

ANALYSING HOUSING PRICES IN METROPOLITAN AREAS OF INDIA

1. INTRODUCTION

1.1 OVERVIEW

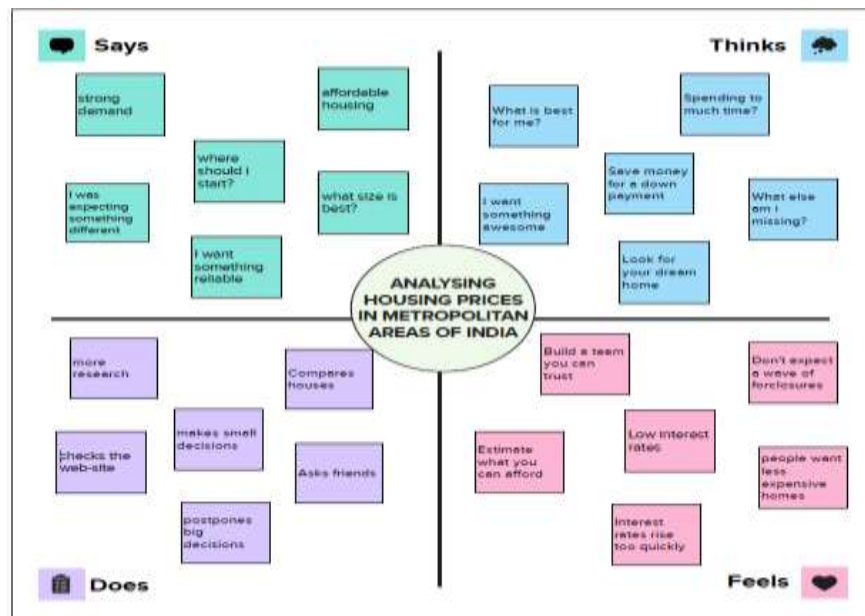
Analyzing housing prices in metropolitan areas of India is a complex and crucial task that provides valuable insights into the real estate market. This analysis aims to understand the various factors influencing property values, such as location, property type, economic conditions, and demand-supply dynamics. By examining historical data and current trends, we can gain a comprehensive understanding of the housing market, helping potential buyers, investors, and policymakers make informed decisions. In this study, we will explore data sources, methodologies, and key findings to shed light on the dynamic housing landscape in India's major cities.

1.2 PURPOSE

Investors can use this analysis to identify potentially profitable real estate opportunities and assess risks associated with different areas. Scholars may study housing markets to gain insights into urban economics, demographics, and real estate dynamics.

