

PROBLEM & BACKGROUND

Understanding and analysing various aspects of the real estate market, particularly in the context of flats, includes pricing, location preferences, and property features.

Delving into the intricacies of the flat market, from pricing nuances to location desires and feature preferences, unlocks a treasure trove of insights. Not only does it illuminate market trends and consumer desires, but it also provides a fertile ground for honing data analysis skills in a tangible, real-world context, paving the way for informed investment decisions.

INSIGHTS

In this project, we analysed that flats are listed in each society, average price of 2 BHK flats, number of flats available in each bedroom, the distribution of flats based on the number of bathrooms, the average area of flats for each type of facing, correlation between the area of flats and their prices, distribution of flat prices, most common number of floors, average price of houses with more than 3 bedrooms, average areas of furnished vs. unfurnished houses.

GOALS & KPIs

- ✓ How many flats are listed in each society?
- ✓ What is the average price of 2 BHK flats?
- ✓ Count the number of flats available in each bedroom category.
- ✓ What is the distribution of flats based on the number of bathrooms?
- ✓ Determine the average area of flats for each type of facing (e.g., North, South)
- ✓ Analyse the correlation between the area of flats and their prices.
- ✓ Create a histogram to visualize the distribution of flat prices.
- ✓ What is the most common number of floors in the listed houses?
- ✓ Calculate the average price of houses with more than 3 bedrooms.
- ✓ Compare the average areas of furnished vs. unfurnished houses.

CONCLUSION

The Leaf 3.8 is a top society with a variety of flats available, with 2 BHK being the most common and having an average price of ₹88.6 lakhs. The society has more 2- and 3-bedroom flats than 1- and 4-bedroom flats, and very few 5- and 6-bedroom flats. There are more flats with 2 bathrooms than any other number. The correlation between the area of

flats and their prices is very weak. The 3 most common number of floors in the listed houses are not mentioned. Flats with 16 bedrooms have the highest average price, while unfurnished flats have a much higher average area than furnished flats.