

PROJECT TITLE

ANALYSING HOUSING PRICES IN METROPOLITAN
AREAS OF INDIA

BY

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1.INTRODUCTION

1.1 OVERVIEW

Purpose: The analysis of housing prices in metropolitan areas in India aims to understand market dynamics, inform investment decisions, shape policies, and promote equitable access to housing.

Data Collection: Historical housing price data is collected from various sources, including government agencies, real estate websites, and market reports.

Factors Influencing Prices: Key factors impacting housing prices include economic indicators, demographics, infrastructure development, government policies, interest rates, and supply-demand dynamics.

Analysis Methods: Statistical and data analysis techniques are employed to explore trends, correlations, and predictive models. Time series and spatial analysis methods may also be used.

Segmentation: The metropolitan area is divided into sub-markets or neighborhoods to analyze price variations.

Predictive Modeling: Machine learning models, such as regression and decision trees, can be employed to forecast future housing prices.

Visualization: Data is presented visually through maps, graphs, and charts for better understanding.

Interpretation: Results are interpreted to identify the most significant factors influencing housing prices.

Recommendations: Insights and recommendations are provided for investors, policymakers, and urban planners based on the analysis.

Goals: The analysis aims to aid investment decision-making, assess risk, formulate policies, plan urban development, address affordability challenges, and promote economic growth and sustainability.

Analyzing housing prices in metropolitan areas in India serves as a vital tool for stakeholders in the real estate sector and urban planning to navigate the complex and dynamic real estate market effectively.

1.2 PURPOSE

Analyzing housing prices in metropolitan areas in India serves several important purposes and can help achieve various goals:

Market Understanding: A comprehensive analysis provides a deep understanding of the real estate market in a metropolitan area. This knowledge is valuable for real estate developers, investors, and policymakers to make informed decisions.

Investment Decision-Making: Investors can use this analysis to identify areas with potential for high returns on investment. They can assess which neighborhoods or property types are likely to appreciate in value.

Risk Assessment: By analyzing historical price data and market factors, stakeholders can assess the level of risk associated with specific real estate investments. Understanding market dynamics can help mitigate risks.

Policy Formulation: Policymakers can use the analysis to formulate policies that address issues like affordable housing, urban planning, and infrastructure development. It can guide decisions related to taxation and regulations affecting the real estate sector.

Urban Planning: Urban planners can use the data to make decisions about infrastructure development and city expansion. They can prioritize areas that are experiencing rapid price growth and increased demand for housing.

Affordability Analysis: Assessing housing prices in relation to income levels helps policymakers and advocacy groups understand the affordability challenges faced by residents in metropolitan areas. This can lead to initiatives to increase housing affordability.

Market Forecasting: Predictive modeling can help forecast future housing price trends. This information is invaluable for buyers, sellers, and investors to plan their strategies.

Equity and Inclusion: The analysis can reveal disparities in housing prices among different neighborhoods. This information can inform efforts to promote equitable access to housing and reduce housing inequality.

Consumer Decision-Making: Homebuyers can use the analysis to make informed decisions about when and where to buy a property. It can help them assess whether it's a good time to enter the market.

Market Transparency: Providing access to data and analysis can increase market transparency, which can foster trust and confidence among investors and consumers.

