

A Data analysis of Buying versus Renting of Property

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Abstract : Colleges are a huge attraction to students, families from far off places and this attraction rises the demand for residential support or management services which can be satisfied with increase in rental house management systems. This paper is written keeping in mind the demand for residential housing services in overpopulated areas where getting a flat is equally as hard as maintaining it. This paper is written with the help of a data-set taken by a survey which has been conducted in all sorts of crowds (ranging from age groups of 18-25 till 45 and above) for a mixed set of opinions, but as we have considered the case of colleges for purpose of research the data-set is cleaned to meet the need.

IndexTerms - Residential support or management services,Overpopulated areas

I. INTRODUCTION

Universities, Job opportunities, better lively-hood/lifestyle are major attractions for families, individuals to move to far-off places and this attraction rises the demand for residential support or management services. But there are many problems that are faced by bachelors while finding a perfect rental house for themselves as there are societies which do not allow bachelors, brokers charge a lot, deposits are supposed to be given etc.

Not only students, many people who are below 30 and unmarried go to different cities away from their home in the search of job. They face problems in renting a property too. These problems can be satisfied with increase in rental house management systems.

Using the data collected analysis could be made on what problems are faced The word “bachelor” evokes a range of emotions and prejudices in landlords. That bachelors are loud, messy and cause nuisance, is a common perception. While moving to a new city itself is a daunting task, these prejudices have made it difficult for single men and women to rent houses in a new place. Houses for rent come as furnished, semi-furnished and non-furnished.

There are also many online sites that can help you find the perfect house for rent. All said and done, there are a few problems that tenants face and it is well worth being aware of these issues.

II. LITERATURE REVIEW

1) An NVP analysis of buying and renting for prospective Australian home buyers by Dominic Crowley and Shuyun May li, this was my first paper read on the topic of renting versus buying property but this paper was written keeping in mind prospective Australian buyers, Median home prices, benefits of buying, cost of buying a property and maintaining it in Australia, Benefits of renting, Cost of renting a property etc.

And they have concluded that after analysis of their data-set of opinions from prospective buyers who preferred buying over renting they have concluded this way, renting and buying was equally financially optimal depending on how often people moved and their risk preference.

2) Rental housing management system by Junaid Ahmed Kirmani, Aasif Yousuf, Shahid Mohiudin Bhat , This paper is written with the objective of making an application as a solution for various problems faced in the process of renting a flat or property.

The writers of this paper have developed a rental housing web application using Microsoft ASP.NET and SQL 2008 which has functionality for buyers, allowing them in searching for house by features or address with provided login features for both sellers and buyers separately as it makes things easier and more efficient.

3) STATISTICAL ANALYSIS OF THE RELATIONSHIP BETWEEN PUBLIC TRANSPORT ACCESSIBILITY AND PROPERTY PRICES IN RIGA by Dmitry Pavlyuk , In this paper the relation between public transport accessibility and residential property value is the point of research or interest which is actually a key factor.

In this paper the writers have used modifications of regression models such as geographically weighted regression to examine the relationship between availability of public transport and property values in the united states. They have concluded the paper with the construction of an indicator of public transport accessibility and estimated its relationship with residential land value.

III. DATA COLLECTION

Data collection for this project was done by making a survey form on the same topic and shared in all sorts of crowds for a mixed data-set which is later cleaned for the purpose of this research as the point of interest is at college students.

