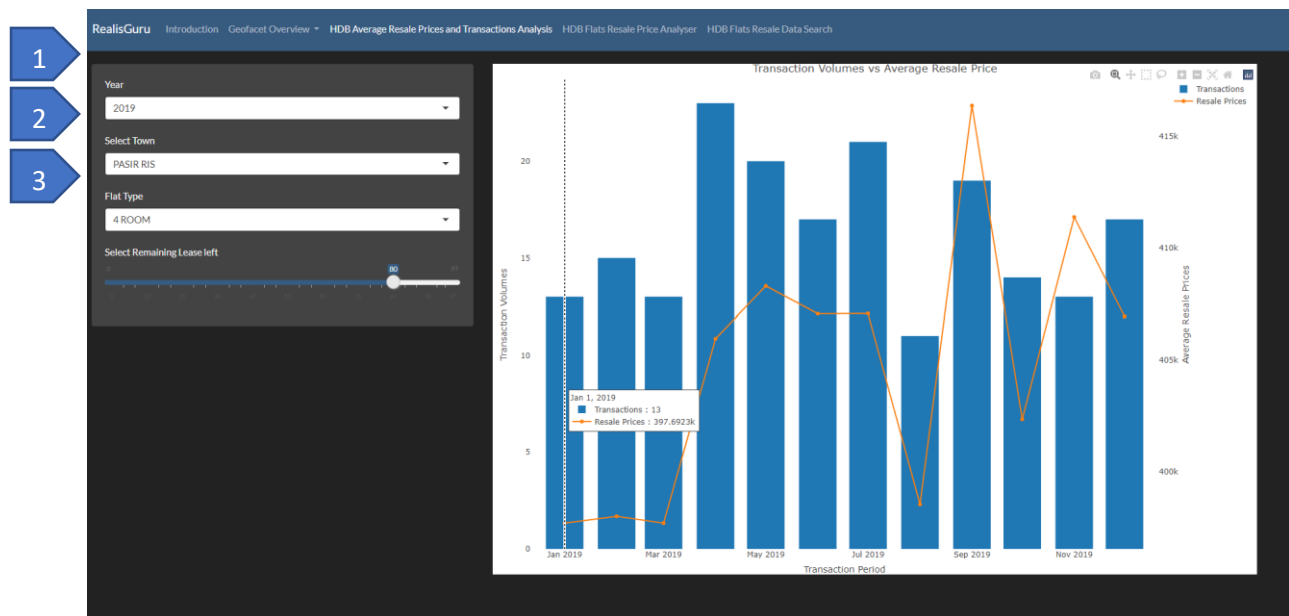
[1] Select the year of the resale transactions

[2] Select the flat type

[3] Select to view the resale HDB flats in term of remaining lease balance.

### 3. HDB Average Resale Prices and Transactions Analysis

In this module, we present an interactive view for the user to analyse the transaction trends in term of the transacted units and the average resale price. The combined bar and line chart illustrate the transaction volumes in the bar while the line chart present the average resale price. We allow users to select different parameters to visualize the Plot output. When user hover the mouse over to the plot, the number of transactions are shown together with the average resale price and month of the transactions.



