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A Comprehensive Review - Smart House Price Estimator Using Artificial Intelligence

Anuja Pawar¹, Kirti Pujari², Prachi Pawar³, Prof. A. D. Harale⁴

^{1,2,3}UG Students, Department of Electronics and Telecommunication Engineering
⁴Assistant Professor, Department of Electronics and Telecommunication Engineering,
SKN Sinhgad College of Engineering, Pandharpur

Abstract: The real estate market is growing fast, and knowing the right value of a property has become very important. Traditional ways of estimating house prices often take time and depend on human judgment, which can sometimes lead to errors or inconsistencies. This project aims to solve that problem by using machine learning to predict house prices more accurately and efficiently. The system focuses on key factors such as location, total area, number of rooms, and other important features that influence property value.

In this project, a linear regression model is applied to analyze past housing data and find patterns between different features and their corresponding prices. The model learns from historical data and can then predict the price of a new house based on its characteristics. Various evaluation methods are used to test how accurate and reliable the predictions are, ensuring better performance.

This approach helps homeowners, buyers, and real estate professionals make smarter financial decisions by providing quick and data-based price estimates. Overall, the project shows how artificial intelligence and data science can make the process of estimating house prices faster, more consistent, and easier to understand.

Keywords: Machine Learning, Artificial Intelligence, Regression Analysis, Real Estate, Predictive Modeling

I. INTRODUCTION

The real estate industry has become one of the fastest-growing and most dynamic sectors in the global economy. As cities expand and demand for housing continues to rise, determining the accurate price of a property has become increasingly important. A correct price estimation not only benefits buyers and sellers but also helps investors and policymakers make better financial and strategic decisions. However, predicting house prices is a complex task because it depends on several factors such as location, area, number of rooms, facilities, nearby infrastructure, and changing market trends. These factors often vary from one region to another, making manual price estimation challenging and prone to error.

Traditional methods of property valuation rely heavily on human expertise, past sales comparisons, and manual assessment. While these techniques can sometimes provide reasonable results, they are often time-consuming, inconsistent, and influenced by personal judgment. As a result, there is a growing need for an automated, data-driven approach that can improve accuracy and efficiency in price prediction.

In recent years, machine learning (ML) has emerged as a powerful tool for solving such data-intensive problems. By analyzing large sets of historical data, ML algorithms can identify hidden patterns and relationships between property features and their market values. Among these techniques, Linear Regression is one of the most widely used models because of its simplicity, interpretability, and effectiveness in predicting continuous values such as house prices.

This project aims to design a House Price Prediction System that uses Linear Regression and other regression-based algorithms to forecast property prices based on key features. The system will assist buyers, sellers, and real estate agents in making informed decisions while reducing human bias and manual effort. Ultimately, this study demonstrates how artificial intelligence and data science can transform the traditional real estate industry into a smarter, faster, and more reliable ecosystem.

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II. LITERATURE SURVEY

The real estate industry has become one of the most data-driven and fast-evolving sectors of the modern economy. Accurate house price estimation plays a crucial role for buyers, sellers, investors, and policymakers in making sound financial and strategic decisions. Over the years, researchers and analysts have explored different methods to predict house prices more accurately. Initially, property valuation relied on traditional statistical and manual approaches, which were often time-consuming and prone to human bias. However, with the advancement of data science and machine learning, researchers have developed models that can analyze large datasets, identify key patterns, and predict property prices with higher accuracy and efficiency.

Early studies in this field were dominated by conventional statistical models such as the Hedonic Pricing Model (HPM) and Comparative Market Analysis (CMA). The Hedonic Pricing Model, introduced in the 1970s, was among the first attempts to quantify how different attributes of a property influence its price. It considered factors like the size of the house, number of rooms, age, location, and neighborhood amenities. Although this model provided a structured understanding of price determinants, it assumed a linear relationship between variables, which limited its ability to capture complex real-world patterns. Similarly, the Comparative Market Analysis approach depended heavily on expert judgment and comparisons with recently sold properties in the same area. This method, while practical, was subjective and inconsistent because no two properties are exactly alike, and market conditions fluctuate rapidly. These challenges created a need for more objective and data-driven methods to forecast property values.

With the emergence of machine learning (ML), the field of real estate analytics witnessed a major transformation. Machine learning enables systems to learn from historical data and automatically detect relationships between input features and target variables without explicit programming. Researchers began using regression-based models to handle large datasets, identify nonlinear relationships, and improve predictive performance. A study by Kok, Monkkonen, and Quigley (2018) demonstrated that machine learning algorithms could outperform traditional econometric techniques when applied to large-scale housing data. They found that algorithms such as Random Forest and Gradient Boosting significantly reduced prediction errors compared to standard linear models. Similarly, Pace and Barry (1997) emphasized the importance of incorporating spatial statistics into predictive modeling, showing that machine learning techniques could capture spatial dependencies more effectively than conventional regression methods.

