

DATA ANALYTICS POWERED BY TABLEAU

# ANALYSING HOUSING PRICES IN METROPOLITAN AREAS OF INDIA



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# PROJECT REPORT

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# 1. INTRODUCTION

## 1.1. OVERVIEW

Since the inception of the theory and idea of development, the common feature that emerged in different points of time is the development gap that emerged in different parts of the world and also among various parts of the country in a particular time period. Keeping in view, the fact of rapid urbanization and regional disparities, it is not expected that it may lead to some sort of differences in regional house prices where housing and real estate are considered as major sources of physical and financial asset.



The goal of this project is to conduct a comprehensive analysis of housing prices in major metropolitan areas of India. House price prediction in a metropolitan city in India is a valuable solution for potential home buyers, real estate agents and inventors. By leveraging historical sales data, property details and location specific information, a predictive model can accurately estimate house prices. By analysing data from various sources, this project aims to provide valuable of insights into the dynamics of the housing market in India metropolitan areas.

## 1.2. PURPOSE





Analysing housing prices in metropolitan areas of India serves purposes:

1) Real Estate Investment : It helps potential buyers and investors make informed decisions by understanding the current market trends, allowing them to invest wisely.

2) Urban Planning : Urban planners use housing prices data to assess housing demand, infrastructure development needs and to make informed decisions for city development.

3) Affordability Assessment : Helps determine the affordability of housing for different income groups, enabling policymakers to address housing inequality.



4) Taxation : Local governments use housing price data to levy property taxes, impacting public revenue.

5) Mortgage Lending : Banks use this data to assess loan eligibility and interest rates for homebuyers.

6) Research and Analysis : Researchers use housing price data for various studies, including sociology, economics and urban studies.

Overall, analyzing housing prices in metropolitan areas is crucial for a variety of stakeholders, including individuals, business and policymakers, as it impacts both personal financial decisions and broader urban development strategies.

