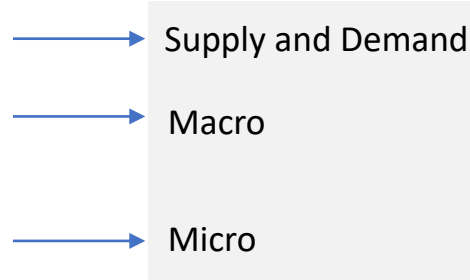


Variables are selected based on relevance to supply and demand, filtered by data availability to ensure minimum user input

1 Variables affecting supply and demand determine prices

	Supply	Demand
Macro	<ol style="list-style-type: none">1. Town2. Pipeline supply	<ol style="list-style-type: none">1. Interest rate(Mortgage)2. Price level(Cost of renting)3. Population4. Employment rate5. Rental index
Micro	<ol style="list-style-type: none">1. Total dwelling units	<ol style="list-style-type: none">1. Flat characteristics<ul style="list-style-type: none">- flat type & model- storey range- area- max floor- remaining lease year2. Facility (distance)<ul style="list-style-type: none">- Carpark - hawker centre- supermarket - mrt- school - city centre3. Rental price

- Valuation is determined by supply and demand
- Overall economic conditions affects housing market significantly
- Different segments of housing market performs differently under the same market condition



2 Further filtering for model usability

Accessibility	Timeliness
Variables needs to be easily accessible online	Variables needs to be available in real time
3 Expected workflow	

