

RENTAL HOUSING PRICE



OBJECTIVE

UNDERSTAND THE KEY FACTORS AFFECTING RENTAL PRICES ACROSS VARIOUS INDIAN CITIES AND LOCALITIES

The dataset has 10 feature columns namely:

- house_type: Title of the property.
- locality: Locality of the property.
- city: City to which the property belongs.
- area: Property area in sq ft.
- beds: Number of bedrooms in the property.
- bathrooms: Number of bathrooms in the property.
- balconies: Number of balconies in the property.
- furnishing: Furnishing status of the property.
- area_rate: Property area rate in Indian Rupees (₹)/sqft.
- rent: Monthly property rent in Indian Rupees (₹).



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PROJECT OVERVIEW

This project aims to conduct a comprehensive analysis of rental prices in residential properties, by employing data analytics techniques. The project seeks to generate insights that can inform landlords, property managers, and potential tenants about pricing dynamics in the rental market.



CITY RENTAL MARKET

Bangalore leads with the largest rental area (70,000 sq. ft.), suggesting a market for spacious accommodations, particularly catering to larger families or groups.

New Delhi follows closely, but its rental space is less than half of Bangalore's, indicating a more compact rental market.

Mumbai and Nagpur offer moderate rental spaces, likely due to higher population density and land costs, which limit available rental space.

Pune has the smallest rental spaces (6,000 sq. ft.), indicating a trend towards compact, affordable rentals.



RENTAL VARIETY

Bangalore stands out for offering the highest count of rental types (1,576), indicating a diverse rental market with multiple accommodation options.

Pune and New Delhi also show strong rental variety (1,554 and 1,568, respectively), suggesting a competitive rental market.

Mumbai offers slightly fewer rental options (1,496), possibly due to limited space and higher rental prices.

Nagpur has the fewest rental types (498), which may reflect a smaller, more niche rental market.



POPULAR RENTAL LOCALITIES

Whitefield in Bangalore is highly popular with a wide variety of flat types, including 3 BHK, 2 BHK, and 1 BHK, suggesting strong demand for diverse rental options in this locality.

Other prominent areas like Sarjapur Road, Hebbal, and Yelahanka cater to larger families or individuals seeking 3 BHK rentals.

Areas like Marathahalli and Devanahalli show a notable presence of 2 BHK flats, appealing to those seeking mid-sized accommodations.

Emerging areas like Thanisandra, Bannerghatta Road, and Ramamurthy Nagar could offer affordable or niche rental options in comparison to popular localities.



MOST POPULAR RENTAL TYPES

2 BHK flats dominate across all cities, with Pune showing the highest demand (636), followed by Mumbai (509) and New Delhi (420). This suggests a broad appeal for mid-sized apartments catering to families and professionals.

3 BHK flats are in higher demand in Bangalore and Mumbai, reflecting a preference for larger living spaces.

1 BHK flats are more common in Pune and Mumbai, catering to young professionals or individuals.



LUXURY RENTALS

Mumbai leads in high-end rental listings, particularly for 5 BHK flats, which have a wide rent range from ₹700,000 to ₹1,450,000, indicating a premium market catering to high-income renters.

New Delhi also offers luxury options, including 5 BHK villas and even a 10+ BHK villa, with rents ranging between ₹750,000 and ₹927,500.

The significant variation in rent prices for luxury rentals (from ₹700,000 to ₹1,450,000) highlights the varied market catering to different income brackets and property conditions.



FURNISHING TYPES AND MINIMUM RENT

Semi-furnished properties tend to command the highest minimum rent (₹3,500) due to additional furniture and fixtures, which provide convenience for tenants.

Unfurnished properties have a lower minimum rent (₹2,500), as tenants are required to furnish the space themselves.

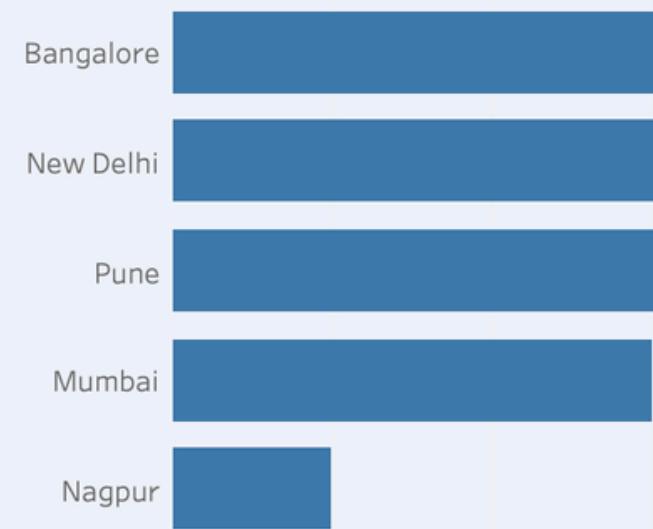
Furnished properties have the lowest minimum rent (₹2,000), offering immediate occupancy but with fewer customization options.