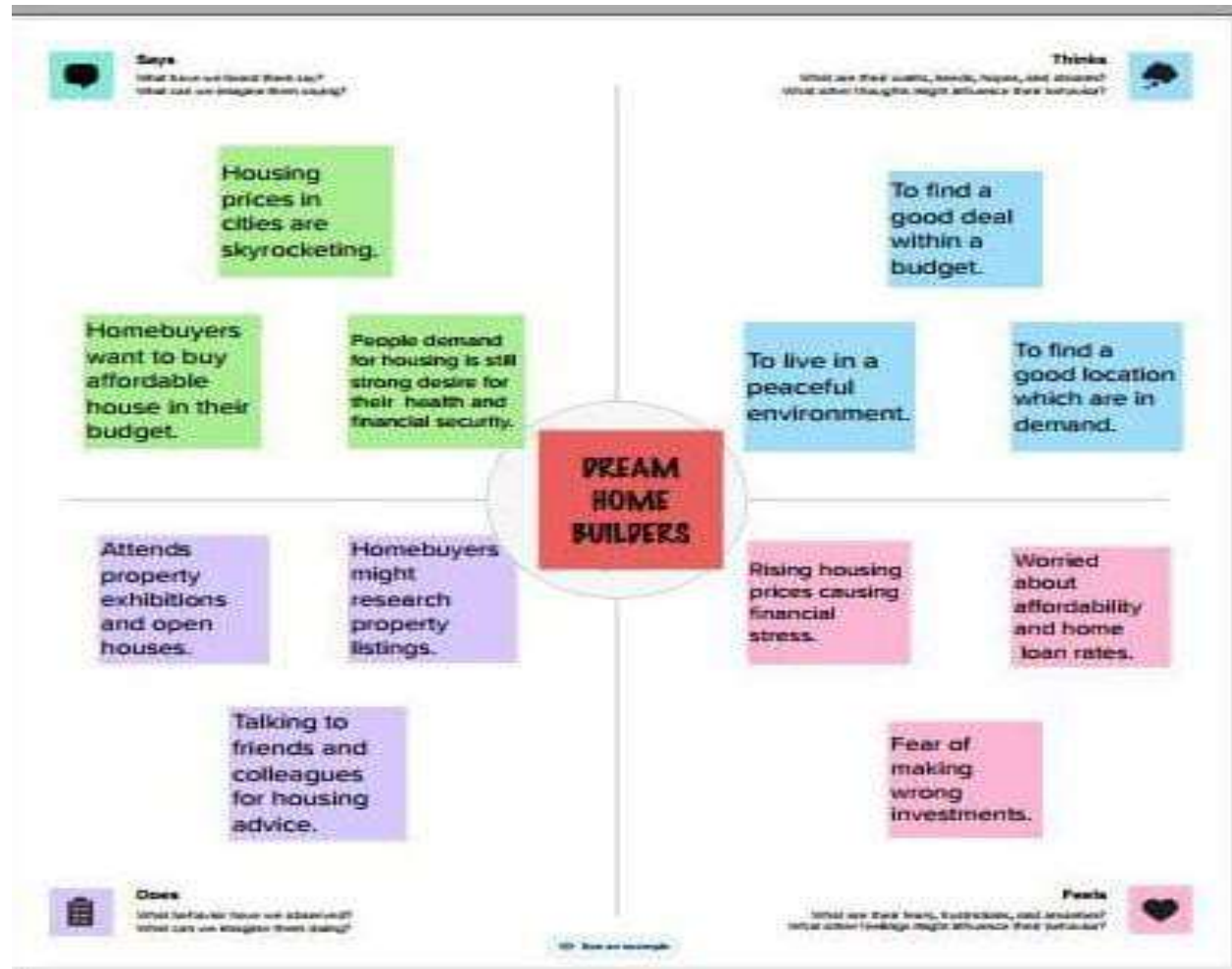


## 2. PROBLEM DEFINING & DESIGN THINKING

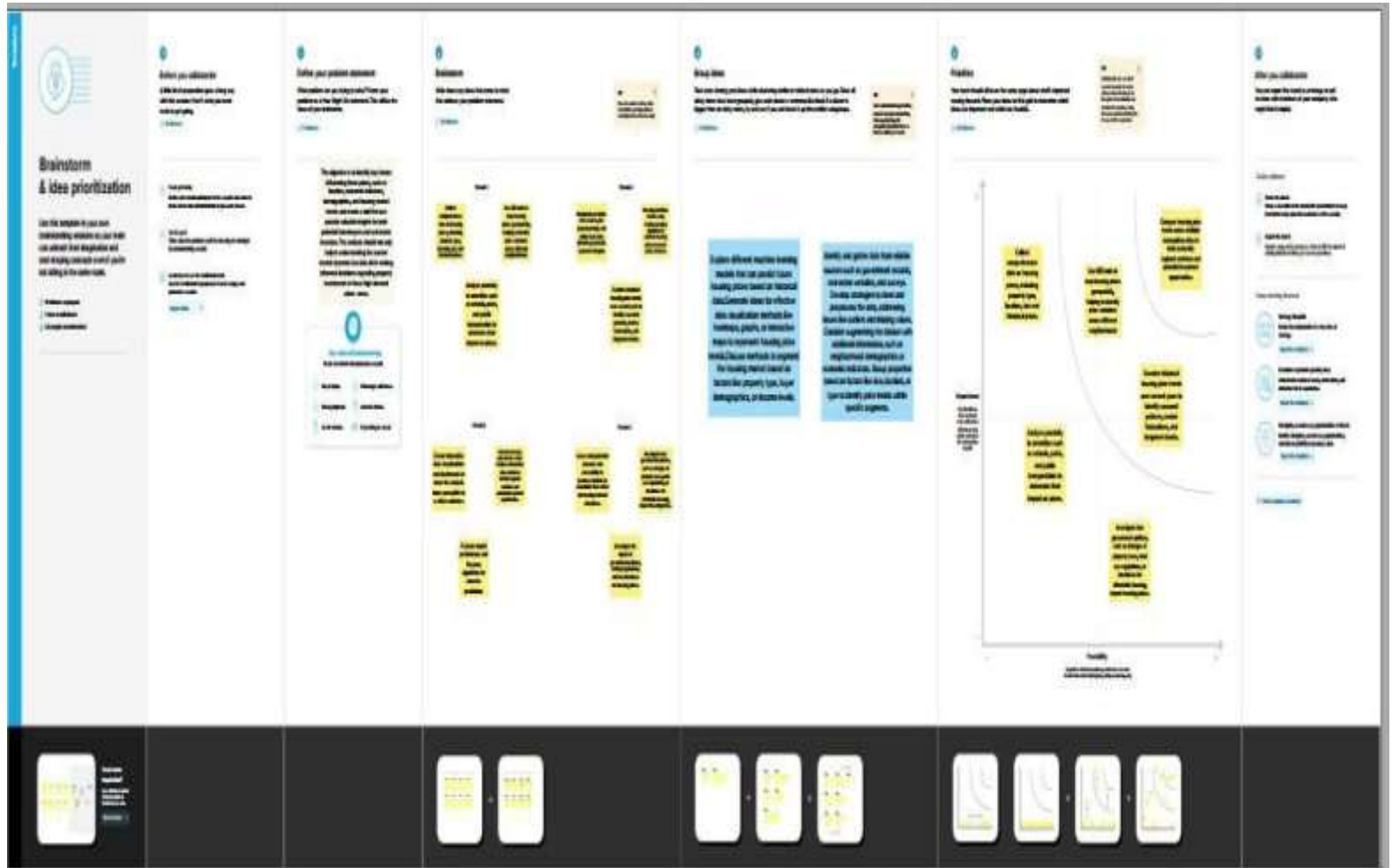
The soaring housing prices in metropolitan areas of India present a pressing concern. It affects the affordability and accessibility of housing for a significant portion of the population. The problem revolves around understanding the complex dynamics that lead to price fluctuations such as supply and demand imbalances, urban development and economic factors. To address this issue, a comprehensive analysis and strategy are required.



