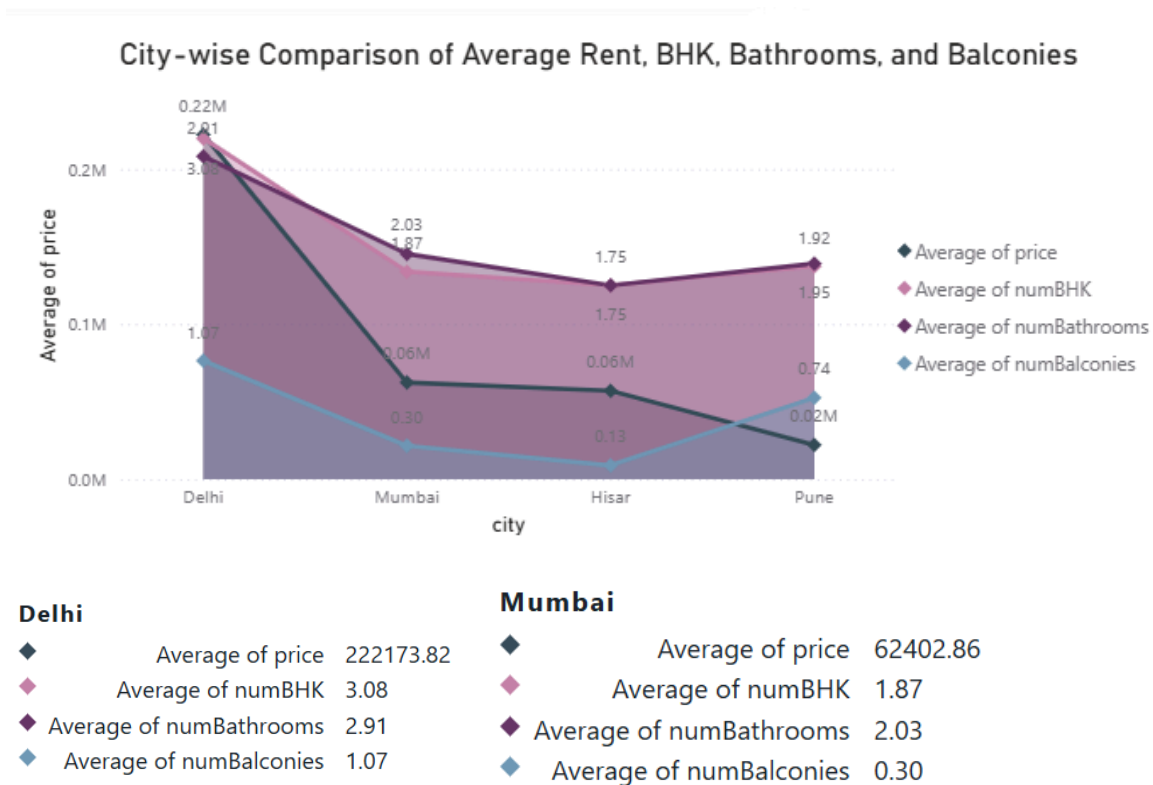


Indian Rental House Price

1. City-wise Rental Market Landscape



- **Delhi is the most expensive place in terms of property's monthly rent and cost per unit of area.** It has an average rent price of 222.17K and highest average rental price intensity at 59.34 per sq. ft. At second place is Mumbai but it has an average price less than that of Delhi by about 71%.
- General hierarchy for avg rent is: **Delhi > Mumbai > Pune > Hisar**.
- While Pune's average rent (approx. ₹29.19K) is higher than Hisar's, Hisar has a significantly higher average rental price per square foot (₹54.57) compared to Pune (₹21.91). This suggests that rental properties in Hisar are, on average, smaller than in Pune but command a higher price for the space they offer.

