# Analysing Housing Prices in Metropolitan Areas of India

# 1INTRODUCTION

## 1.1 Overview

Many potential homebuyers in metropolitan areas view rising housing prices as a significant challenge. High prices can make it doesn't difficult for first-time buyers to enter the market and for existing homeowners to afford upgrades or larger properties.

Investors often see rising housing prices as an opportunity for capital appreciation and rental income. They may view metropolitan areas as attractive markets for investment.

## 1.2 Purpose

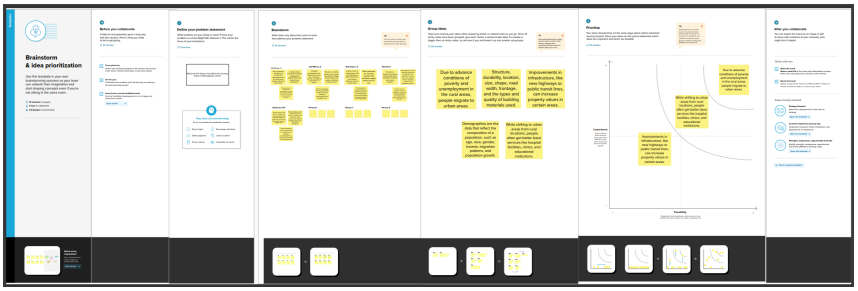
The HPI is one of many economic indicators that investors use to keep a pulse on broader economic trends and potential shifts in the stock market.

The rise and fall of house prices can have big implications for the economy.

# 2 Problem Definition & Design Thinking

## 2.1 Empathy Map.

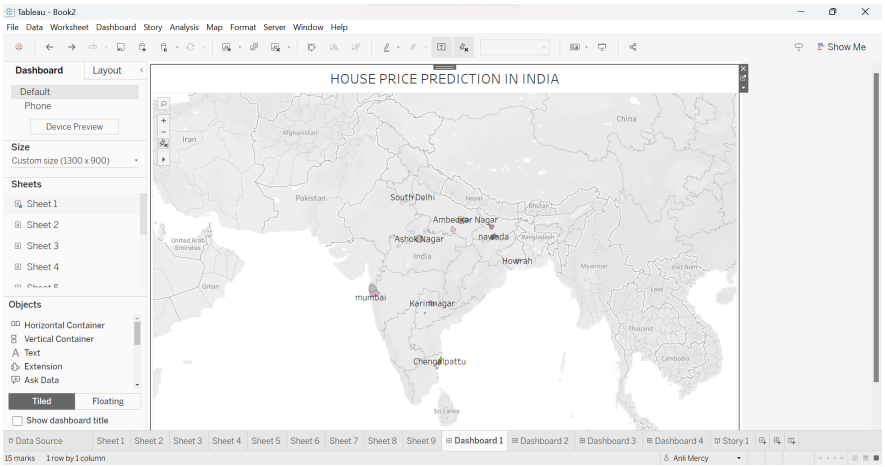
## 2.2 Ideation & Brainstorming map




# 3 RESULT

## 3.1 Data Model

### 3.1.1 Dashboard



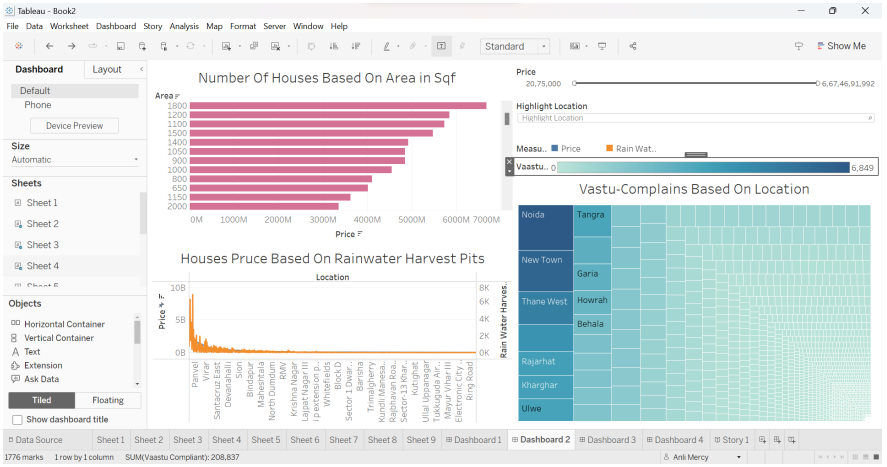


Tableau - Book2
Number Of Houses Based On Area in Sqf
Houses Pruce Based On Rainwater Harvest Pits
Vastu-Complains Based On Location
Noida
Tangra
New Town
Garia
Thane West
Howrah
Behala
Rajarhat
Kharghar
Ulwe

