

Says

What have we heard them say?
What can we imagine them saying?

Thinks
What are their wants, needs, hopes, and dreams?

What other thoughts might influence their behavior?

Housing prices for

neighborhoods having

access to more than one

metro line within 800 m-

those without access to

within 30 min.

buffer area are higher than

metro lines, controlling for

number of accessible jobs



The Real Insight Report says that the average prices of residential properties in primary markets across eight cities stood at **Rs 6,600-6,800 per square feet**. The prices have appreciated by nearly 5 per cent from Rs 6,300-6,500 since the end of the December quarter of 2021.

Average housing prices have increased by nearly 5 per cent since the beginning of this calendar year across the top-8 cities of India on account of rising input costs and a strong revival in demand, says a report by PropTiger.com.

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Three transport service indicators associated with metro transfers and waiting times were explored: (1) metro headway, (2) access to different metro lines and (3) accessibility to employment opportunities.

The results show that areas with more employment opportunities via public transit have higher housing prices than other areas. Shorter metro headways are positively related to housing prices near stations.



Persona's name

Short summary of the persona

Providing adequate and affordable housing is an ever-growing challenge.

Demand for housing will rise as the population continues to increase and the migration from rural to urban areas accelerates

Vikas Wadhawan, group CFO,
PropTiger.com, Housing.com &
Makaan.com says: "We are witnessing a
modest price increase in the primary
housing market. This is mainly because of
the sharp rise in prices of key raw
materials, such as cement and steel. Apart
from a rising input cost, a strong revival in
demand after the second wave of the
COVID pandemic has put upward
pressure on prices."

It is still strong despite
the hike in
the interest rate on home
loans by around 2 per
cent since May. Prices of
key construction
materials have eased, but
are still high as compared
to the previous year," he
adds.

Wadhawan added that housing prices are expected to further rise in the coming quarter on the back of robust demand.

Access to basic services has also improved in recent years. In April 2018, the last village without electricity received power. The Swachh Bharat Mission has brought toilets to 98% of the rural population

This study explores spatial heterogeneity in house price dynamics, using data for 35 Indian cities with a million-plus population. We use panel econometrics that allows for spatial heterogeneity, crosssectional dependence, and non-stationary data.



Does

What behavior have we observed? What can we imagine them doing?





What are their fears, frustrations, and anxieties? What other feelings might influence their behavior?