2. PROBLEM DEFINITION & DESIGN THINKING

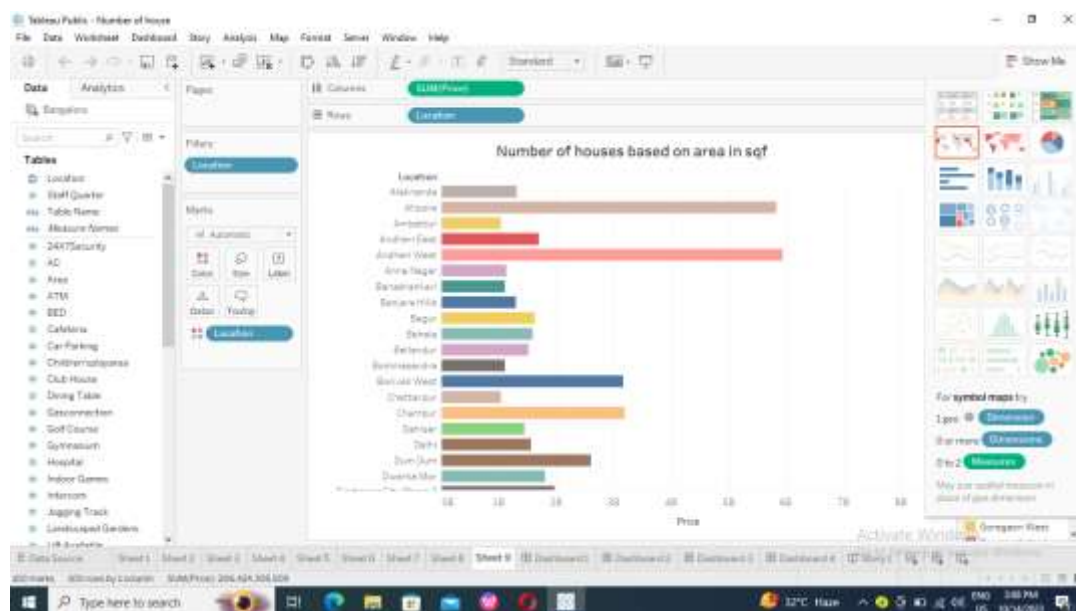
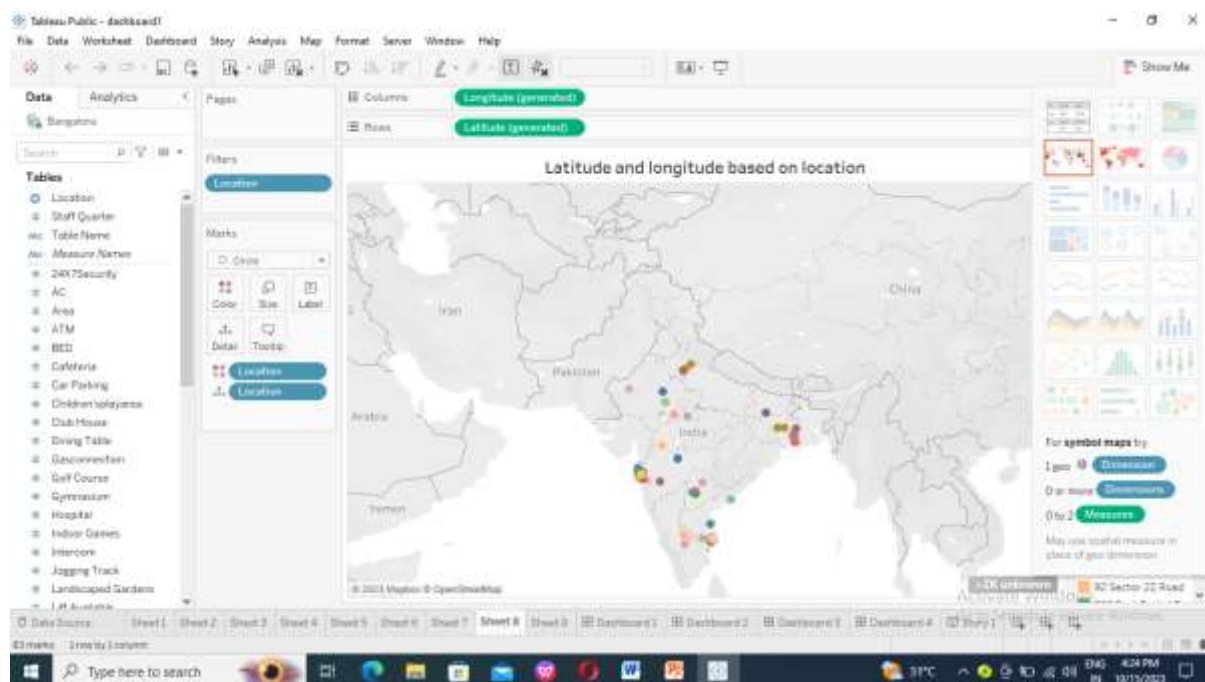
2.1 EMPATHY MAP

