

Analysing housing prices in metropolitan areas of india

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Data and Emprical procedure

Introduction

House Price Determination

1.INTRODUCTION

using available city level quarterly datacovering the period 2007-2011

price levels among various metropolitancities

The times of india (2012)report indicates that housing prices in India witnessed the steepest rise in the world in the last 10 years since 2001

Couple of cities regustered price decline in the last quarterof 2011

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

2.House Price Determinaton: Theoritical Aspects

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

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

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

The seinvestors 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

3.Data and Empirical Procedure

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

South african house prices tht have captued for 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 exception in 2010Q1,2011Q1 and 2011Q3

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