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ANG WEE HWA 25/2/2021

# Final Project

## Singapore resale flat trend

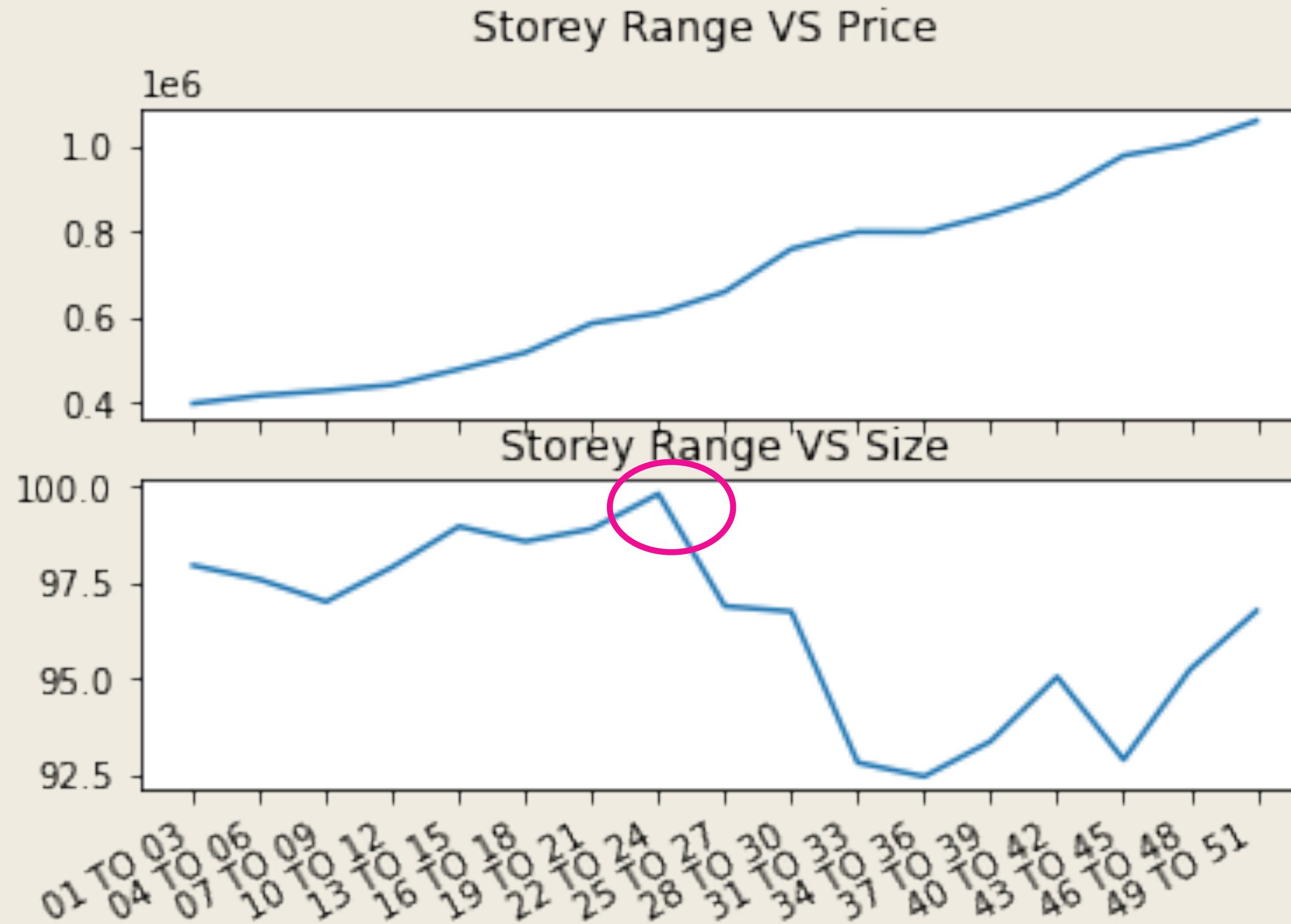


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## Why resale flat trend?

