

NAAN MUDHALVAN

Analysing Housing Prices in Metropolitan Areas of India

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INTRODUCTION

1.1 OVERVIEW

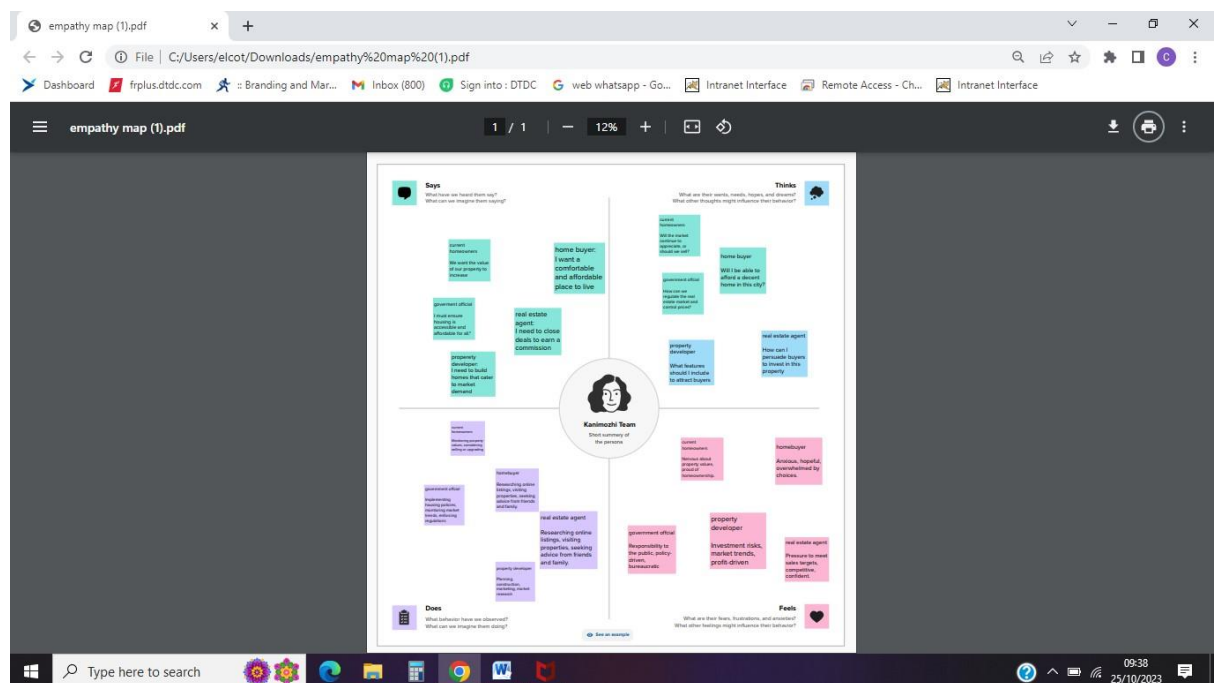
The housing market in metropolitan areas of India has undergone significant changes in recent years, making it an intriguing subject for analysis. This study aims to provide a comprehensive understanding of the trends, factors, and dynamics that influence housing prices in these urban centers. As India continues to urbanize and witness population growth, the demand for housing in its metropolitan areas remains robust. This study seeks to shed light on the following key aspects:

1.2 PURPOSE

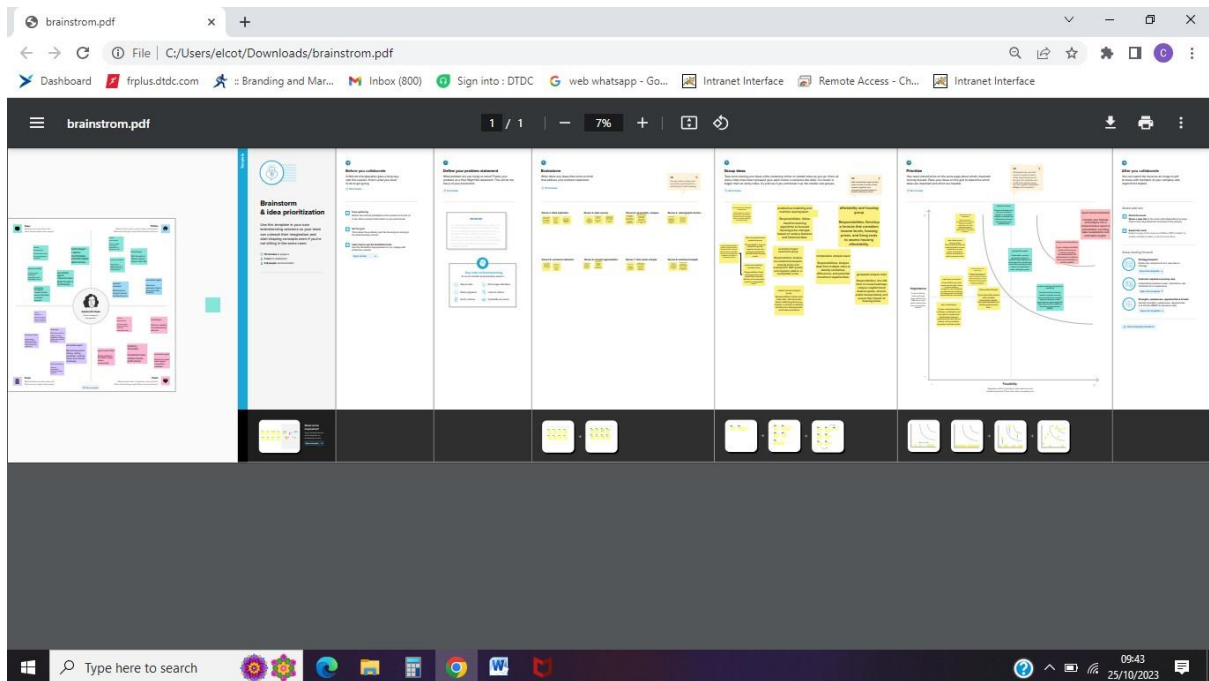
Analyzing housing prices in metropolitan areas of India serves a range of economic, social, and policy-related purposes, helping individuals, businesses, and government entities make informed decisions and shape the future of urban development and housing.