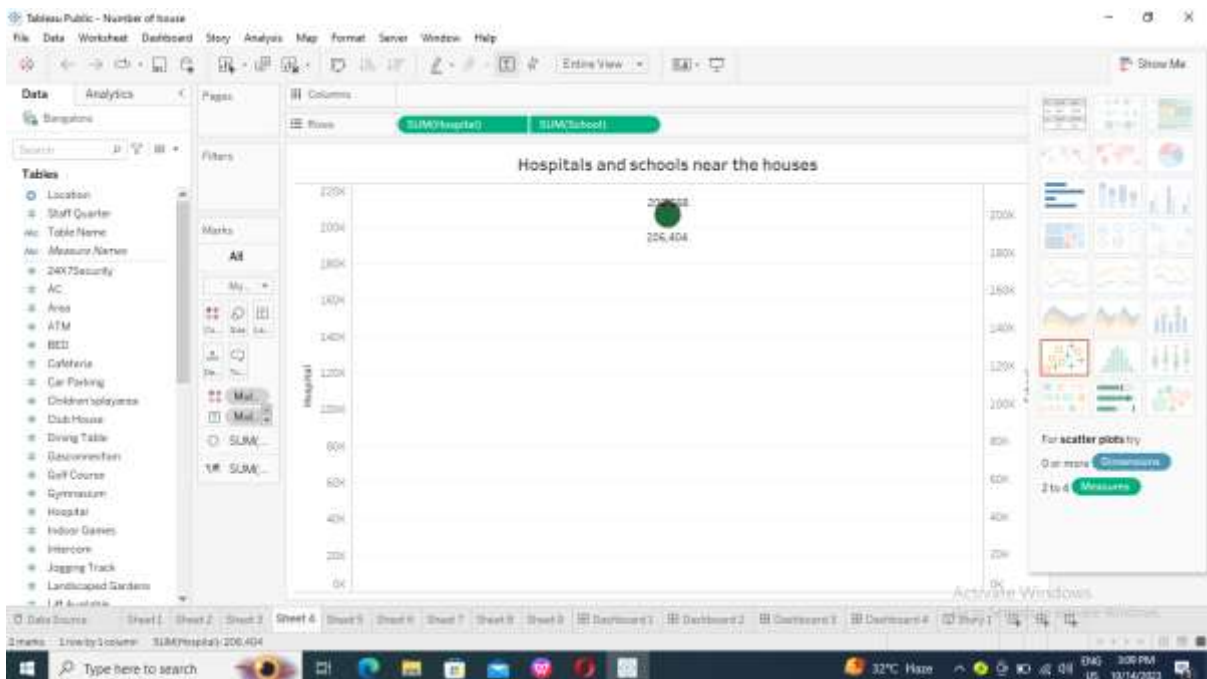