2. Influence of Furnishing Status

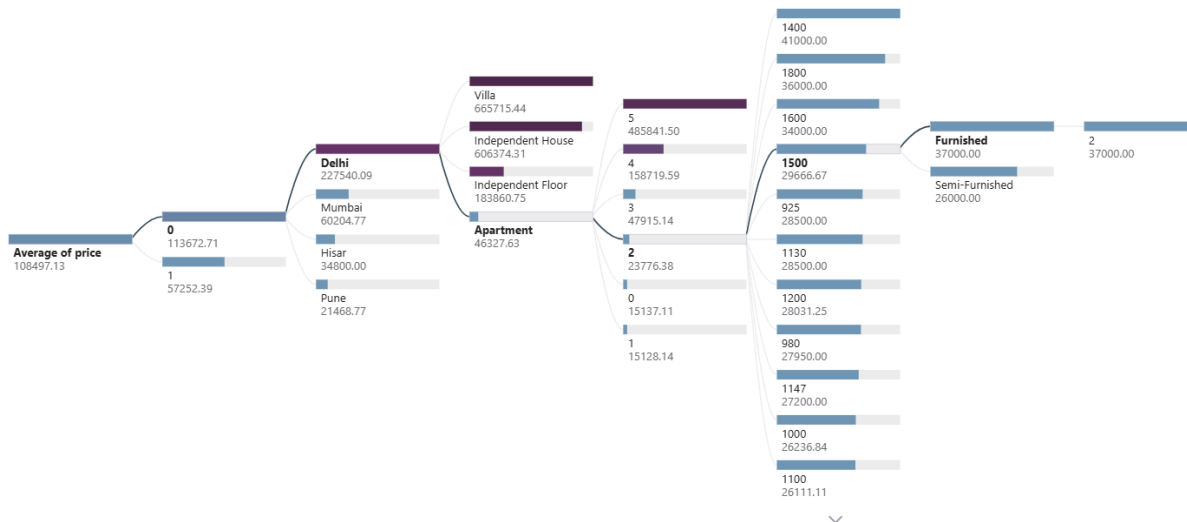
- **Furnished Properties Command Higher Rents:** As stated on the treemap, furnished and semi-furnished properties have higher average rents than unfurnished ones across most cities. For example, in Mumbai, the average rent for a semi-furnished property is ₹65.81K, and for a furnished one, it is ₹87.59K.
- **Major Outlier in Delhi:** The data for unfurnished properties in Delhi shows an average rent of ₹395.12K. This is a massive outlier, being almost double the average rent of the most expensive city (Mumbai). This could be due to:
 - A data entry error.

- The inclusion of a few ultra-luxury commercial or residential properties that are skewing the average.
- A very small sample size for this specific category. This data point requires immediate investigation to verify its accuracy.

3. Property Characteristics and Pricing

- **Positive Correlation:** The dashboard notes that the average price is positively correlated with the average number of BHKs (Bedrooms, Hall, Kitchen) and bathrooms. The "City-wise Comparison" chart visually supports this, showing that Mumbai, the city with the highest average price, also has the highest average number of BHKs (1.87) and bathrooms (2.03).

