

# Predicting Apartment Rental Prices in Bangalore

## Data Collection Strategy

To build a reliable rental price prediction model for apartments in Bangalore, it's crucial to collect high-quality, diverse, and relevant data. The data collection strategy should ensure the following: - Coverage across various neighborhoods, apartment types, and amenities - Accuracy in pricing and location - Freshness — recent listings and updated market trends - Diversity — inclusion of different sources and property types

## Three Potential Data Sources

1. **Online Real Estate Portals** - e.g., 99acres, MagicBricks, Housing.com - Provides data on rental listings, locality, BHK, square footage, amenities, etc. 2. **Government Datasets / RTI** - e.g., Karnataka government housing board, rental control data - Offers reliable baseline and policy-aligned pricing data 3. **Crowdsourced Data & APIs** - User-submitted data or real estate APIs like Zillow (if supported) - Can provide dynamic and real-time insights

## Five Essential Features (Predictors)

1. **Location (Locality/Neighborhood)** - Strong impact on rental prices due to accessibility, demand, safety, etc. 2. **Size (Square Footage)** - Larger apartments generally have higher rents 3. **Number of Bedrooms (BHK)** - Indicates capacity and suitability for different family sizes 4. **Furnishing Status** - Unfurnished, semi-furnished, or fully furnished – significantly affects price 5. **Amenities** - Parking, security, gym, power backup, etc. add value and influence rent