



EAST DELTA UNIVERSITY (EDU)

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Student id: 241001661

House Rent Prediction Dataset: Within this dataset, we have nearly 4700+ available residential properties with various attributes, including the number of bedrooms (BHK), rental rates, property size, number of floors, area type, locality, city, furnishing status, tenant preferences, bathroom count, and contact information for the respective point of contact.

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1. Rental House Availability by City

Insight: Cities with a high number of rental properties indicate high demand and market activity. We found Mumbai has highest demand of flats then Chennai and Bangalore followings. Focus investments in these cities to capitalize on established demand. Explore cities with fewer rentals for potential opportunities in niche markets.

2. City Wise House Rent

Insight: Mumbai has the highest average rent, indicating high demand and a higher cost of living. Landlords and developers in Mumbai can maximize rental income, while those in Kolkata may focus on affordability to attract tenants.

3. BHK Wise Demand of Flats for Rent

Insight: 2 BHK units account for 41% of the total demand, followed by 1 BHK units at 37%. Real estate developers and landlords should focus on 2 BHK and 1 BHK units to meet higher demand in the rental market.

4. Furnished Status Demand and Supply for Flats

Insight: Semi-furnished houses are the most in-demand, offering basic amenities without the higher costs of fully furnished houses. Real estate developers and landlords should offer more semi-furnished houses and provide options for customizing unfurnished houses to attract renters seeking flexibility.

5. Tenant Preferred Concentration

Insight: The majority of rental demand comes from the younger population, with bachelor/single family tenants making up 75% of the rental market.

6. Correlation Between House Rent and Size

Insight: Properties sized between 750 and 1,300 sqft are highly demanded. Rents below 0.050M are optimized based on size preferences and affordability, indicating a strong relationship between house rent and size.

Page: MoM(month over month analysis of House rent data set):

To provide detailed insights into the month-over-month (MoM) growth and changes in rental housing i prepared four charts.

After analyzing four charts we Identified:

- Mumbai: Experienced the highest increase in flat rents with a 113% rise in May, followed by consistent 8% increases in June and July.
- Chennai: Saw a significant 79% increase in rental flats in April 2022. Furnished and unfurnished flats were in higher demand than semi-furnished ones.
- Delhi: Unfurnished and semi-furnished flats were more in demand than furnished ones.
- Bangalore: Higher demand for semi-furnished houses compared to unfurnished ones.
- Kolkata: Rents decreased in April but increased in June and July.
- Hyderabad: Average demand for all types of flats.

Page: Location:

A map with major cities identified in Map with number of flats available for rent.