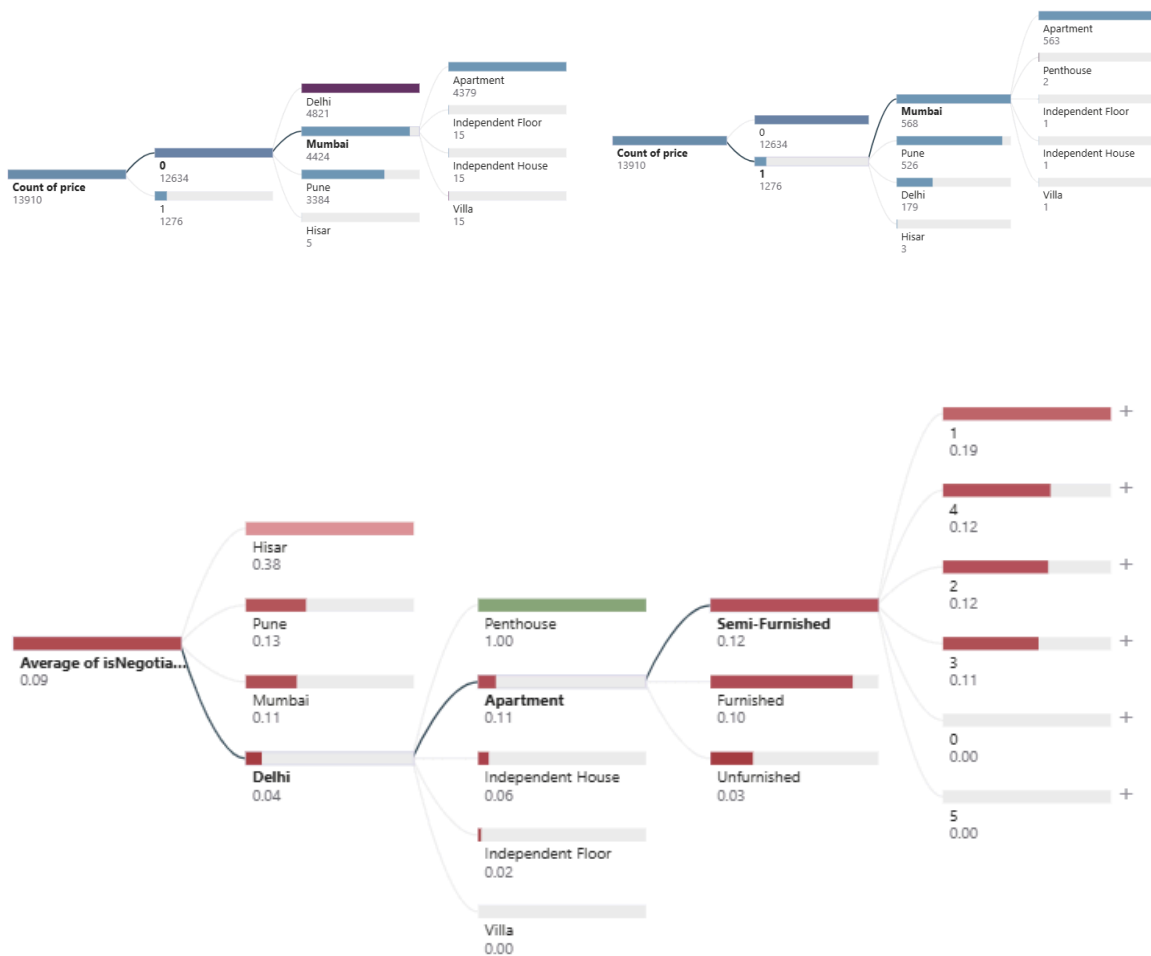
4. Market Negotiability



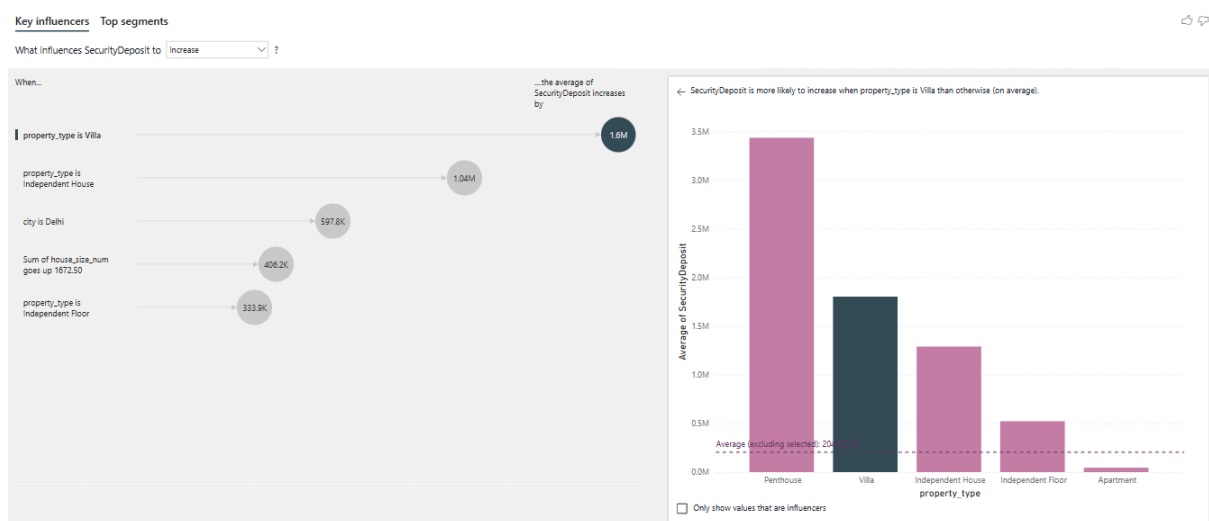
- Out of all the data, only 9% of the houses are negotiable for the rental prices and with average price of around 1.14 lakhs - with Delhi being at the top for most non-negotiable rental house prices followed by Mumbai & Pune. Among the 9% negotiable properties, Mumbai & Pune covers 85.5% of the houses with an average price of ~80K & ~26K.

Hisar having the lowest count of houses for both negotiable and non-negotiable, it still has the highest rental of around ~94K.

