

# Analysing housing prices in metropolitan areas of india

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Introduction

Data and emprical prodedure

House price determination

### 1. INTRODUCTION

using availabla city level quaterly data covering tha period 2007-2011

The laws and one price leves among various metropolitan cities

The time of india (2012) repot indicates the housing prices in india witnessed the steepest rise in the world in the last 10 years since 2001

couple of ciies regustered price dicline in the last quarterof 2011

This paper focuses upon residential properly prices in metropolitan cities in india

### Data and Empirical Procedure

The clear definition of the product is requiredto compare the products sold at different locations

South african house prices tht have captuedfor various region of India

NHB RESIDEX is constructed with 2007 as the base year.

The average house price trend is increasing throughout the considered time period with exceptionin 2010Q1,2011Q1 and 2011Q3

The common approach is to apply unit root tests,to examine the stationary propertyof the variable under consideration

LOOP holds when the housing market is single and not segmented and their absolute prices shouldk converge

Fifteen metopolitan cities 1.Delhi 2.hyderabad 3.pune 4.sura 5.Mumbai

The standard price behaviour of a good or its close substitute reveals the same price movements

### 2. House Price Determinaton: Theoritical Aspects

The housing is attached to various factors like environment, locality, connectivity, extent of urban facilitiesavailable surrounding the house

Theseinvestors and seculstors use to invests on more than one real estate placed in various locations with the primary objective of capital appreciation and to earn rental income