## 2.1 EMPATHY MAP

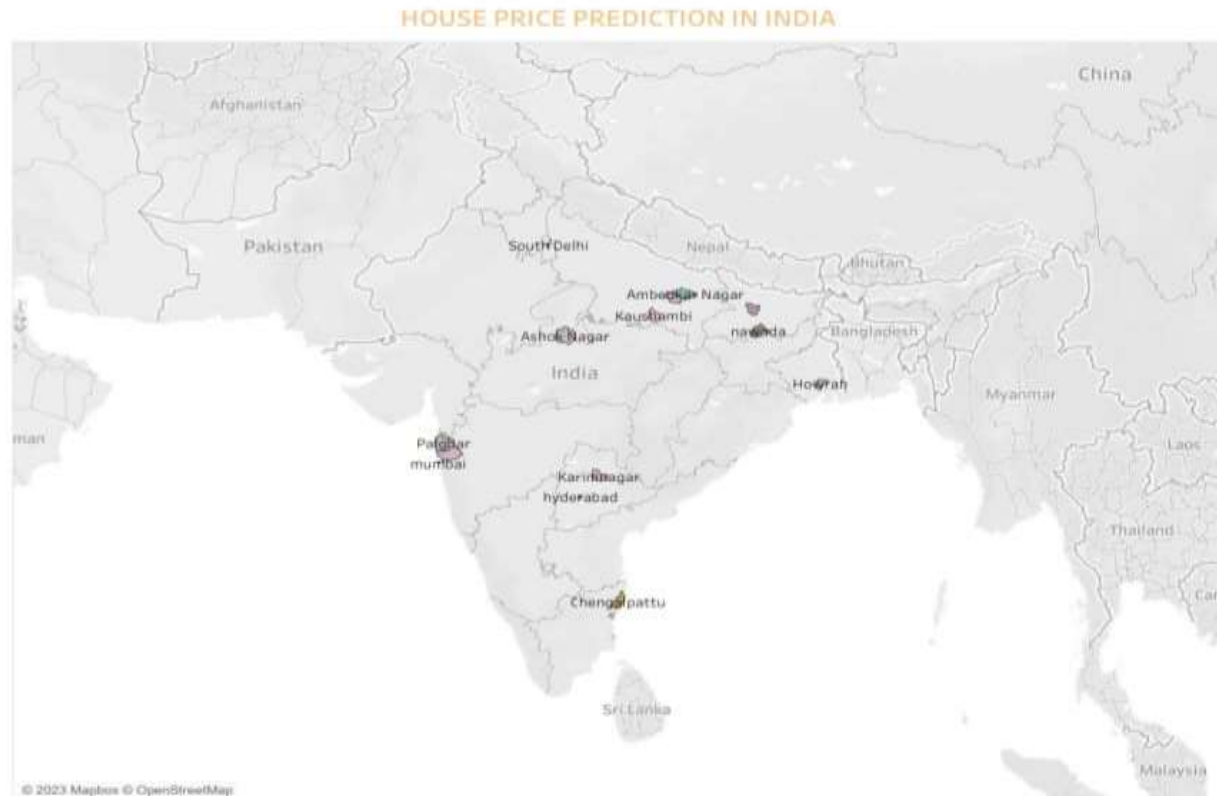


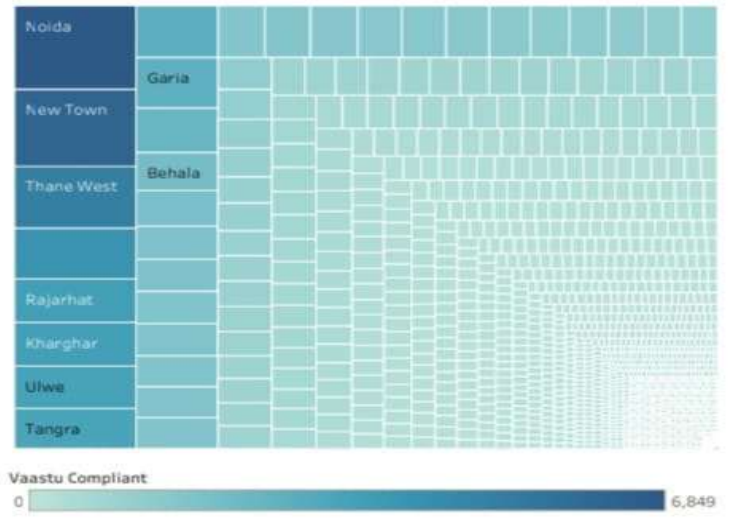
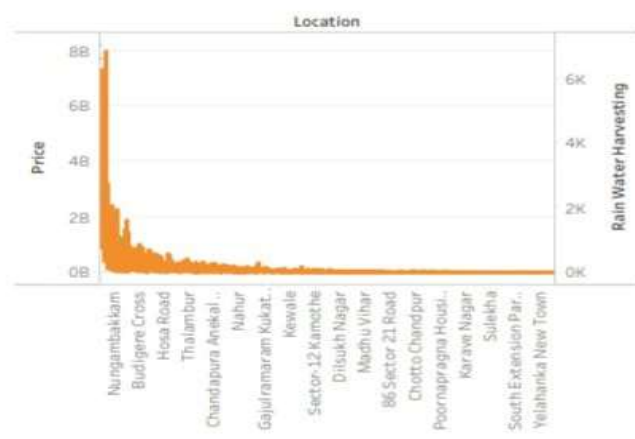
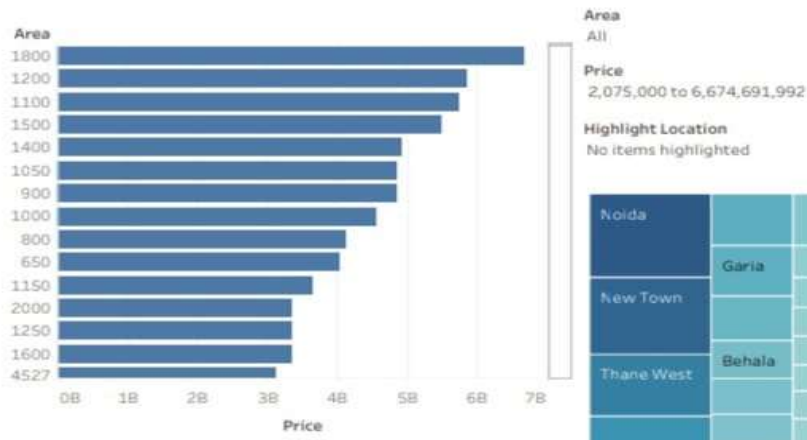
## 2.2 IDEATION & BRAINSTORMING MAP

