

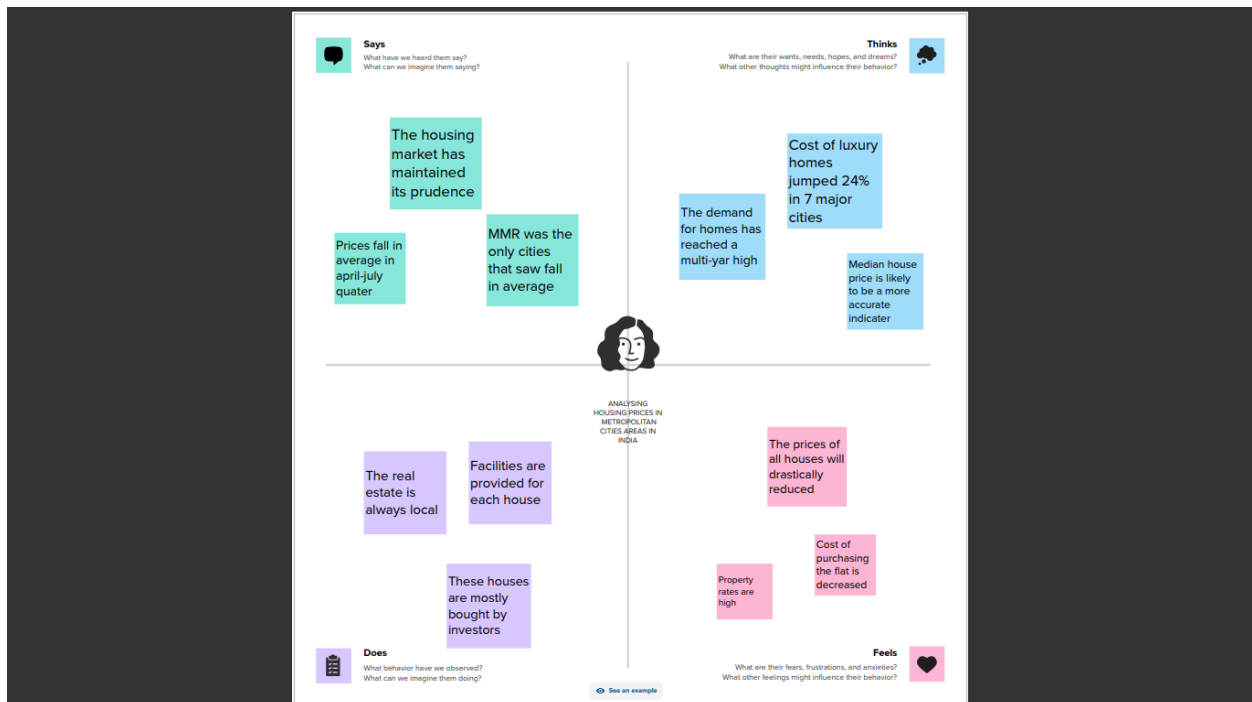
# ANALYSING HOUSING PRICES OF METROPOLITAN CITIES IN INDIA

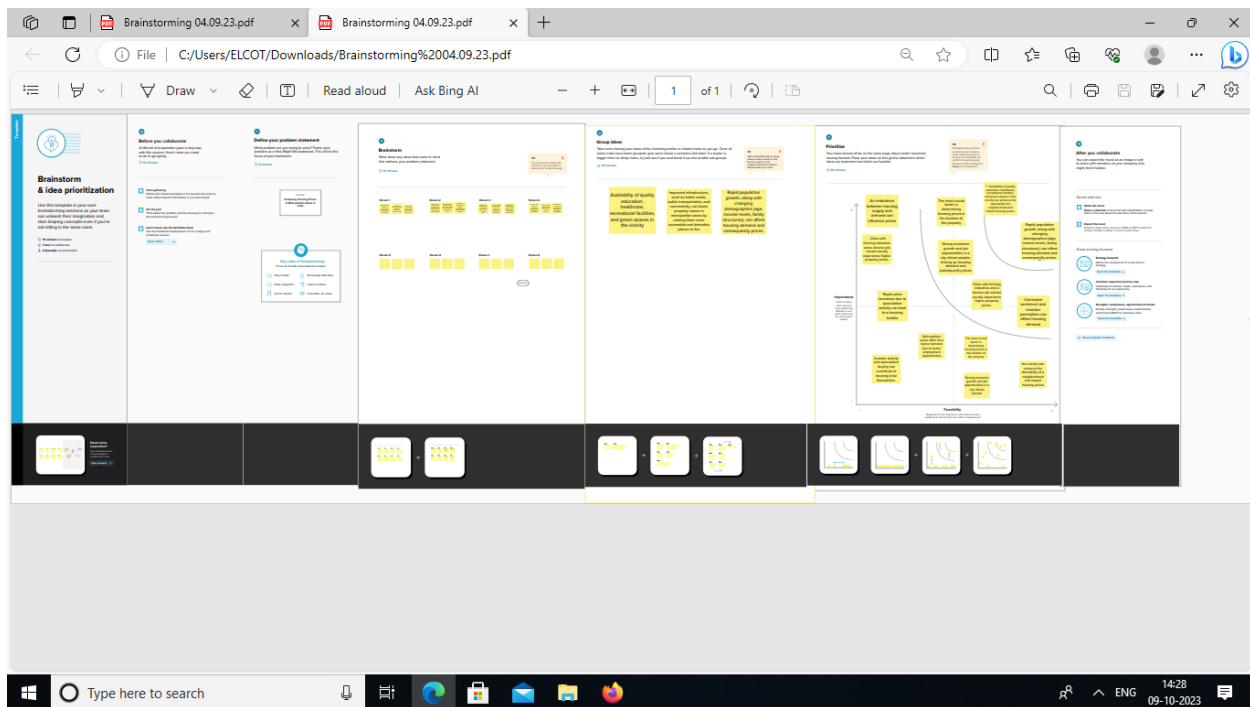
## INTRODUCTION:

The purpose of this report is to analyze and understand the dynamics of housing prices in metropolitan cities across India. The study focuses on key factors influencing