

ANALYSING HOUSING PRICES IN METROPOLIT AREAS IN INDIA

1 . INTRODUCTION

1.1 OVERVIEW

An increase in the house price raises the value of the housing variable relative to construction costs; hence a new construction is profitable when house price rise above the construction costs. Residential investment is, therefore, positively related with house price increase.

House price prediction can help the developer determine the selling price of a house and can help the customer to arrange the right time to purchase a house. There are three factors that influence the price of a house which include physical conditions, concept and location.

1.2 PURPOSE

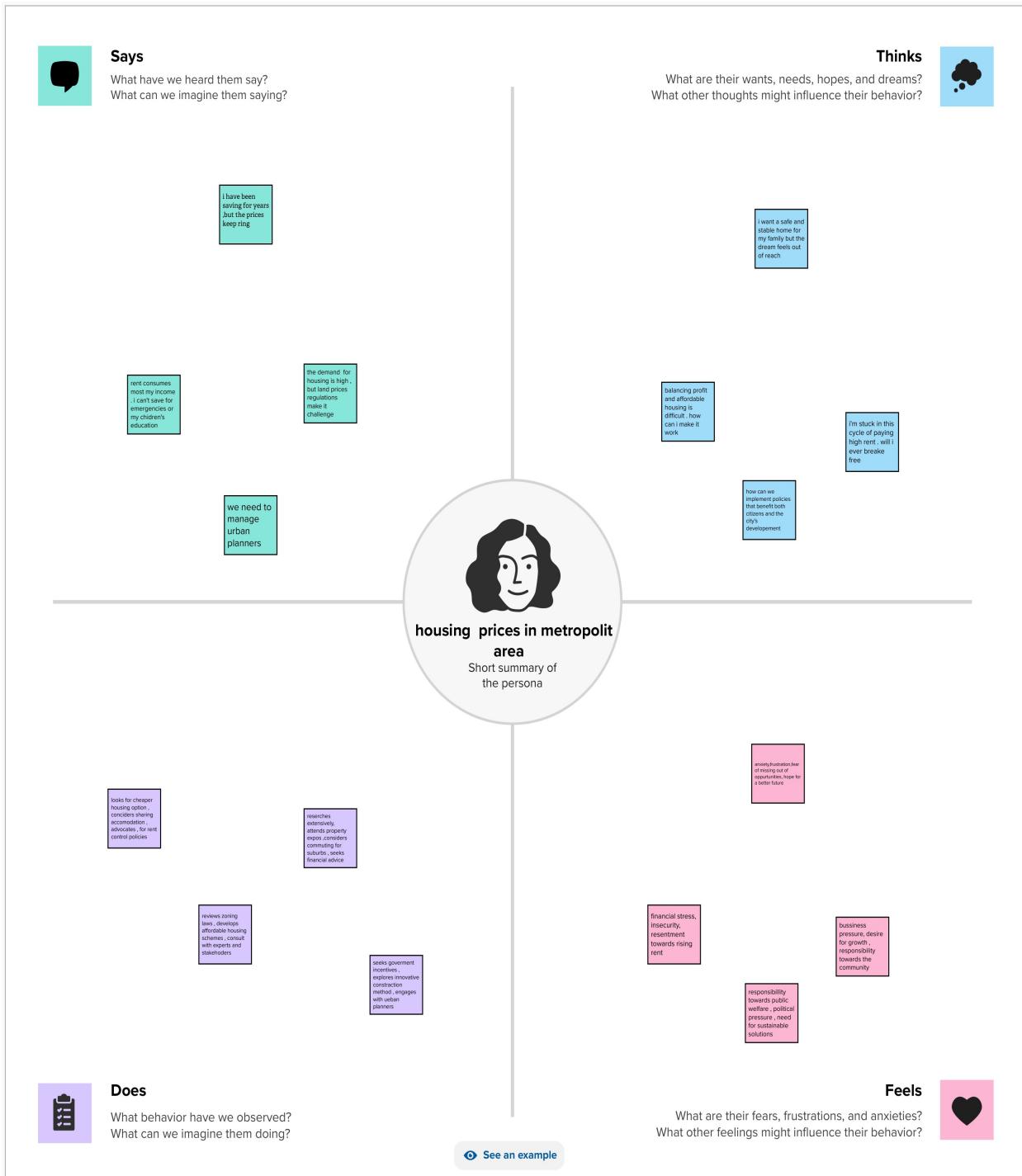
The HPI is one of many economic indicators that investors use to keep a pulse on broader economic trends and potential shifts in the stock market. The rise and fall of house prices can have big implications for the economy.

However, three principal purposes are generally recognised, namely to measure: changes in the purchasing power of money incomes; changes in living standards; and. price inflation experienced by households.

Index numbers are specialised average, expressed in percentage, and help in measuring and comparing the change in those variables that are expressed in different units. For example, we can compare the change in the production of industrial goods and agricultural goods

2. PROBLEM DEFINITION & DESIGN THINKING

2.1 EMPATHY MAP



2.2 IDEATION & BRAINSTORMING MAP

Brainstorm & idea prioritization

Use this template in your own brainstorming sessions so your team can unleash their imagination and start shaping concepts even if you're not sitting in the same room.