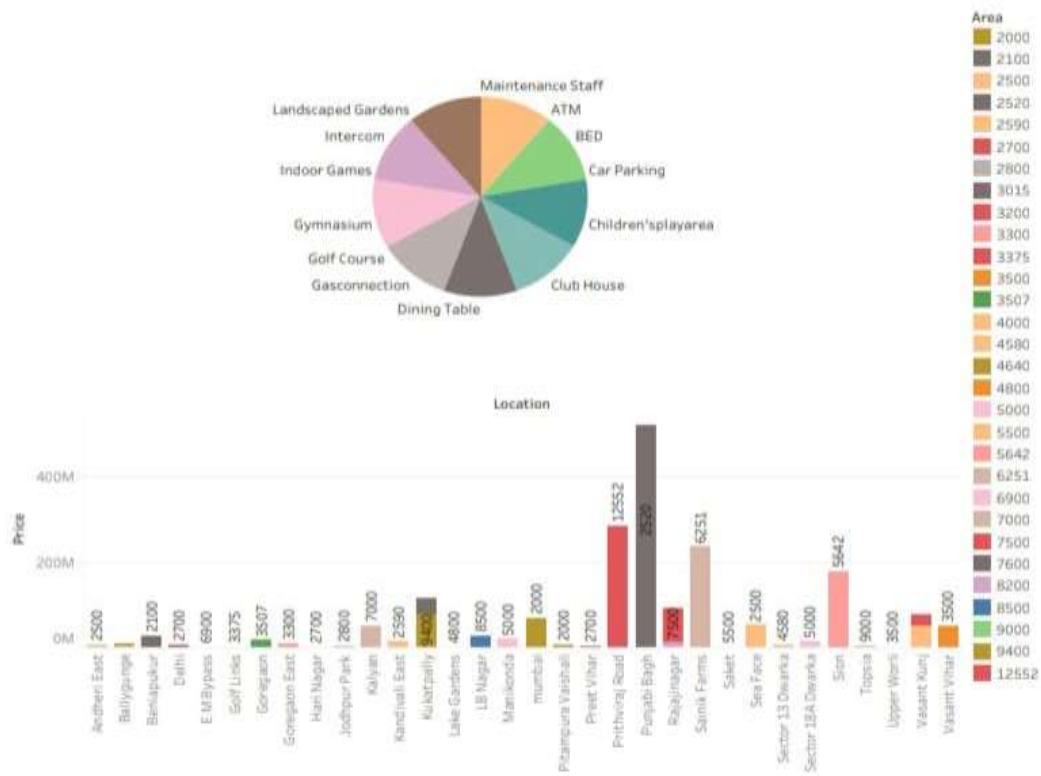


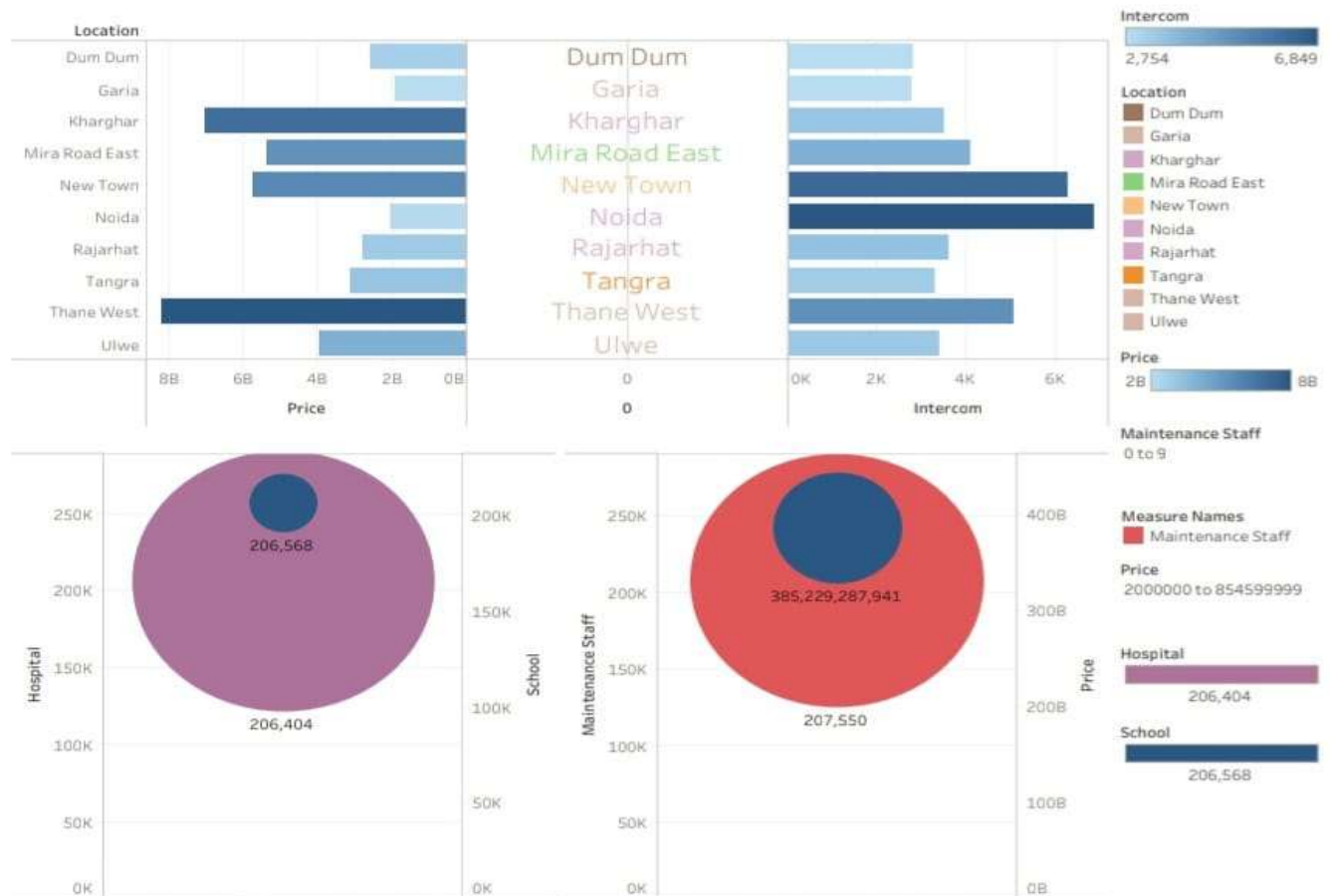
## 3.RESULT

### DASHBOARD



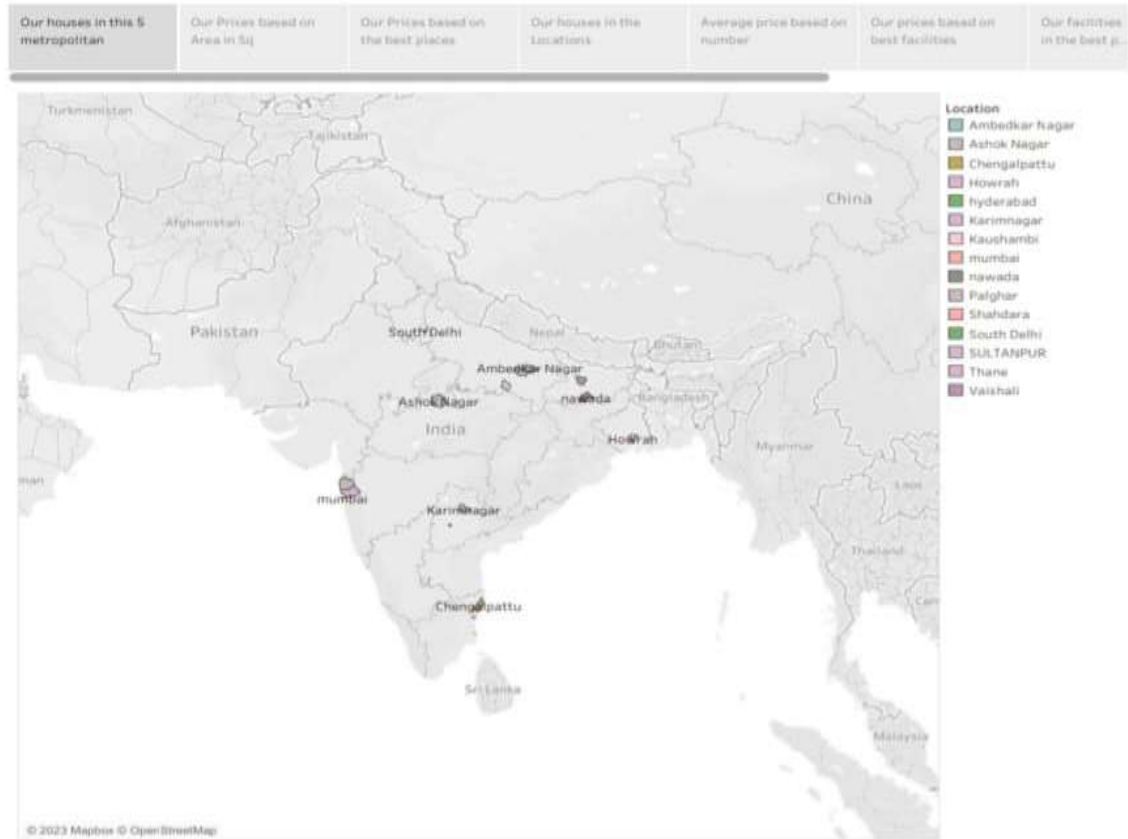


Location  
DormiturNo. of Bedrooms  
6 to 9



# STORY

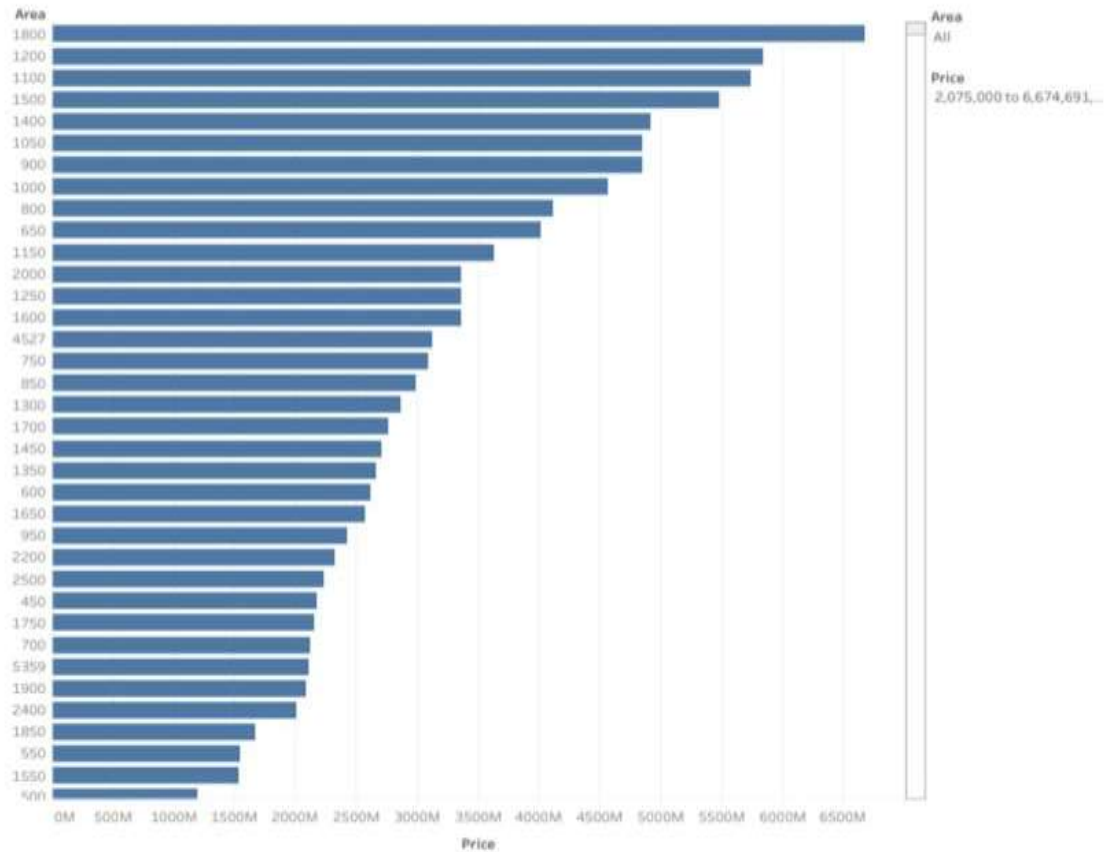
## House Price Prediction





## House Price Prediction

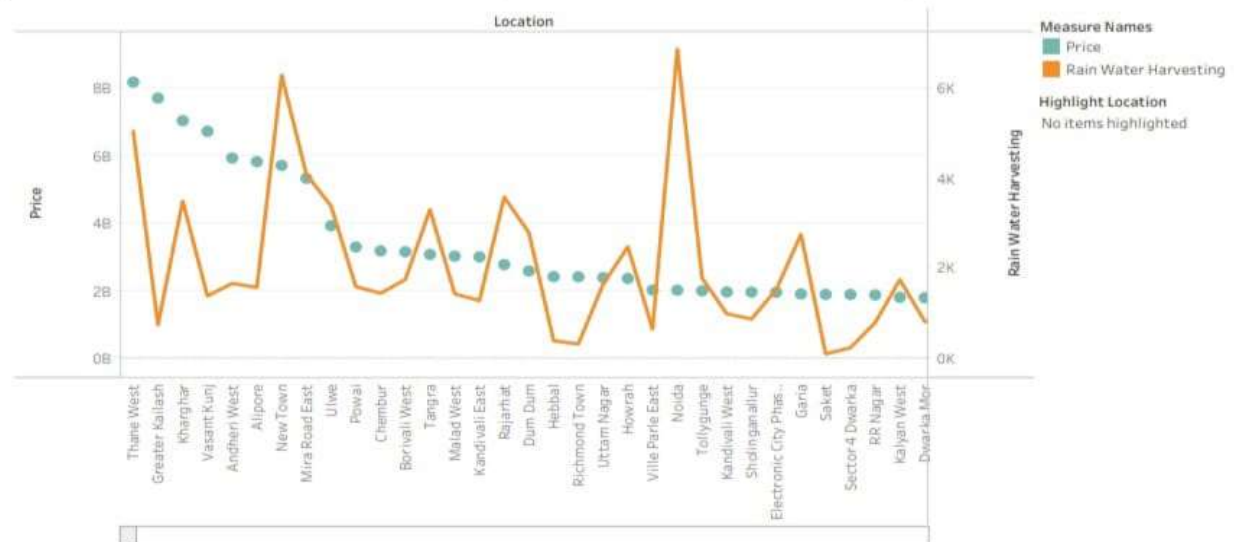