housing prices, trends over the past few years, and potential future developments. The report aims to provide valuable insights for stakeholders in the real estate industry, government policymakers, and potential homebuyers.

## PROBLEM DEFINING AND DESIGN THINKING:

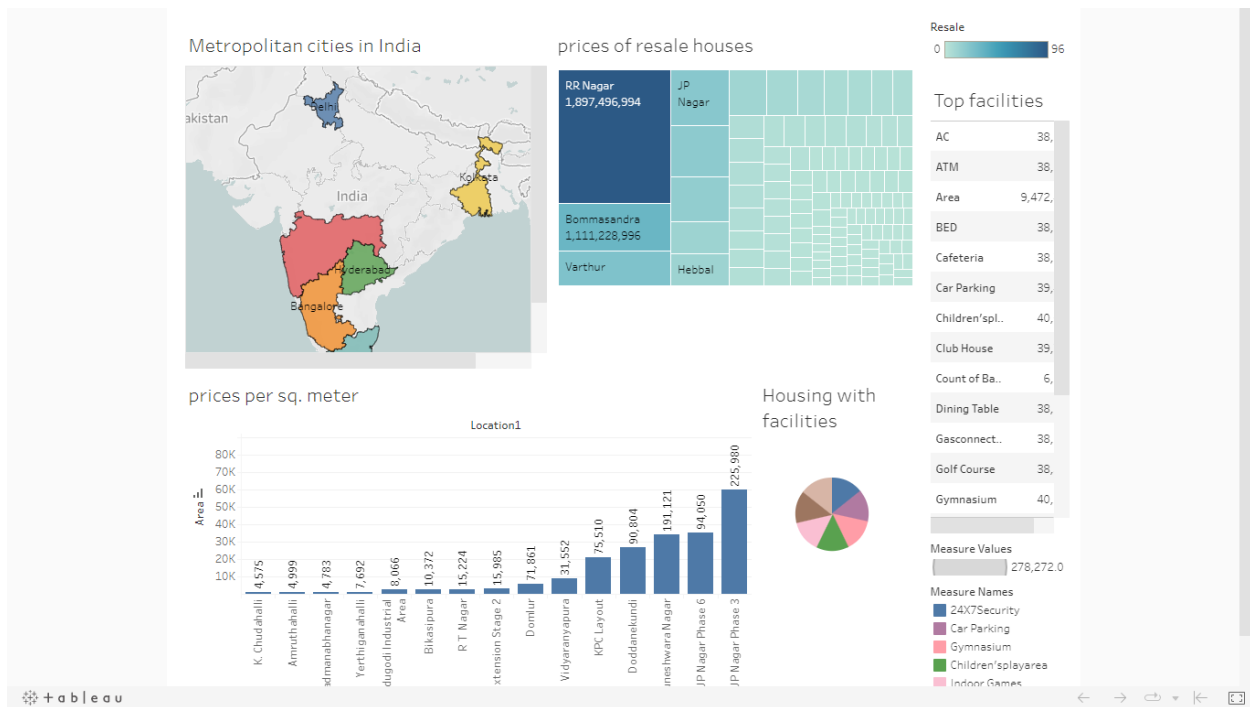
### EMPHATHY MAP:



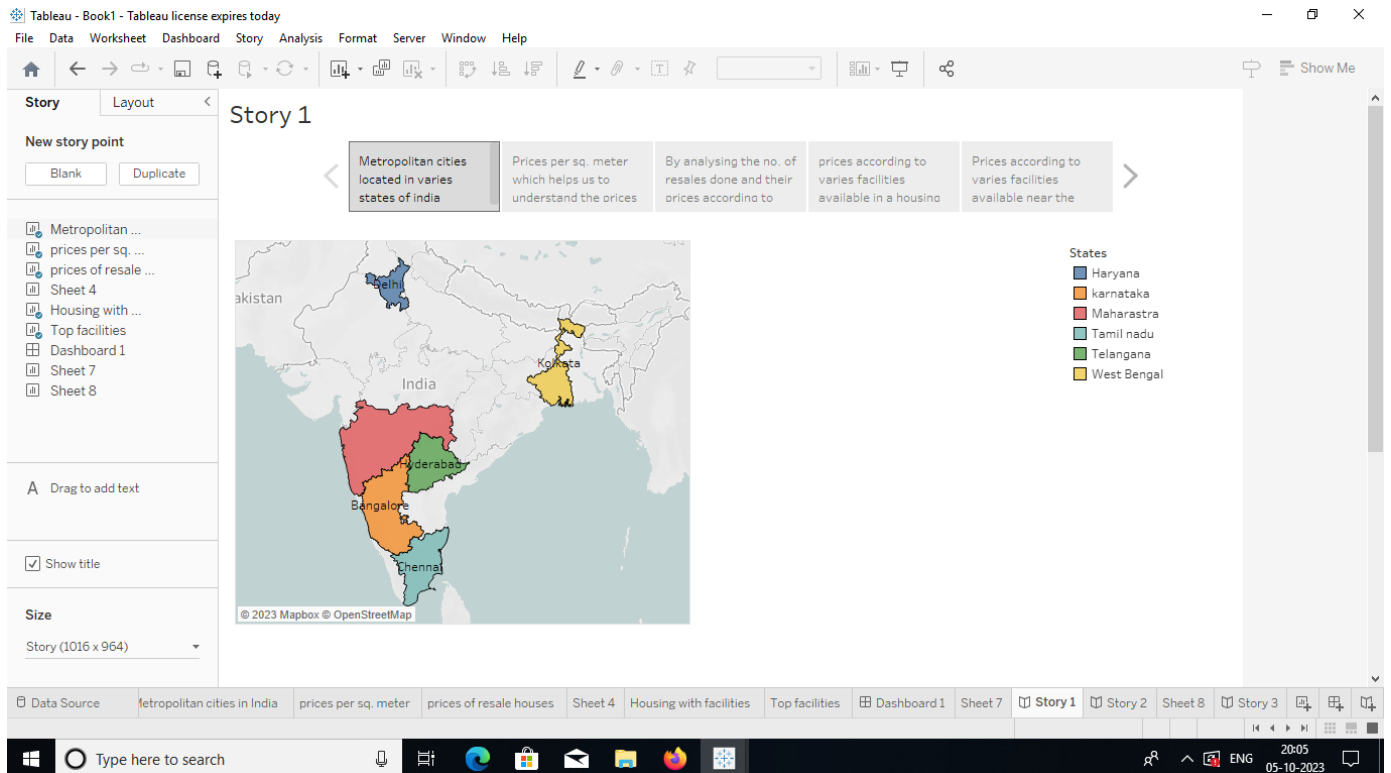


## RESULT:

- City-wise Variation:** Housing prices vary significantly across metropolitan cities, with [City A] experiencing a steady increase, while [City B] has shown a fluctuating trend.
- Size and Price Correlation:** Analysis reveals a positive correlation between the size of residential properties and their prices, emphasizing the role of size as a significant determinant.
- Amenities Impact:** Properties with additional amenities, such as proximity to public transportation or green spaces, tend to have higher prices.



