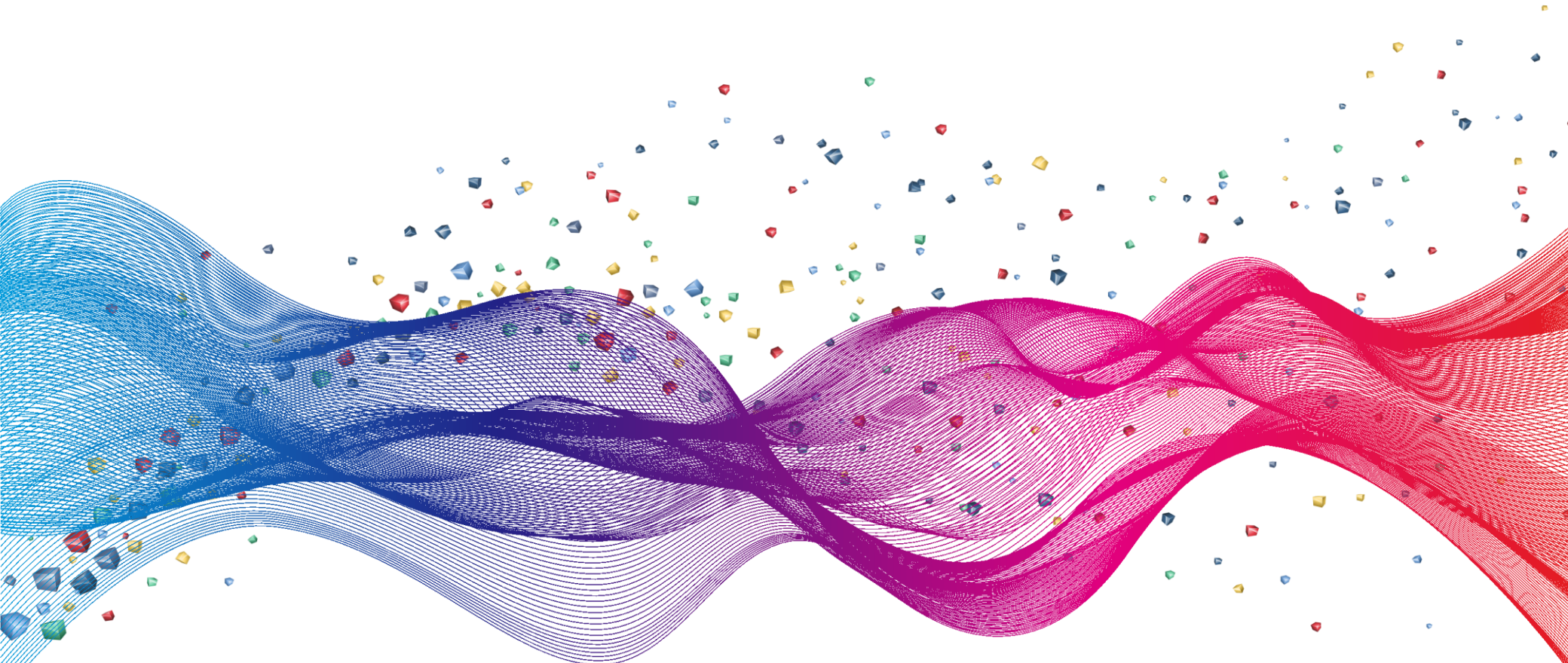




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information

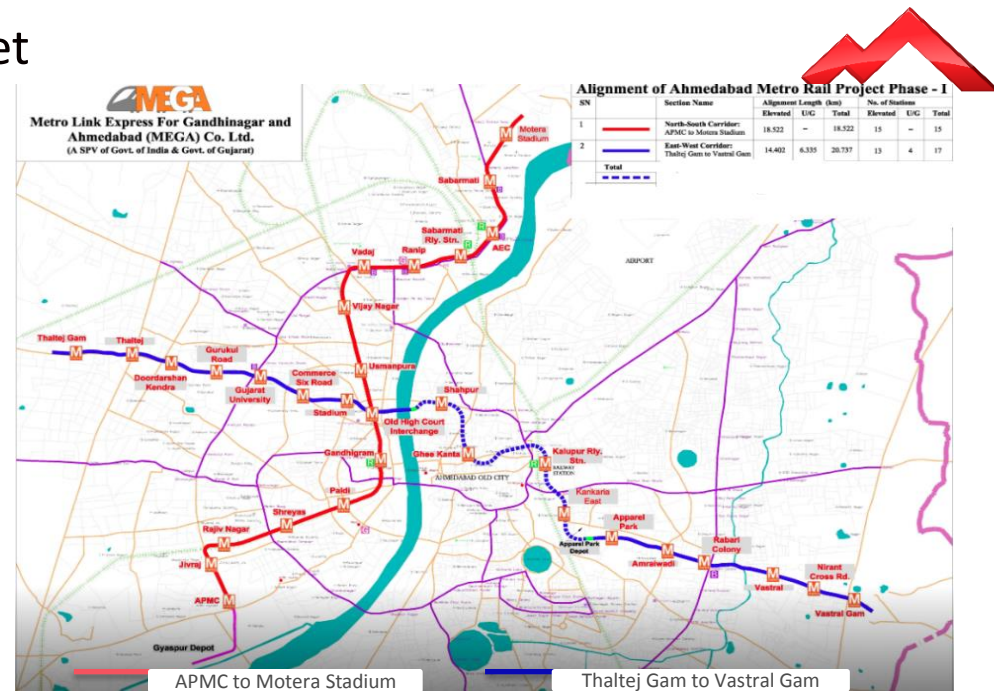


AHMEDABAD

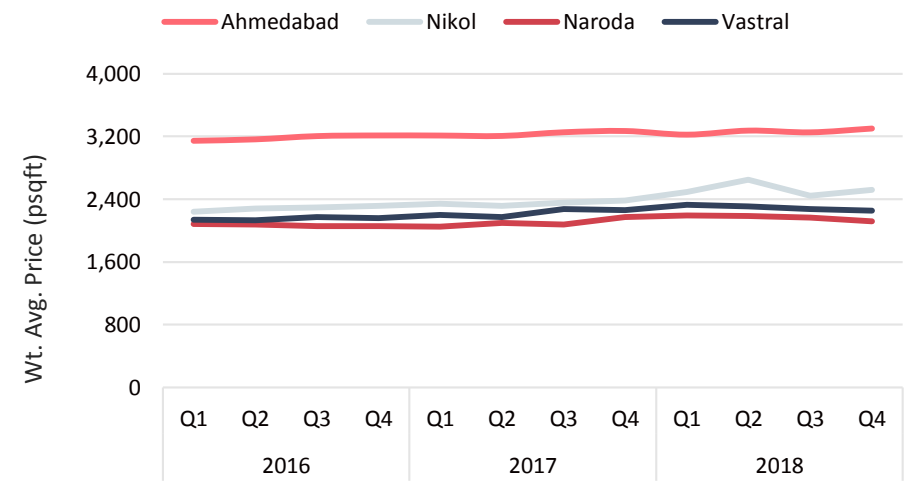
RESIDENTIAL REAL ESTATE MARKET

Ahmedabad –Residential Real Estate Market

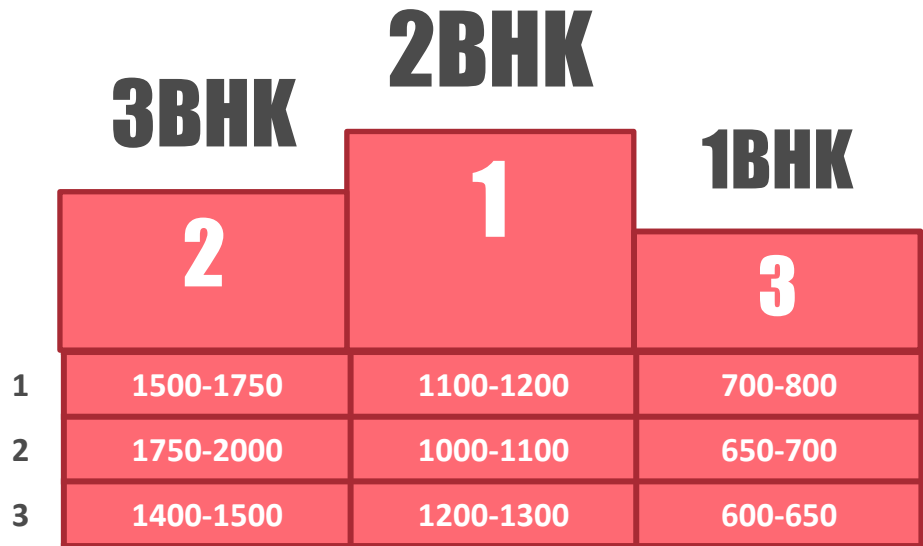
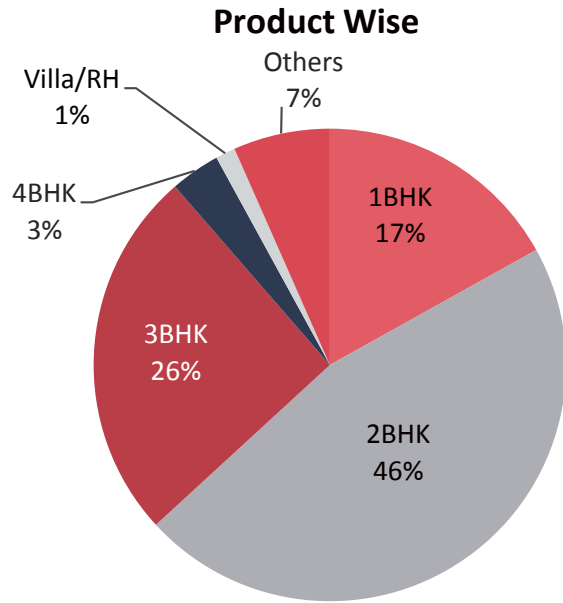
- ✓ Demand in Ahmedabad has seen an upward swing with 9.7% CAGR in last two years while the unsold inventory has witnessed a decline of 4.9% annually.
- ✓ The market is receptive to the increasing demand and hence the prices showed an increasing trend. However, due to new launches in lower price points the increase in average city level price has been minimal in the last two years and it remained in the range of Rs.3200-3300.
- ✓ The proposed Dholera International Airport near Navgam and Dholera Special Investment Regions (SIR) is expected to further boost real estate in the city. The progress in the development of GIFT City is also another major factor contributing to city's growth.
- ✓ The 6.5-km stretch (Vastral-Apparel Park) of Phase-I of the Ahmedabad Metro Rail was opened for public in Mar-2019. Phase- II of the project connecting Ahmedabad to Gandhinagar has also been approved.
- ✓ Nikol, Naroda and Vastral have been the most preferred locations among buyers in last 12 months.