Among various machine learning algorithms, Linear Regression has remained one of the most popular and fundamental approaches for predicting house prices. It establishes a relationship between independent variables (such as location, area, and number of rooms) and the dependent variable (house price) by fitting a straight line that minimizes the difference between predicted and actual values. Its advantages lie in simplicity, interpretability, and computational efficiency. Researchers such as Kumar and Bhatia (2019) applied simple linear regression to predict housing prices using only one independent variable—property area—and achieved reasonable results. However, the model struggled to handle more complex relationships, leading to the adoption of Multiple Linear Regression (MLR). Yadav and Pal (2020) demonstrated that MLR can provide much better accuracy when multiple features are considered, especially after applying proper data preprocessing and normalization techniques. They emphasized that removing outliers and handling missing values are essential steps for improving model reliability.

While Linear Regression provides a strong baseline, it assumes a linear relationship between variables, which may not hold true for real-world data. To overcome this limitation, researchers introduced more advanced regression techniques such as Polynomial Regression, Decision Tree Regression, Random Forest Regression, and Gradient Boosting Models. Polynomial Regression can model non-linear relationships by including higher-order terms of the features. Singh and Sharma (2021) showed that polynomial regression yielded better results in predicting property prices in urban areas where market dynamics are complex. However, the model's flexibility can lead to overfitting if not properly tuned. On the other hand, ensemble models such as Random Forest and Gradient Boosting have shown remarkable performance due to their ability to combine multiple weak learners into a strong predictive model. Bolar (2019) used Random Forest Regression on the Boston Housing Dataset and reported higher accuracy and better handling of missing or noisy data compared to Linear Regression. Gradient Boosting algorithms, including XGBoost and LightGBM, have also gained significant popularity in recent years for their efficiency and precision. Zhang et al. (2020) found that Gradient Boosting provided

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the most accurate predictions for housing prices in metropolitan regions of China, outperforming other regression techniques and identifying the most influential factors like location and proximity to transport facilities.

Data preprocessing and feature selection play an equally vital role in the performance of machine learning models. A well-prepared dataset can significantly improve accuracy, while poor-quality data can lead to misleading predictions. Chauhan and Singh (2021) highlighted that removing missing values, eliminating duplicates, and standardizing numerical attributes help the model perform consistently. Feature selection methods such as Correlation Analysis, Principal Component Analysis (PCA), and Recursive Feature Elimination (RFE) are often used to identify the most important variables influencing property prices. Zhao and Li (2022) demonstrated that incorporating geospatial features—like distances to schools, hospitals, and public transport hubs—significantly enhanced prediction accuracy. They concluded that including such location-based attributes helps models better capture real-world dynamics of housing demand and pricing.

The evaluation of predictive models requires appropriate metrics to measure accuracy and performance. Commonly used evaluation metrics include Mean Squared Error (MSE), Root Mean Squared Error (RMSE), Mean Absolute Error (MAE), and the R-squared (R²) score. Ahmed et al. (2019) compared different regression models using these metrics and found that ensemble methods such as Random Forest and Gradient Boosting achieved lower error values compared to simpler models. However, Linear Regression still remained valuable for cases where interpretability and computational simplicity are more important than marginal accuracy improvements. Many studies also used K-Fold Cross Validation to validate models and ensure generalization to unseen data. This technique divides the dataset into subsets, training and testing the model multiple times to minimize overfitting and bias.

A number of comparative studies have been conducted to evaluate which algorithms perform best for house price prediction. Patel and Kaur (2021) compared Linear Regression, Decision Tree, Random Forest, and XGBoost on a real estate dataset from Bangalore. They concluded that while Random Forest and XGBoost achieved the highest accuracy, Linear Regression remained a reliable choice due to its simplicity and lower computational cost. Similarly, Sharma et al. (2022) compared Multiple Linear Regression with Artificial Neural Networks (ANN). Although ANNs provided more accurate predictions, they required large amounts of data and greater computational power, making Linear Regression more practical for smaller datasets and real-time applications. These studies collectively suggest that the choice of algorithm depends on factors such as data complexity, dataset size, and the trade-off between interpretability and accuracy.

Despite these advancements, several research gaps still exist in the field of house price prediction. Many studies are limited to specific regions or datasets, reducing the generalizability of their findings. Data quality and availability remain major challenges, as real estate data often contains inconsistencies, missing entries, or outdated information. Moreover, external factors such as economic indicators, inflation rates, crime statistics, and environmental quality are rarely considered, even though they significantly influence property values. The integration of these socio-economic and environmental features could potentially improve model performance and practical relevance. Another area for improvement is the development of real-time prediction systems that can adapt dynamically to changing market conditions. Combining regression algorithms with geospatial analysis and real-time data streams could lead to smarter and more adaptive predictive systems.