The data is kept numeric for better plots. Most bachelors face problems due to the judgemental dis-believe most landlords have on unmarried tenants and students. The demand for a residential housing is a need and not an extravaganza for many in India and in over-populated places this need is not met in the way it should be, tenants are expected to follow demands and are treated badly in many cases.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	Age	b	c	d	e	f	g	h													
2	18-25	Yes		1	Yes		4	0-1 week	8000-10000												
3	18-25	No		3	No		1	0-1 week	8000-10000												
4	18-25	Yes		1	Yes		3	0-1 week	8000-10000												
5	18-25	Yes		1	Yes		3	0-1 week	8000-10000												
6	18-25	Yes		1	Yes		3	0-1 week	8000-10000												
7	18-25	Yes		2	Yes		3	0-1 week	10000-1200												
8	18-25	Yes		1	Yes		3	0-1 week	8000-10000												
9	18-25	Yes		1	Yes		3	0-1 week	10000-1200												
10	18-25	Yes		2	Yes		4	0-1 week	8000-10000												
11	18-25	Yes		1	Yes		4	0-1 week	8000-10000												
12	18-25	Yes		2	Yes		4	0-1 week	10000-1200												
13	26-35	Yes		2	Yes		4	0-1 week	10000-1200												
14	18-25	Yes		1	Yes		4	0-1 week	10000-1200												
15	18-25	No		3	Yes		4	0-1 week	8000-10000												
16	18-25	Yes		1	Maybe		4	1-2 weeks	8000-10000												
17	18-25	No		1	Yes		3	0-1 week	10000-1200												
18	18-25	Yes		1	Yes		3	0-1 week	8000-10000												
19	26-35	Maybe		2	Maybe		5	1-2 weeks	10000-1200												
20	26-35	Yes		1	Yes		5	0-1 week	10000-1200												
21	26-35	No		1	No		4	1-2 weeks	10000-1200												
22	26-35	Yes		2	No		4	0-1 week	8000-10000												
23	26-35	No		1	No		4	0-1 week	10000-1200												
24	26-35	Yes		1	Yes		3	0-1 week	10000-1200												
25	26-35	No		2	No		4	0-1 week	10000-1200												
26	26-35	Yes		2	Yes		3	0-1 week	10000-1200												
27	26-35	No		1	Yes		4	0-1 week	8000-10000												
28	26-35	Yes		1	Yes		4	0-1 week	8000-10000												
29	26-35	Yes		2	No		4	0-1 week	10000-1200												
30	26-35	No		2	Yes		3	0-1 week	10000-1200												
31	26-35	No		2	Yes		4	0-1 week	10000-1200												
32	26-35	No		1	Yes		4	1-2 weeks	10000-1200												
33	26-35	Yes		2	Yes		4	0-1 week	10000-1200												
34	26-35	No		1	Yes		2	0-1 week	8000-10000												
35	26-35	No		1	Yes		3	0-1 week	10000-1200												
36	26-35	Yes		1	Yes		4	0-1 week	10000-1200												

