## Variables are selected based on relevance to supply and demand, filtered by data availability to ensure minimum user input

1 Variables affecting supply and demand determine prices

2 Further filtering for model usability

	Supply	Demand	Accessibility		Timeliness
Macro	<ol> <li>Town</li> <li>Pipeline supply</li> </ol>	<ol> <li>Interest rate(Mortgage)</li> <li>Price level(Cost of renting)</li> <li>Population</li> <li>Employment rate</li> </ol>	Variables needs to accessible online  Expected w	·	Variables needs to be available in real time
	1. Total dwelling units	<ul><li>5. Rental index</li><li>1. Flat characteristics</li><li>flat type &amp; model</li><li>storey range</li><li>area</li></ul>	User Input:	<ol> <li>Address in specified format</li> <li>Flat characteristics</li> <li>Input count: 3 or 6(TBC)</li> </ol>	
Micro - Valuat	tion is determined by supply and demand	<ul> <li>max floor</li> <li>remaining lease year</li> <li>2. Facility (distance)</li> <li>Carpark - hawker centre</li> <li>supermarket - mrt</li> </ul>	Data collection and processing:	price retrieved from public agency API	
		- school - city centre 3. Rental price	Model predict:		nodel by test set accuracy
<ul> <li>Overall economic conditions affects housing market significantly</li> </ul>		Supply and Demand  t Macro	iviouei predict.		ently neuron network)
<ul> <li>Different segments of housing market performs differently under the same market condition</li> </ul>		Micro	Output:		Valuation es used for the prediction (including API parameters)

Colored: Variables excluded by filtering criterion