2. PROBLEM DEFINITION AND DESIGN THINKING

2.1 EMPATHY MAP

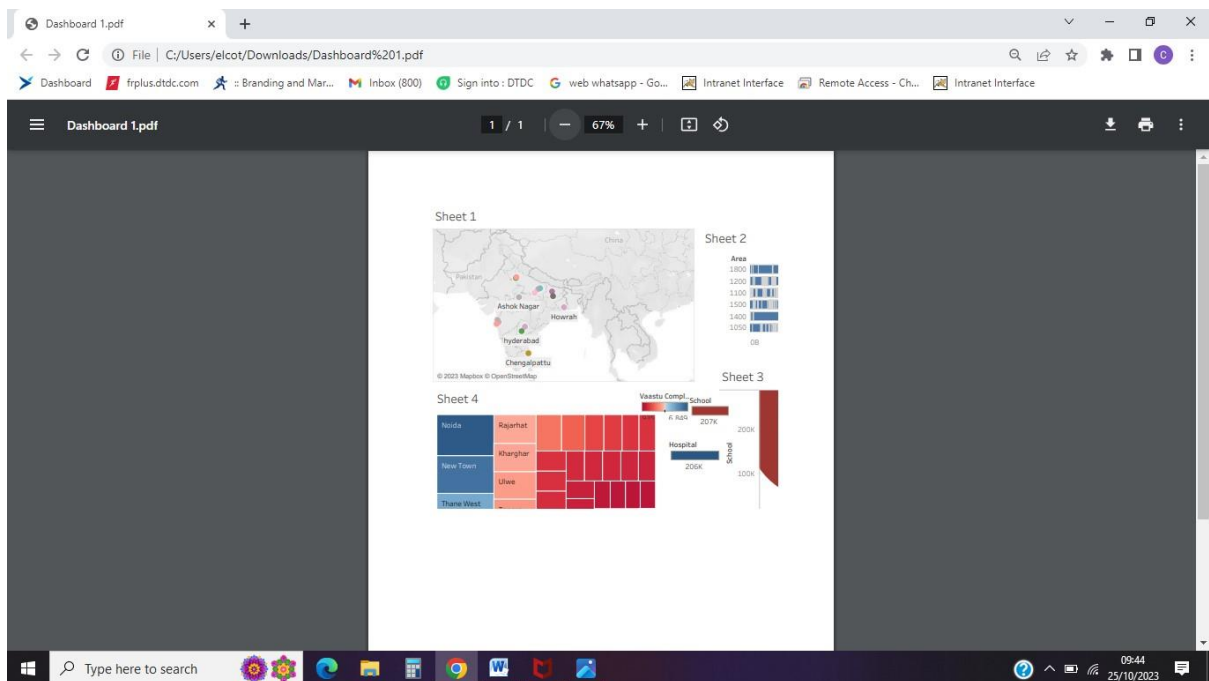


2.2 IDEATION AND BRAINSTROM

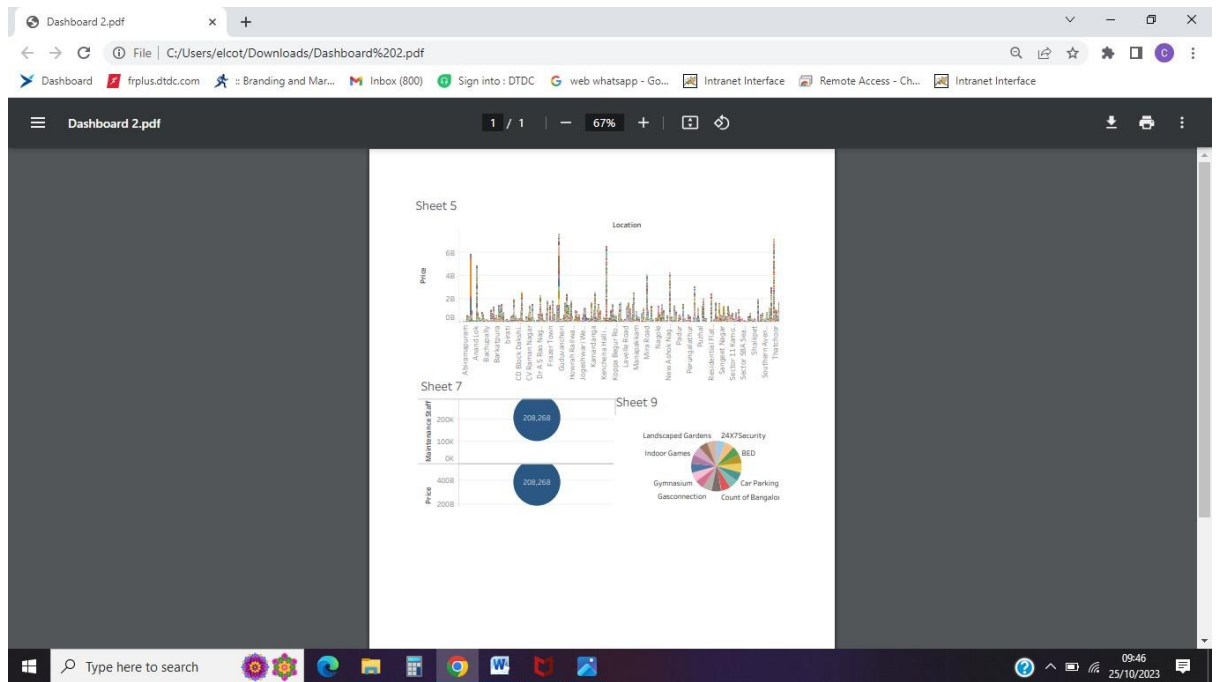


2 RESULT

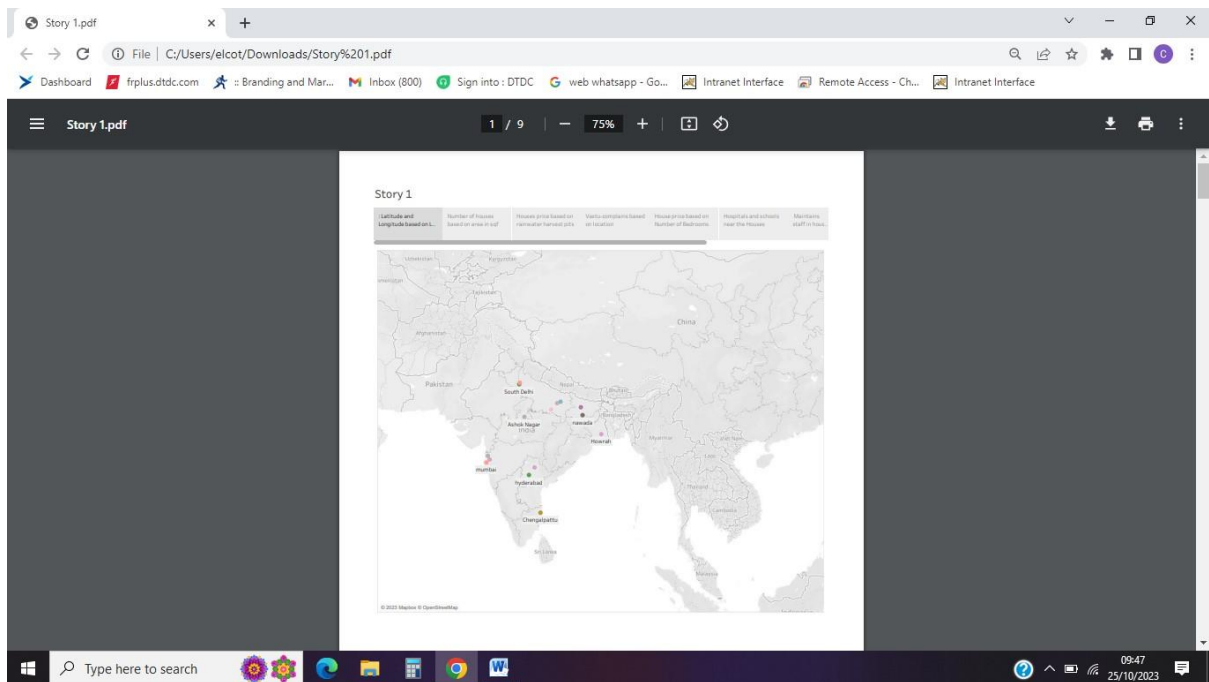
DASHBOARD 1



DASHBOARD 2



STORY



3 ADVANTAGES AND DISADVANTAGES

ADVANTAGES

1. **Market Insights:** Studying housing prices in metropolitan areas provides valuable insights into the real estate market, helping potential buyers, sellers, and investors make informed decisions.
2. **Investment Opportunities:** It can help investors identify potentially lucrative opportunities, such as areas with rapidly appreciating property values.
3. **Economic Indicators:** Housing prices are often a reflection of the economic health of an area. Rising prices can indicate economic growth and development.
4. **Urban Planning:** Analysis can assist city planners in making decisions related to zoning, infrastructure development, and housing policies.
5. **Policy Formulation:** It provides data for governments and policymakers to develop housing and urban development policies that cater to the needs of the population.
6. **Comparative Analysis:** It allows for comparisons between different metropolitan areas, helping individuals and businesses choose where to invest or establish themselves.

DISADVANTAGES

1. **Data Accuracy:** Housing price data may not always be accurate or up-to-date, making it challenging to rely on for decision-making.
2. **Volatility:** Real estate markets can be volatile, and prices may fluctuate rapidly, making predictions and long-term planning uncertain.
3. **Speculation:** Analyzing housing prices can sometimes lead to speculative behavior, which can inflate or depress prices artificially.
4. **Local Factors:** The housing market can be influenced by a range of local factors, including infrastructure development, changes in employment, and demographic shifts. These factors can make predictions challenging.
5. **Data Availability:** Comprehensive and reliable data might not be available for all areas, especially in smaller towns and cities.
6. **Bias and Inequality:** Housing price analysis can highlight economic and social disparities, which might not be a desirable outcome, as it can lead to gentrification and displacement of lower-income communities.

4 APPLICATIONS

1. Real Estate Investment:

Investors can use housing price data to identify potential opportunities for buying, selling, or renting properties in different neighborhoods.

Assessing long-term trends can help investors make informed decisions about when and where to invest.

2. Housing Market Research:

Real estate developers and market researchers can use this data to understand the demand for various types of housing in specific areas.

Analyzing price trends can help developers plan new housing projects and adjust their pricing strategies.

3.Urban Planning:

Urban planners can use housing price data to identify areas with affordability challenges and housing shortages.

This data can inform decisions related to zoning, infrastructure development, and affordable housing initiatives.

4.Economic Analysis:

Housing prices can serve as a barometer for economic health. Rapidly rising prices may indicate a robust economy, while declining prices could signify economic challenges.

6.CONCLUSION

Analyzing housing prices in metropolitan areas of India can yield several important conclusions and insights. However, since you haven't provided specific data or analysis, I can only offer general conclusions that are often drawn from such studies. Please note that these conclusions can vary depending on the specific location, time frame, and data used

7 FUTURE SCOPE

Data Availability and Quality: The availability of data related to housing prices has improved significantly in recent years. With government initiatives like the Real Estate (Regulation and Development) Act, 2016 (RERA), more data is being reported and is accessible for analysis. This trend is likely to continue, making it easier to conduct comprehensive research.

Economic and Demographic Factors: The housing market is closely linked to economic and demographic factors. As India's economy continues to grow, urbanization increases, and the middle class expands, the demand for housing in metropolitan areas is expected to rise. Analyzing the interplay between these factors and housing prices will remain relevant.

Technology and Data Analytics: Advances in technology and data analytics tools are making it easier to process and analyze vast amounts of data. Machine learning and artificial intelligence can help in making more accurate predictions about housing prices, which can be valuable for both buyers and sellers.