

# ANALYSING HOUSING PRICES IN METROPLITAN AREAS OF INDIA

PROJECT SUBMITTED BY

KEERTHANA

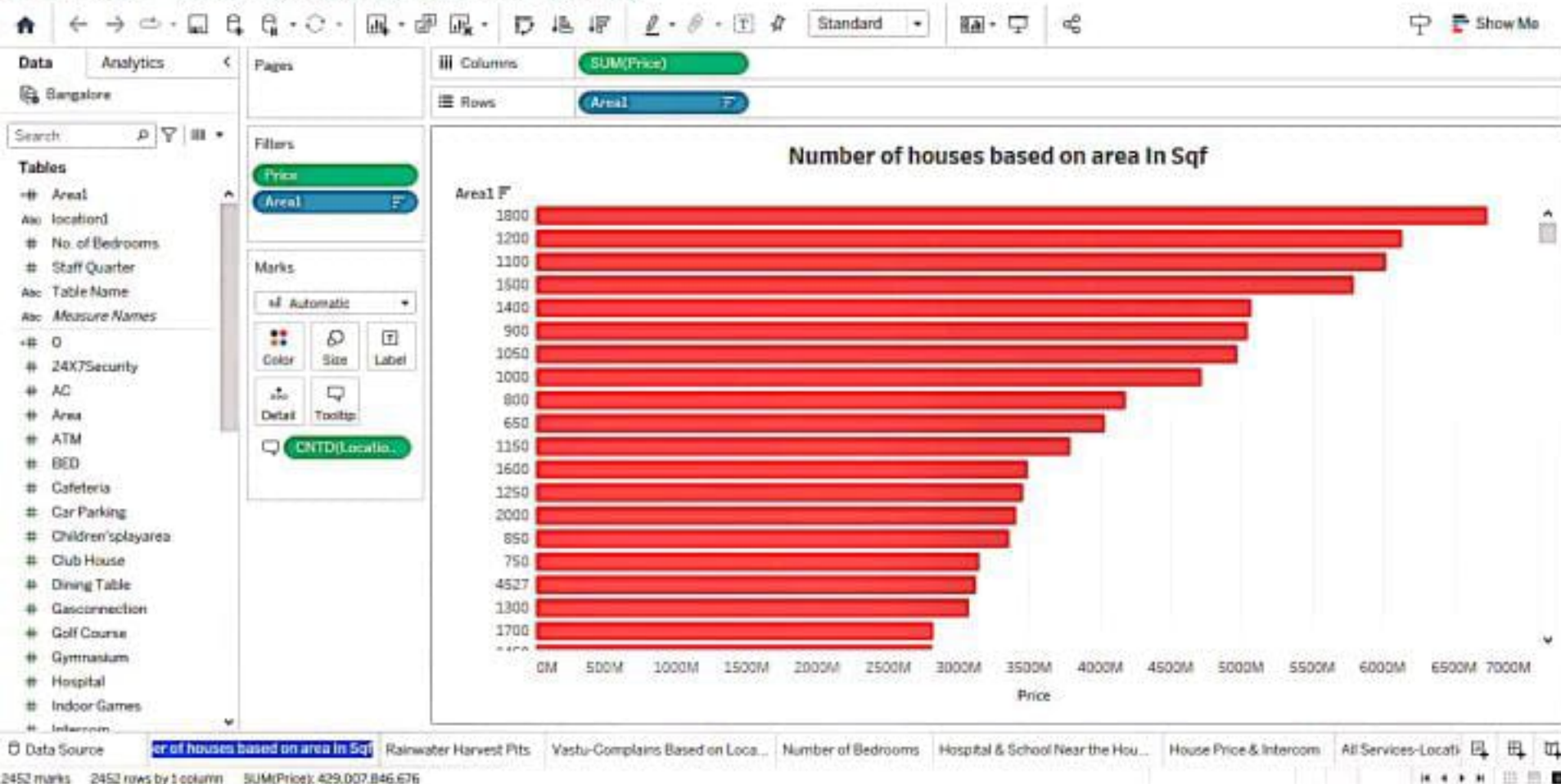
KASTHURI

KAVITHA

KOWSALYA.

## INTRODUCTION

- Based on the criterion of price convergence ,house price in the 15 metropolitan cities do not converge to the loop.
- This implies that the housing markets in the different ares operate as segmented independent local markets.implies that the housing markets in the different ares operate as segmented independent local markets.



