ANALYSING HOUSING PRICES IN METROPOLITAN AREAS OF INDIA

1. INTRODUTION

1.1 Overview

Gather data on housing prices from reliable sources such as real estate websites, government reports, or property listings.

Clean and prepare the data by handling missing values, outliers, and standardizing formats.

Explore the data to identify trends, patterns, and relationships between housing prices and various factors like location, size, amenities, and time trends.

Choose relevant features that can influence housing prices, such as location, square footage, number of bedrooms, amenities, and neighborhood characteristics.

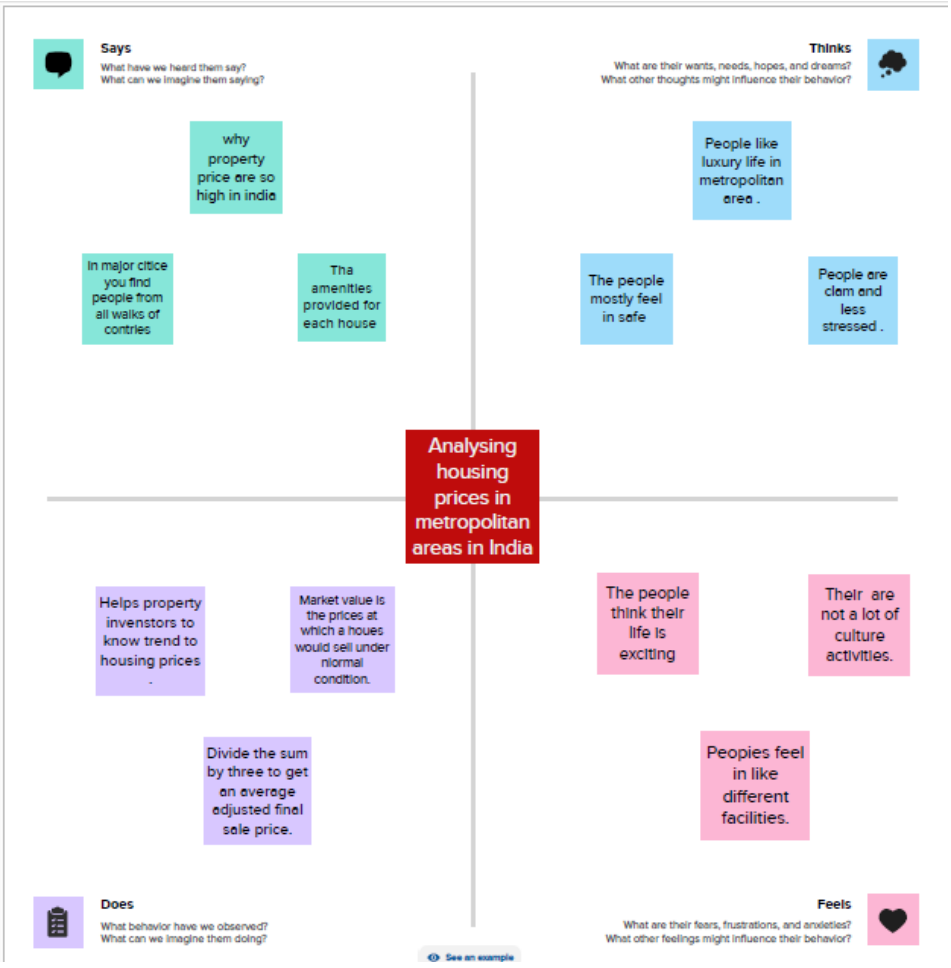
1.2 Purpose

It helps potential homebuyers, real estate investors, and developers make informed decisions about buying, selling, or investing in properties. Understanding price trends can assist in making profitable real estate investments.