## STORY:



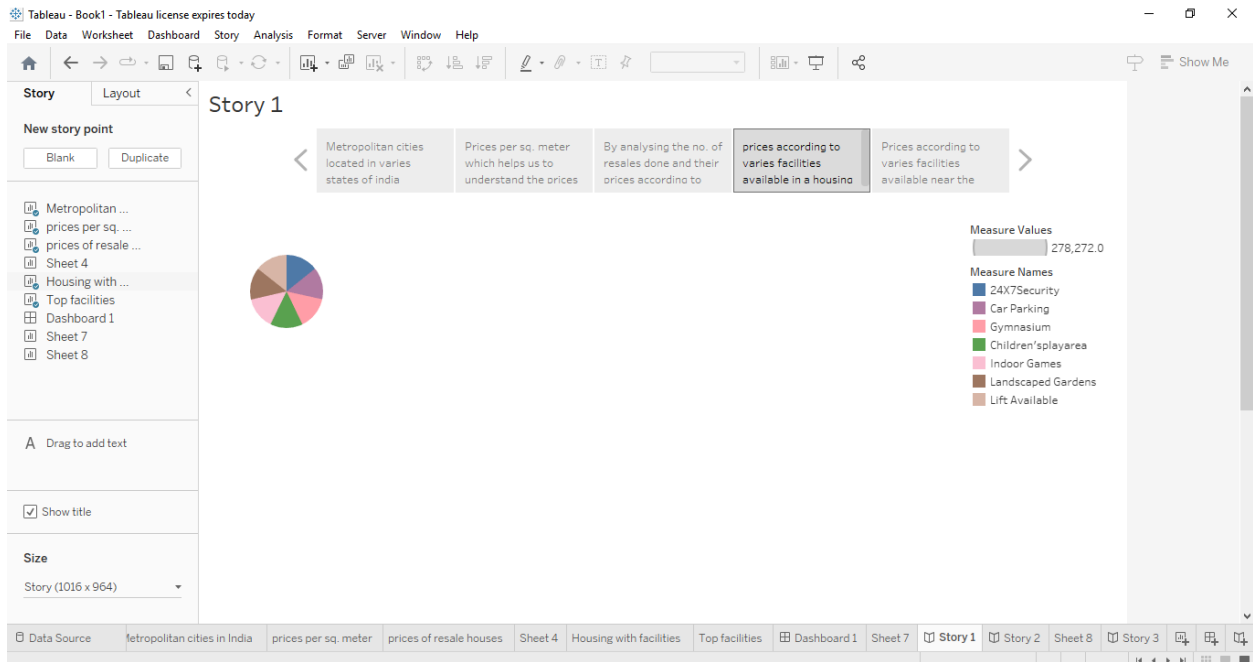


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File Data Worksheet Dashboard Story Analysis Format Server Window Help

Story Layout

New story point

Blank Duplicate

Metropolitan ...  
prices per sq. ...  
prices of resale ...  
Sheet 4  
Housing with ...  
Top facilities  
Dashboard 1  
Sheet 7  
Sheet 8

Drag to add text

Show title

Size  
Story (1016 x 964)