Data Analytics

Bangalore

Search

## Tables

- Area1
- location1
- No. of Bedrooms
- Staff Quarter
- Table Name
- Measure Names
- 0
- 24X7Security
- AC
- Area
- ATM
- BED
- Cafeteria
- Car Parking
- Children'splayarea
- Club House
- Dining Table
- Gasconnection
- Golf Course
- Gymnasium
- Hospital
- Indoor Games
- Intercom

Pages

Filters

location1

Marks

All

Multiple

Color

Size

Label

Detail

Tooltip

Multiple fields

Multiple fields

SUM(PRICE 1)

SUM(Rain Wat...

Columns

location1

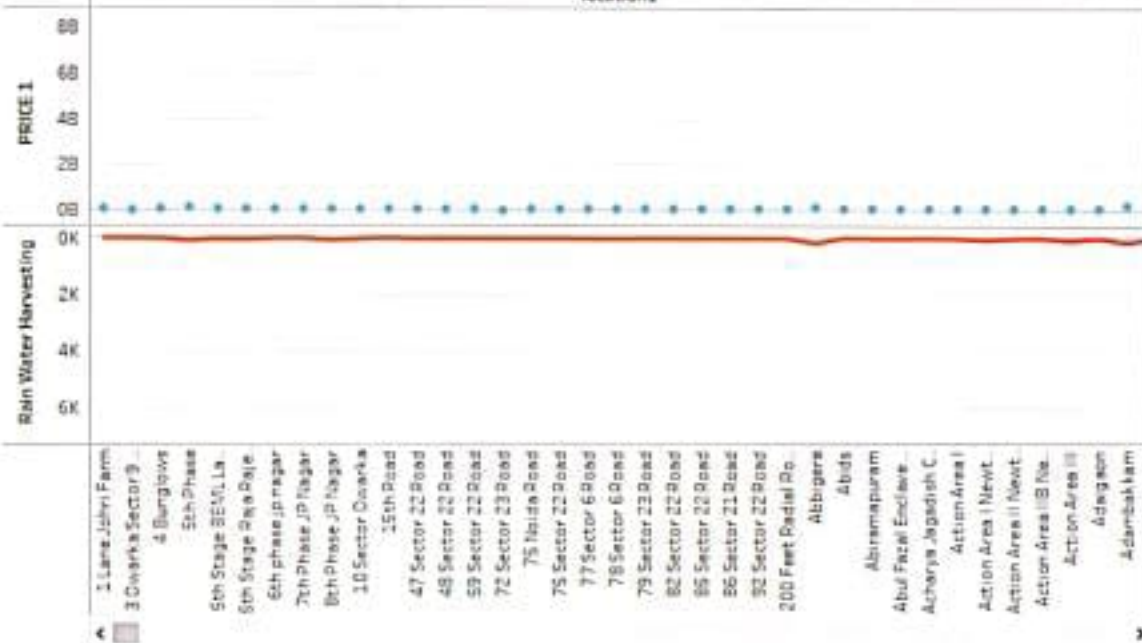
Rows

SUM(PRICE 1)

SUM(Rain Water Har...

## Rainwater Harvest Pits

location1



Measure Names

Rain Water Harvest

Data Source Number of houses based on are... Rainwater Harvest Pits Vastu-Complains Based on Loca... Number of Bedrooms Hospital &amp; School Near the Hou... House Price &amp; Intercom All Services-Locali

552 marks 2 rows by 1776 columns SUM(PRICE 1): 429,007,846,676

Type here to search



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Data Analytics

Bangalore

Search

Tables

- Area1
- location1
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- Dining Table
- Gasconnection
- Golf Course
- Gymnasium
- Hospital
- Indoor Games
- Information

Pages

Filters

ATTR(No. of Bedroo...