- Negotiability Rate Hierarchy: Hisar (38%) > Pune (13%) > Mumbai (11%) > Delhi (4%)



4. Key Influencers



1. The type of property is the most significant factor influencing the size of the security deposit. The analysis highlights that luxury or standalone properties command substantially higher deposits than standard apartments or floors. When the property

is a Villa, the average security deposit increases by a massive ₹1.6 million. This is the single most powerful influencer identified. Similarly, an Independent House also has a major impact, increasing the average deposit by ₹1.04 million. An Independent Floor increases the deposit by a more moderate ₹333,900.

The bar chart on the right provides a clear visual confirmation of this hierarchy. Penthouses demand the absolute highest average security deposit (approximately ₹3.5M), followed closely by Villas (the selected influencer, at approx. ₹1.8M). Both are dramatically higher than the deposits for Independent Floors or Apartments.

2. While property type is dominant, other factors also play a key role in increasing the security deposit amount. City: Being located in Delhi increases the average security deposit by ₹597,800. This suggests that landlords in Delhi, likely due to higher rental values and perceived risks, demand significantly higher upfront security than in other cities in the dataset. As the size of the house increases (specifically, by an average of 1672.50 sq. ft.), the security deposit is expected to rise by ₹406,200. This is a logical correlation, as larger properties are more expensive to maintain and repair, justifying a higher deposit.

If a person rents a Villa or an Independent House, especially a large one located in Delhi, you should expect to pay the highest possible security deposit. These three factors—property type, location, and size—are the key drivers that landlords use to determine the amount of security they require.

City-Specific Rental Profiles and Recommendations

1. Delhi: The Hub of Spacious Living at a Premium

- **Best For:** Families and individuals with high budgets who prioritize ample living space.
- **Analysis:** Delhi's rental market is characterized by larger properties, such as independent floors and houses, which inflates the average rent. For those who can afford it, Delhi offers more spacious living options than any other major metro.
- **Recommendation:** If a large home is a non-negotiable requirement and your budget is substantial, Delhi is a viable option. However, be prepared for a competitive market. For those with more modest means, exploring accommodations in the wider National Capital Region (NCR) may be necessary.

2. Mumbai: The Ultimate Test of Location vs. Space

- **Best For:** Career-driven individuals and young professionals who value proximity to work and a vibrant city life over a large home.
- **Analysis:** Mumbai's real estate is famously space-constrained, leading to the highest cost per square foot. The lower average rent compared to Delhi is deceptive, as it corresponds to much smaller living quarters.
- **Recommendation:** If your career demands a presence in Mumbai, be prepared for compact living. The city offers unparalleled professional opportunities, but this comes at the cost of personal space. Renters should prioritize their desired commute and neighborhood amenities.

3. Pune: The Sweet Spot of Affordability and Quality of Life

- **Best For:** Families, students, and professionals seeking a balanced lifestyle.
- **Analysis:** Pune emerges as the clear winner in terms of value for money. With a moderate average rent of approximately **₹29,190** and the lowest price per square foot at **₹21.91**, the city offers a comfortable and affordable lifestyle.
- **Recommendation:** For those looking for a blend of urban amenities, a growing job market, and spacious, budget-friendly housing, Pune is the top recommendation. It is particularly attractive for families and individuals looking to maximize their disposable income.

4. Hisar: The Budget-Friendly Choice with a Twist

- **Best For:** Budget-conscious individuals, students, and small families.
- **Analysis:** Hisar presents an interesting case with a low average rent but a surprisingly high price per square foot of **₹54.57**, second only to Mumbai. This suggests a market dominated by smaller, yet well-maintained or well-located, properties.
- **Recommendation:** For those for whom the bottom line on monthly rent is the primary concern, Hisar is an excellent choice. Renters should be aware that they will likely be getting a smaller space for their money compared to a city like Pune.

Recommendations Tailored to Renter Profiles

- **For Families:** Pune offers the best combination of space and affordability. Delhi is an option only for those with very high budgets.
- **For Young Professionals:** Pune provides a balanced work-life environment with significant cost savings. Mumbai is the go-to for those in high-finance or media, provided they are willing to compromise on living space.
- **For Students:** Pune and Hisar are the most financially sensible choices, offering a range of affordable housing options.
- **For Budget-Conscious Renters:** Hisar boasts the lowest average monthly rent, while Pune offers the best overall value when considering both price and space.