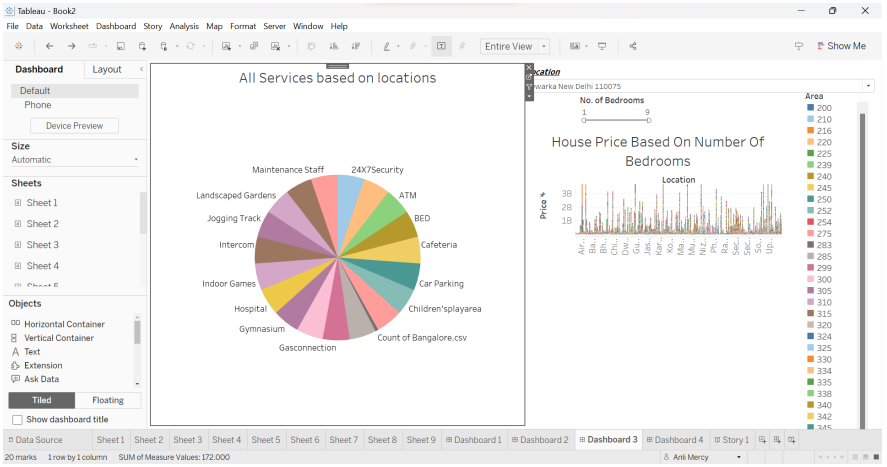


Tableau - Book2
All Services based on locations
Maintenance Staff
24X7Security
ATM
BED
Cafeteria
Car Parking
Children'splayarea
Count of Bangalore.csv
Gasconnection
Gymnasium
Hospital
Indoor Games
Intercom
Jogging Track
Landscaped Gardens
House Price Based On Number Of Bedrooms

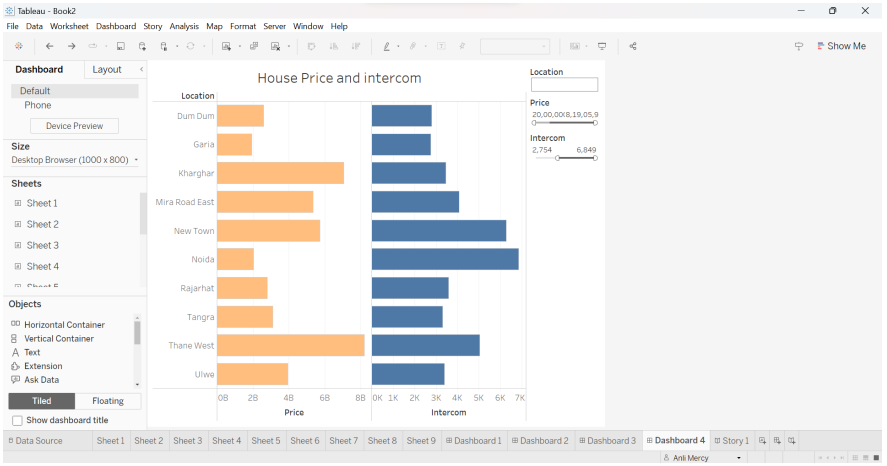


Tableau - Book2
House Price and intercom
Dum Dum
Garia
Kharghar
Mira Road East
New Town
Noida
Rajarhat
Tangra
Thane West
Ulwe