IV. DATA VISUALISATION.

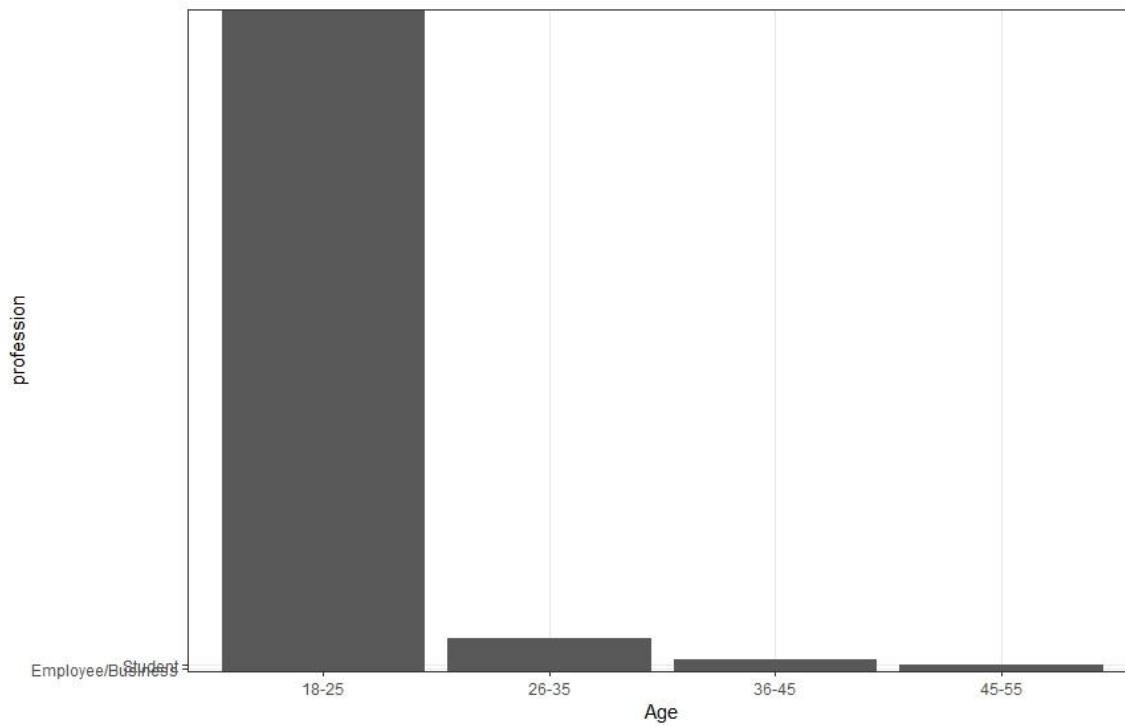


Fig 1:- Bar graph of attributes Age and Profession

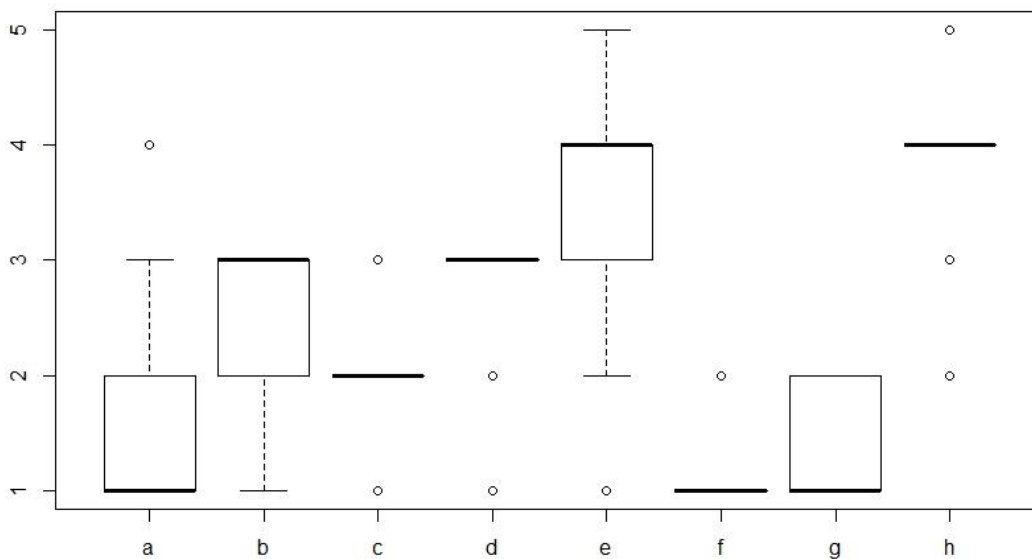


Fig 2:- Box Plot

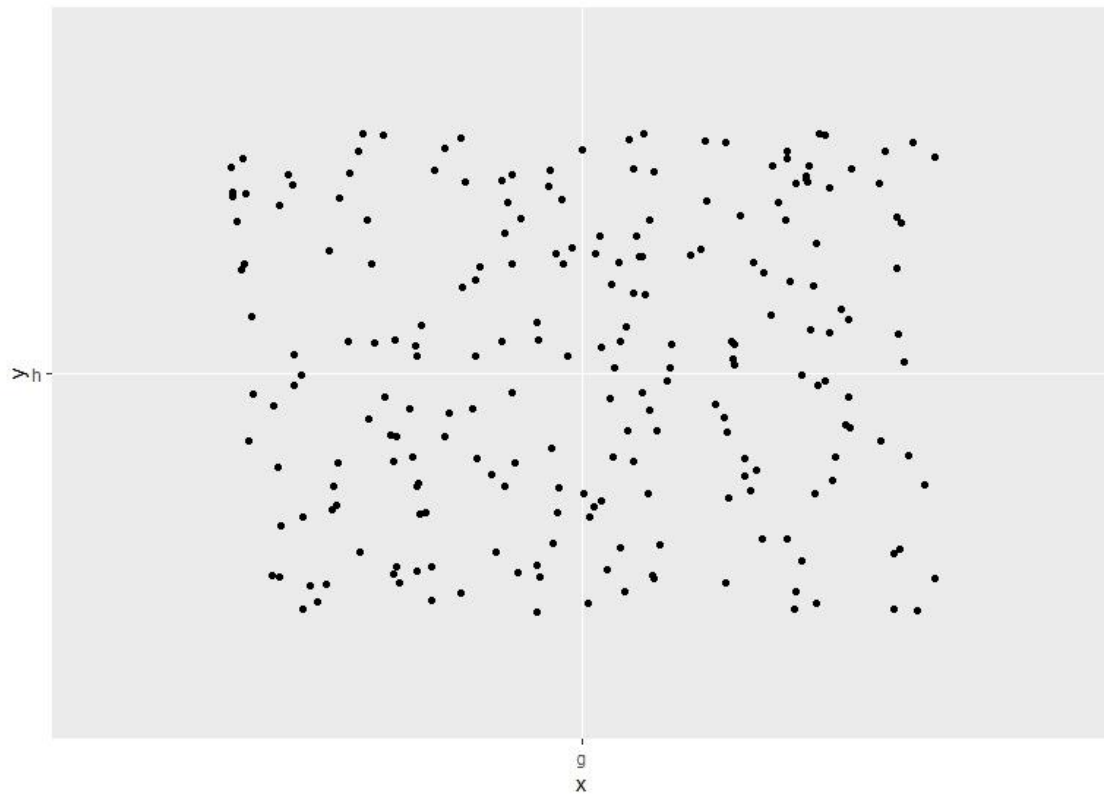


Fig 3:- Jitter plot

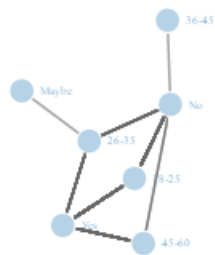


Fig 4:- Network Graph

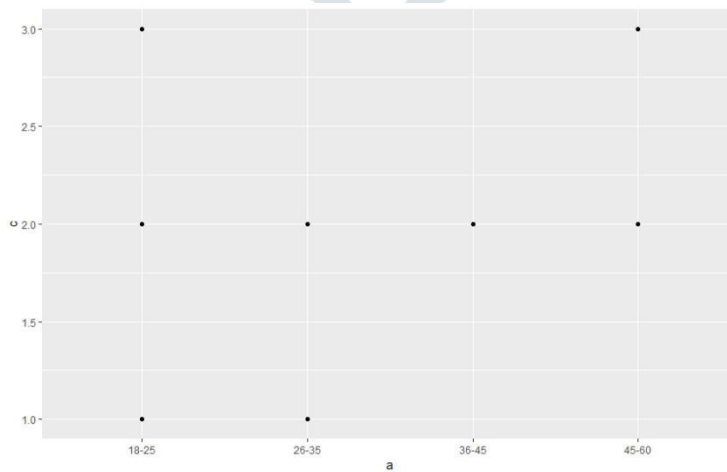


Fig 5:- Scatter Plot

V. Observations.

The data collected shows that the problems faced by most students, free lancers, young adults staying far from home face various difficulties in acquiring a place to stay for them selves. It is a major problem that can be satisfied with the help of web applications which make it easier for people to sell, buy or rent property.

Most bachelors face problems due to the judgemental dis-believe most land-lords have on unmarried tenants and students. The demand for a residential housing is a need and not an extravaganza for many in India and in over-populated places this need is not met in the way it should be, tenants are expected to follow demands and are treated badly in many cases.

VI. Reference

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