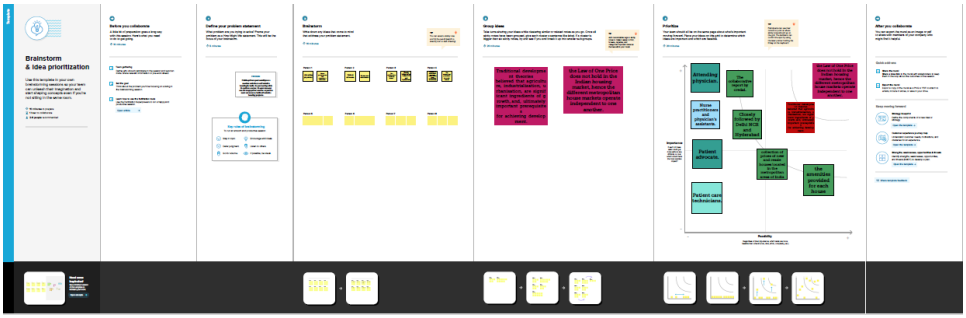
Analysis provides valuable insights into the current state of the real estate market. It helps identify market trends, whether it's a buyer's or seller's market, and what factors are driving these trends.

2.PROBLEM DEFINITION & DESING THINKING

2.1 Empathy Map

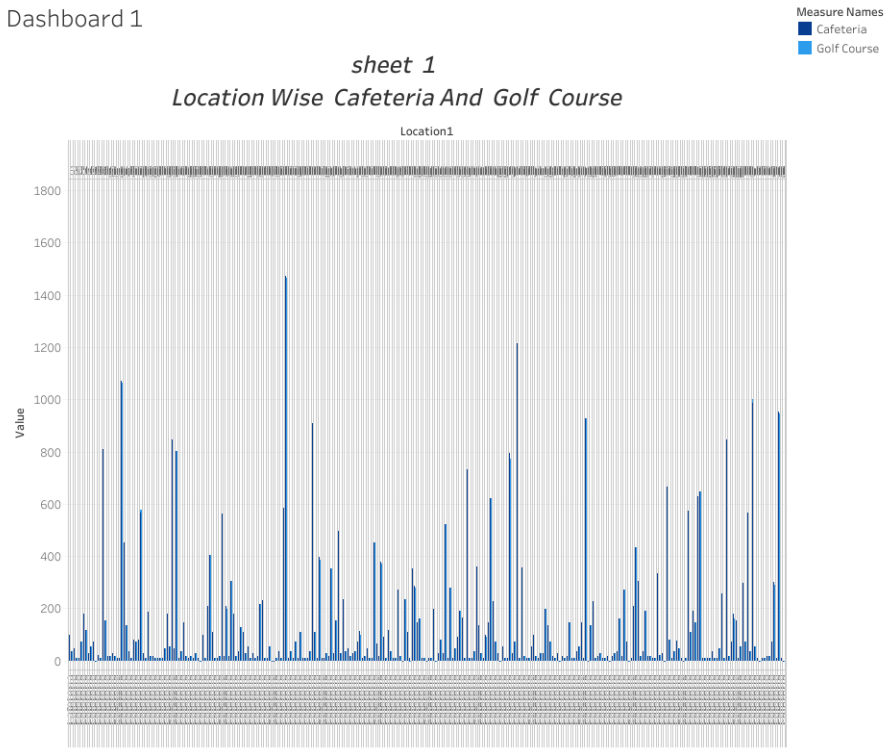


2.2. IDEATION & BRAINSTORMING MAP

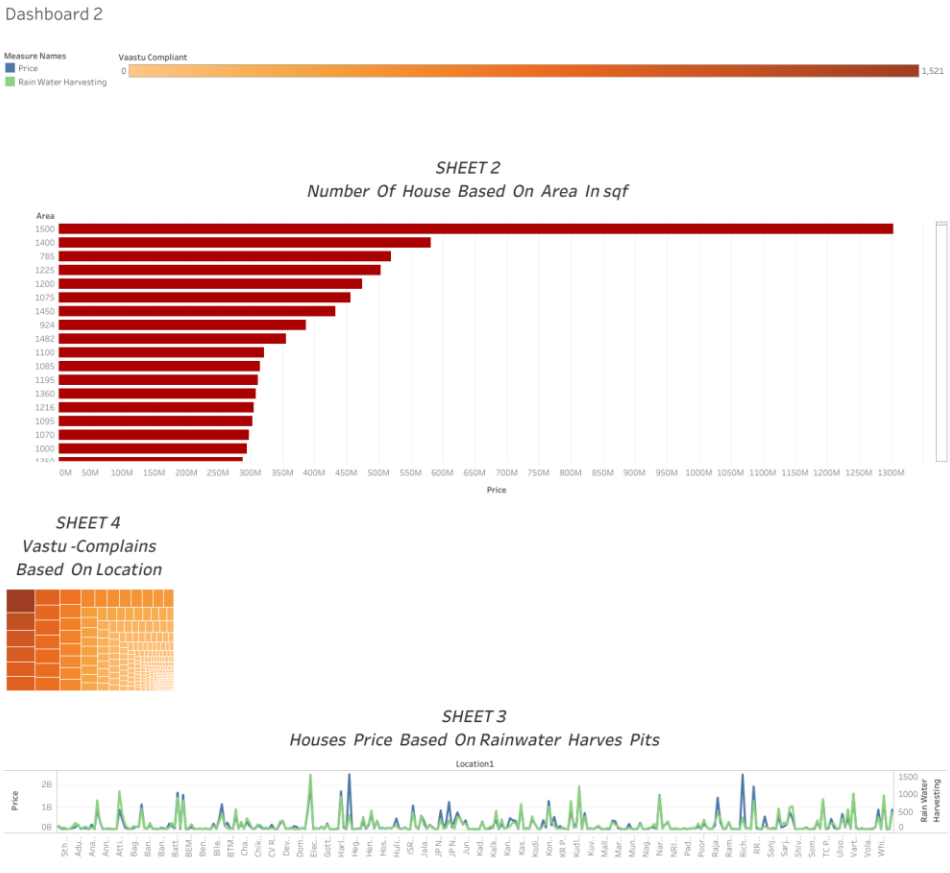


RESULT

Dashboard –1

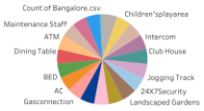


Dashboard –2

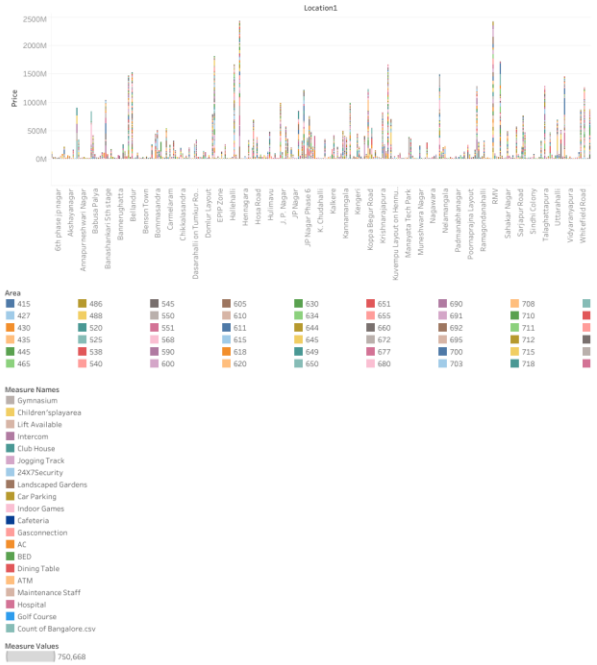

Dashboard 2
Measure Names
Price
Rain Water Harvesting
Vaastu Compliant
0
1,521
SHEET 2
Number Of House Based On Area In sqf
Area
1500
1400
785
1225
1200
1075
1450
924
1482
1100
1085
1195
1360
1216
1095
1070
1000
0M 50M 100M 150M 200M 250M 300M 350M 400M 450M 500M 550M 600M 650M 700M 750M 800M 850M 900M 950M 1000M 1050M 1100M 1150M 1200M 1250M 1300M
Price
SHEET 4
Vastu -Complains
Based On Location
SHEET 3
Houses Price Based On Rainwater Harves Pits
Location1
Price
2B
1B
0B
1500
1000
500
0
Rain Water Harvesting