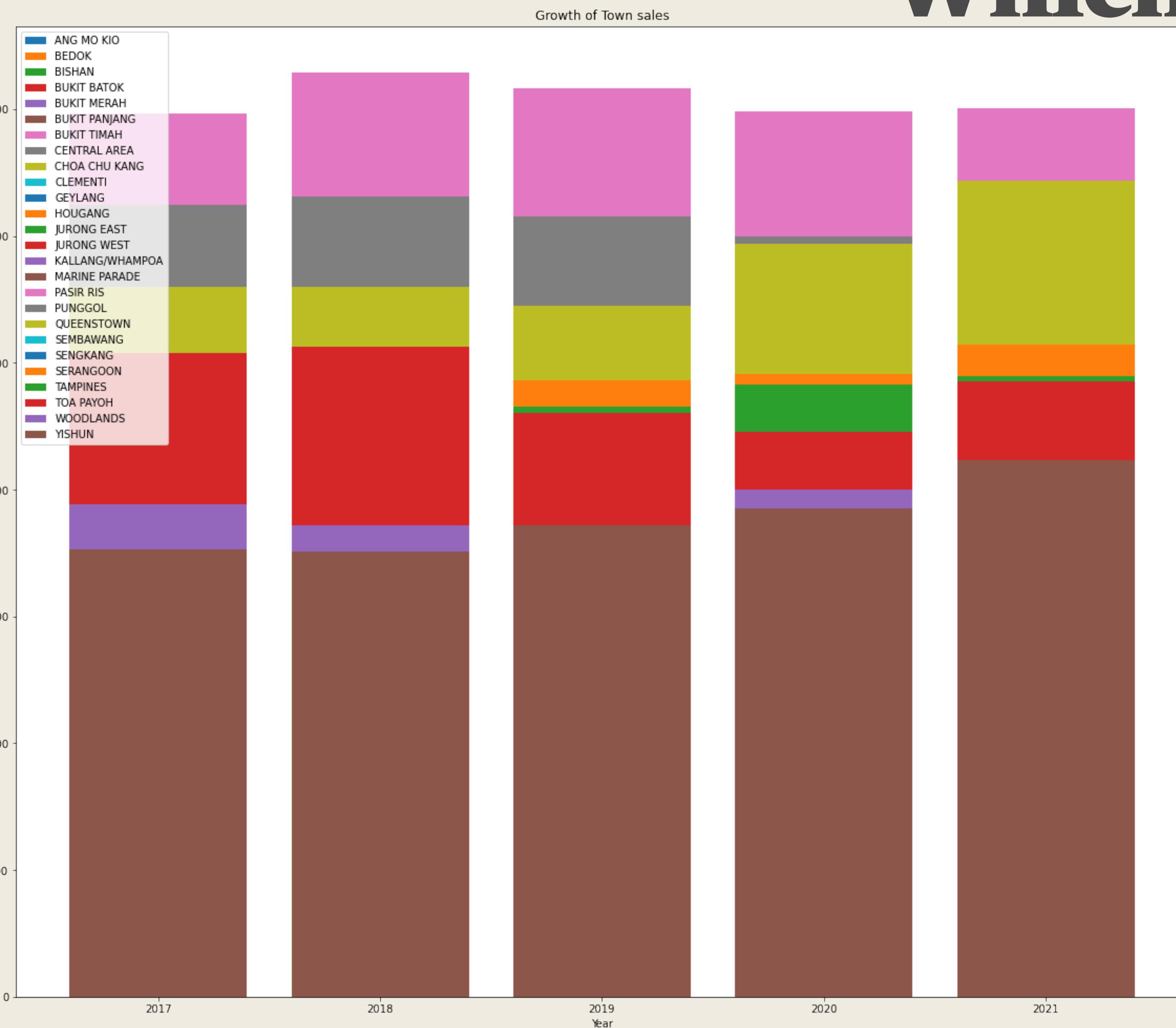
- Major commitment
  - Best value
  - Low risk
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# What Floor?



