



**Says**  
Housing prices in metropolitan Areas of india.

**Bengaluru too witnessed a 10 per cent increase in prices to ₹ 8,688 per square feet.** The prices of residential properties in Chennai went up 6 per cent to ₹7,653 per square feet. In Delhi-NCR, rates shot up 14 per cent to ₹8,652 per square feet. Housing prices in Hyderabad rose 13 per cent to ₹10,530 per square feet

The result of the Im, Pesaran and Shin panel unit root test is presented in Table 1. The consistently high probabilities of the relative house prices indicate that the series is consistently non-stationary and therefore diverges indefinitely in the long-run. The lack of convergence of the relative house prices simply implies that separate metropolitan cities in India function as separate housing markets in their respective localities. In other words, the Law of One Price (LOOP) does not hold in Indian housing market case.

This paper analyzes whether the Law of One Price (LOOP) holds in the housing market of fifteen metropolitan areas in India, namely Delhi, Mumbai, Bengaluru, Kolkata, Chennai, Jaipur, Lucknow, Hyderabad, Pune, Surat, Ahmedabad, Patna, Faridabad, Kochi and Bhopal. We test the existence of LOOP using the Im, Pesaran and Shin (2003) panel unit root test based on quarterly data on residential property prices covering the period of 2007Q1 to 2011Q4 of the Indian housing market.



**Analysing Housing prices in metropolitan Areas of india**

The standard price behaviour of a good or its close substitute reveals the same price movements and they generally vary within a price range, when they are sold at markets located at different places (Shepherd, 1997; Lipczynski et al., 2005).

For example, whether a home owner is free to set the price of his house in, say, Kolkata without any difficulty that may occur from the house going to be sold in Delhi or in Mumbai or in any other city in the country. Here, two different situations may arise.

Two houses in two different locations are believed to be sold within the same market, if house prices in one location impose a competitive constraint on house prices in the other location (Motta, 2004; Carlton and Perloff, 2005).

Just over 4% of English households are overcrowded, but that figure reaches more than 11% for London, the worst of any region. The problem was most acute in the boroughs of Newham and Barking and Dagenham, affecting more than a fifth of households.

The figures shed light on the housing crisis engulfing the capital, where the supply of available housing is well short of demand. The issue has left landlords bidding up rents and tenants struggling to find accommodation — or paying swinging increases to secure a home.

Out of 59 land deals closed so far in 2023, about 38 deals for 283 acres are proposed for residential development.



**Thinks**  
Housing prices Indian cities increased by 7% in Q2 2023.

As per the data, Kolkata recorded the highest appreciation in average residential prices at 15 YoY, followed by Delhi NCR and Hyderabad with 14 per cent and 13 per cent increase, respectively.

As per the report, housing prices in Ahmedabad rose 10 per cent Y-o-Y to ₹6,507 per square feet during April-June period. Bengaluru too witnessed a 10 per cent increase in prices to ₹8,688 per square feet. The prices of residential properties in Chennai went up 6 per cent to ₹7,653 per square feet. In Delhi-NCR, rates shot up 14 per cent to ₹8,652 per square feet.

Among eight cities, MMR was the only cities that saw fall in average prices during the April-June quarter by 3 per cent to ₹ 19,111 per square feet due to significant new supply and rising unsold inventory.



**Does**  
House Price Determination: Theoretical Aspects?



**Feels**  
What i feel?