Dashboard –3

SHEET 9
All Services Based On Locations

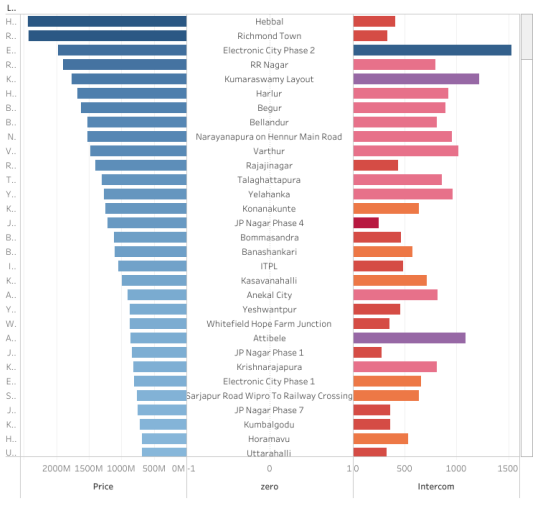


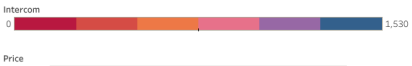
sheet 5
House Price Based On Number Of Bedrooms



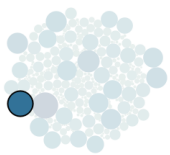
Dashboard-4

SHEET 8
House Price And Intercom

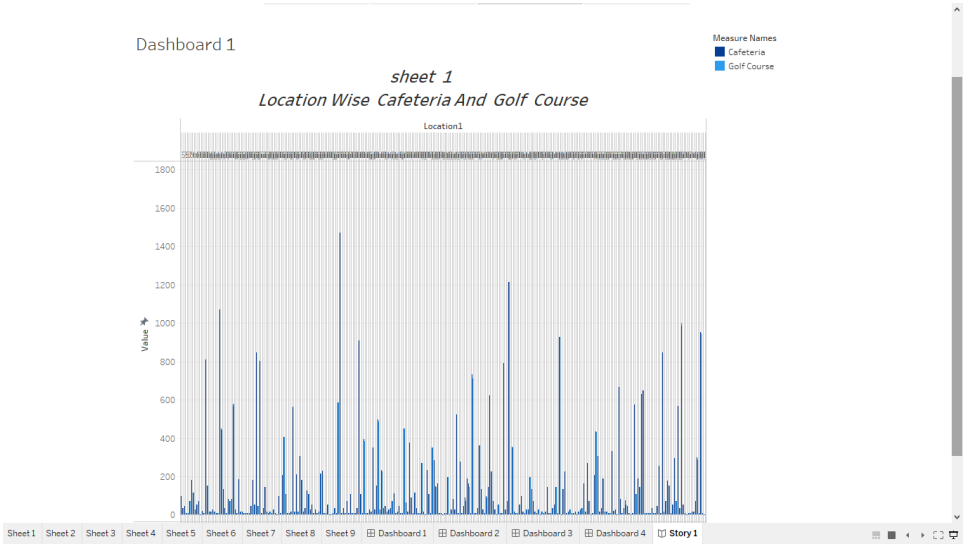


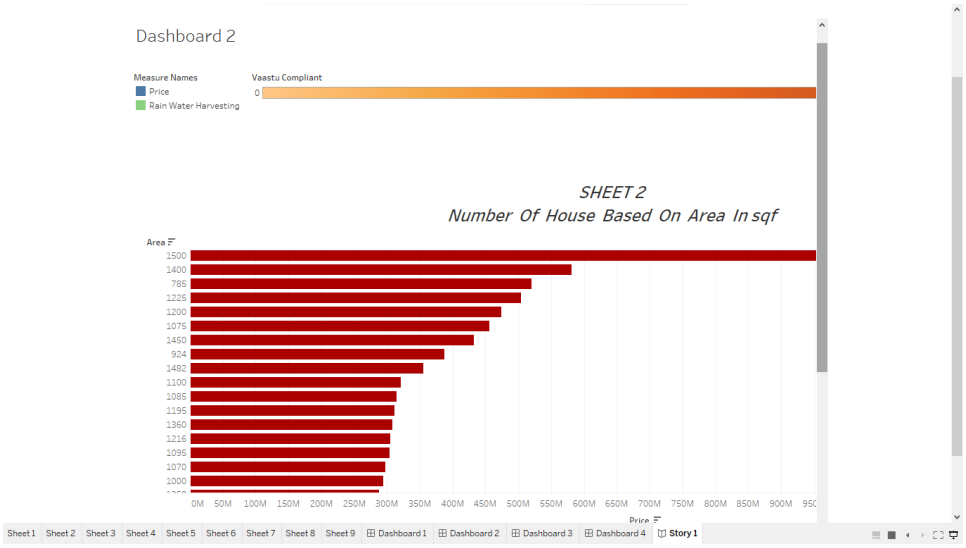


SHEET 6
Hospitals And Schools Near The Houses



Story


Dashboard 1
Measure Names
Cafeteria
Golf Course
sheet 1
Location Wise Cafeteria And Golf Course
Location1
Value
1800
1600
1400
1200
1000
800
600
400
200
0
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