① **Before you collaborate**
A box of supplies gives a strong signal that this session has what you need to do big things.
10 minutes

② **Define your problem statement**
Pin a problem that you'd like to solve as it stands right now. This will be the focus of your brainstorm.

③ **Brainstorm**
Write down 5 ideas that come to mind that address your problem statement.
5 minutes

④ **Group ideas**
Ask each member of your cluster to draw a cluster or related notes as you go. Once all ideas have been grouped, give each cluster a unique color label. If a cluster is bigger than a sticky note, try and see if you can break it up into smaller sub-groups.
10 minutes

⑤ **Group ideas**
Take turns drawing your ideas while clustering similar or related notes as you go. Once all ideas have been grouped, give each cluster a unique color label. If a cluster is bigger than a sticky note, try and see if you can break it up into smaller sub-groups.
20 minutes

⑥ **After you collaborate**
You want to make an image or pdf to share with members of your company who might find it helpful.

Quick actions

- Share this tool
- Share this tool to the main dashboard to keep this template at the top of the queue after each use.
- Export this tool as a PDF or PPS to share ideas with others.
- Keep moving forward
- Start a project
- Open this project
- Customer experience journey map
- Understand customer needs, behaviors, and attitudes for innovation
- Design a feature
- Open this feature
- Share template feedback

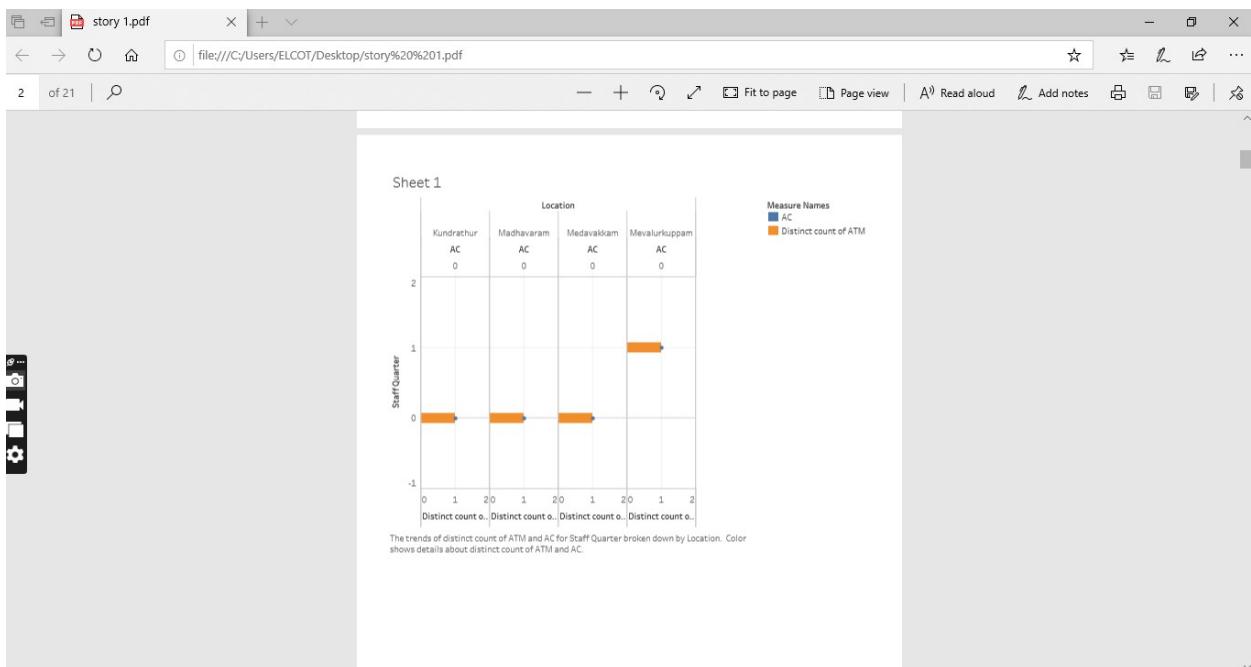
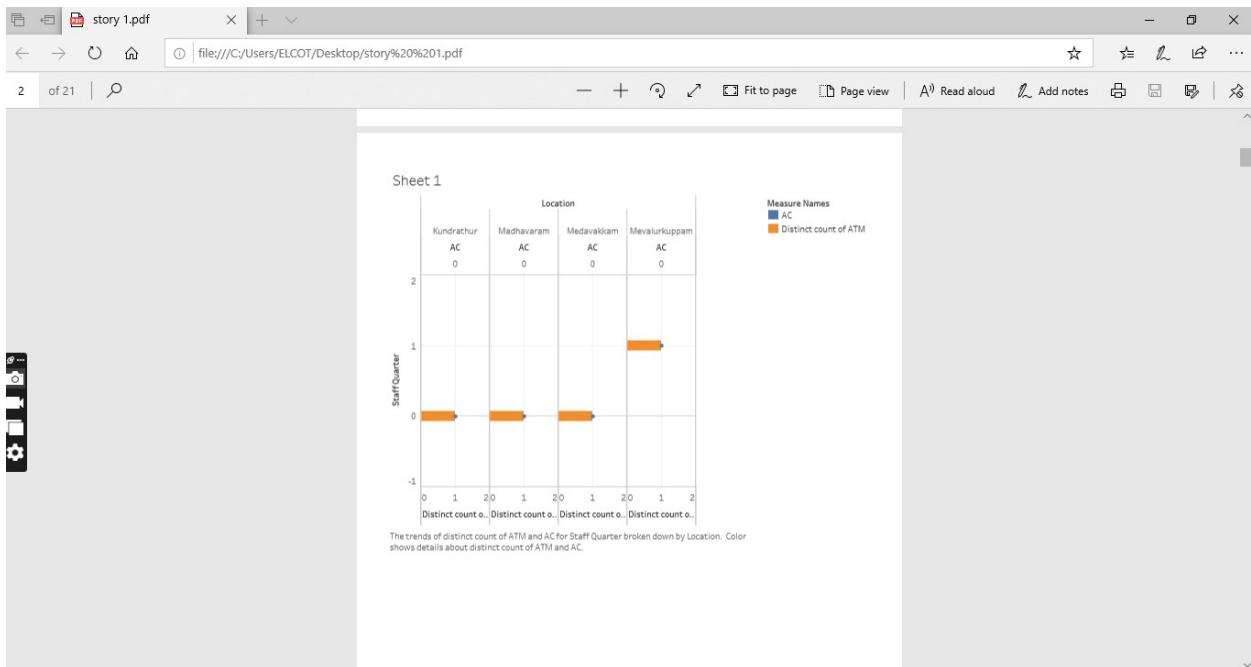
Next steps