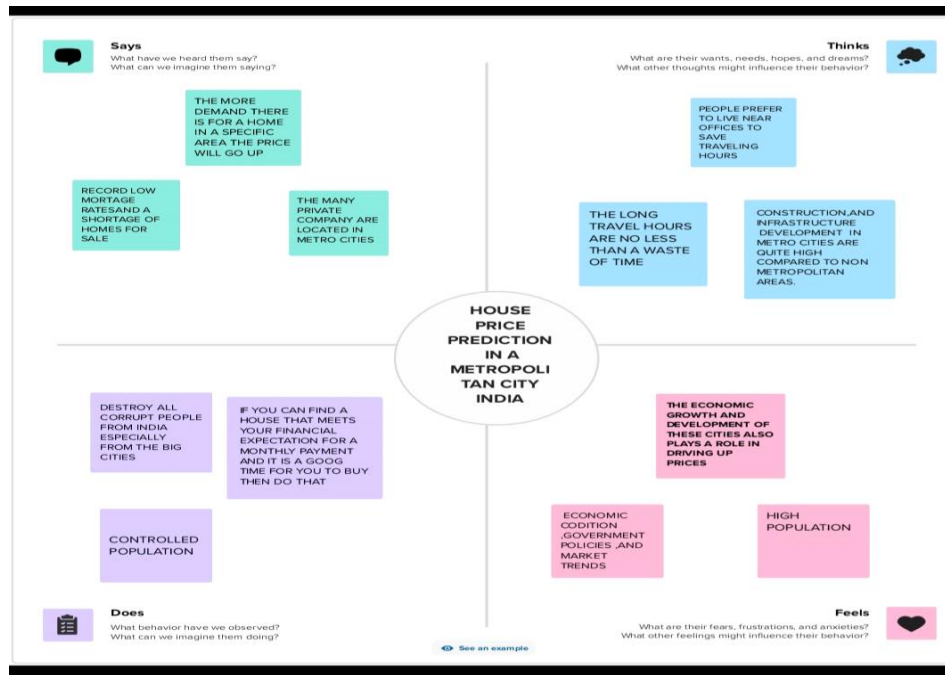
Economic Development: A healthy real estate market contributes to economic growth. Understanding housing price dynamics can help promote economic development in metropolitan areas.

Sustainable Development: Analysis can identify areas where urban sprawl is occurring and where sustainable development practices can be implemented to manage growth effectively.

In summary, analyzing housing prices in metropolitan areas in India serves a wide range of purposes, from guiding investment decisions to shaping public policy and fostering sustainable urban development. It's a valuable tool for stakeholders across the real estate and urban planning sectors to better understand and navigate the complex real estate market.

2.PROBLEM DEFINITION AND DESIGN THINKING

2.1 EMPATHY MAP



2.2 IDEATION AND BRAINSTORMING MAP

2

Brainstorm

Write down any ideas that come to mind that address your problem statement.

10 minutes

TIP

You can select a sticky note and hit the pencil (switch to sketch) icon to start drawing!

Person 1

Make a budget conscious plan as usual to plan out the procedure before beginning any job which is something that all construction teams should do to save money the planning phase should include a budget restriction and techniques to stay within budgetary constraints.

Tension fabric structures are a relatively new construction material that can construct enclosures around buildings. Because of the design and materials utilized in their construction they can be built at a lower cost.

Renting is a considerably more cost effective option for any item that plans on using less equipment. This allows contractors to cut costs associated with maintaining and operating outdated or infrequently utilized equipment.

If you choose the right material and buy in bulk you can cut your costs significantly. If you buy the material in stage, the shopkeeper may not give you a discount and you can save money if you buy in bulk and from the same shopkeeper.

Person 3

To minimize the impact on the money and supplies, customer modification. Improvements and requests should all be handled far sooner in the development process.

Make use of current technology like cheap the world of property development others designing your own house or virtualizer don't be scared to use modern technology that can save you time and money while also increasing the chance of human error.

Person 4

If you want to save money or color choose a time based color. To make the color brighter early it has a putty should not be used early in the process and also need a smooth wall surface. The walls will require larger sand patches are visible.

To avoid paying extra for putty, always buy the standard size of sand for plastering. If it is cut to standard sizes you may not need to use putty in your home, saving you money.

3

Group ideas

Take turns sharing your ideas while clustering similar or related notes as you go. Once all sticky notes have been grouped, give each cluster a sentence-like label. If a cluster is bigger than six sticky notes, try and see if you can break it up into smaller sub-groups.

20 minutes

TIP

Add customer tags to sticky notes to make it easier to find, browse, organize, and categorize important ideas as they relate to your market.

The amount of red sand and bricks necessary can be determined in advance with structural drawing. And if there's a lot of cash this is critical when looking for ways to save building construction costs and we decreased the population.

4

Prioritize

Your team should move forward with ideas that are important.