Marks

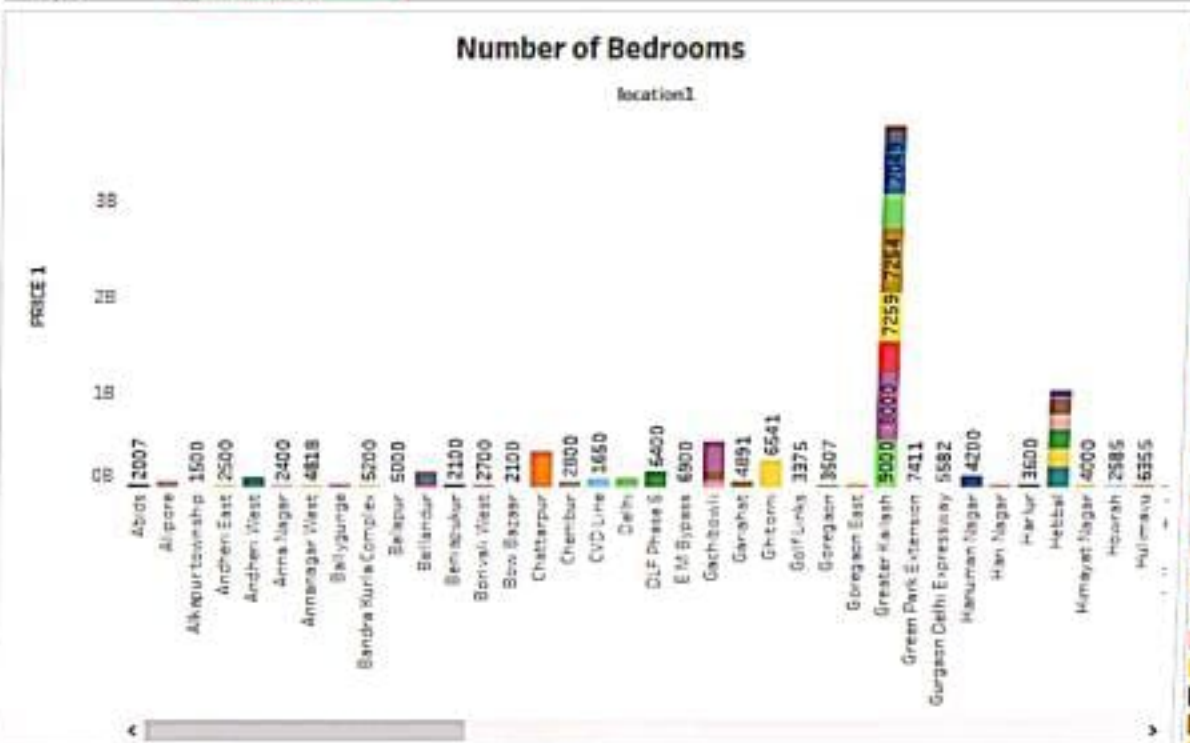
- Automatic
- Color
- Size
- Label
- Detail
- Tooltip
- Area1
- Area1

Columns

location1

Rows

SUM(PRICE1)



Area1

- 1500
- 1650
- 1700
- 1800
- 2000
- 2007
- 2100
- 2150
- 2178
- 2250
- 2320
- 2400
- 2500
- 2520
- 2585
- 2590
- 2670
- 2700
- 2750
- 2800
- 2900
- 3000
- 3015
- 3049

Data Source Number of houses based on are... Rainwater Harvest Pits Vastu-Complains Based on Loca... Number of Bedrooms Hospital & School Near the Hou... House Price & Intercom All Services-Locali

78 marks 1 row by 113 columns SUM(PRICE1): 14,916,019,995

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Data Analytics

Bangalore

Search

## Tables

- Areal
- location1
- No. of Bedrooms
- Staff Quarter
- Table Name
- Measure Names
- O
- 24X7Security
- AC
- Area
- ATM
- BED
- Cafeteria
- Car Parking
- Children'splayarea
- Club House
- Dining Table
- Gasconnection
- Golf Course
- Gymnasium
- Hospital
- Indoor Games
- Intercom

Pages

Filters

 location1  
 Measure Names

Marks

All

Automatic

 Color  
 Size  
 Label

 Detail  
 Tooltip

Multiple fields

Measure Names

SUM(PRICE1)

SUM(O)

SUM(Intercom)

Columns

SUM(PRICE1)

SUM(O)

SUM(Intercom)

Rows

location1

## House Price &amp; Intercom

| location1              | PRICE 1      | O | Intercom |
|------------------------|--------------|---|----------|
| 1 Lane Johri Farm      | 1,88,00,000  | 0 | 9        |
| 3 Dwarka Sector 9 Road | 43,00,000    | 0 | 9        |
| 4 Bungalows            | 6,80,00,000  | 0 | 1.8      |
| 5th Phase              | 11,86,34,999 | 0 | 99       |
| 10 Sector Dwarka       | 2,40,00,000  | 0 | 1.8      |
| 15th Road              | 3,50,00,000  | 0 | 0        |
| 47 Sector 22 Road      | 1,65,99,999  | 0 | 1.8      |
| 48 Sector 22 Road      | 65,00,000    | 0 | 9        |
| 59 Sector 22 Road      | 1,30,00,000  | 0 | 9        |
| 200 Feet Radial Road   | 1,05,70,000  | 0 | 1.8      |
|                        | PRICE 1      | O | Intercom |