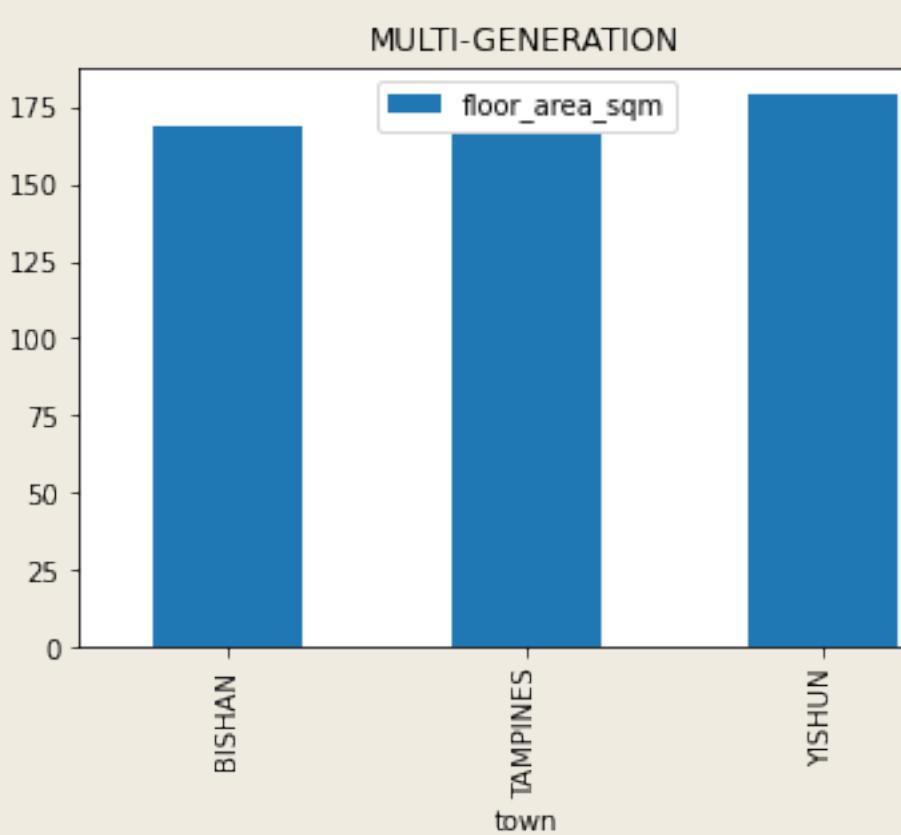
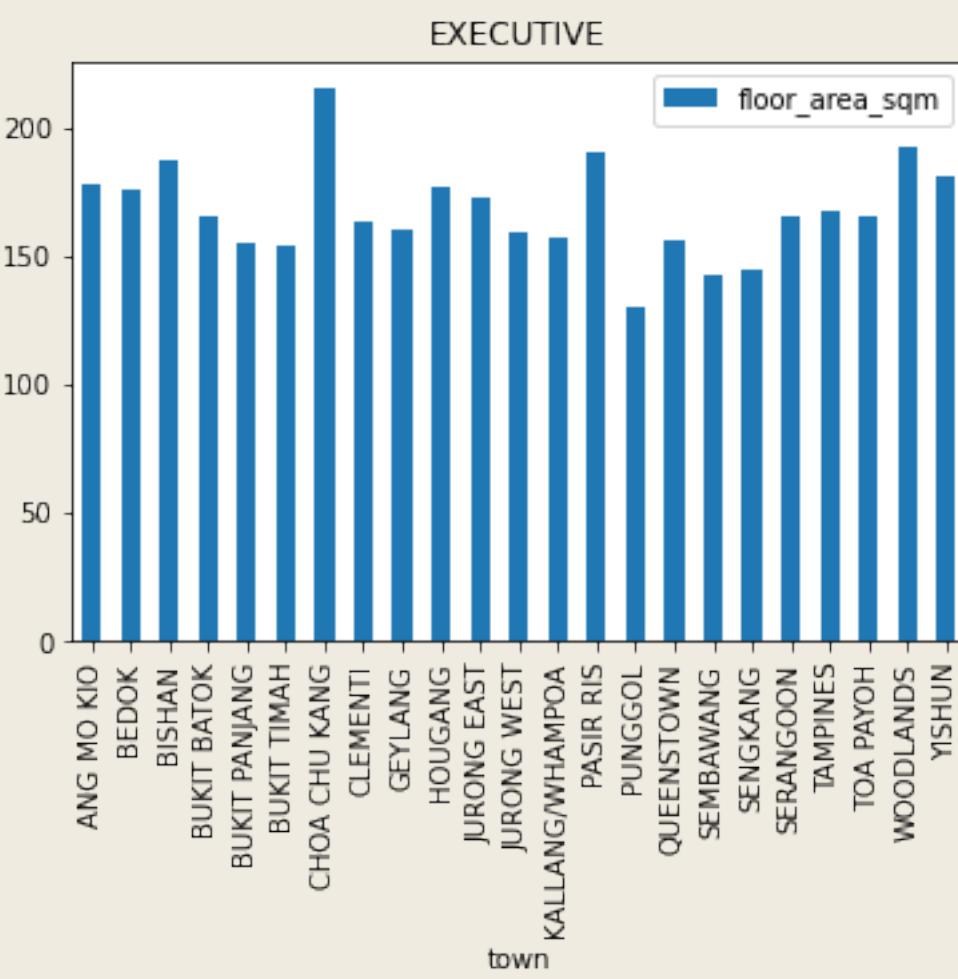
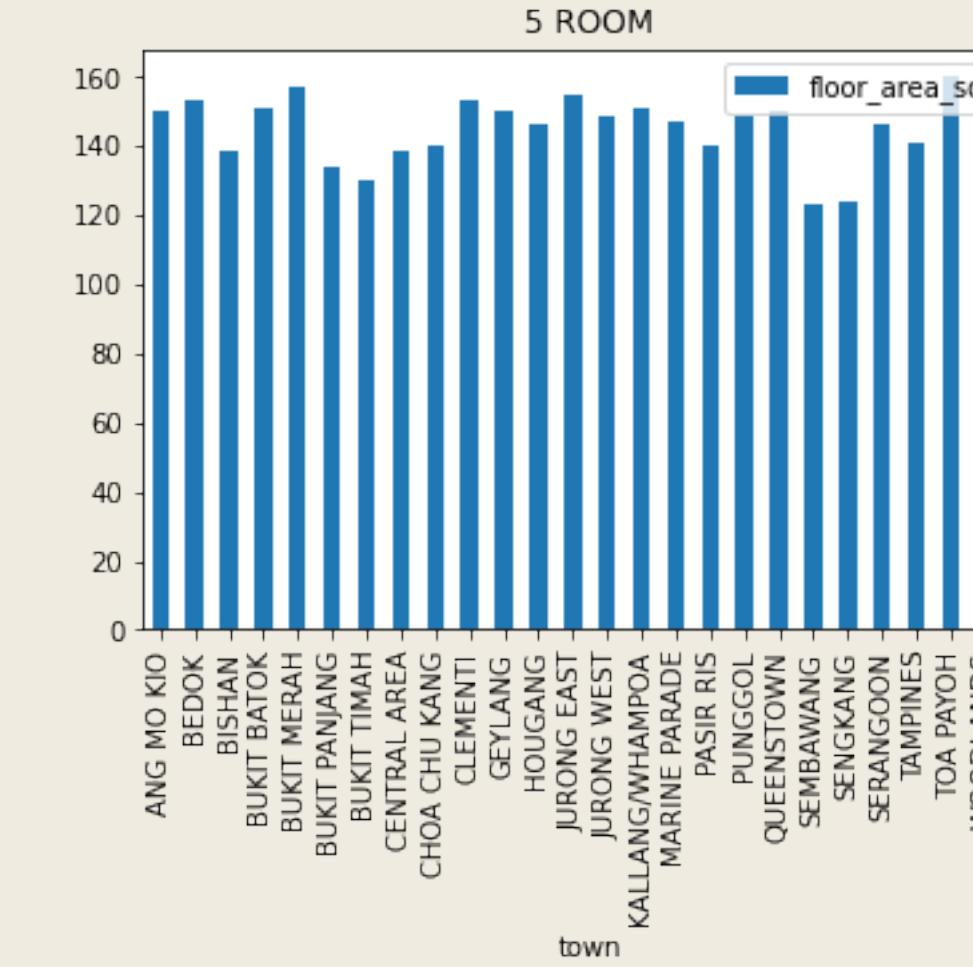
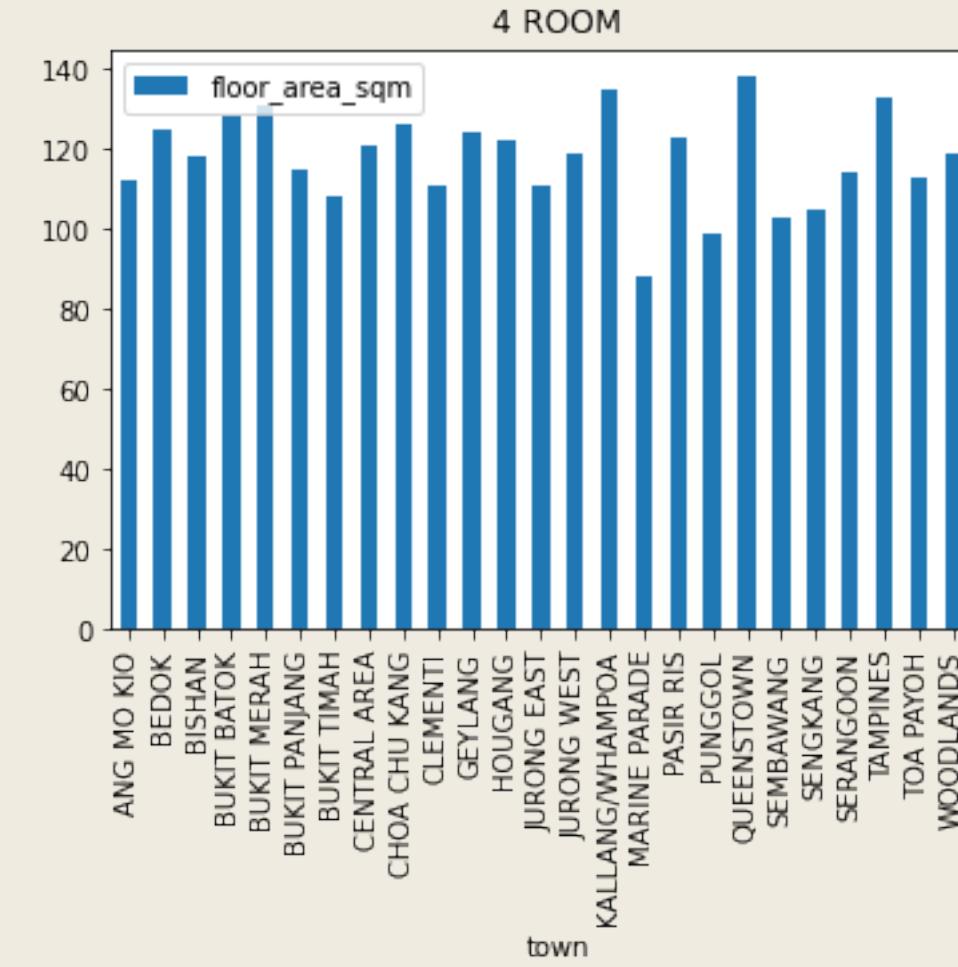