20 minutes

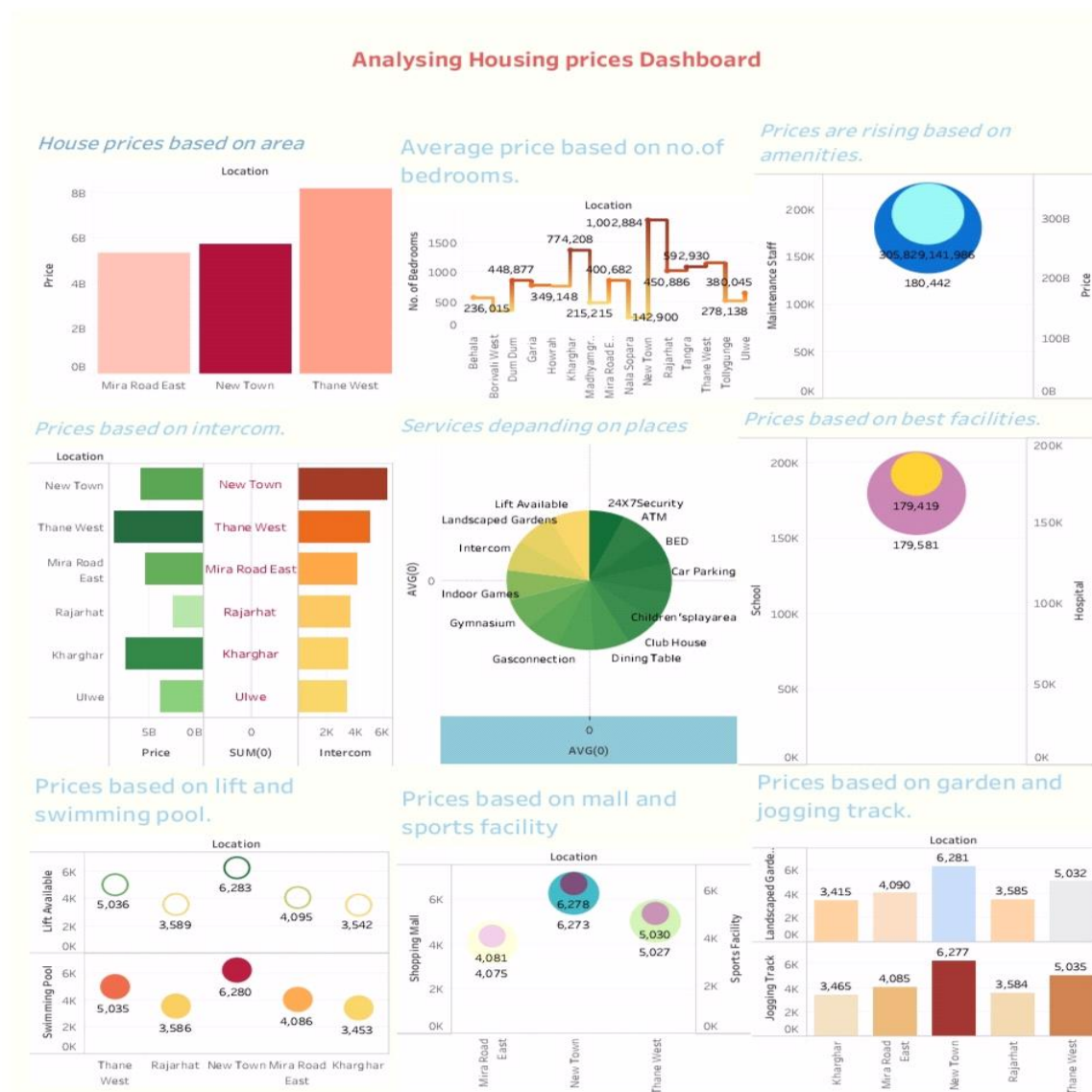
Importance

If each of these ideas could get done without any negative or side effects, which would have the most positive impact?