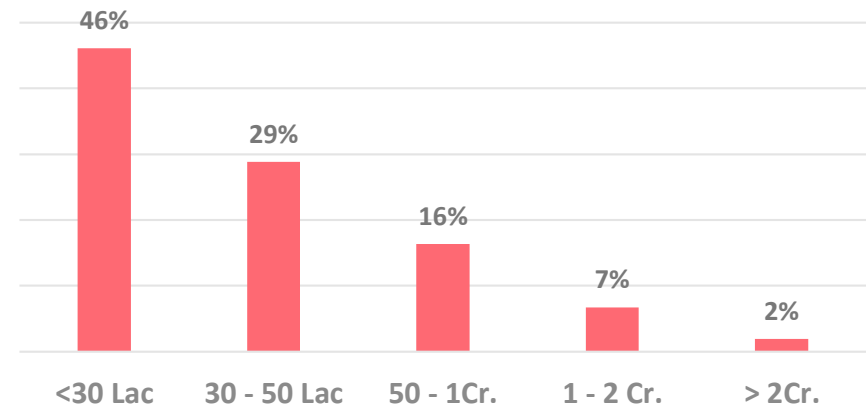
Ahmedabad Metro Map



Product Typology

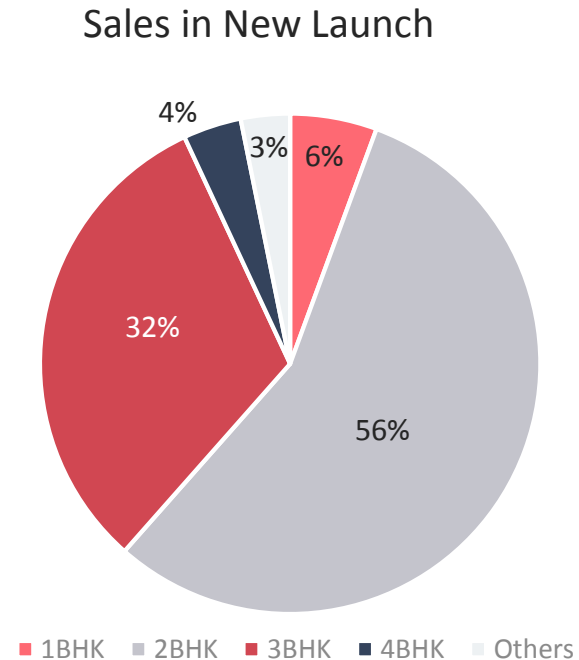
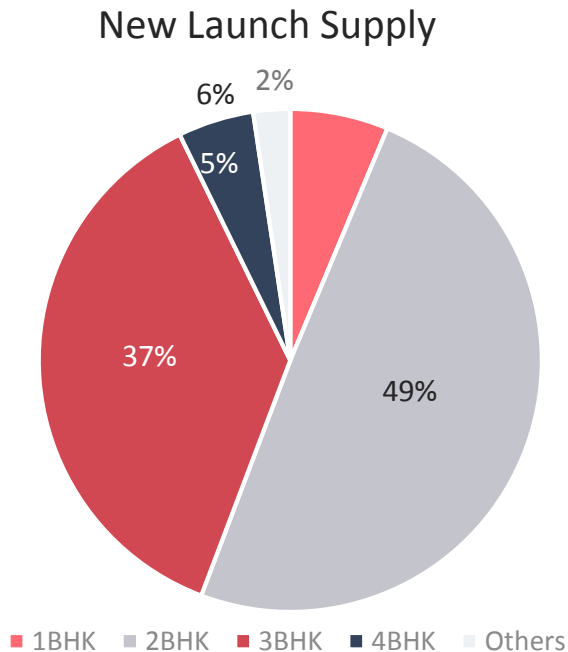


- ✓ Based on the last 12 months' sales, 2BHK flats are the most preferred product among buyers, followed by 3BHK and 1BHKs.
- ✓ Buyers mostly picked up units between 1100-1200 sq.ft. (2BHK), 1500- 1750 sq. ft.(3 BHK) and 700-800 sq.ft. (1 BHK).
- ✓ Cost range of Less than 30 Lacs has the maximum sales (46% of total sales) compared to all other segments.



Cost range wise percentage share of Sales

Trend in New Launches



- ✓ Gandhi Nagar is the top gainer in terms of maximum new launches in the last 12 months followed by Nikol and Naroda.
- ✓ Maximum new launches are in the cost range Less than Rs. 50 lacs.
- ✓ Amongst the new launches, 2 BHK is the most preferred product for both buyers as well as builders as can be seen by sales and supply distribution.

About Us

Liases Foras:
The pioneer in scientific
research in real estate

Founded in 1998, Liases Foras is a non-brokerage research centric firm that offers data and advisory services. Our works on industry and scientific prognosis of the local market is highly regarded. We have an organized and structured data source on real estate and property trends in India, which is updated on quarterly basis by primary market survey.

With a team of MBAs, urban planners, architects, chartered accountants and statisticians, Liases Foras' forte lies in the field of valuation, risk assessment, future forecasting & price behaviour and best use studies. Our clientele includes leading mortgage companies such as HDFC Ltd, Axis Bank, among others, real estate funds, developers, government bodies and leading international research organisations. We are also research partner for CNBC Awaaz real estate awards from 2012 onwards.

Segments, Services and Key Clients