Our houses in this 5 metropolitan	Our Prices based on Area in Sq	Our Prices based on the best places	Our houses in the Locations	Average price based on number	Our prices based on best facilities	Our facilities in the best p...
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## House Price Prediction

Our houses in this 5 metropolitan	Our Prices based on Area in Sq	Our Prices based on the best places	Our houses in the Locations	Average price based on number	Our prices based on best facilities	Our facilities in the best p...
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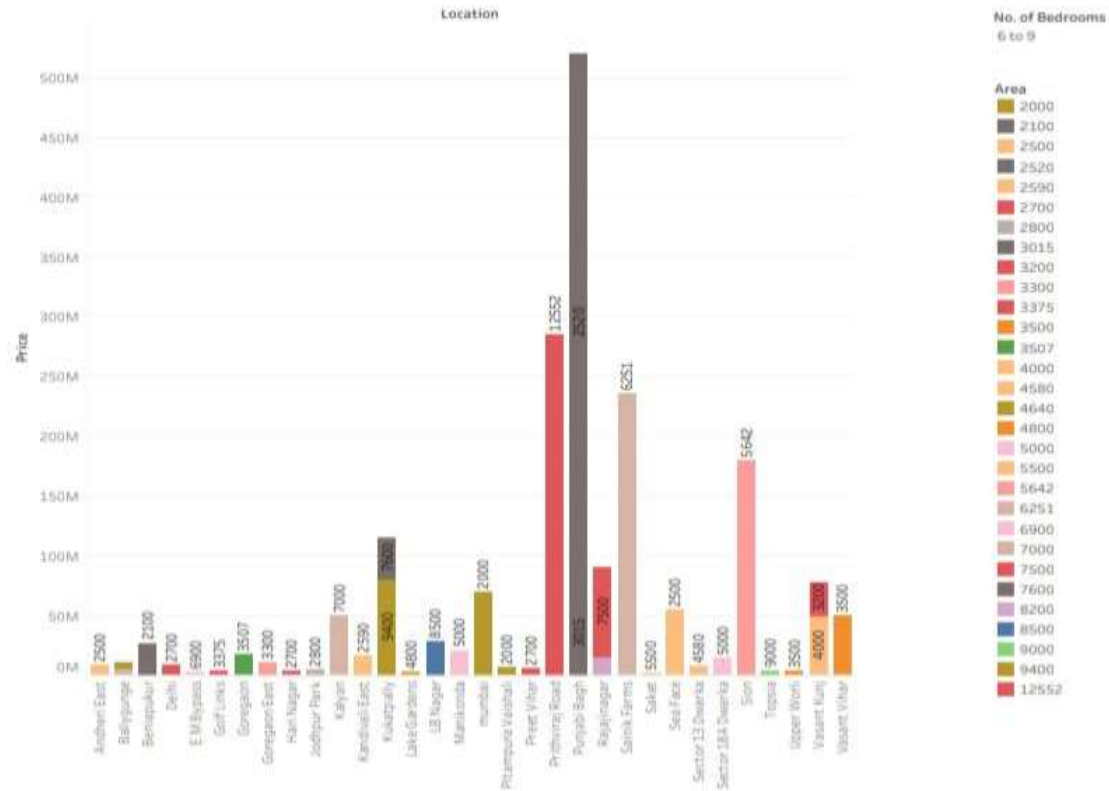