3.2 ACTIVITY AND SCREENSHOTS

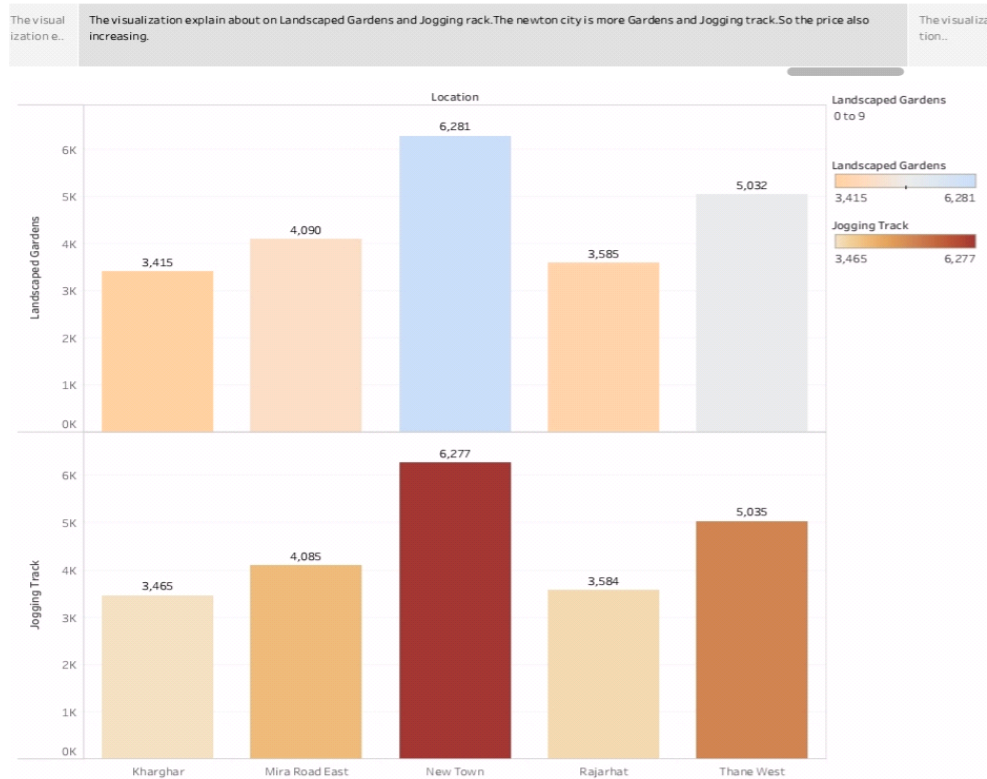
A dashboard is a graphical user interface (GUI) that displays information and data in an organized, easy-to-read format. Dashboards are often used to provide real-time monitoring and analysis of data, and are typically designed for a specific purpose or use case. A dashboard can be used in a variety of settings, such as business, finance, manufacturing, healthcare, and many other industries. They can be used to track key performance indicators (KPIs), monitor performance metrics, and display data in the form of charts, graphs, and tables.

DASHBOARD 1



STORY

Analysing the metro housing prices



4. TRIALHEAD PROFILE PUBLIC URL

TEAM LEAD: <https://www.salesforce.com/trailblazer/malleshwari5919>

TEAM MEMBER 1: <https://www.salesforce.com/trailblazer/monikak0546>

TEAM MEMBER 2: <https://www.salesforce.com/trailblazer/thenmozhi9360>

TEAM MEMBER 3: <https://www.salesforce.com/trailblazer/vasuntharadevi>

5. ADVANTAGE

Creating a metropolitan housing prices dashboard offers several advantages for various stakeholders, including real estate professionals, investors, policymakers, and the general public:

Data Visualization: Visualizing housing price data makes complex information more accessible and understandable. Users can quickly grasp trends and patterns, even without a deep understanding of statistics.

Informed Decision-Making: Real estate professionals and investors can use the dashboard to make data-driven decisions about buying, selling, or investing in properties. It helps in identifying opportunities and risks.

Market Transparency: Providing a centralized dashboard increases market transparency. It ensures that users have access to reliable and up-to-date information, reducing information asymmetry.

Risk Assessment: Users can assess market risks more effectively by examining historical price trends and fluctuations. This helps in mitigating potential losses.

Policy Formulation: Policymakers can use the dashboard to formulate housing and urban development policies more effectively. It helps in addressing affordability challenges, promoting equitable access to housing, and making informed regulatory decisions.

Urban Planning: Urban planners can use the data to make informed decisions about infrastructure development and city expansion. They can allocate resources more efficiently based on housing price trends and demand.

Equity and Inclusion: The dashboard can highlight disparities in housing prices among neighborhoods, which can inform efforts to promote equitable access to housing and reduce housing inequality.