SUM(PRICE1)

43,00,000 119M

SUM(O)

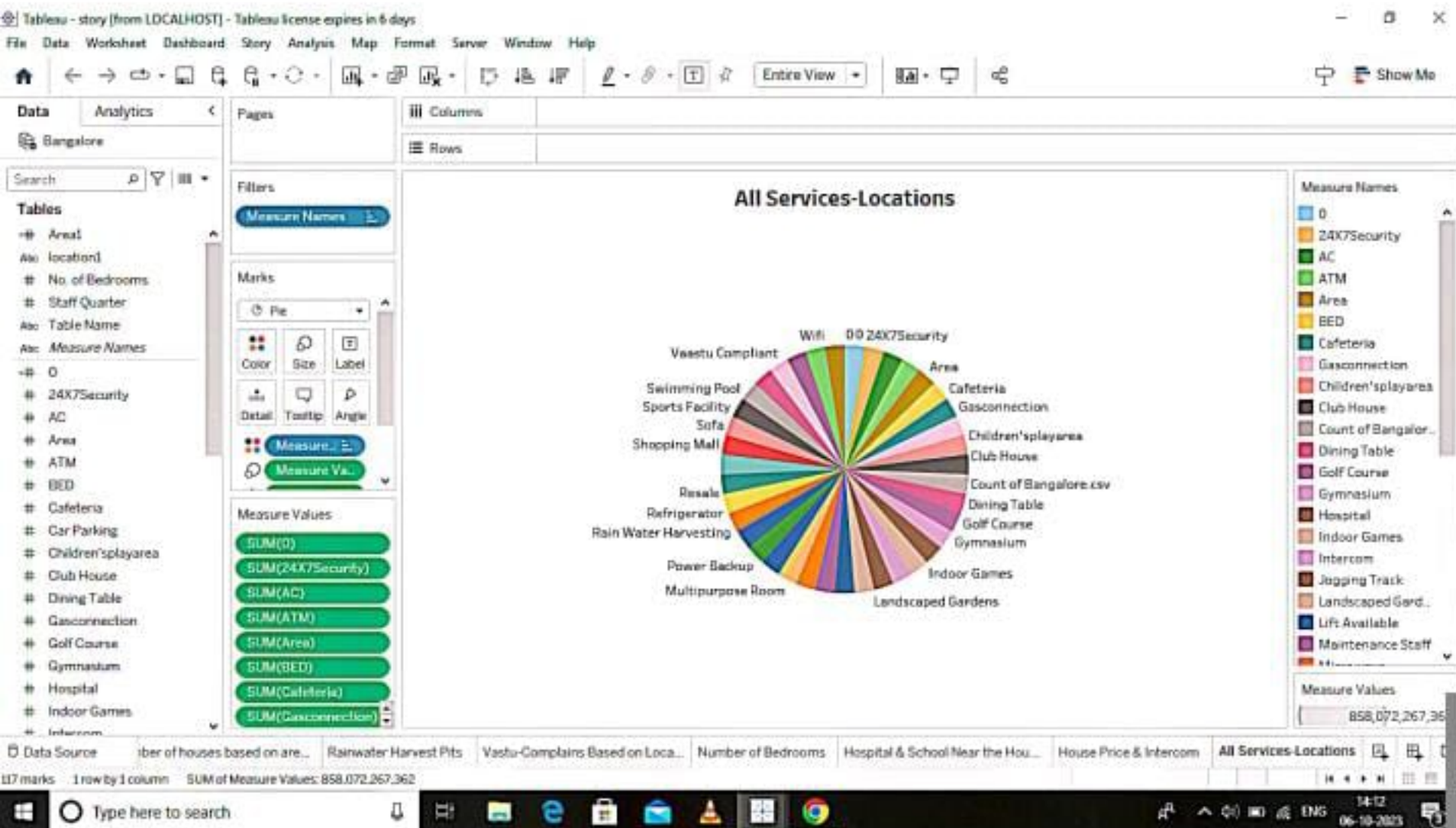
0

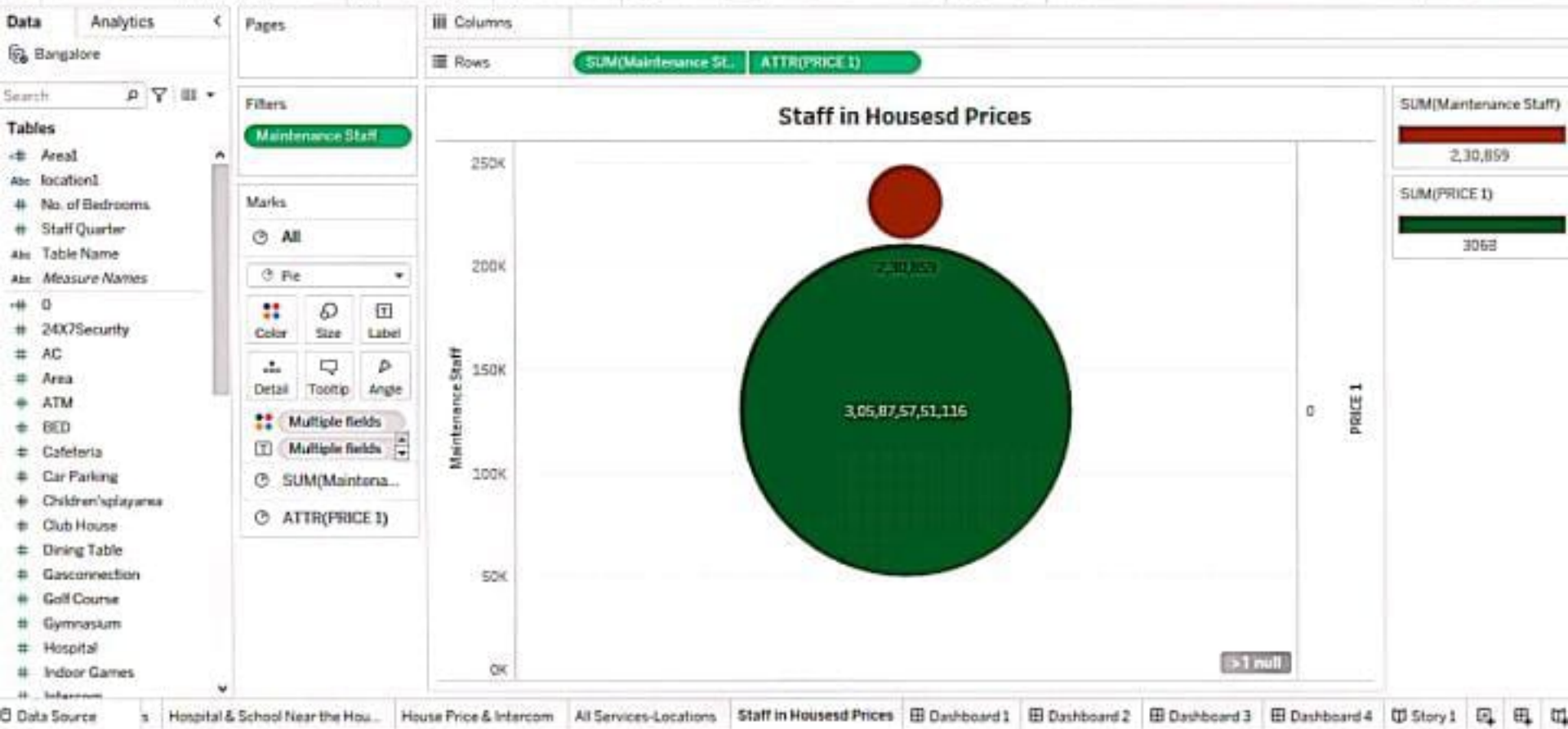
Data Source Number of houses based on are... Rainwater Harvest Pits Vastu-Complains Based on Loca... Number of Bedrooms Hospital &amp; School Near the Hou... House Price &amp; Intercom All Services-Locati