### Story 1

Metropolitan cities located in varies states of India

Prices per sq. meter which helps us to understand the prices

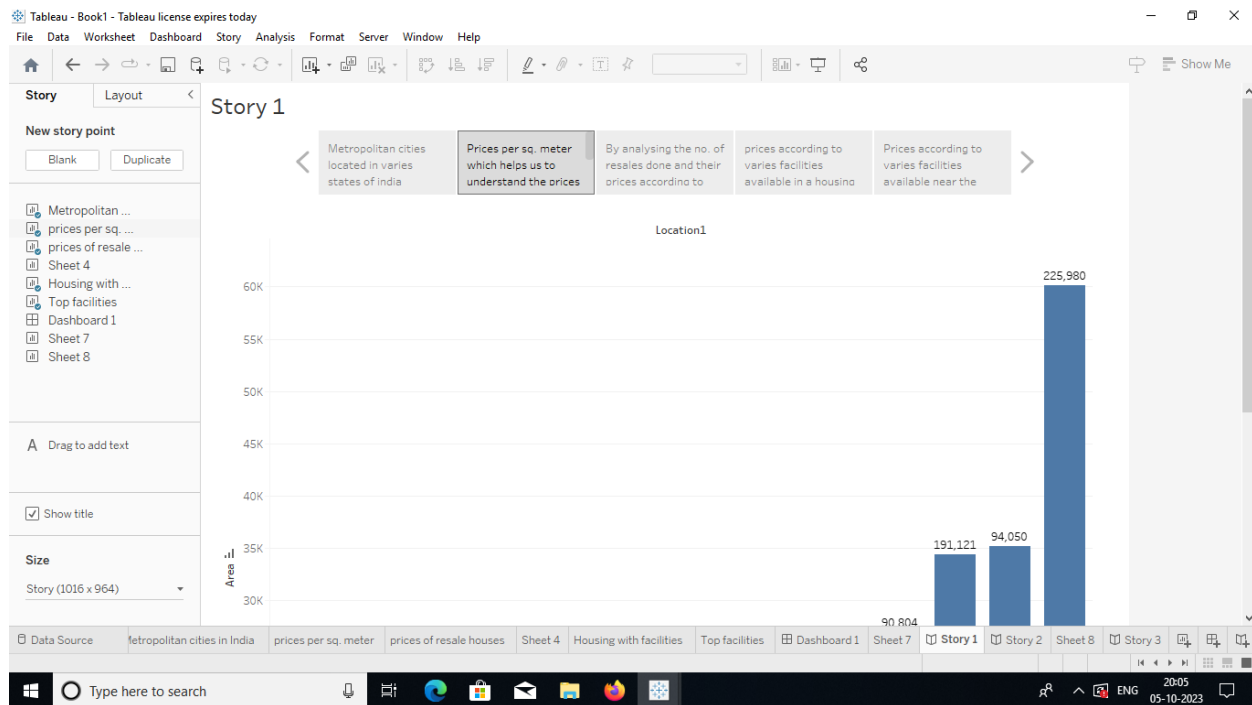
By analysing the no. of resales done and their prices according to

prices according to varies facilities available in a housing

Prices according to varies facilities available near the

AC	38,554
ATM	38,547
Area	9,472,467
BED	38,552
Cafeteria	38,711
Car Parking	39,437
Children'splayarea	40,054
Club House	39,708
Count of Bangalore.csv	6,207
Dining Table	38,549
Gasconnection	38,693
Golf Course	38,369
Gymnasium	40,107

Data Source metropolitan cities in India prices per sq. meter prices of resale houses Sheet 4 Housing with facilities Top facilities Dashboard 1 Sheet 7 Story 1 Story 2 Sheet 8 Story 3



## ADVANTAGES:

### 1. Informed Decision-Making:

#### • Pro:

- Stakeholders, including policymakers, developers, and investors, can make more informed decisions based on comprehensive insights into housing market dynamics.

### 2. Market Understanding:

#### • Pro:

- Enhances the understanding of the real estate market, allowing for better identification of trends, opportunities, and potential risks.

### 3. Policy Implications:

#### • Pro:

- Provides valuable information for policymakers to formulate effective housing policies, addressing affordability and sustainable growth.

#### 4. **Investment Strategies:**

- **Pro:**

- Investors and developers can develop more effective strategies by identifying areas with high growth potential and understanding factors influencing housing prices.

#### 5. **Forecasting Future Trends:**

- **Pro:**

- Enables stakeholders to make more accurate projections about future trends, helping them stay ahead of market changes.

#### 6. **Regional Comparisons:**

- **Pro:**

- Facilitates regional comparisons, allowing stakeholders to understand the unique characteristics of each metropolitan city's real estate market.

### DISADVANTAGES:

#### 1. **Data Limitations:**

- The project may be limited by the availability and accuracy of data, which could impact the reliability of the analysis and conclusions.