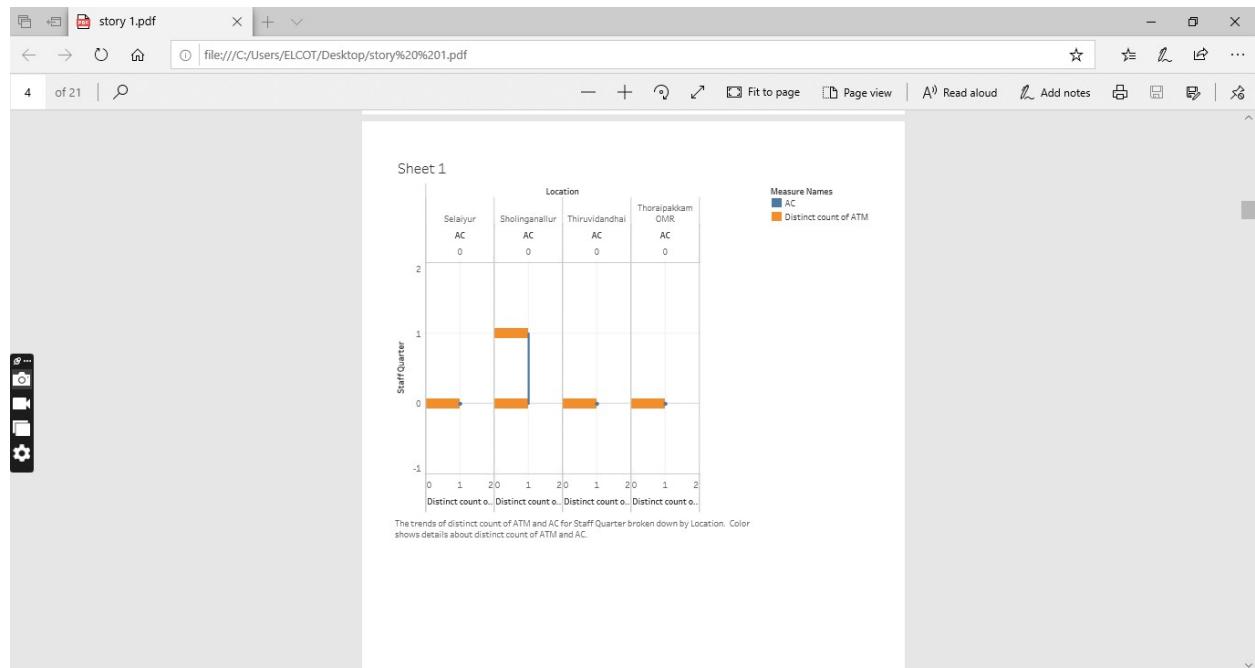
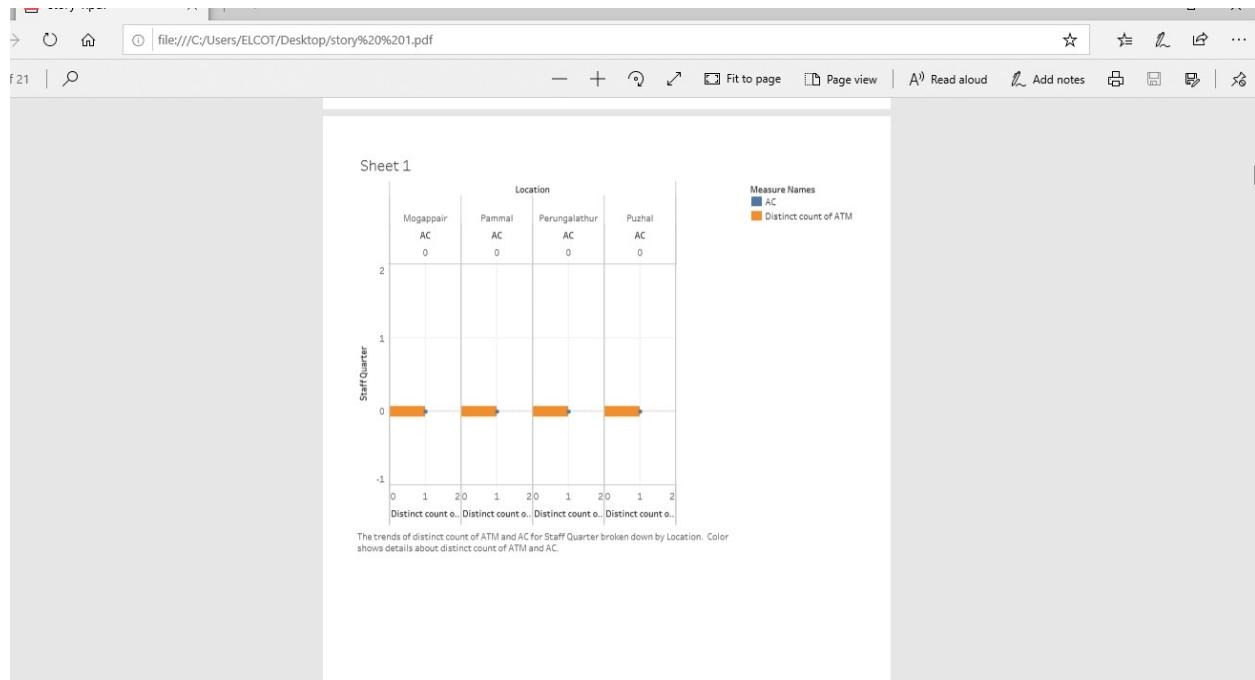
Find some inspiration for your next brainstorming session in the resources below.