## House Price Prediction

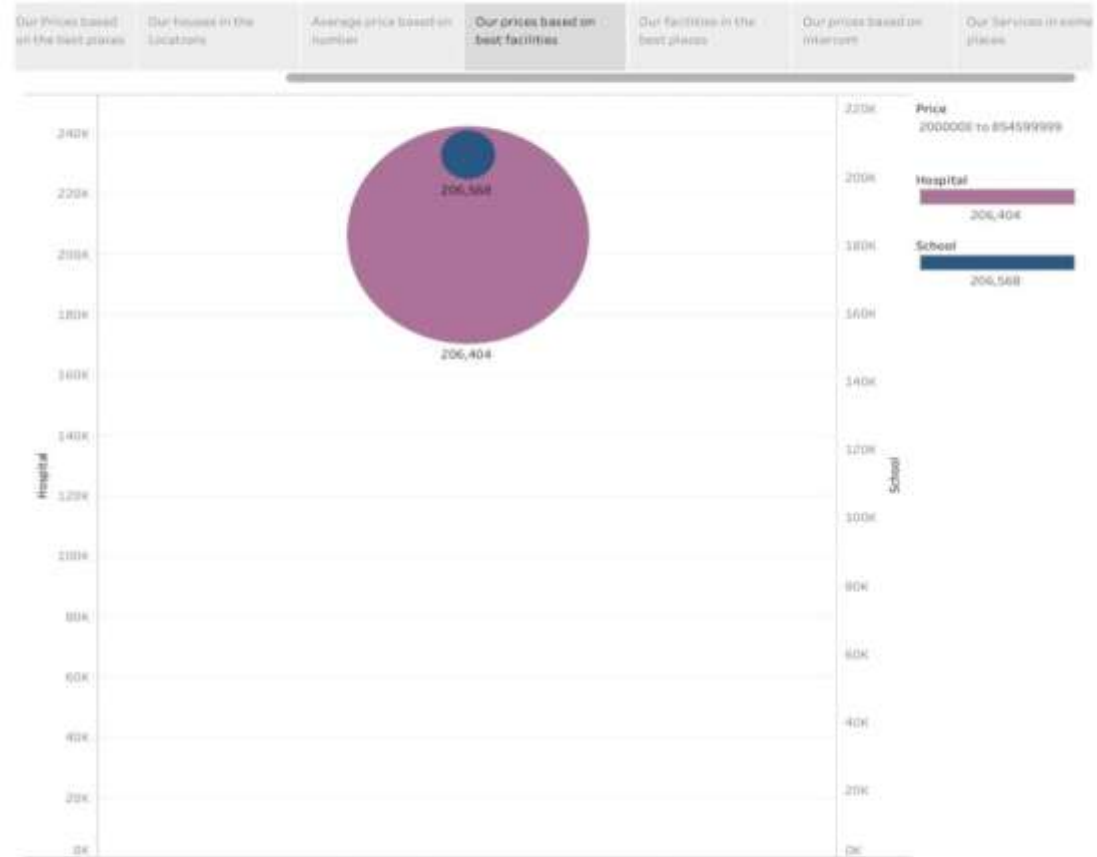


## House Price Prediction

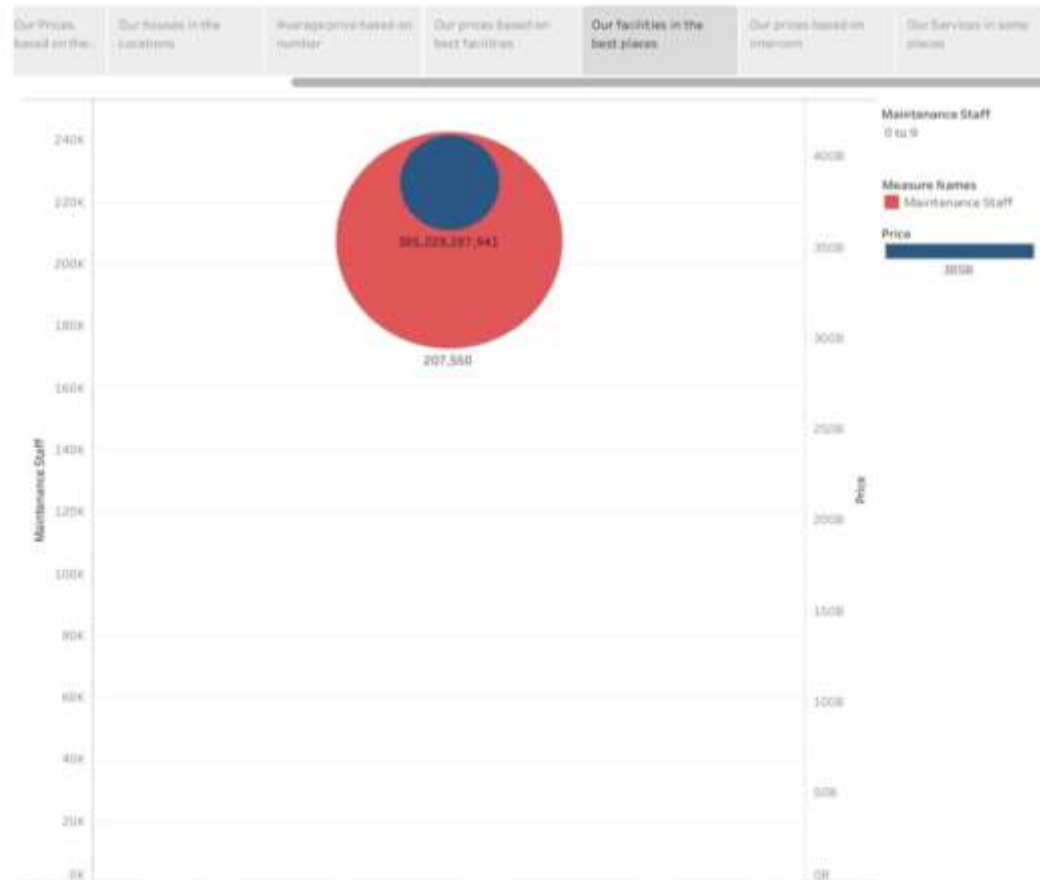
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## House Price Prediction



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## House Price Prediction

Our Prices  
based on the:

Our houses in the  
Location:

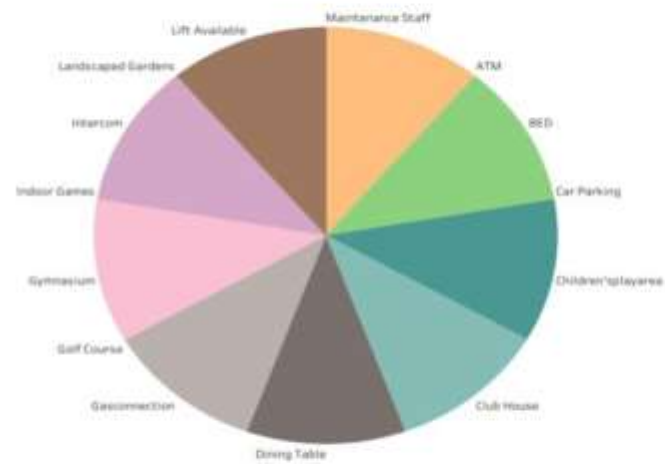
Average price based on  
number:

Our prices based on  
best facilities:

Our facilities on the  
best places:

Our prices based on  
important:

Our Services in some  
places:



Location  
Domlar

Measure Values  
36.000

Measure Names  
 24x7 Security  
 AC  
 ATM  
 RCD  
 Cafeteria  
 Car Parking  
 Children's play area  
 Club House  
 Dining Table  
 Gasconnection  
 Golf Course  
 Gymnasium  
 Hospital  
 Indoor Games  
 Intercom  
 Jogging Track  
 Landscaped Gardens  
 Lift Available  
 Maintenance Staff

## 4. ADVANTAGES

- Understanding housing prices trends help investors make informed decisions about where to invest in real estate for potential future gains.
- Housing prices can serve as an economic indicator reflecting the overall health and growth of a metropolitan area.
- Data on housing prices can inform government policies related to Affordable housing, urban planning, and infrastructure development.
- Analysing housing prices enhances market transparency, benefiting both buyers and sellers.
- It helps individuals and institutions assess the risk associated with real estate investment.





## DISADVANTAGES

- Data may be inconsistent or incomplete, making it challenging to derive accurate conclusions.
- Housing prices in metropolitan areas can fluctuate rapidly, making predictions uncertain.
- Over emphasis on housing price analysis can lead to speculative bubbles, causing market instability.
