

■ Bangalore Housing Price Analysis Report

■ Project Overview

This project analyzes real estate prices in Bangalore using Python for data preprocessing and Power BI for dashboarding. The goal is to detect anomalies, understand market trends, and provide business recommendations for buyers, sellers, and investors.

■ Tools & Skills Used

- Python: Pandas, NumPy, Matplotlib, Seaborn
- Power BI: Interactive dashboards, anomaly detection
- Techniques: Outlier removal, price-per-sqft analysis, comparative BHK/location study

■ Dataset

- Records: 13,000+ properties
- Features: Location, BHK, Sqft, Price, Price/Sqft

■ Key Insights

- Average housing price ≈ ■3 Lakhs per BHK
- Most expensive location: Cunningham Road (~■18k/sqft)
- Most affordable location: Doddathoguru (~■3k-■4k/sqft)
- Pricing anomalies detected: In some areas, 2BHKs cost more per sqft than 3BHKs

■ Example Anomaly

Location	BHK	Price per sqft
1st Block Jayanagar	4BHK	■15,951
1st Block Jayanagar	6BHK	■10,416

■ Business Impact

- Buyers → Avoid overpriced smaller BHKs
- Sellers → Fix anomalies for competitive pricing
- Investors → Identify undervalued locations

■ Next Steps

- Automate anomaly detection pipeline
- Deploy dashboard to Power BI Service (cloud)
- Integrate with a real estate API for live insights

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