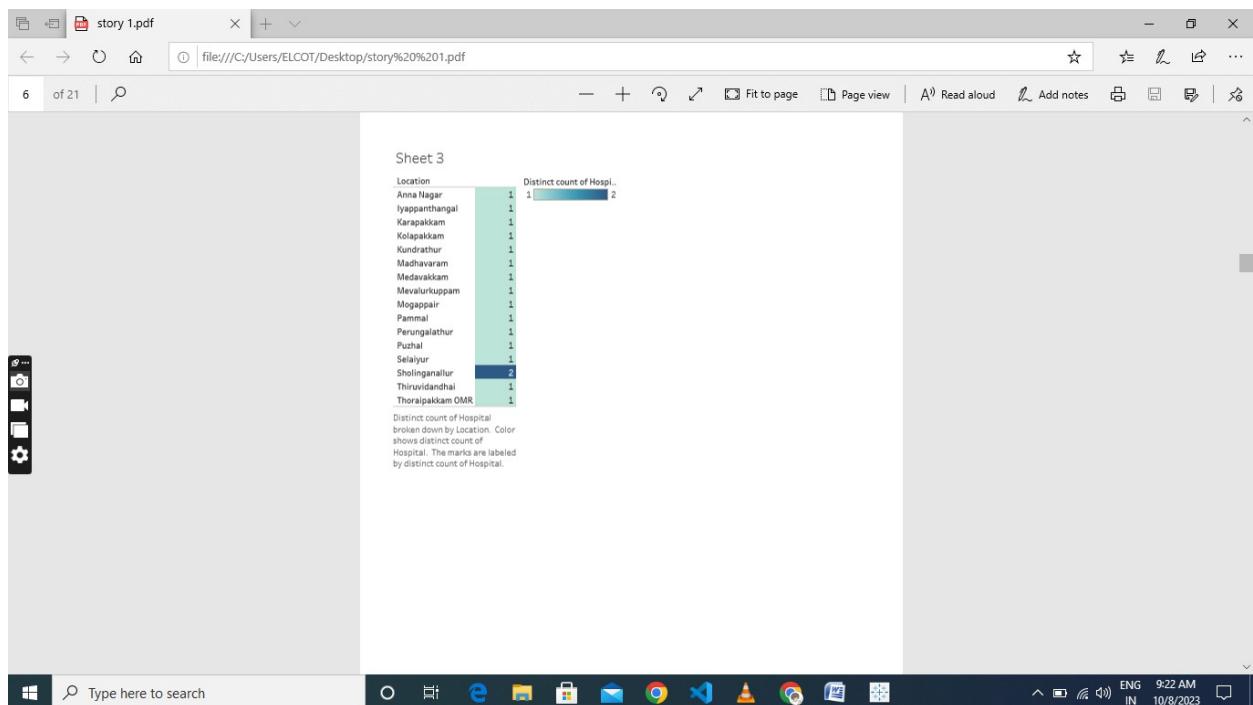
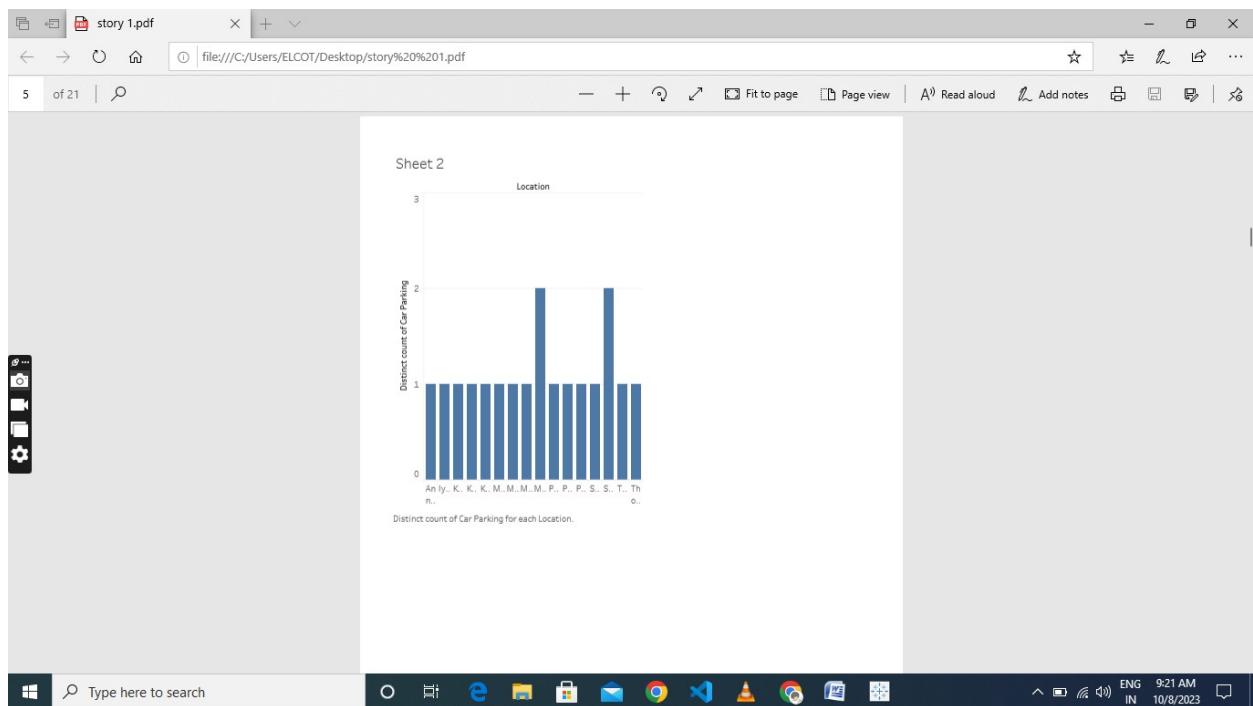
Open source →