Dashboard 2
Measure Names
Price
Rain Water Harvesting
Vaastu Compliant
0
SHEET 2
Number Of House Based On Area In sqf
Area
1500
1400
785
1225
1200
1075
1450
924
1482
1100
1085
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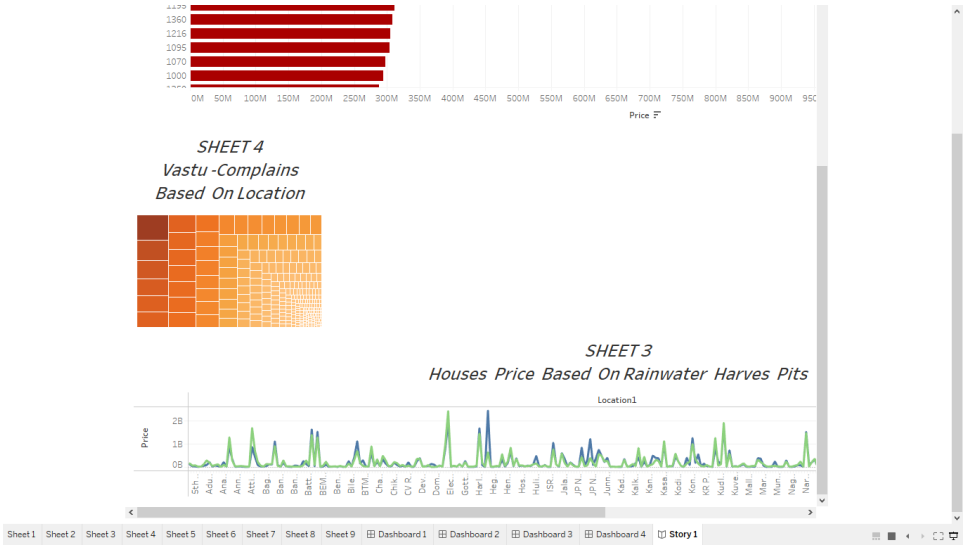
300M
350M
400M
450M
500M
550M
600M
650M
700M
750M
800M