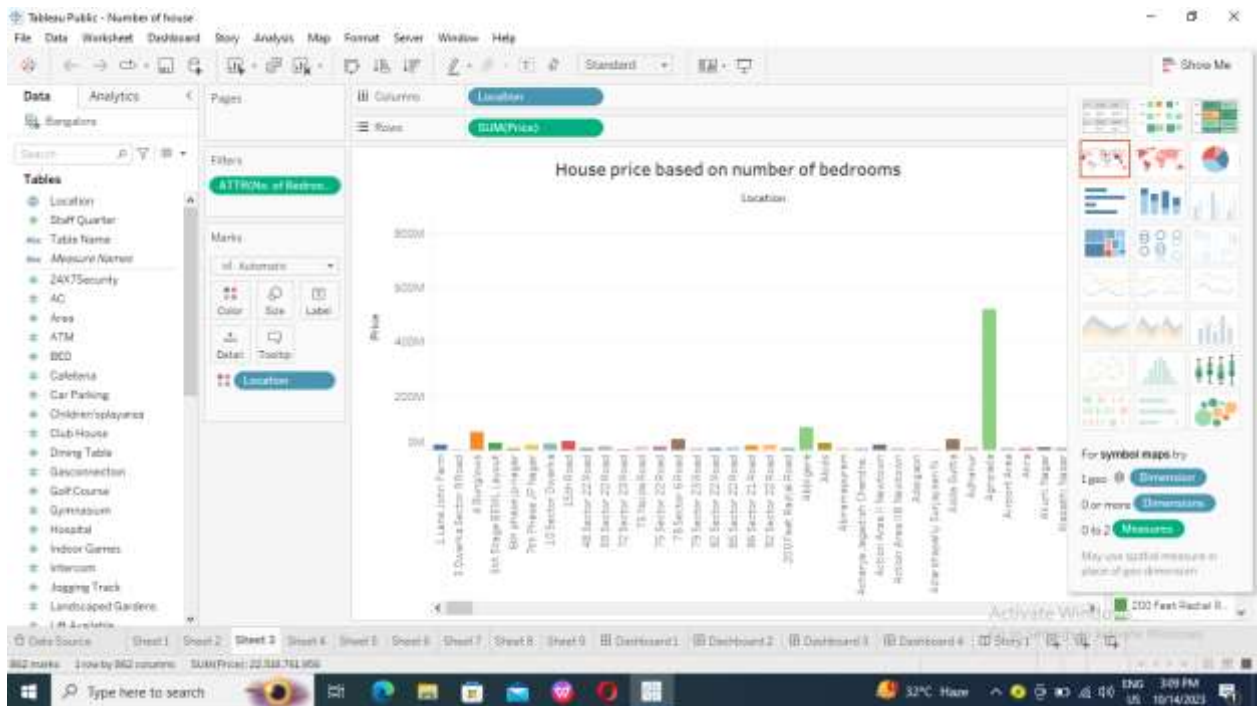