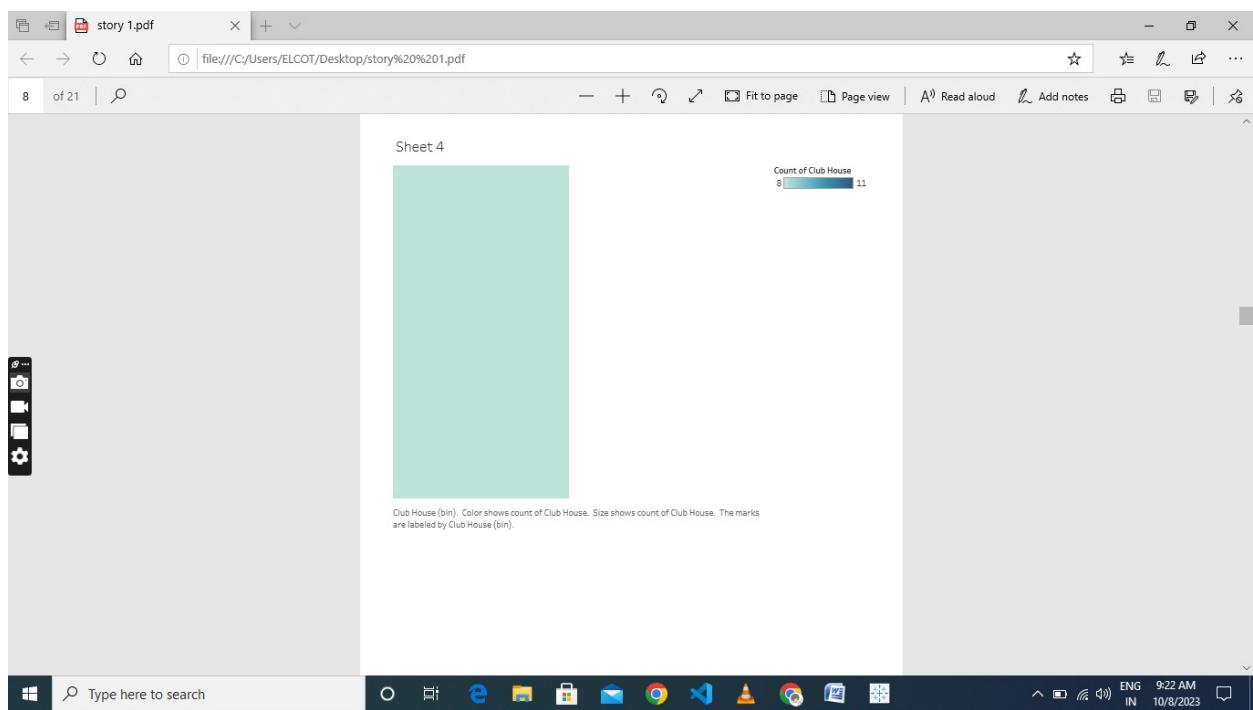
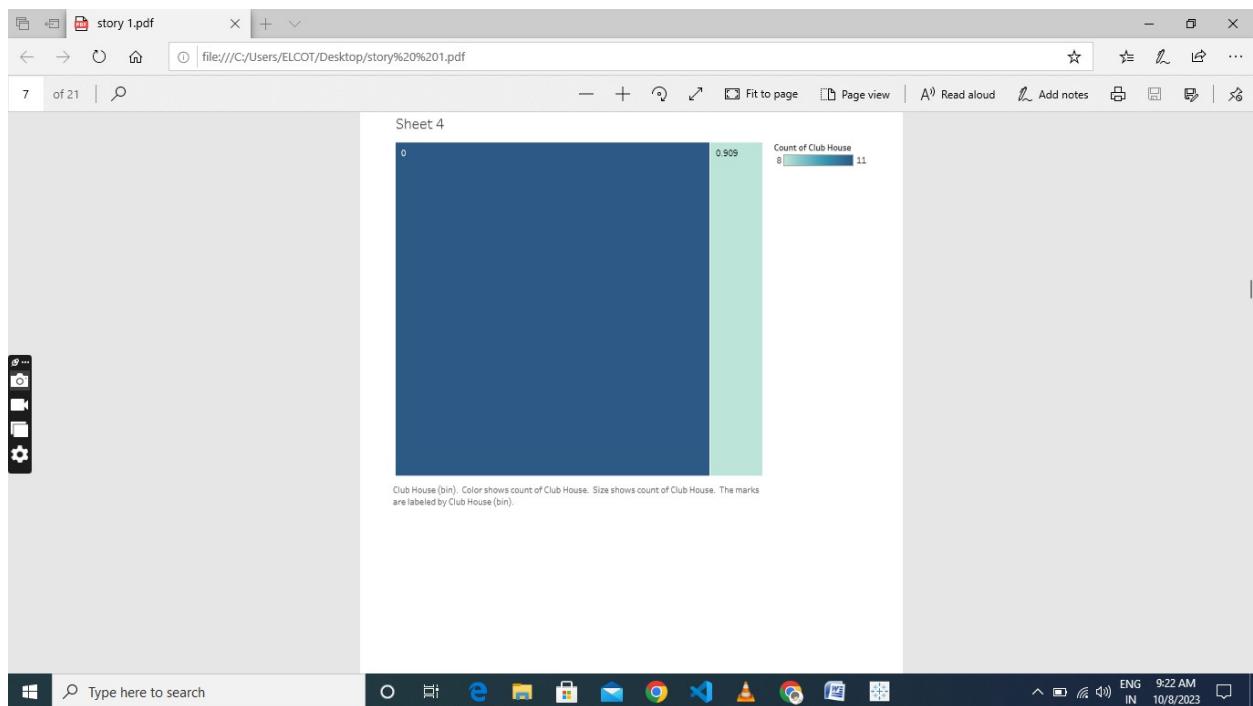
The diagram illustrates the iterative nature of the ideation process. It starts with a 'Brainstorm & idea prioritization' phase, followed by five steps of 'Before you collaborate', 'Define your problem statement', 'Brainstorm', 'Group ideas', and 'After you collaborate'. Below these, a 'Quick actions' section provides links to various tools and resources. At the bottom, there's a 'Next steps' section with a 'Find some inspiration' link and a 'Open source' button.