[1] Select the year of the resale transactions

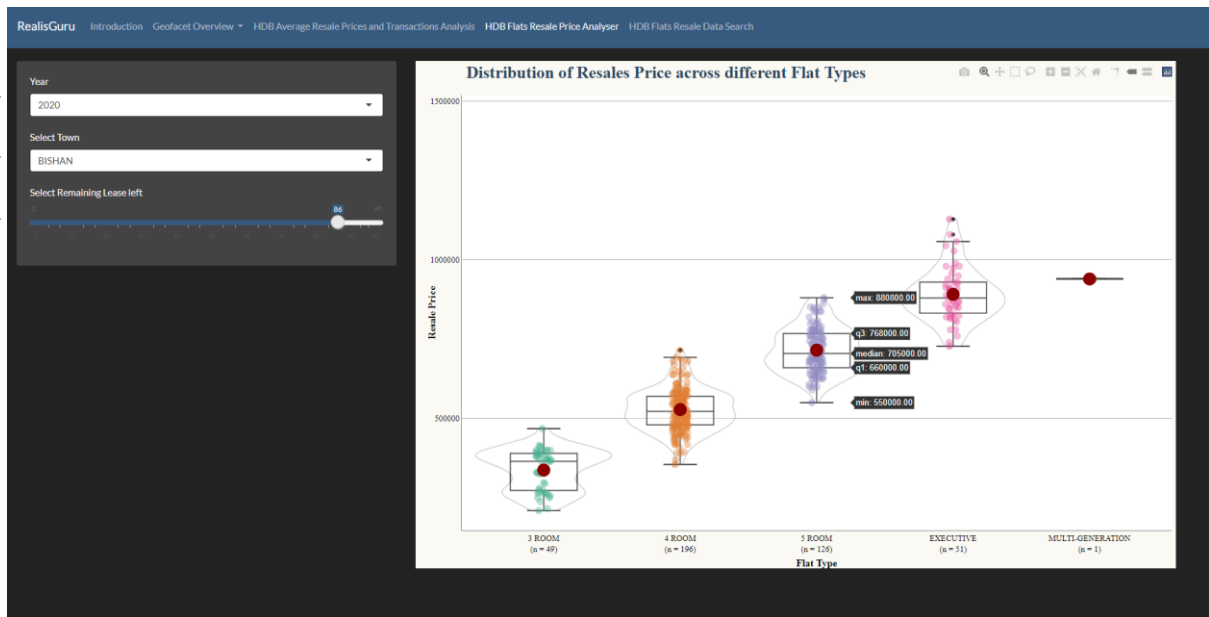
[2] Select the town

[3] Select the flat type

[4] Select to view the resale HDB flats in term of remaining lease balance.

## 4. HDB Flats Resale Price Analyser

In this module, we present an interactive view for the user to analyse the resale price variations using a box plot view. When user hover the mouse over the plot, user can view different statistics such as the median price, min price, the max price, 3<sup>rd</sup> quartile price, average price and more accordingly to the different type flat based on the town selected.



[1] Select the year of the resale transactions

[2] Select the town

[3] Select to view the resale HDB flats in term of remaining lease balance.

## 5. HDB Flats Resale Data Search

The screenshot shows the 'HDB Flats Resale Data Search' interface. On the left, there are six numbered steps: 1. Flat Type (5 ROOM), 2. Select Town (PUNGGOL), 3. Select Remaining Lease left (a slider set to 84), 4. Select Price Range (a slider from 200,000 to 825,429), 5. Year (2019, 2020, 2021), and 6. Month (Jan, Feb, Mar, Apr, May, Jun, Oct, Aug, Nov, Sep, Jul, Dec). The main area displays a table of resale transactions. The table has columns: Month, Year, town, block, street\_name, flat\_type, storey\_range, floor\_area\_sqm, sqft, flat\_model, resale\_price, psf, and psn. The table shows 10 entries for 5 ROOM flats in Punggol, 2019. The first entry is for block 133, street EDGEDALE PLAINS, storey 01 TO 03, floor area 111 sqm, 1194.36 sqft, Premium Apartment, resale price 385000, psf 322, psn 34.

Month	Year	town	block	street_name	flat_type	storey_range	floor_area_sqm	sqft	flat_model	resale_price	psf	psn
Jan	2019	PUNGGOL	133	EDGEDALE PLAINS	5 ROOM	01 TO 03	111	1194.36	Premium Apartment	385000	322	34
Jan	2019	PUNGGOL	107A	EDGEFIELD PLAINS	5 ROOM	13 TO 15	110	1183.6	Improved	395000	334	35
Jan	2019	PUNGGOL	178	EDGEFIELD PLAINS	5 ROOM	07 TO 09	112	1205.12	Premium Apartment	410000	340	36
Jan	2019	PUNGGOL	109C	EDGEDALE PLAINS	5 ROOM	13 TO 15	110	1183.6	Improved	413888	350	37
Jan	2019	PUNGGOL	128C	PUNGGOL FIELD WALK	5 ROOM	13 TO 15	110	1183.6	Improved	425000	359	38
Jan	2019	PUNGGOL	110D	PUNGGOL FIELD	5 ROOM	07 TO 09	110	1183.6	Improved	425000	359	38
Jan	2019	PUNGGOL	174A	EDGEDALE PLAINS	5 ROOM	16 TO 18	111	1194.36	Improved	430000	360	38
Jan	2019	PUNGGOL	178	EDGEFIELD PLAINS	5 ROOM	13 TO 15	110	1183.6	Premium Apartment	430000	363	39
Jan	2019	PUNGGOL	102B	PUNGGOL FIELD	5 ROOM	10 TO 12	109	1172.84	Improved	430000	367	39
Jan	2019	PUNGGOL	637C	PUNGGOL DR	5 ROOM	07 TO 09	111	1194.36	Premium Apartment	440000	368	39

Showing 1 to 10 of 1,252 entries

In this module, we present user to have a detail view of the transactions using the parameters selected. User can view the transactions and sort accordingly to psf or resale price. User can use the selection panels to select the flat type, the town, price range, remaining lease and the transaction period.

[1] Select the flat type

[2] Select the town

[3] Select to view the resale HDB flats in term of remaining lease balance.

[4] Select the price range to view the transactions that fall under this range

[5] Select the year of the resale transactions

[6] Select the month of the resale transactions