850M
900M
Price
Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Sheet 7
Sheet 8
Sheet 9
Dashboard 1
Dashboard 2
Dashboard 3
Dashboard 4
Story 1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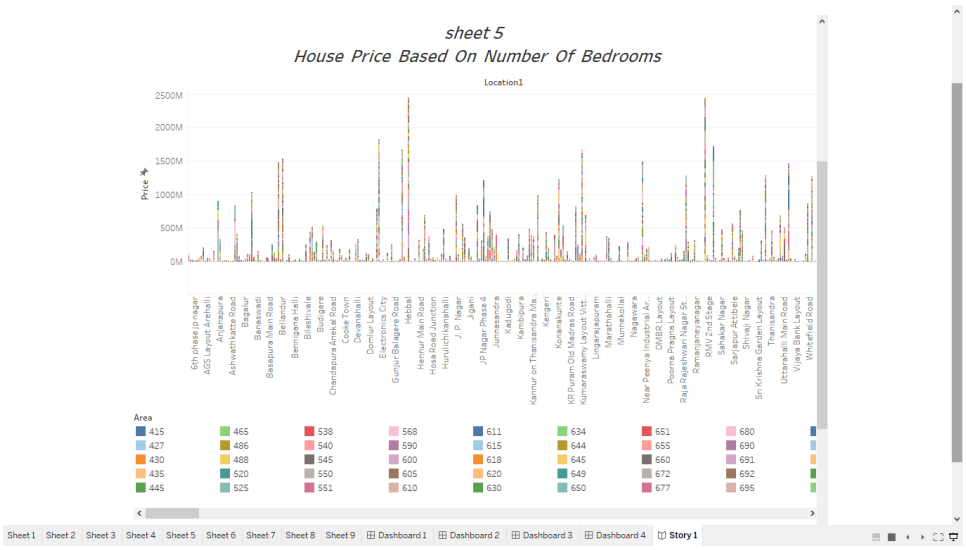
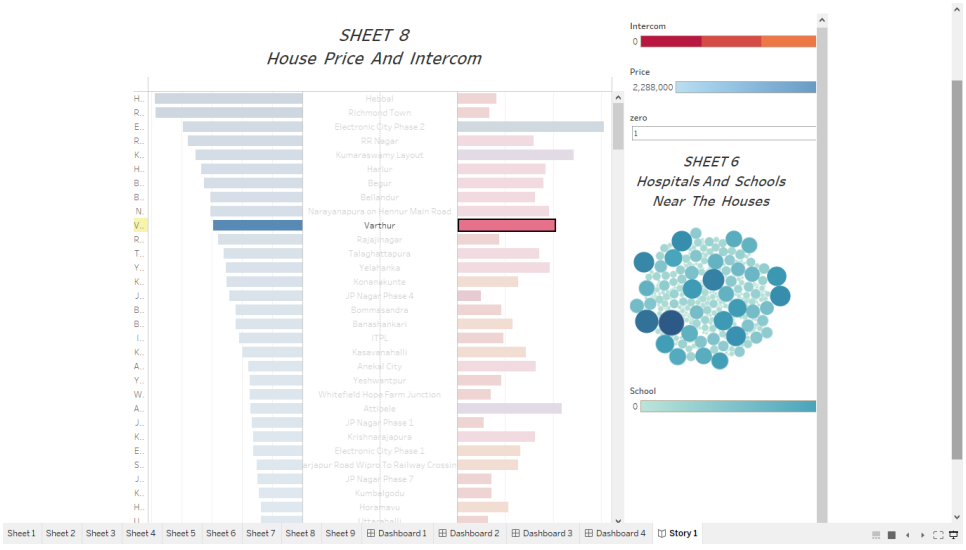
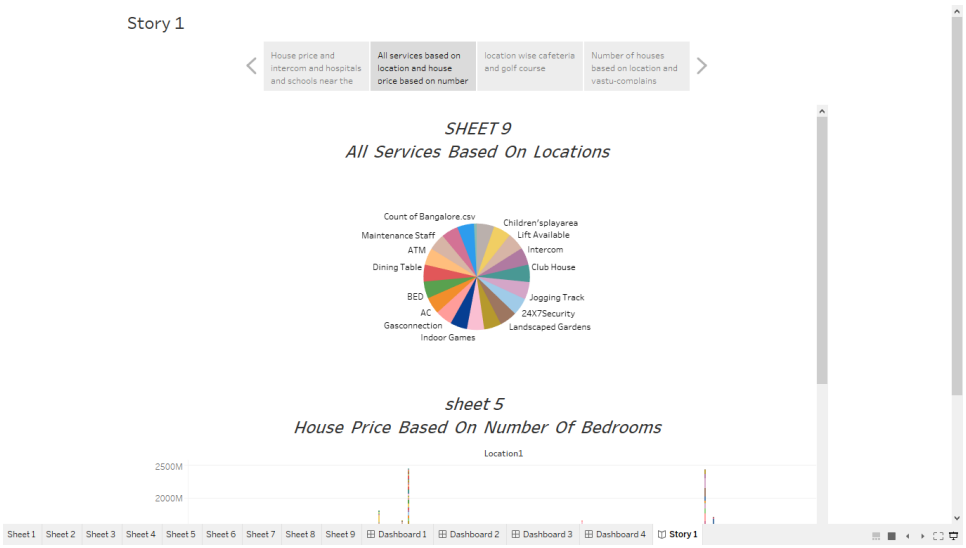