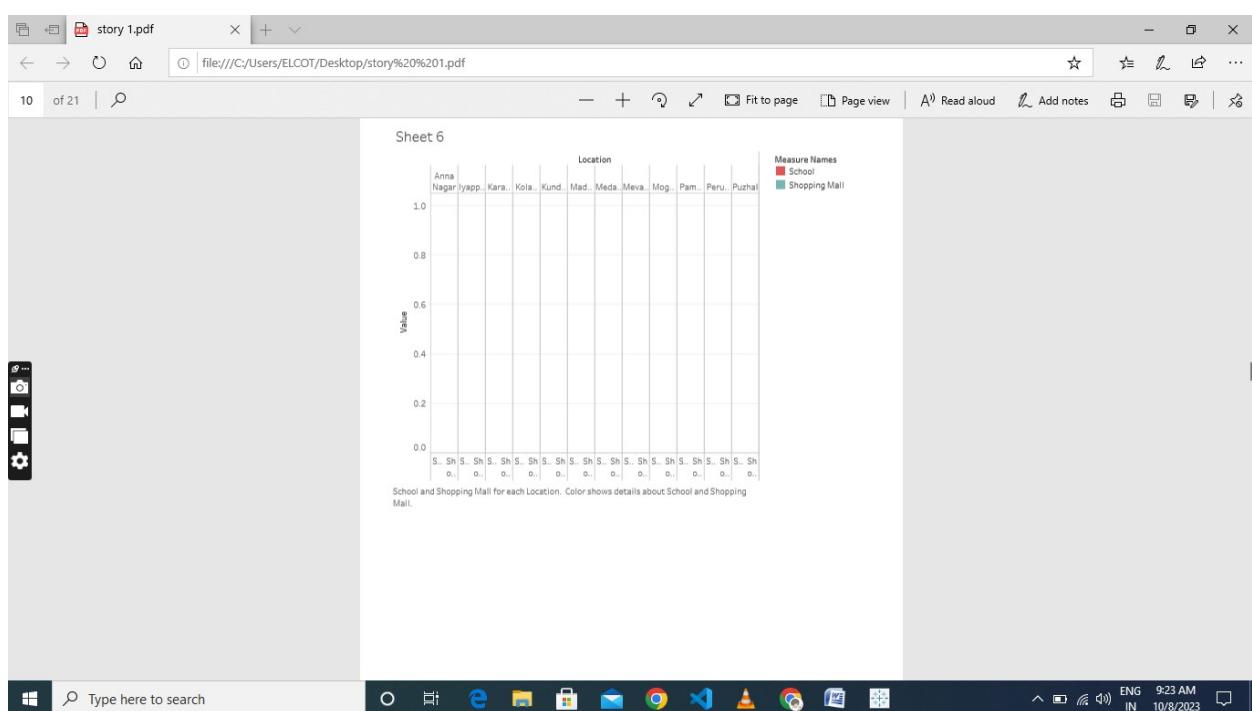
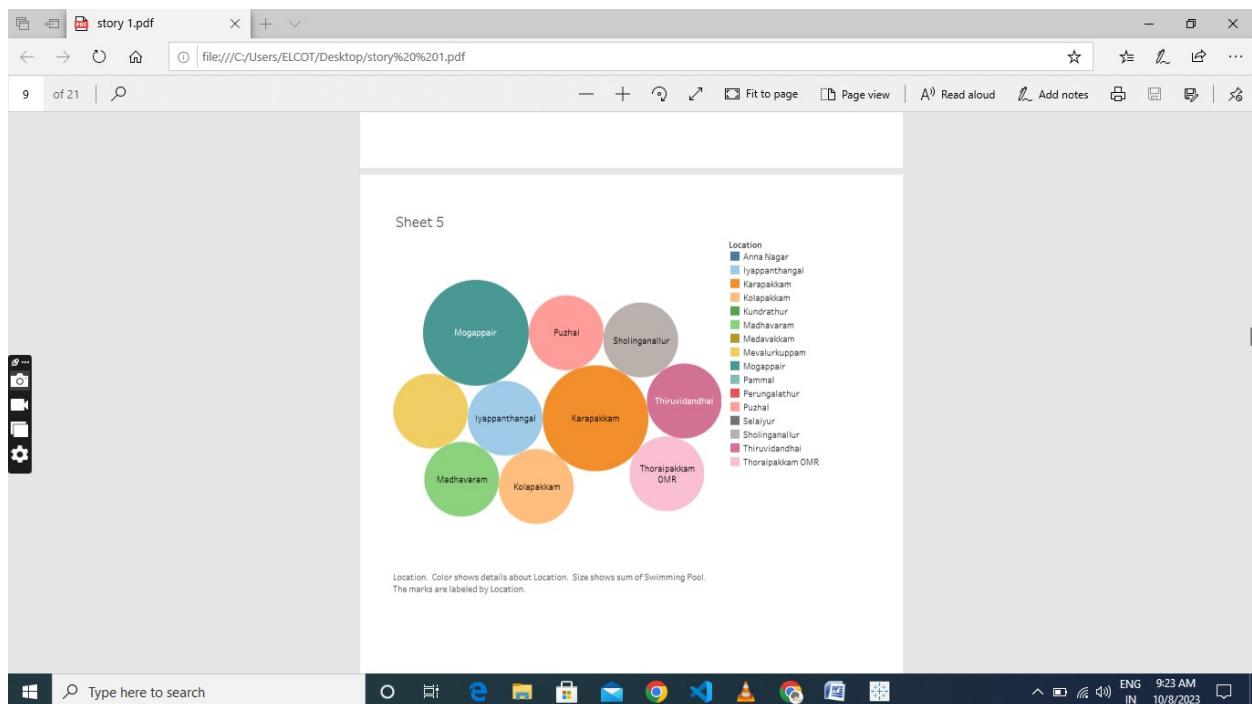
3. RESULT