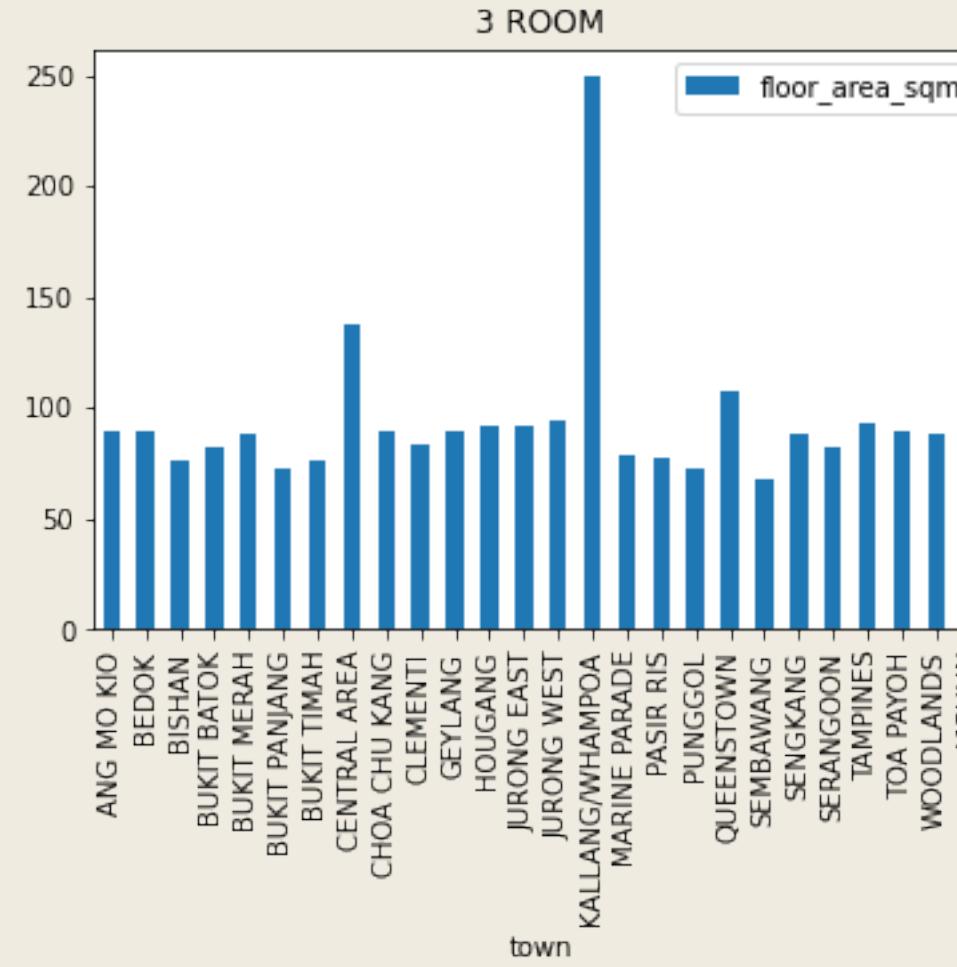
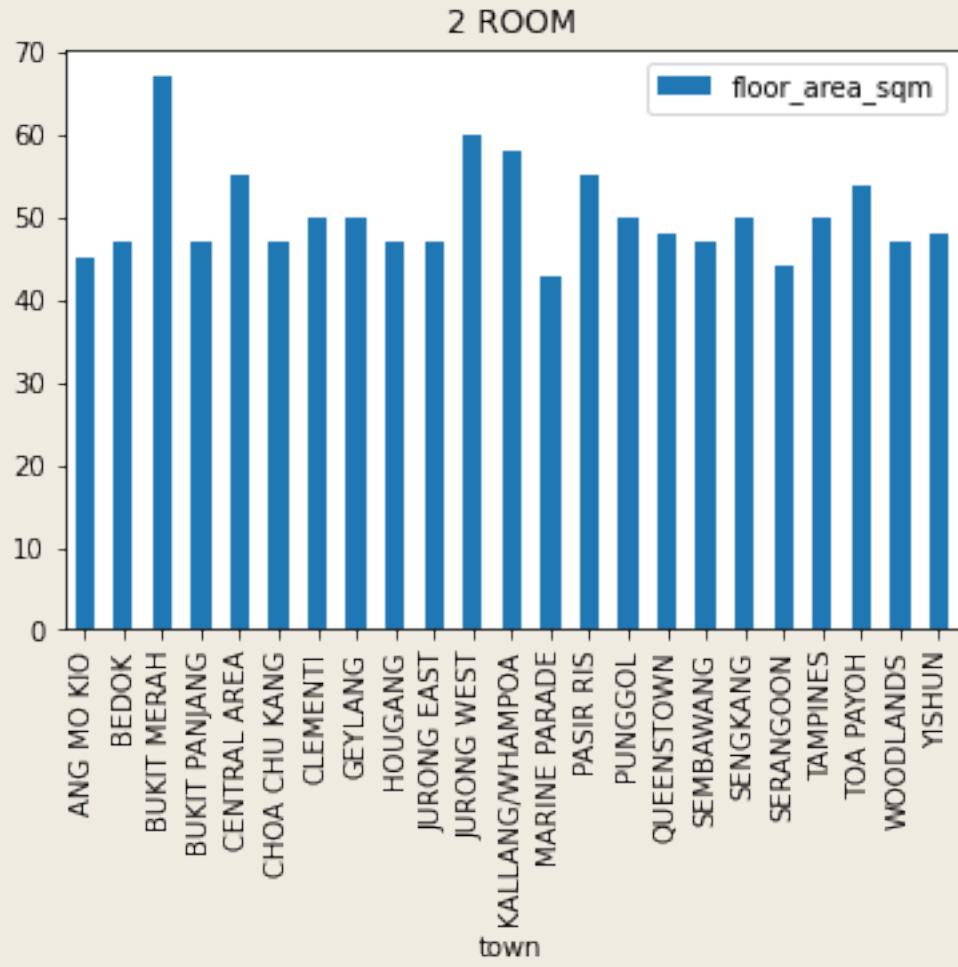
- Top Graph Storey Range VS average Price
- Bottom Graph Storey Range VS average Size
- Price increase and gentle slop
- Size drop dramatically after 24 floor range
- To purchase flat range below 24 floor