## 3.1.2 Story

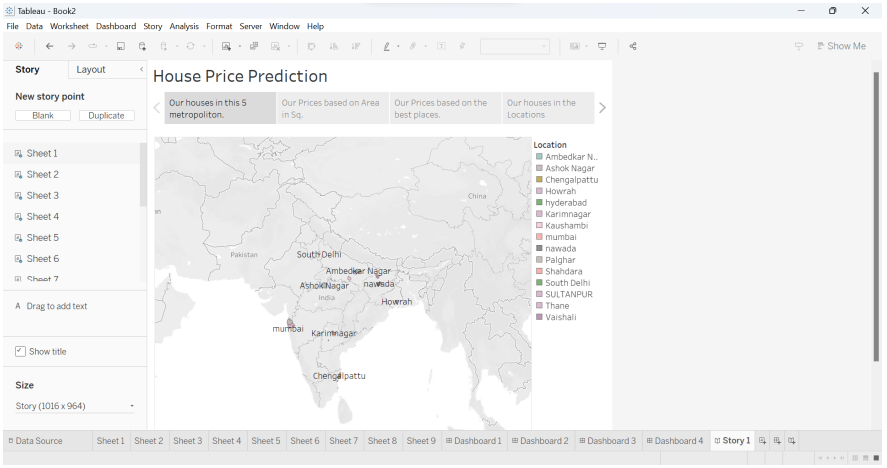


Tableau - Book2
File Data Worksheet Dashboard Story Analysis Format Server Window Help
Show Me
Story
Layout
New story point
Blank
Duplicate
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Sheet 7
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Our houses in this 5 metropoliton.
Our Prices based on Area in Sq.
Our Prices based on the best places.
Our houses in the Locations
Location
Ambedkar N..
Ashok Nagar
Chengalpattu
Howrah
hyderabad
Karimnagar
Kaushambi
mumbai
nawada
Palghar
Shahdara
South Delhi
SULTANPUR
Thane
Vaishali
China
Pakistan
India
South Delhi
Ambedkar Nagar
Ashok Nagar
nawada
Howrah
mumbai
Karimnagar
Chengalpattu
Data Source
Sheet 1
Sheet 2
Sheet 3
Sheet 4
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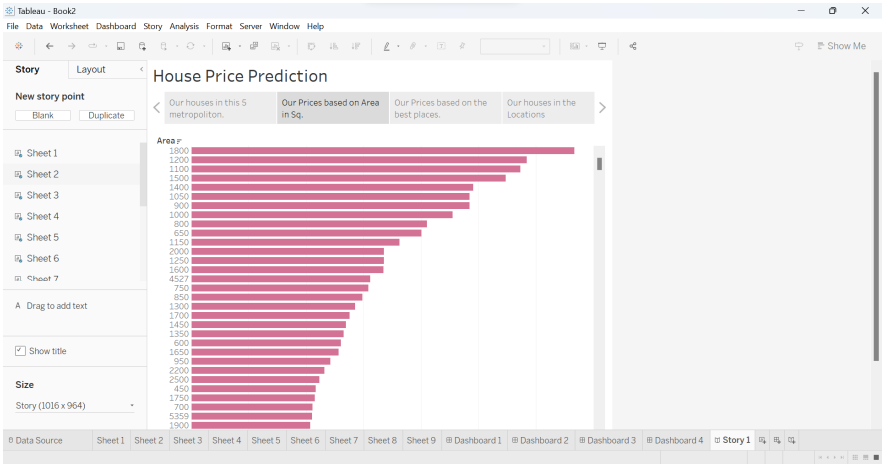
Sheet 6
Sheet 7
Sheet 8
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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New story point
Blank
Duplicate
Sheet 1
Sheet 2
Sheet 3
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Sheet 5
Sheet 6
Sheet 7
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Our houses in this 5 metropoliton.
Our Prices based on Area in Sq.
Our Prices based on the best places.
Our houses in the Locations
Area
1800
1200
1100
1500
1400
1050
900
1000
800
650
1150
2000
1250
1600
4527