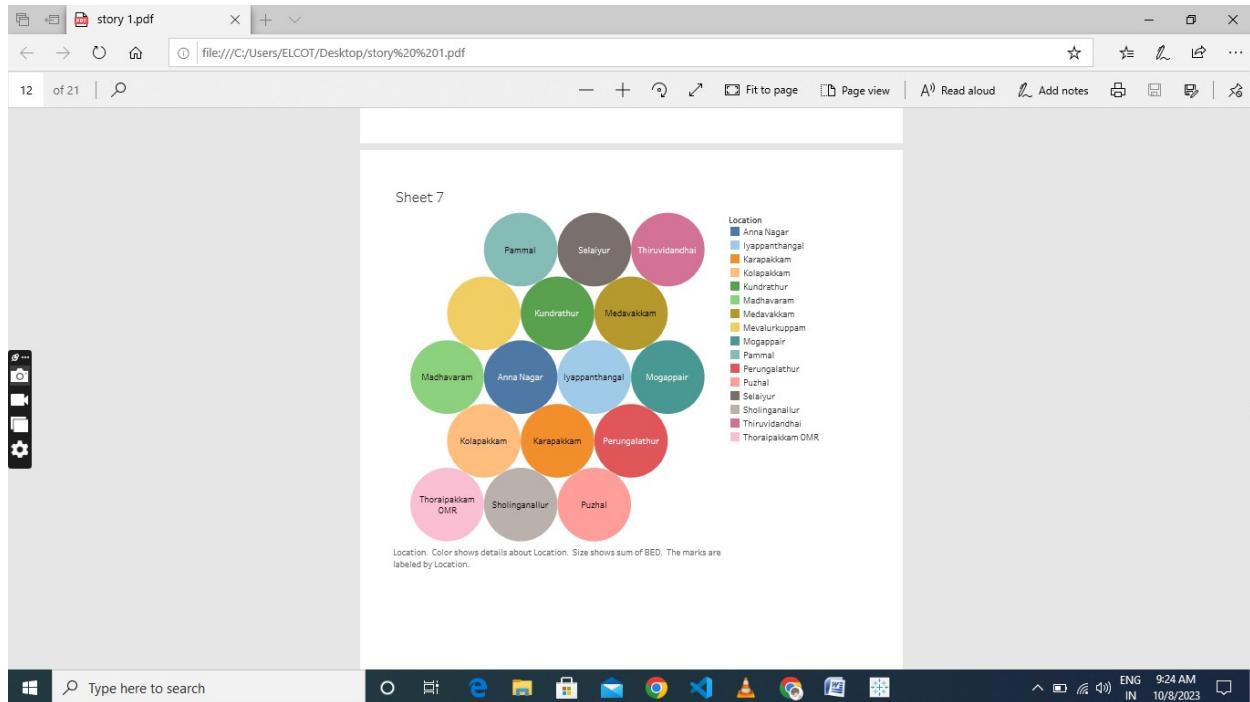












4. ADVANTAGES

1. It provides a steady cash flow and has several tax benefits.
2. Rental income is exempt from self-employment taxes.
3. The government also provides tax discounts for mortgage interest, insurance maintenance and repair costs, and property depreciation.
4. In exchange for their long-term investments, real estate investors receive lower tax rates.
5. Additionally, it can offer a steady income, portfolio stability, and relatively low-risk leverage.
6. Real estate has the potential to provide significant long-term rewards.

5. DISADVANTAGES

1. The disadvantages of owning a home mostly fall into the category of permanence, with a dash of financial uncertainty.
2. Buying a new house costs money, and a lot of that money comes out of your pocket at the time of the purchase.
3. Later, there are no guarantees that home prices will rise.
4. Low income housing can lead to segregation and stigmatization of certain groups.
5. It can also lead to the displacement of existing residents if the new housing is not planned properly.
6. It can also create financial problems for the government or other entities if the housing is not managed properly.

6 . APPLICATIONS

1. NoBroker. As the name promises, you will see houses listed by their owners, so you aren't stuck paying a huge brokerage fee, and the company says that it verifies all the owners.
2. CommonFloor. Within Bengaluru at least, in our experience CommonFloor had the biggest set of listings.

3. Housing.com.

4. 99acres.

5. Makaan.com.

6. Nestoria.

7 .CONCLUSION

The Indian real estate market is currently experiencing a period of growth, with housing prices rising in several cities across the country. Factors such as low interest rates, government initiatives, infrastructure development, and favorable demographics have contributed to this upward trend.

This paper gives the quantitative analysis of the influential factors for the housing prices, and obtains the following conclusions. In many influential factors for the housing prices, Per-capita income, Sales area of resident and Quantity of urban population are the main influential factors for the housing prices. This is from the aspect of demand. In the aspect of supply, Residential investment, Completed residential area and GDP are the main influential factors for the housing prices. Therefore, the management department in government can take some measures to control the housing prices from these main influential factors, and make the real estate market healthy functioning properly.

8.FUTURE SCOPE

The scope of talent management fall into five major categories :recruirment ,performance

According to Reuters, prices are expected to rise nearly 7.5 per cent all over India (4-5 per cent in Mumbai and Delhi, 5.5-6.5 per cent in Chennai and Bengaluru) and a number of other economic indicators also favor a positive uptick.

Management plays a significant role in talent management ,but are viewed as a complete set of process an organized must employ to successfully manage the talent.

9. APPENDIX

Introduction:

<https://link.springer.com/article/10.1007/s41685-023-00285-8>

Advantages:

<https://www.sobha.com/blog/advantages-of-investing-in-real-estate/>

Disadvantages:

<https://www.linkedin.com/pulse/why-indias-realty-prices-falling-so-slowly-despite-serious-singh>

Aplication:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10089830/>

<https://towardsdatascience.com/a-data-science-web-app-to-predict-real-estate-price-d2366df2a4fd>

Conclusion:

https://repository.iimb.ac.in/bitstream/2074/10144/1/WP_IIMB_477.pdf

<https://prepp.in/news/e-492-house-price-index-hpi-indian-economy-notes>

Future scope:

<https://www.livemint.com/money/personal-finance/property-prices-in-india-expected-to-see-biggest-rise-in-five-years-11653964588583.html>

<https://www.quora.com/Is-the-price-of-real-estate-in-India-likely-to-come-down-in-future>

THANK YOU