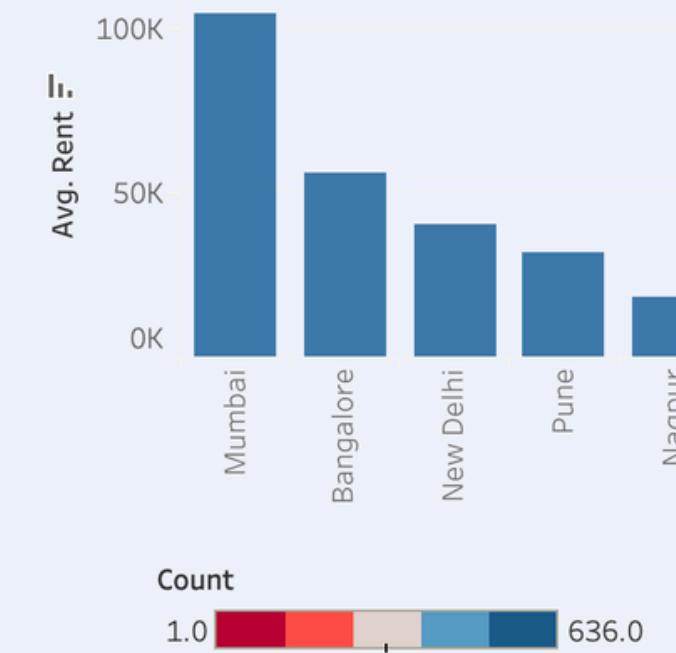
House Rental Pricing across Cities in India



