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| Analytics  Report |
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| April 15  TRUESTATE  Authored by: Swaraj Lenka |

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AI-generated content may be incorrect.

# Real Estate Analytics Report

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| KPI: Real Estate Market Investment |
| *“Don't wait to buy real estate. Buy real estate and wait”- Will Rogers* |
| Key Visuals and Their Insights1. Top 10 Expensive Locations **Why Used:** To highlight which areas demand the highest prices in the real estate market.  **Insight:** Harappanahalli and Kolar top the chart with prices nearing ₹175M and ₹135M respectively, making them prime locations. Other notable expensive areas include Kodagu, Marathahalli, and Vasanth Nagar. 2. Average Price per House Type   **Why Used:** To understand how property type impacts average pricing.  **Insight:** Villas are the most expensive on average (₹18M), followed by Independent Houses (₹15M) and Flats (~₹9M), indicating premium value for spacious and luxurious options. 3. Average Price per SQFT and Total Price   **Why Used:** To assess pricing efficiency and trends.  **Insight:** Average property price is ₹12.16M and price per SQFT is ₹11.39K, serving as benchmarks for evaluating future listings and comparisons. 4. Average Price of Each Room Type   **Why Used:** To analyze pricing trends based on the number of rooms.  **Insight:** 5 BHK properties show the highest average price (~₹45M), followed by 9 and 10 BHK. As the number of rooms increases, so does the average price, although with diminishing returns after 6 BHK. 5. Types of Rooms Distribution   **Why Used:** To visualize which room configurations are most common in the dataset.  **Insight:** 2 BHK (40.88%) and 3 BHK (25.97%) dominate the market, followed by 4 BHK and 1 BHK, showing that mid-sized properties are the most in-demand. 6. Types of Houses Distribution   **Why Used:** To identify the share of different house types in the listings.  **Insight:** Flats make up the majority at 53.2%, followed by Independent Houses (38.98%) and Villas (7.82%). This suggests a preference for compact, affordable housing units in urban areas.   Key Visuals and Their Insights1. Top 10 Cheapest & Most Expensive Locations   Why Used: To identify the most affordable and premium rea estate zones.  Insight:   * Shettigere (₹4 Lakhs) and Chikkajala (₹6 Lakhs) offer the most affordable options. * Central Telecom Society tops the expensive list at ₹180M, followed by Harappanahalli and Kolar, consistent with the previous dashboard.  2. Affordability Score by Room Type   Why Used: To assess how financially accessible different room types are for buyers.  Insight:   * 2 BHK (score: 1.05) and 1 RK (1.01) are the most affordable options. * Larger units like 7 BHK (1.16) and 10 BHK (0.94) show low affordability due to their high price and low availability. * Average affordability score across all room types is 1.37, showing moderate accessibility.   Formula: Affordability Score = Mean Price / Median Price  Why it's useful:   * If Score > 1.1: Mean is higher than median → Expensive listings are pulling up the average * If Score ≈ 1.1: Prices are well-balanced * If Score < 1.1: Cheaper listings bring down the average  3. Average Affordability Score   Why Used: To benchmark overall affordability across the dataset.  Insight: An overall score of 1.37 suggests that while some properties are accessible, there is room for improving affordability in the mid to high-end segments. 4. Balcony Availability   Why Used: To examine the influence of balconies on property desirability.  Insight: 65.26% of properties have balconies, indicating that it’s a highly preferred feature and may be influencing buyer decisions. 5. Price Distribution by Property Type   Why Used: To visualize the spread of prices across room configurations.  Insight:   * 2 BHK and 3 BHK properties have balanced price distributions, suitable for mid-income buyers. * Larger homes like 5 RK, 5 BHK, and 10 BHK show wider price spreads, indicating variability in market demand and property features. * 1 RK and 1 BHK are tightly clustered at the lower end, making them predictable in pricing and more accessible. * Understanding: * 25% (Q1) → 25% of properties are cheaper than this value * 50% (Q2 or Median) → 50% of properties are cheaper than this value * 75% (Q3) → 75% of properties are cheaper than this, or only 25% are more expensive |
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