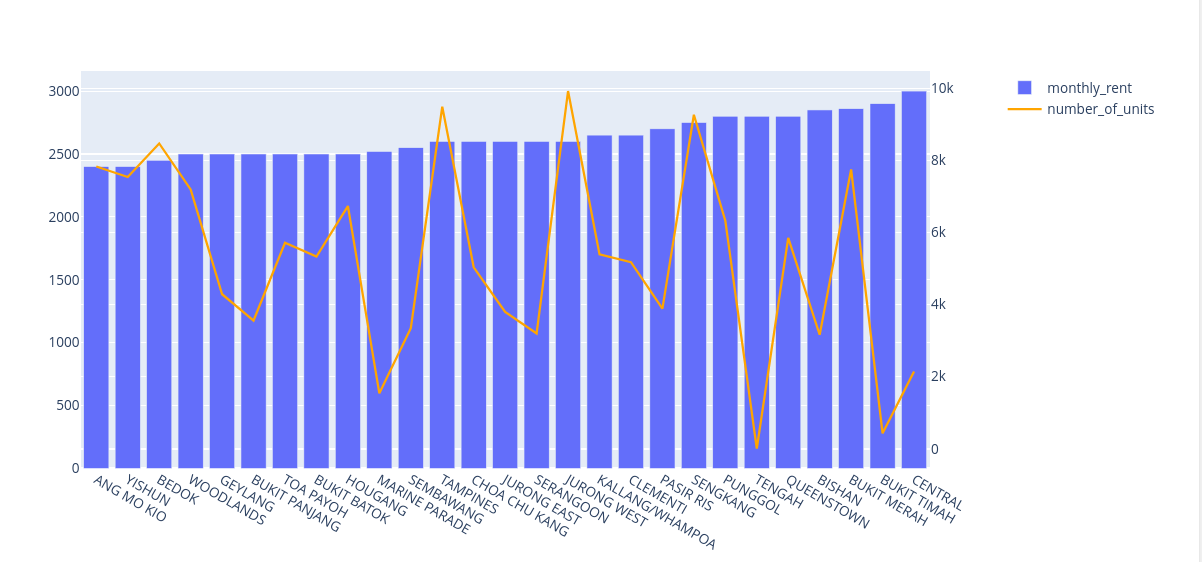
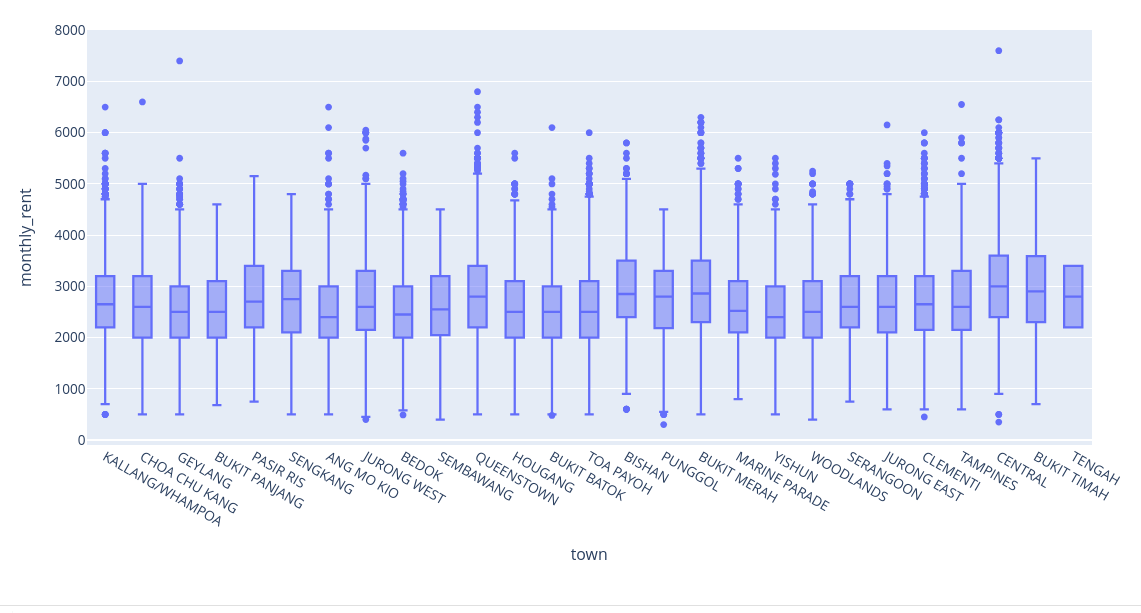
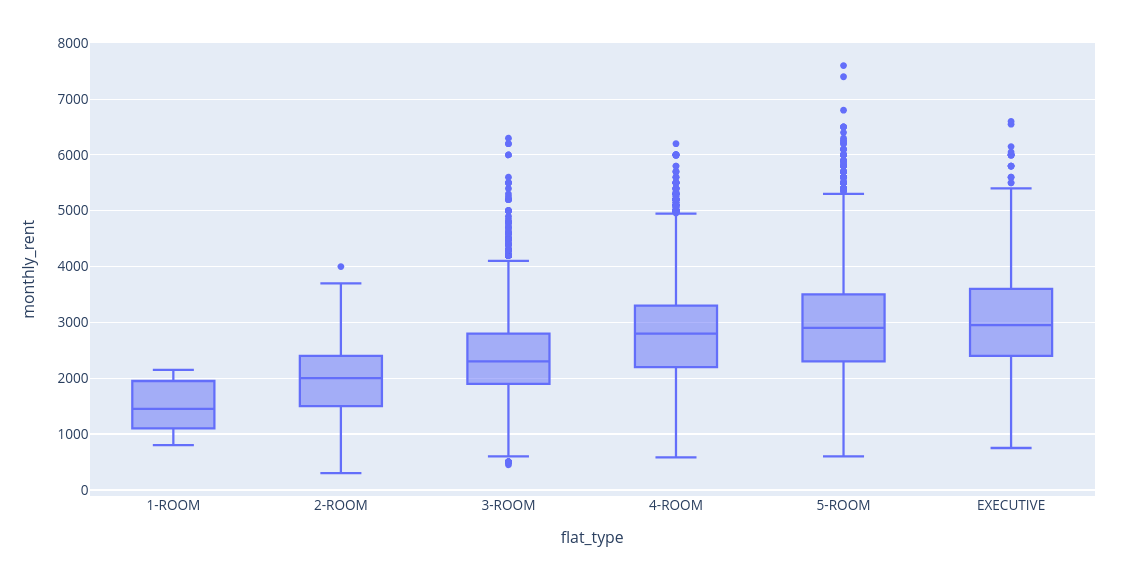
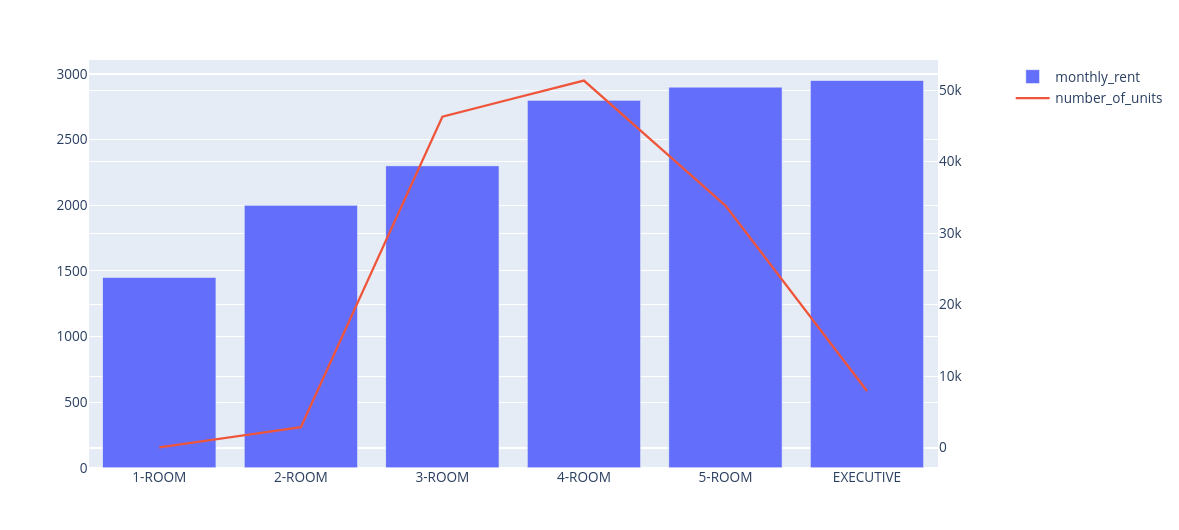
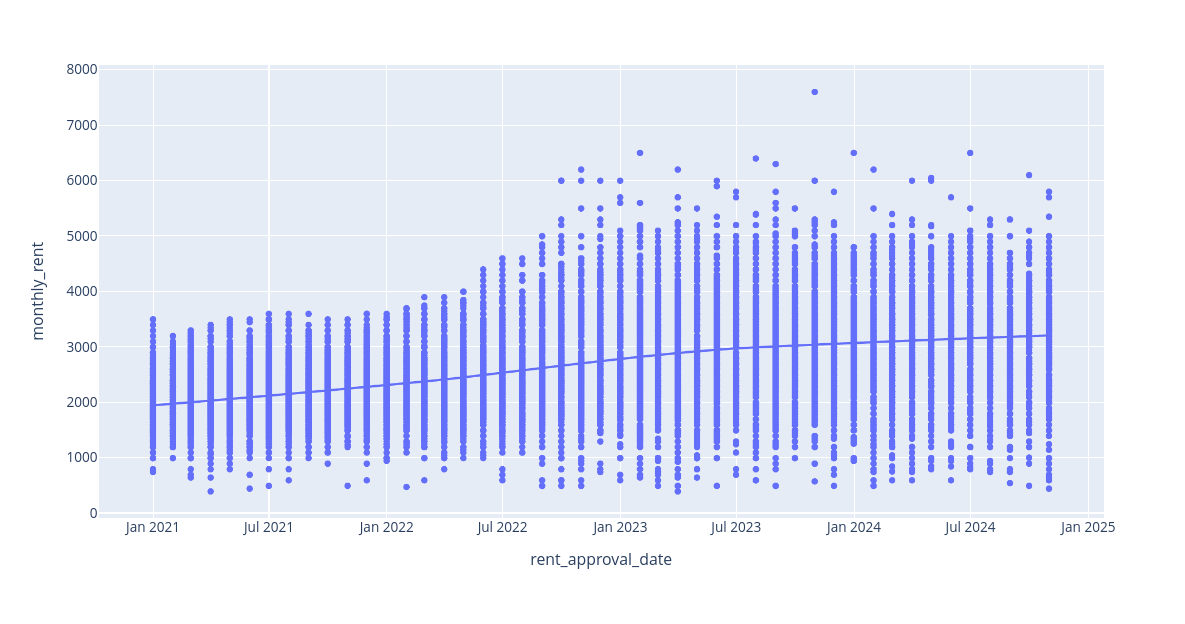
Town, flat\_type and rent\_approval\_date are factors are positively correlated to rent prices for HDB flats in Singapore. The more rooms or more premium the flats, the more expensive the median rent. Same relationship for town vs median rent and rent\_approval\_date vs monthly\_rent. Number of units doesn’t seems to have linear pattern against monthly\_rent when compared through flat\_type and town. Distribution of different flat-types and towns are similar in their respective box charts.





Hypothesis testing using StatsModel’s OLS also helps support these inferences where these factors are all statistically significant at 0.00 (alpha=0.05). Also feature importances using sklearn’s RandomForestRegressor as shown in the table below seems to at least partially back the importances of these three factors. OneHotEncoding from sklearn has been used for hypothesis testing and feature importances.

| feature | importance |
| --- | --- |
| "rent\_approval\_date" | 0.591887 |
| "flat\_type\_3-ROOM" | 0.166797 |
| "flat\_type\_2-ROOM" | 0.064238 |
| "town\_BUKIT MERAH" | 0.025475 |
| "town\_QUEENSTOWN" | 0.023931 |
| "town\_CENTRAL" | 0.021147 |
| "flat\_type\_4-ROOM" | 0.018706 |
| "town\_CLEMENTI" | 0.010809 |
| "town\_KALLANG/WHAMPOA" | 0.009249 |
| "town\_TOA PAYOH" | 0.00623 |