750
850
1300
1700
1450
1350
600
1650
950
2200
2500
450
1750
700
5350
1900
Data Source
Sheet 1
Sheet 2
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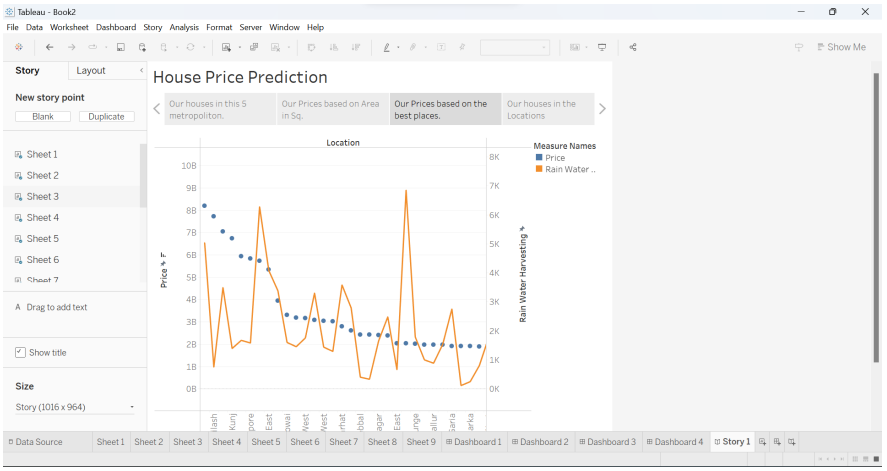
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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Duplicate
Sheet 1
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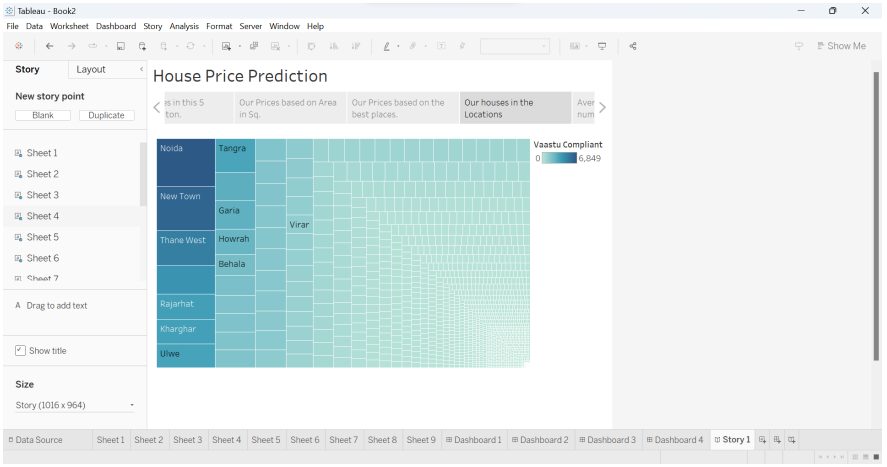
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Sheet 7
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Our houses in this 5 metropoliton.
Our Prices based on Area in Sq.
Our Prices based on the best places.
Our houses in the Locations
Location
Measure Names
Price
Rain Water ..
10B
9B
8B
7B
6B
5B
4B
3B
2B
1B
0B
8K
7K
6K
5K
4K
3K
2K
1K
0K
Rain Water Harvesting
Data Source
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Sheet 7
Sheet 8
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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Story
Layout
New story point
Blank
Duplicate
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Our houses in the Locations
Noida
Tangra
New Town
Garia
Thane West
Howrah
Behala
Virar
Rajarhat
Kharghar
Ulwe
Vaastu Compliant
0
6,849
Data Source
Sheet 1
Sheet 2
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Sheet 4
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Sheet 6
Sheet 7