Market Forecasting: Predictive models within the dashboard can help forecast future housing price trends. This is valuable for long-term planning and investment strategies.

Time Efficiency: Users can save time by accessing all relevant housing market information in one place. They don't need to search through multiple sources or perform their own data analysis.

Customization: Dashboards often allow users to customize their view by applying filters or selecting specific criteria. This personalization enhances the user experience and ensures that users see data relevant to their needs.

Interactive Exploration: Interactivity features, such as filters and clickable elements, enable users to explore data and answer specific questions. This promotes deeper engagement with the data.

User Feedback and Collaboration: Users can provide feedback on the dashboard, leading to continuous improvements and updates. Collaboration among stakeholders can lead to a more comprehensive and accurate view of the housing market.

In summary, a metropolitan housing prices dashboard serves as a valuable tool for stakeholders by providing data-driven insights, enhancing transparency, supporting decision-making, and facilitating collaboration in the real estate sector and urban planning.



5.1 DISADVANTAGE:

Data Privacy and Security: Housing price data may contain sensitive information. Protecting this data and ensuring compliance with data privacy regulations (e.g., GDPR) can be challenging.

Complexity: Creating a comprehensive housing prices dashboard can be complex, especially for large metropolitan areas with diverse housing markets. Data integration and visualization can be time-consuming and require expertise.

Resource Intensive: Developing and maintaining a dashboard, especially if it involves real-time data updates, can be resource-intensive in terms of time, manpower, and infrastructure costs.

Limited Access: Not everyone may have access to the dashboard, potentially creating information disparities. Access may be restricted to certain stakeholders or paid subscribers.

6.APPLICATION

Homebuyers and Renters: Prospective homebuyers and renters can use the dashboard to explore housing prices in different areas, helping them make informed decisions about where to buy or rent property.

Real Estate Professionals: Real estate agents and brokers can use the dashboard to provide clients with data-driven insights, helping them make more informed buying or selling decisions.

Policymakers and Urban Planners: Government officials and urban planners can use the dashboard to inform policies related to affordable housing, urban development, and infrastructure planning.

Financial Institutions: Banks and mortgage lenders can use housing price data to assess lending risks and make decisions about loan approvals.

Market Analysts and Economists: Analysts and economists use these dashboards to study trends in the real estate market, which can provide insights into broader economic conditions.

Housing Advocacy Groups: Organizations advocating for affordable housing and social equity can use the data to identify areas with affordability challenges and support their advocacy efforts.



7.CONCLUSION

Housing price dashboards provide insights into historical and current market trends, helping users make informed decisions regarding real estate investments, property purchases, or rental choices. They enhance market transparency, support risk assessment, and facilitate the formulation of effective policies related to urban development and affordable housing. Overall, metropolitan housing price dashboards contribute to data-driven decision-making, promote transparency, and foster collaboration among stakeholders in the real estate sector, ultimately working towards more efficient and equitable housing markets in metropolitan areas. Their applications span from individual homebuyers and renters to real estate professionals, policymakers, financial institutions, and beyond, making them valuable assets in today's real estate landscape.

8. FUTURE SCOPE

The future scope of metropolitan housing price dashboards is promising, as advancements in technology, data analytics, and urban development continue to shape the real estate landscape. Here are some key areas of future development and opportunities:

Enhanced Data Integration: Future dashboards will likely integrate data from

multiple sources, including IoT devices, social media, and satellite imagery. This will provide a more comprehensive view of the real estate market.

Real-Time Data: The availability of real-time data will become more prevalent, enabling users to access up-to-the-minute information on housing prices, market conditions, and property availability.

Predictive Analytics: Advanced predictive modeling and machine learning techniques will offer more accurate forecasts of housing price trends, allowing users to anticipate market changes.

Geospatial Intelligence: Geographic Information Systems (GIS) and geospatial analysis will play a larger role in housing price dashboards, providing deeper insights into location-specific factors.

AI-Powered Insights: Artificial intelligence (AI) algorithms will analyze vast datasets, extracting valuable insights and trends that may not be immediately apparent to human users.

Global Expansion: Housing price dashboards will not be limited to metropolitan areas within a single country. They will expand globally to serve international investors and real estate professionals.