Additionally, while advanced deep learning models like neural networks and convolutional architectures show promise in handling large datasets and image-based features (such as satellite maps or property photos), they often lack interpretability. In contrast, regression models, especially Linear Regression, offer transparency by showing how each variable affects the outcome, which is valuable in decision-making processes involving financial or policy implications. Hence, many researchers advocate for hybrid approaches that combine the transparency of regression models with the predictive strength of ensemble or deep learning techniques.

Overall, the review of existing literature shows a clear evolution in property valuation methods—from manual and statistical approaches to intelligent, data-driven models. Machine learning, particularly regression-based algorithms, has proven to be effective in improving accuracy and efficiency in house price prediction. Linear Regression continues to serve as a strong baseline model due to its interpretability and ease of implementation, while advanced algorithms like Random Forest and Gradient Boosting offer higher precision for complex, non-linear data. The success of any predictive

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model, however, depends not only on the choice of algorithm but also on data quality, proper preprocessing, and careful feature selection

In conclusion, the literature collectively indicates that machine learning has revolutionized the field of real estate valuation by making the process faster, more consistent, and less dependent on subjective human judgment. Future research can focus on developing hybrid models that combine the strengths of various algorithms, integrating real-time data, and ensuring transparency through explainable AI techniques. By doing so, the next generation of predictive systems will be able to offer more reliable, interpretable, and adaptable solutions for house price prediction, ultimately benefiting homeowners, investors, and policymakers alike.

III. PROPOSED METHODOLOGY

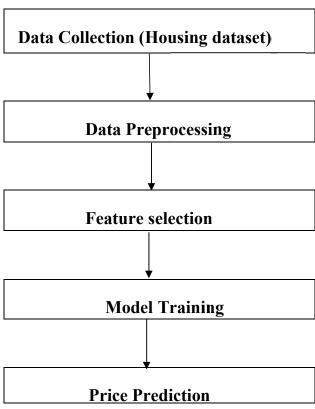


Fig. Block Diagram of proposed system

Data Collection:

This stage involves gathering relevant housing datasets from trustworthy sources such as Kaggle, real estate websites, or open data repositories. The dataset typically contains features like location, area, number of rooms, price, and additional property attributes. The collected data serves as the foundation for building and training the predictive model. A larger and more diverse dataset helps the model learn complex relationships more accurately.

Data Preprocessing:

The raw dataset often contains missing values, outliers, or inconsistent data formats. In this phase, data cleaning and transformation are performed to ensure uniformity and reliability. Tasks such as handling missing values, encoding categorical variables, normalizing numerical features, and removing duplicates are carried out. This process ensures that the data fed into the machine learning model is accurate and ready for analysis.

Feature Selection: Feature selection identifies the most influential variables that affect the target value — in this case, the house price. Not all available features contribute equally to prediction accuracy. Techniques such as correlation

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analysis, heatmaps, or recursive feature elimination are applied to choose the most relevant parameters like area, number of bedrooms, location, and amenities. Reducing irrelevant features helps improve model performance and reduces computational cost.

Model Training: In this block, the prepared dataset is divided into training and testing subsets. The training data is used to build and train the predictive model using machine learning algorithms such as Linear Regression, Random Forest, Decision Tree, or XGBoost. The model learns the relationship between input features and output prices. The training process continues until the model achieves the desired accuracy with minimum error.

+ **Price Prediction:** In this phase, the trained model is used to predict the price of a new or unseen property based on userprovided input features such as area, location, and number of rooms. The model processes these inputs and outputs an estimated house price. This block demonstrates the real-world applicability of the trained machine learning system.

Expected Conclusion

This project on House Price Prediction using Linear Regression demonstrates how machine learning can simplify and improve the process of estimating property values. The system developed in this study uses real-world housing data to analyze important factors such as location, total area, number of rooms, and nearby facilities to predict the approximate market value of a house. By applying Linear Regression, the model identifies meaningful relationships between these features and property prices, allowing for accurate and reliable predictions. Through data preprocessing, feature selection, and model evaluation, the project shows that a data-driven approach can outperform traditional manual valuation methods, which are often inconsistent and time-consuming. The use of regression-based algorithms makes the prediction process faster, more objective, and easier to interpret. Even though Linear Regression has some limitations with nonlinear data, it remains a powerful and efficient baseline model that can be further improved with advanced techniques. Overall, the project successfully highlights the practical benefits of integrating artificial intelligence and data science into the real estate sector. It provides a foundation for developing more advanced predictive tools that can support homebuyers, sellers, and real estate agents in making informed decisions. The study concludes that using machine learning for house price prediction enhances transparency, accuracy, and efficiency in property valuation.

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