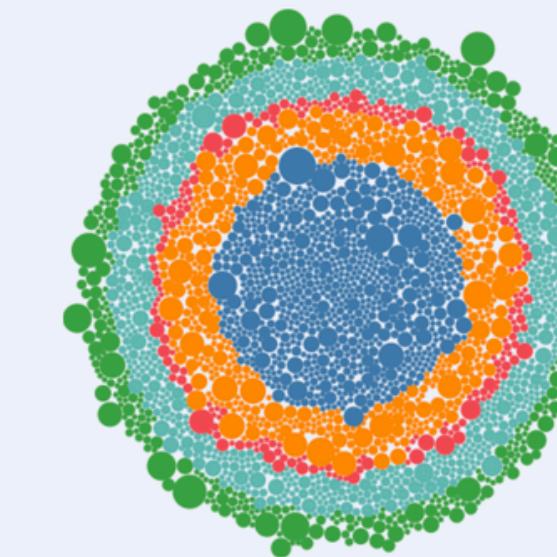
Available Rentals



Rent by house type



Locality

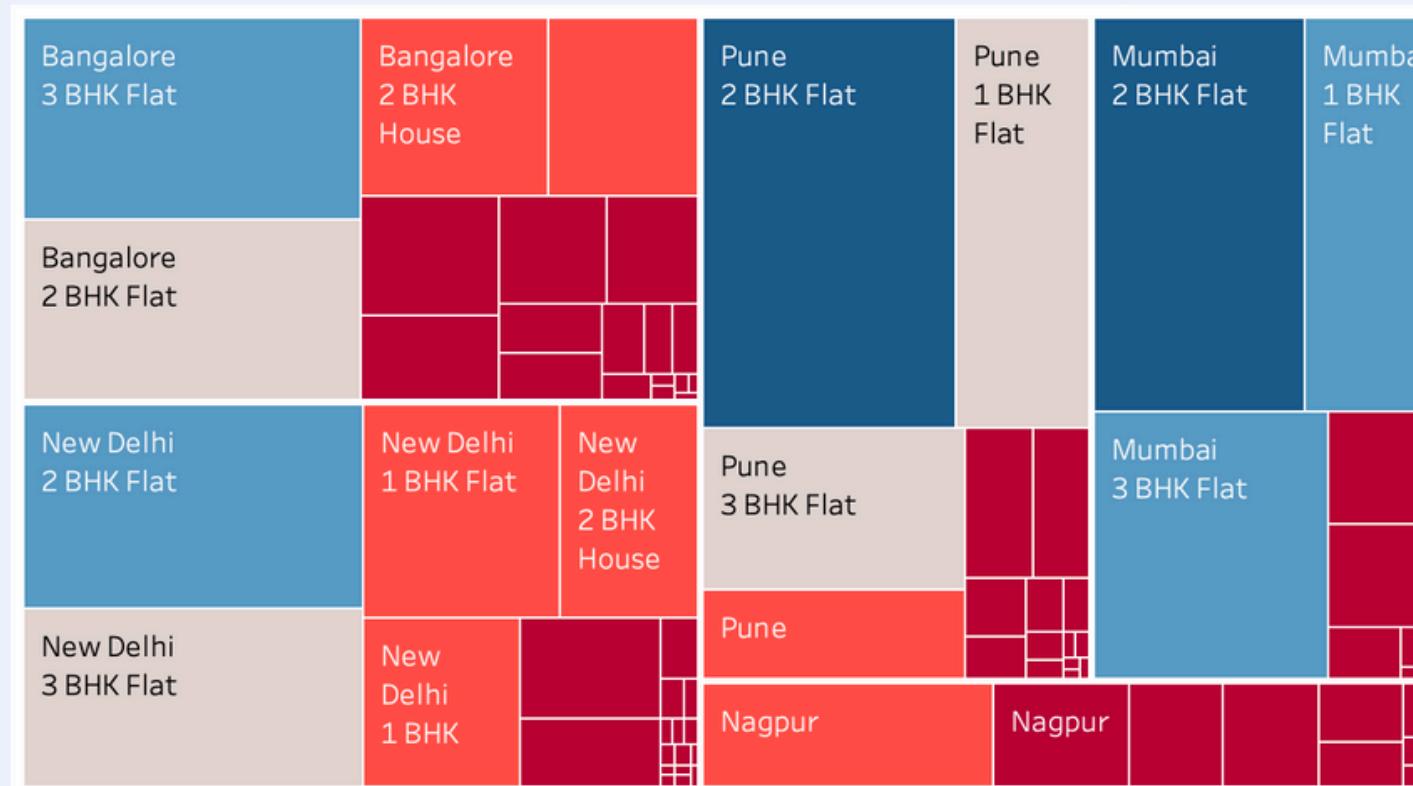


Furnishing

Furnishing	Bangalore	Mumbai	Nagpur	New Delhi	Pune
Furnished	76,464	125,236	29,467	40,688	46,932
Semi-Furnished	54,483	113,351	19,098	46,731	32,691
Unfurnished	42,424	79,332	13,379	31,088	24,252

Furnishing	Bangalore	Mumbai	Nagpur	New Delhi	Pune
Furnished	270	380	76	339	317
Semi-Furnished	1,010	563	206	692	517
Unfurnished	296	553	216	537	720

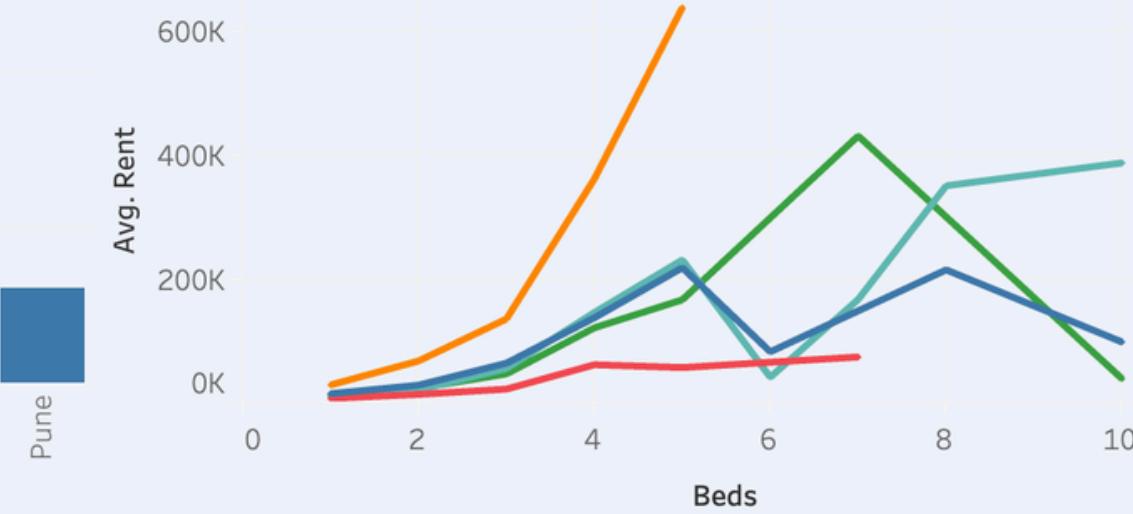
Available house types



Avg Area Rate by City



No of bedrooms Vs Avg Rent





THANK YOU