# Which Town?



- Average of sales Price for the year
- We can observe that Yishun in the bottom brown had a steady growth
- Recommend to purchase in Yishun as there is many area to develop and price is on a stable increment in recent years.

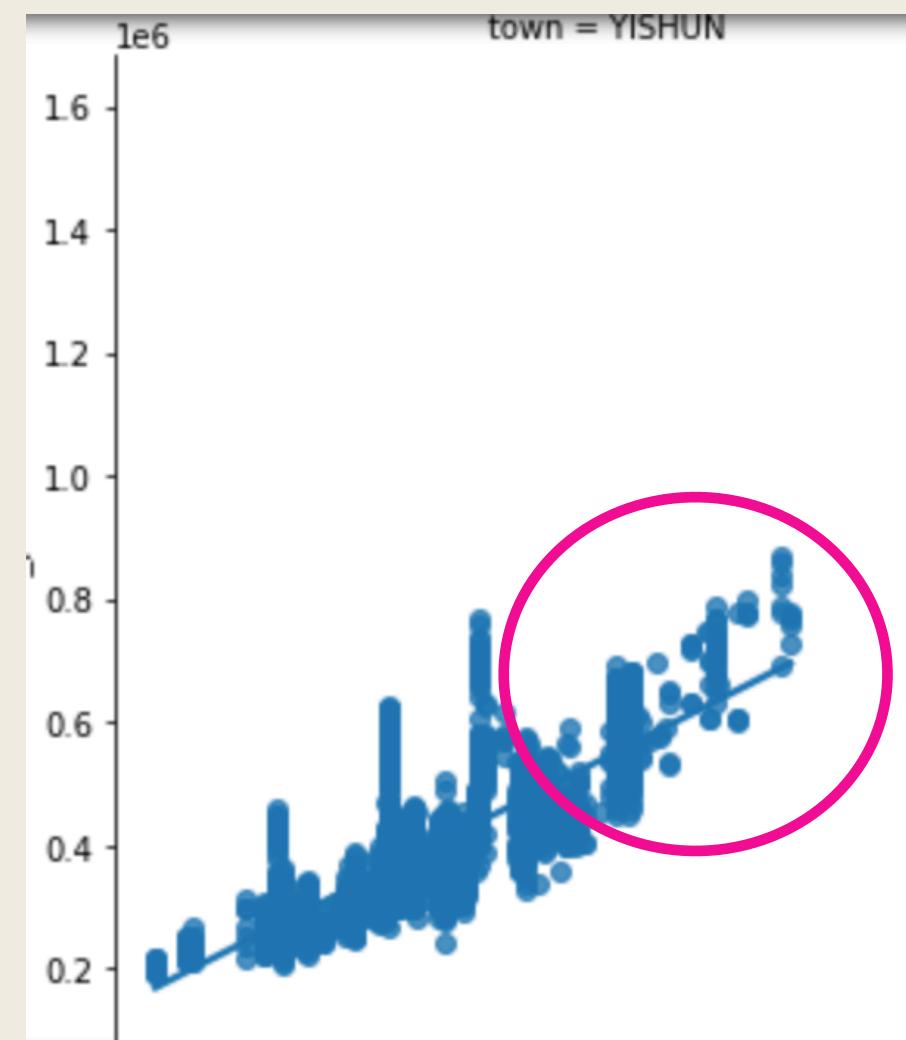
# Which Size?



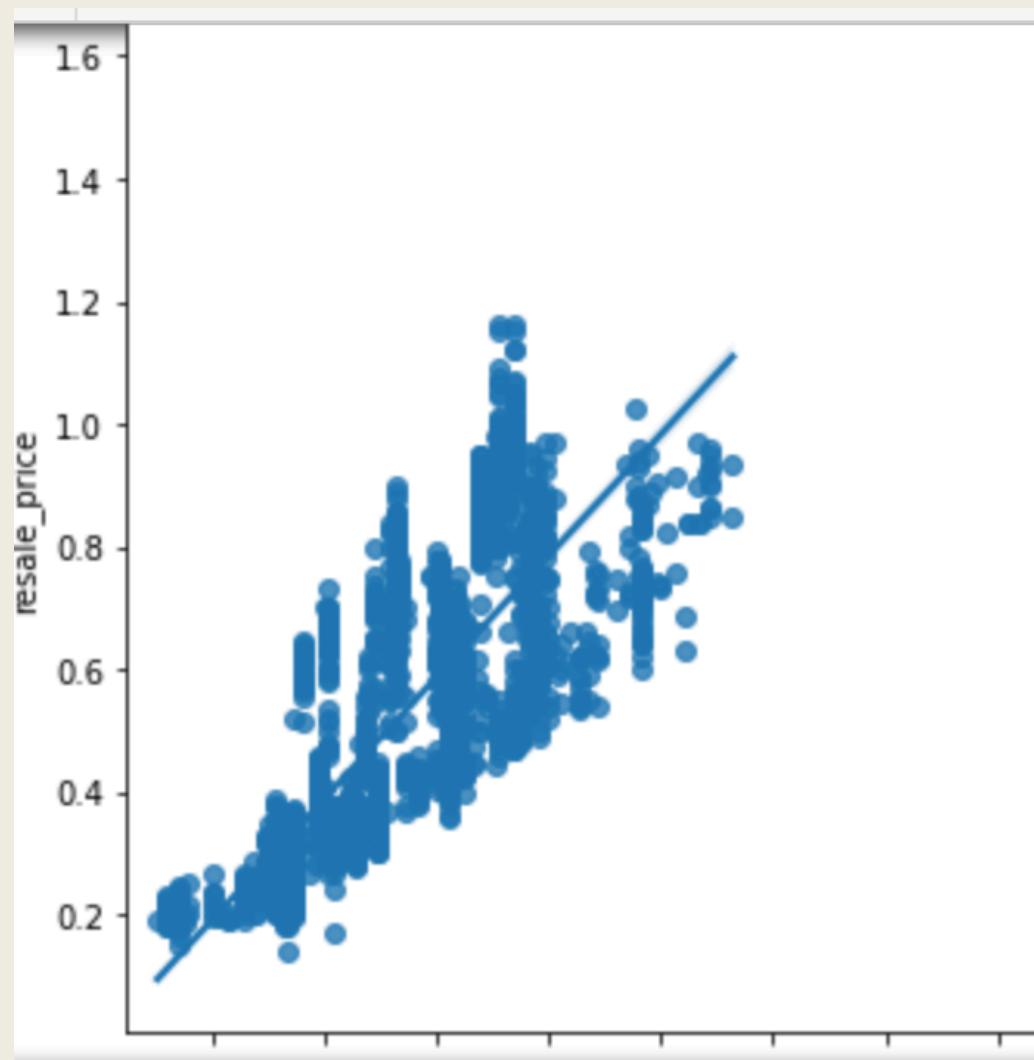
- Compare average Size with flat type
- Yishun have wider variety of flat range
- Depending on area choices of flat on average differs from town however Yishun is still one of the top tier for the flat types in term of sizes.
- 4 rooms and above for Yishun

