

Conclusion

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From the exploratory data analysis, we can conclude that the following features are important for predicting the price of a house in Chennai:

- Area - BHK (Number of Bedrooms) - Locality

From the EDA, it was also observed that most houses in Chennai fall within the 1000 to 2000 sq. ft. range and have 1-3 BHK configurations, suggesting a moderate-sized housing preference. Popular localities such as T. Nagar, Guindy, and Velachery exhibit higher property prices, indicating they are among the premium residential zones in Chennai.

There is a notable trend where buyers seem to prefer independent houses in under-construction status, suggesting a demand for customization and long-term investment, similar to the trend seen in Delhi. The price per square foot varies significantly across different neighborhoods, underlining the importance of location in price prediction.

Coming to the machine learning models, regression algorithms such as Decision Tree Regressor and Random Forest Regressor were applied. Among these, the Random Forest Regressor delivered superior performance with a prediction accuracy of approximately 86%, making it a reliable model for house price estimation in Chennai.