



Says

What have we heard them say?
What can we imagine them saying?



Thinks

What are their wants, needs, hopes, and dreams?
What other thoughts might influence their behavior?



Does

What behavior have we observed?
What can we imagine them doing?



Feels

What are their fears, frustrations, and anxieties?
What other feelings might influence their behavior?



*Average house prices in the top seven cities – National Capital Region, Kolkata, Mumbai Metropolitan Region, Pune, Hyderabad, Chennai and Bengaluru - increased 4%-7% between October and December, according to Anarock.

*Property prices in India are expected to increase 7.5% on a pan-India basis this year, the fastest growth in five years, according to a Reuters poll of property analysts. Average house prices were forecast to rise 6% next year and in 2024

*That was mainly due to a rise in both input costs and post-COVID demand

*There are four key factors that impact real estate prices, availability, and investment potential

*Changing demographics can impact home prices due to the age, income, and regional preferences of buyers.

*More and more people in India are looking to buy residential properties priced between Rs 1-2 crore, according to the latest report by Housing.com. According to the report, the search for residential properties priced between Rs 1-2 crores grew 24 percent annually in 2022

*The paper examines the long-run behavior of house prices by addressing the issue of price convergence or divergence across fifteen metropolitan cities in India.

*Using available city-level quarterly data covering the period 2007-2011 and applying the Im, Pesaran and Shin (2003) panel unit root test, it is found that relative price levels among various metropolitan cities in India do not converge

*This implies that the Law of One Price does not hold in the Indian housing market, hence the different metropolitan house markets operate independent to one another.

*As stock performance increases, real estate prices also increase due to a rise in demand. The increased value of stock assets allows for the purchase of other assets such as real estate. The second strong positive correlation was with the consumer price index.

*These are the two factors that drive the price of a particular stock. When the demand for a particular stock exceeds its supply, it effectively means that the number of buyers for the stock are more than the number of sellers.

*Time horizon and liquidity of investments is often a key factor influencing risk assessment and risk management.