# Does Flat size affect price?

Yishun

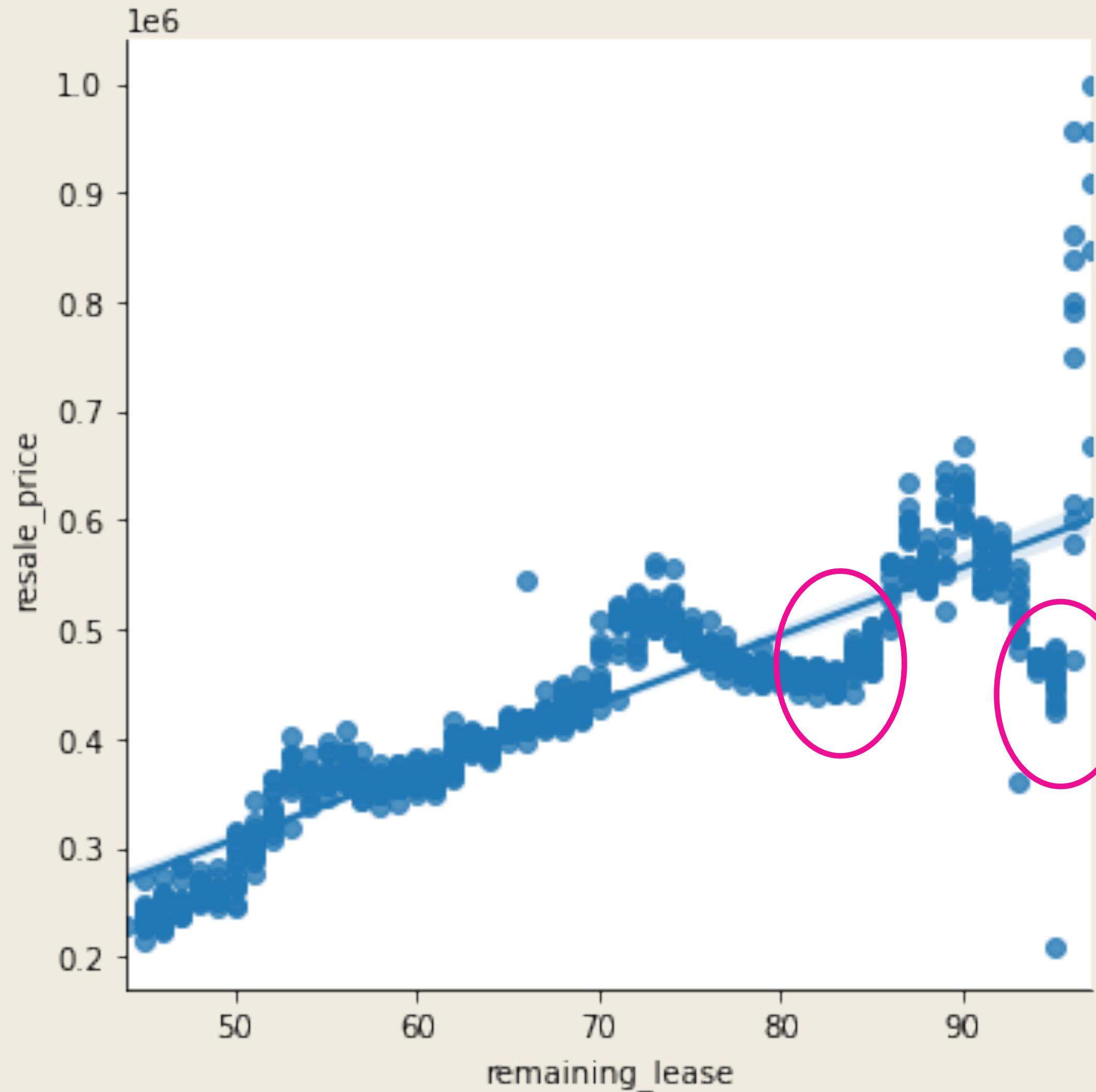


Toa Payoh



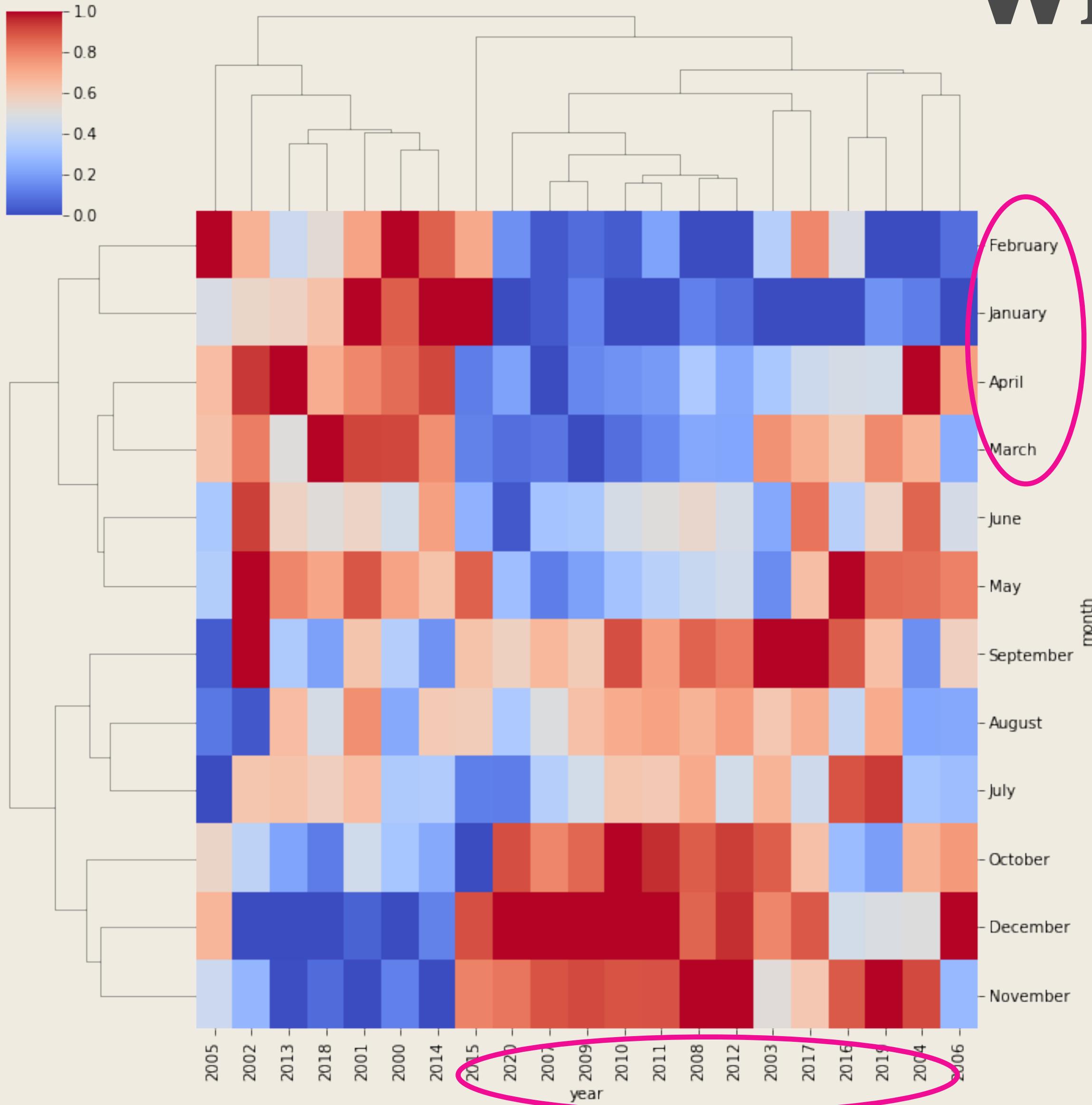
- Yishun Had more gentle slop as compared with Toa Payoh
- It differs from town
- Flat size is correlated with price hence size affects price
- After 125 sqm the price is stable correlated with Size hence advisable to purchase flats 125sqm and above

# Does remaining lease affect price?



- Average of sales Price compare with remaining lease
- Gentle slop
- Sharp dip after 5 year
- Mainly due to the 5 years occupancy restriction for new flats owner
- Rush to sell hence supply increases price fall
- Hence for resale flat advisable to purchase with lease remaining 75 years or 95 years

# When to buy?



- Heatmap with Year and month with price
- Blue for first quarter in recent years hence better time to buy
- Red in the last quarter region hence good for sellers

# Does marriage affect price?

	year	Number of resale flat sold	no_of_marriages
year	1.000000	-0.636092	0.050971
Number of resale flat sold	-0.636092	1.000000	-0.468843
no_of_marriages	0.050971	-0.468843	1.000000

- Merged the marriage data with resale flat data
- Observe by year from 2008 to 2020
- Price have no relationship with marriage.
- Year have low negative correlation with fast sold
- Volume had been dropping by year

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“ Real Estate cannot be lost or stolen nor can it be carried away.  
Purchased with common sense, paid for in full, and managed with  
reasonable care, it is about the safest investment in the World ”

- Franklin D. Roosevelt

Reference Link: [https://github.com/weehwa/Singapore\\_Resale\\_Flat\\_Trend](https://github.com/weehwa/Singapore_Resale_Flat_Trend)