30 marks 10 rows by 3 columns SUM(O): 0

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Data Analytics

Bangalore

Search

Tables

- # Area
- # location
- # No. of Bedrooms
- # Staff Quarter
- # Table Name
- # Measure Names
- # 0
- # 24X7Security
- # AC
- # Area
- # ATM
- # BED
- # Cafeteria
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- # Club House
- # Dining Table
- # Gasconnection
- # Golf Course
- # Gymnasium
- # Hospital
- # Indoor Games
- # Interroom

Pages

Filters

location  
PRICE

Marks

All  
Automatic  
Color Size Label  
Detail Tooltip  
Multiple fields  
Multiple fields  
SUM(Hospital)  
SUM(School)

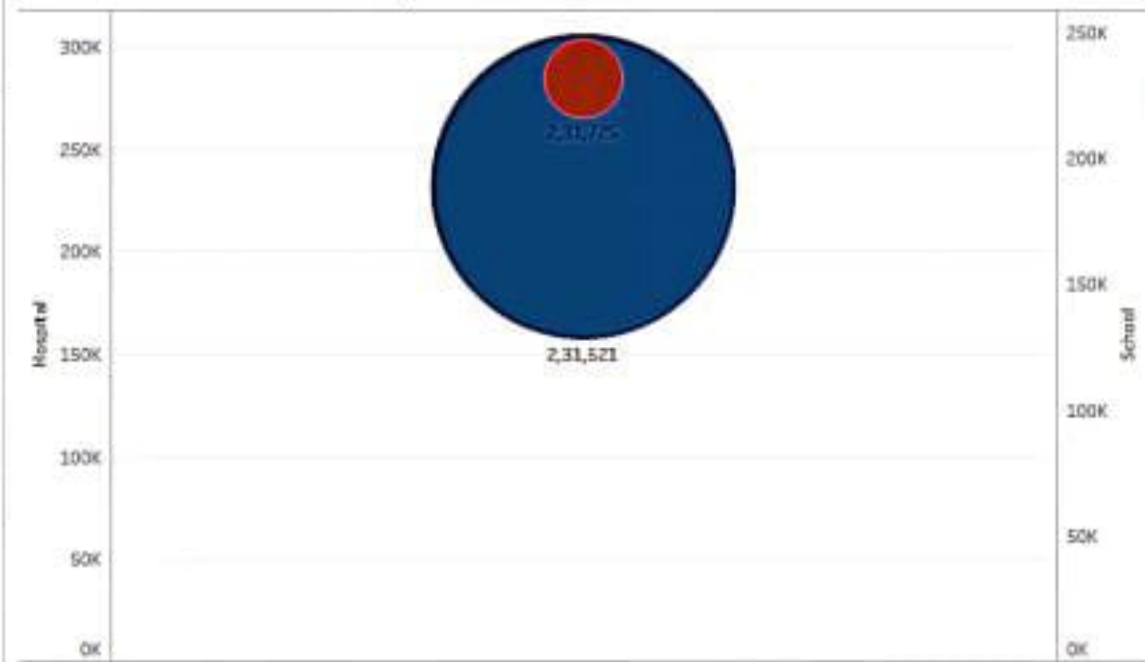
Columns

Rows

SUM(Hospital)

SUM(School)

## Hospital & School Near the Houses



SUM(Hospital)

2,31,521

SUM(School)

2,31,725

Data Source Number of houses based on are... Rainwater Harvest Pits Vastu-Complains Based on Loca... Number of Bedrooms Hospital & School Near the Ho... House Price & Interroom All Services-Local

2 marks 1 row by 1 column SUM(Hospital): 231,521

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## ADVANTAGES AND DISADVANTAGES

### ADVANTAGES

- HOUSING PRICES PREDICTION CAN HELP THE DEVELOPER DETERMINE THE SELLING PRICE OF A HOUSE AND CAN HELP THE CUSTOMER TO ARRANGE THE RIGHT TIME TO PURCHASE A HOUSE
- THERE ARE THREE FACTORS THAT INFLUENCE THE PRICE OF A HOUSE WHICH INCLUDE PHYSICAL CONDITIONS, CONCEPT AND LOCATION

### DISADVANTAGES

- IT FACES INEQUALITY PROBLEM AMONG THE CITIZENS. IT MAY RISE AS THERE IS NO GOVERNMENT CHECK IN THE MARKET

## ❖ CONCLUSIONS

- (1) This implies that the housing markets in the 15 metropolitans cities do not converge to the loop
- (2) Therefore, house prices in the one location in india cannot impose a competitive constraint on house prices in other location, and as such a home owner can freely set the prices of his house