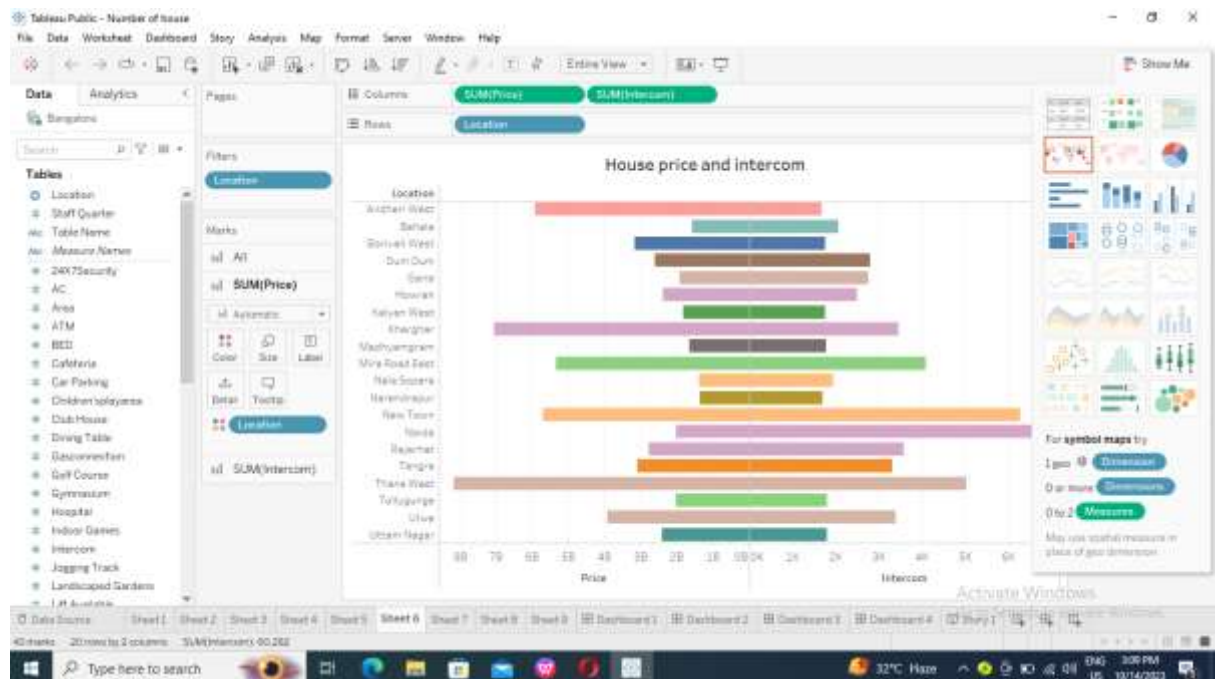
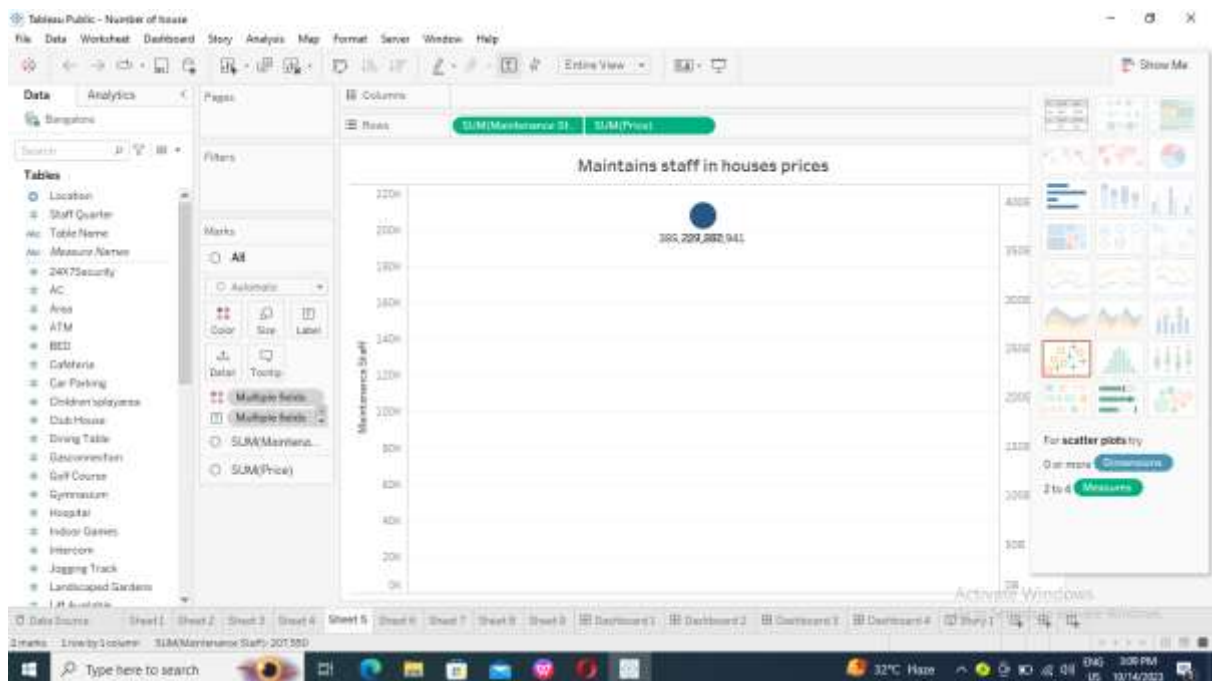
2.2 IDEATION & BRAINSTORMING MAP