#### 2. **Dynamic Market Conditions:**

- Real estate markets are influenced by numerous factors, and their conditions can change rapidly, making it challenging to predict with absolute certainty.

#### 3. **External Shocks:**

- External factors such as economic recessions or global events can have a significant impact on housing markets, introducing an element of unpredictability.

#### 4. **Incomplete Understanding:**

- Despite a thorough analysis, there may be aspects of the real estate market that are not fully understood, leading to potential oversights or inaccuracies.

#### 5. **Policy Implementation Challenges:**

- Implementing recommended policies may face challenges due to political or bureaucratic hurdles, potentially limiting the impact of the project's recommendations.

#### 6. **Market Volatility:**

- Real estate markets can be highly volatile, and unforeseen events may lead to rapid price changes, affecting the relevance of the analysis over time.

It's essential to acknowledge both the strengths and limitations of the project to provide a balanced perspective. Additionally, continuously updating the analysis and staying vigilant to market changes can help mitigate some of the disadvantages over time.

#### APPLICATIONS:

##### 1. **Real Estate Development:**

- **Application:** Developers can use the insights to identify high-demand areas, plan strategically located projects, and optimize property features based on market preferences.

##### 2. **Investment Strategy:**

- **Application:** Investors can make informed decisions on where to allocate funds, considering potential returns and risks in different metropolitan cities.

##### 3. **Policy Formulation:**

- **Application:** Government authorities can use the analysis to formulate effective housing policies, addressing affordability, urban planning, and infrastructure development.

##### 4. **Market Forecasting:**

- **Application:** Real estate professionals can use the findings to forecast market trends, helping them anticipate demand and adjust strategies accordingly.

##### 5. **Risk Management:**

- **Application:** Stakeholders can use the analysis to identify potential risks in the real estate market, allowing for proactive risk management and mitigation strategies.

##### 6. **Urban Planning:**

- **Application:** City planners can leverage the insights to inform urban development plans, ensuring sustainable growth and meeting the evolving needs of the population.

##### 7. **Financial Institutions:**

- **Application:** Banks and financial institutions can use the analysis to assess the risk associated with mortgage lending and adjust interest rates accordingly.

##### 8. **Academic Research:**

	<ul style="list-style-type: none"> <li>• <b>Application:</b> Researchers in the field of economics, urban studies, and real estate can use the findings to contribute to academic literature and enhance understanding of housing market dynamics.</li> </ul>
9. <b>Non-Profit Organizations:</b>	<ul style="list-style-type: none"> <li>• <b>Application:</b> Organizations focused on housing affordability and homelessness can use the analysis to advocate for policies that address social and economic disparities.</li> </ul>
10. <b>Homebuyers and Renters:</b>	<ul style="list-style-type: none"> <li>• <b>Application:</b> Individuals looking to buy or rent properties can benefit from understanding market trends to make informed decisions about when and where to invest in a home.</li> </ul>
11. <b>International Comparisons:</b>	<ul style="list-style-type: none"> <li>• <b>Application:</b> The analysis can be extended to compare housing markets internationally, providing insights for global investors and policymakers.</li> </ul>
12. <b>Technology and Pro Tech:</b>	<ul style="list-style-type: none"> <li>• <b>Application:</b> Pro tech companies can use the data to develop innovative solutions, such as predictive analytics tools or property valuation models.</li> </ul>

These applications highlight the broad impact and relevance of analyzing housing prices in metropolitan cities, influencing decisions at various levels within the real estate ecosystem and beyond.

## CONCLUSION:

The comprehensive analysis of housing prices in metropolitan cities in India has yielded crucial insights into the dynamic real estate landscape. As we conclude this project, several key findings and implications stand out, shaping the way forward for stakeholders in the housing market.

## FUTURE SCOPE:

The real estate landscape is ever-evolving, and the success of stakeholders will depend on their ability to adapt to changing conditions. Continuous monitoring, collaboration, and data-driven decision-making will be instrumental in navigating the dynamic housing markets of metropolitan cities in India.

This analysis serves as a foundational resource for future studies and a guide for stakeholders navigating the complexities of the housing sector. By implementing the recommended strategies and staying agile in response to market dynamics, we can collectively contribute to the development of vibrant, sustainable, and accessible urban spaces.