sheet 5
House Price Based On Number Of Bedrooms
Location1
Price
2500M
2000M
1500M
1000M
500M
0M
Area
Sheet 1 Sheet 2 Sheet 3 Sheet 4 Sheet 5 Sheet 6 Sheet 7 Sheet 8 Sheet 9 Dashboard 1 Dashboard 2 Dashboard 3 Dashboard 4 Story 1


SHEET 8
House Price And Intercom
Varthur
Intercom
Price
2,288,000
zero
SHEET 6
Hospitals And Schools
Near The Houses
School
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



ADVANTAGES

It empowers homebuyers, sellers, and investors to make informed decisions about buying, selling, or investing in properties based on market trends and data-driven insights.

Understanding price trends helps financial institutions and lenders assess the risk associated with mortgage lending and property valuation.

It enhances transparency in the real estate market, reducing information asymmetry and creating a fairer marketplace for all participants.

DISADVANTAGES

Access to reliable, comprehensive, and up-to-date data can be a significant challenge, as real estate transactions and price data are often decentralized and may not be readily available.

Housing price data may have biases, such as underreporting of property values to reduce taxes or over-reporting for loan eligibility. This can lead to inaccuracies in analysis.

Properties vary widely in terms of size, quality, and amenities. Standardizing data for comparison can be challenging, and different sources may use different metrics.

APPLICATION

Analyzing housing prices in metropolitan areas of India is a multifaceted and valuable endeavor. It provides essential insights for various stakeholders, from individual homebuyers and investors to government agencies and urban planners. This analysis helps inform decisions, mitigate risks, and contribute to the overall economic and urban development of these regions.

However, it's crucial to acknowledge the complexities and challenges associated with housing price analysis in India. Factors such as data availability, quality, market volatility, and the influence of various economic and regulatory factors can pose obstacles to accurate predictions and decision-making.

Despite these challenges, the advantages of housing price analysis far outweigh the disadvantages. It fosters market transparency, supports informed decision-making, and contributes to economic growth and wealth management. Additionally, it plays a vital role in shaping housing policies, urban planning, and real estate development, which are crucial aspects of sustainable and inclusive metropolitan development.

Therefore, while being aware of the limitations and potential biases, the continued analysis of housing prices in metropolitan areas of India remains a vital tool for individuals, businesses, and policymakers in ensuring a fair and thriving real estate market.

FUTURE SCOPE

As technology advances, the integration of real-time, diverse data sources (e.g., IoT, satellite imagery, social media sentiment analysis) will enhance the accuracy of predictions and analysis.

Machine learning models, including deep learning and natural language processing, will become more sophisticated, enabling more accurate forecasting and trend analysis.

The focus will shift towards predictive analytics, helping stakeholders anticipate housing market movements and make proactive decisions.