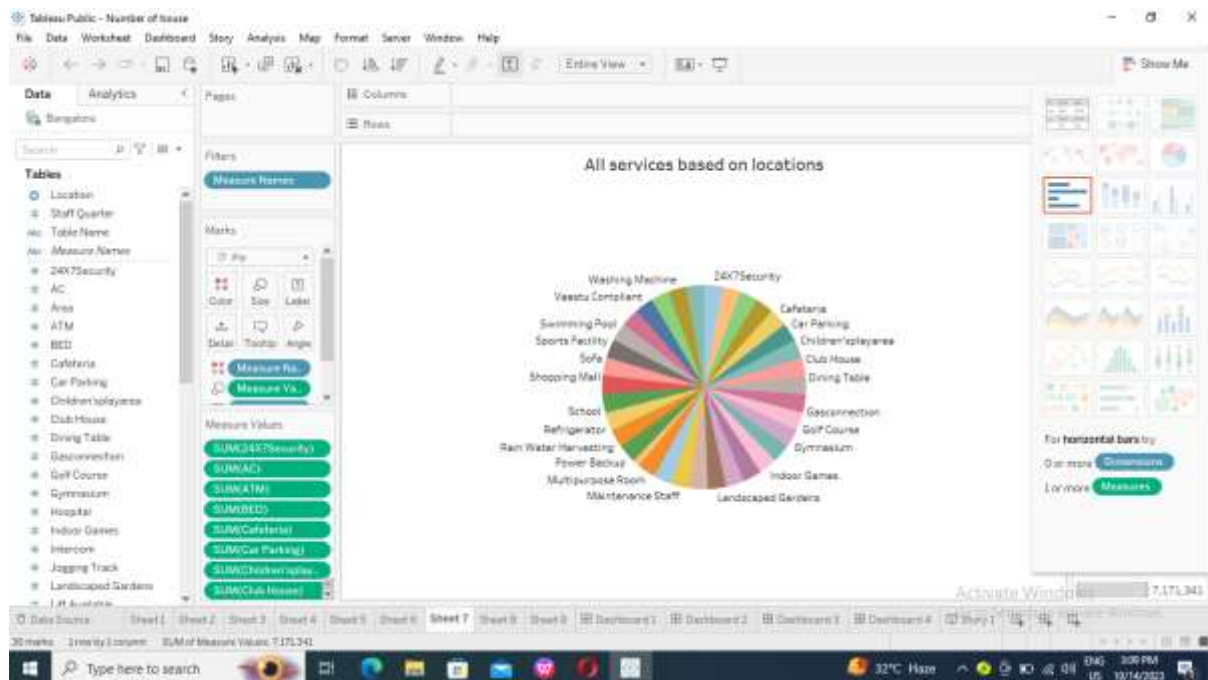


1. RESULT









4. ADVANTAGES & DISADVANTAGES

ADVANTAGES

1. Investment Potential

Real estate in metro areas often appreciates in value over time, making it a potentially lucrative long-term investment.

2. Access to Amenities

Metro areas offer better access to healthcare, education, entertainment, and job opportunities.

3. Infrastructure

Metropolitan areas typically have better infrastructure, including roads, public transportation, and utilities

DISADVANTAGES

1. Overcrowding

High prices often lead to overcrowding as people may need to share accommodations or live in cramped spaces due to limited affordable options.

2. Homelessness

High housing costs can contribute to homelessness, as some individuals and families are unable to secure stable housing.

3. Stress and Financial Strain

The burden of high housing costs can lead to financial stress and strain on household budgets.

4. APPLICATIONS

1. Real Estate Investment

Investors can use this data to identify promising areas for real estate investment, predicting potential future returns.

2. Societal Impact

Analyzing housing prices can shed light on societal disparities and inequalities related to housing.

3. Risk Assessment

Banks and financial institutions use housing price data for risk assessment when offering mortgages and loans.

5. CONCLUSION

Based on the criterion of price convergence, house prices in the 6 metropolitan cities do not converge to the law of one price. This implies that the housing markets in the different areas operate as segmented independent local markets. Therefore, house prices in 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 price of his home.

6. FUTURE SCOPE

Affordable Housing

Given the growing demand for affordable housing, there is potential to analyze and address the challenges in this sector. This can include identifying areas with the potential for affordable housing development.

Real Estate Investment

Real estate investment will continue to be a significant aspect of the economy. Analyzing housing prices can help investors identify lucrative opportunities and mitigate risks.