# Housing prices in Bangalore, India: Factors based on location, amenities, and neighborhood differences

According to Zwillo.com there are a few general guidelines for valuation of a house:

*"There are three values for any home on the market: What the seller thinks it's worth, what the buyer thinks it's worth and what a professional appraiser will think it's worth. The key to a successful purchase is to get those three numbers to align.*

*You never want to assume that the asking price of a home is also its fair market value. Home values are somewhat subjective and always changing, so understanding how home values are calculated and what factors impact them can help you make a sound real estate investment.*

*Buyers should always do their research, taking time to determine the market value of a home before making an offer. Otherwise, you risk overpaying."*

All sound advice. However, this is all free and vague advice the general public has access to. If I wanted to add value and specifics to this statement for a potential investor or home buyer I'd like to show them some more specific details  and how variables could affect prices and vice versa.

Using data from [Housing Prices in Metropolitan Areas of India | Kaggle](#) I will create models to find the most influential factors for high to low housing prices.

The data I'm using includes: current pricing, square footage / meters, neighborhood, number of and types of rooms, various machinery installed, and other features and amenities. The original data has a total of 38 features, some of which I have grouped together because they were binary in nature.

I'm hypothesizing that some of the most important contributors to price will be number of rooms, square footage, neighborhood and security.

Areas where I would have preferred more data would be the number of bathrooms, age of the property, and differentiation between houses and apartment buildings.

In a real world situation I could be working for a realty company, consultancy, bank, government entity, or apply the model to census data for any general or political purposes.

These aren't all the possible factors but once I'm able to prove some of the main ones I can explore other factors and/or ways to evaluate variables and models.