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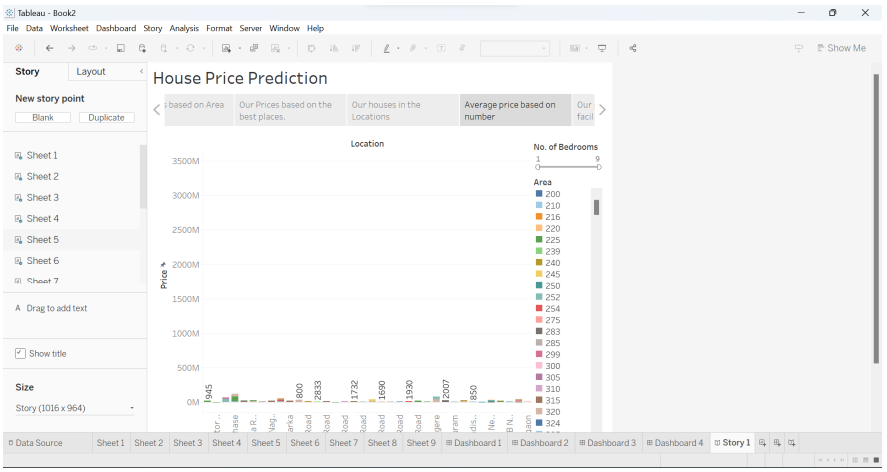
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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New story point
Blank
Duplicate
Sheet 1
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Sheet 3
Sheet 4
Sheet 5
Sheet 6
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Average price based on number
Location
No. of Bedrooms
1
9
Area
200
210
216
220
225
239
240
245
250
252
254
275
283
285
299
300
305
310
315
320
324
Price
3500M
3000M
2500M
2000M
1500M
1000M
500M
0M
1945
1800
2833
1732
1690
1930
2007
850
Data Source
Sheet 1
Sheet 2
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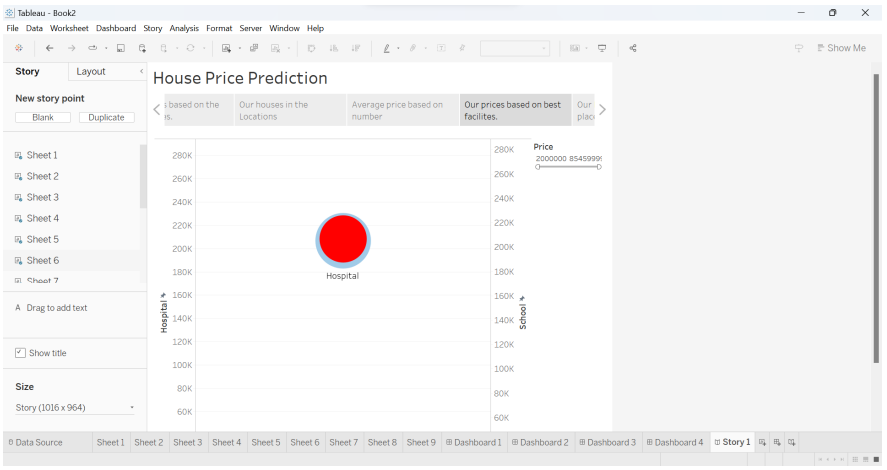
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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Blank
Duplicate
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Drag to add text
Show title
Size
Story (1016 x 964)
House Price Prediction
Our prices based on best facilites.
Price
2000000
8545999
Hospital
Hospital
School
280K
260K
240K
220K
200K
180K
160K
140K
120K
100K
80K
60K
Data Source
Sheet 1
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Sheet 9
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Dashboard 4
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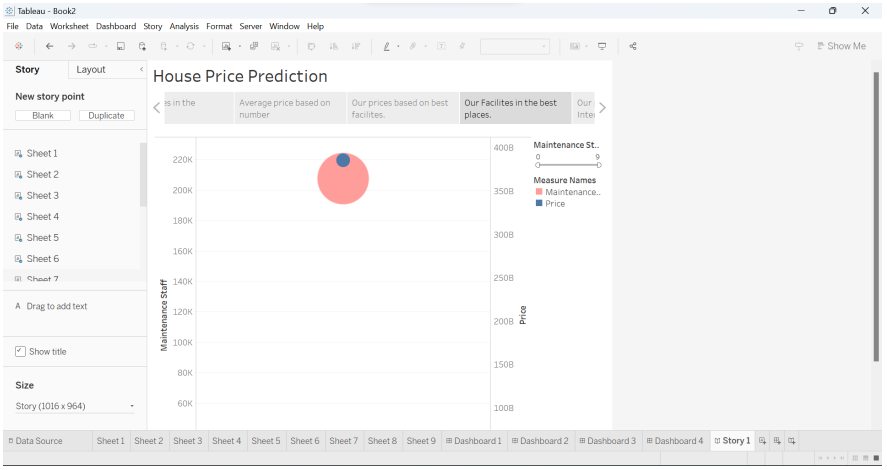