- What applies to one metropolitan area may not apply to another, making broad generalizations difficult.
- Historical may not provide a complete picture of future trends, especially in rapidly changing markets

## 5. APPLICATIONS

- Apps can provide estimates of rental prices in different neighbourhoods to help tenants make informed choices.
- Homeowners can use apps to estimate the current value of their properties, which is useful for selling, refinancing or property tax assessment.



- Some apps use data to predict future price trends, helping buyers and sellers make long term decisions.
- They can use to plan their budgets and assess affordability in different neighbourhoods.
- These applications leverage housing price data to assist various stakeholders in the real estate market.



## 6. CONCLUSION

Analysing housing prices in metropolitan areas of India reveals a complex and dynamic landscape influenced by factors such as economic conditions, urbanization, government policies and regional disparities. These variables can lead to significant variations in housing costs across different cities, making it essential for potential homebuyers and policymakers to consider local factors and market trends when navigating this multifaceted real estate market.

## 7. FUTURE SCOPE

The future analysing housing prices in India metropolitan areas will depend on the ability to changing market dynamics and the integration of technology and data analysis to provide valuable insights and for various stakeholders. Develop Prop Tech (property technology) tools and platforms that make real estate data more accessible and uses friendly.



An AI-driven chatbots and virtual assistants to help users navigate the complex world of housing prices and answer their queries. By implementing these enhancements the analysis of housing prices in Indian metropolitan areas can become more accurate, informative and useful for future.