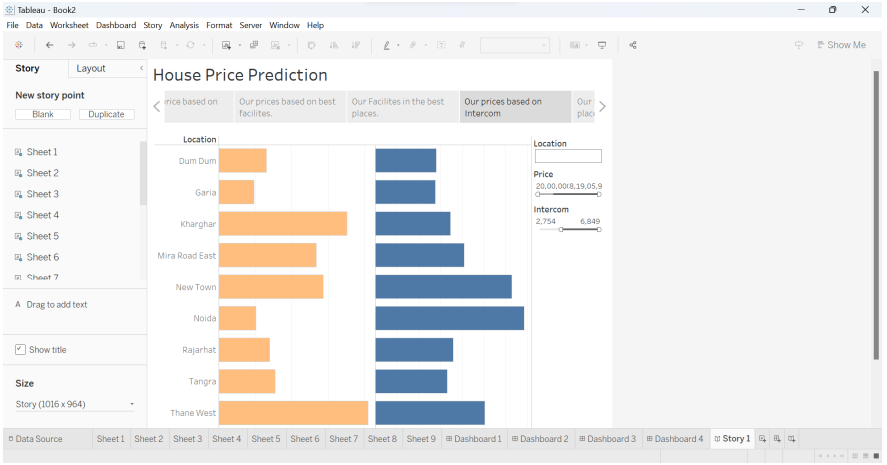


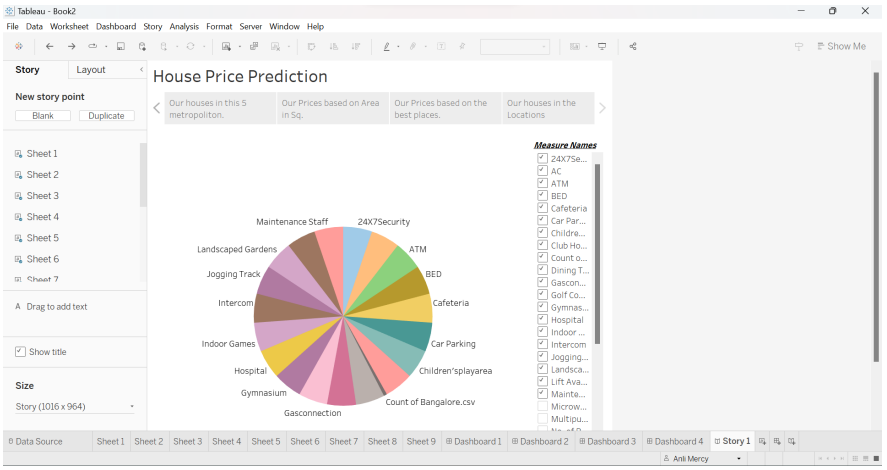


# 4 ADVANTAGES & DISADVANTAGES

## 4.1 Advantages

Housing is a key input in economic, social, and civic development. Many housing-related activities are known to contribute directly to achieving broader socio-economic development goals.

### 4.2 Disadvantages

There is also a premium attached to the 'much un demand' but 'limited in supply' ready-to-move-in property. All these factors have collectively pushed up property prices across cities.

It doesn't predict future prices of the houses mentioned by the customer. Due to this, the risk in investment in an appartment or an area increases considerably. To minimize this error, customer tend to hire an agent which again increase the cost of the prices.

# 5 APPLICATIONS

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 condition, concept and location.

# 6 CONCLUSION

Housing prices in metropolitan areas have shown a consistent trend of growth over recent years, often outpacing wage increase and inflation rates.

High housing costs in metropolitan areas can lead to economic disparities and hinder workforce mobility, affecting the overall economic health of the region.

The president demand for urban living, coupied with limited housing supply,has been a primary driver of escalating prices, resulting in affordability challenges for many residents.

# 7 FUTURE SCOPE

While interest rate may come down in the future, property prices will still rise. The increased value of the acquired property will compensate for a marginal percentage hike.

Methods including water divining, astrology, numerology, fortune telling, interpretation of dreams, and many other forms of divination, have been used for millennia to attempt to predict the future.