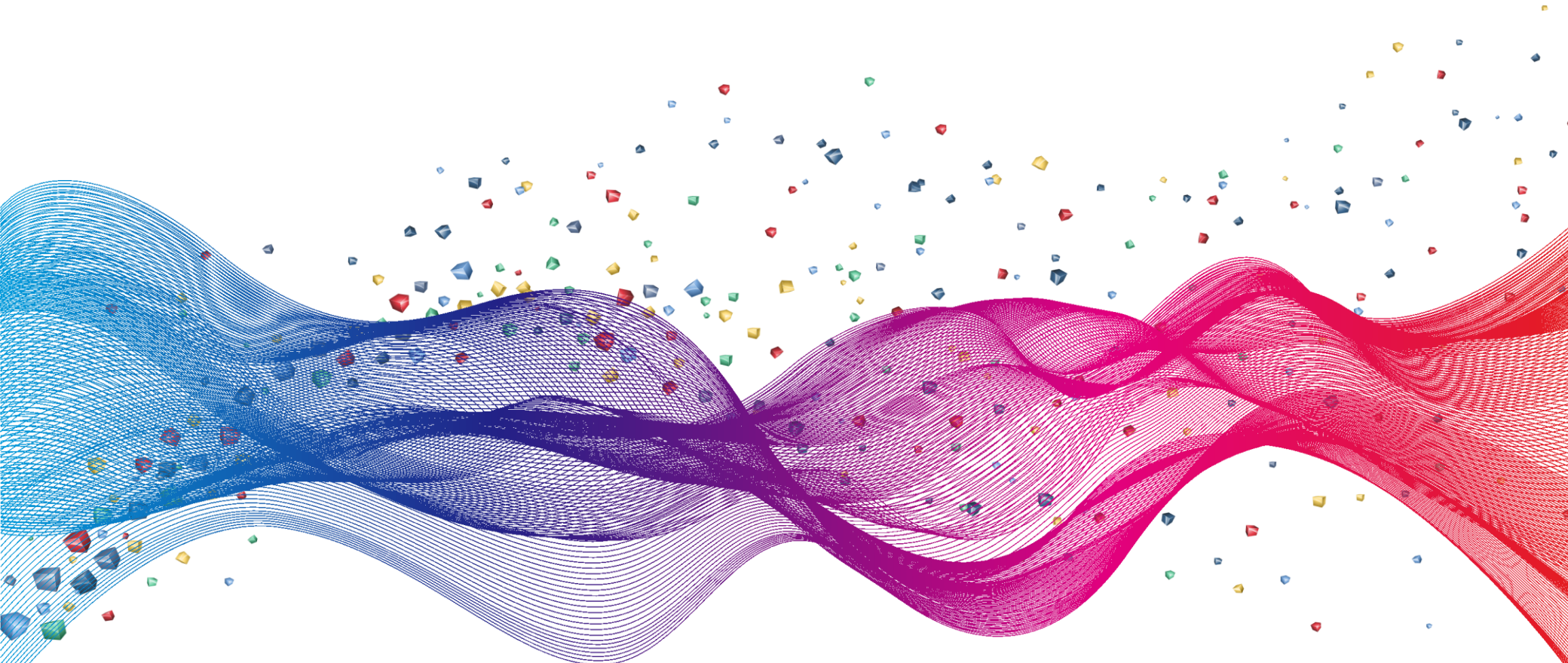




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information

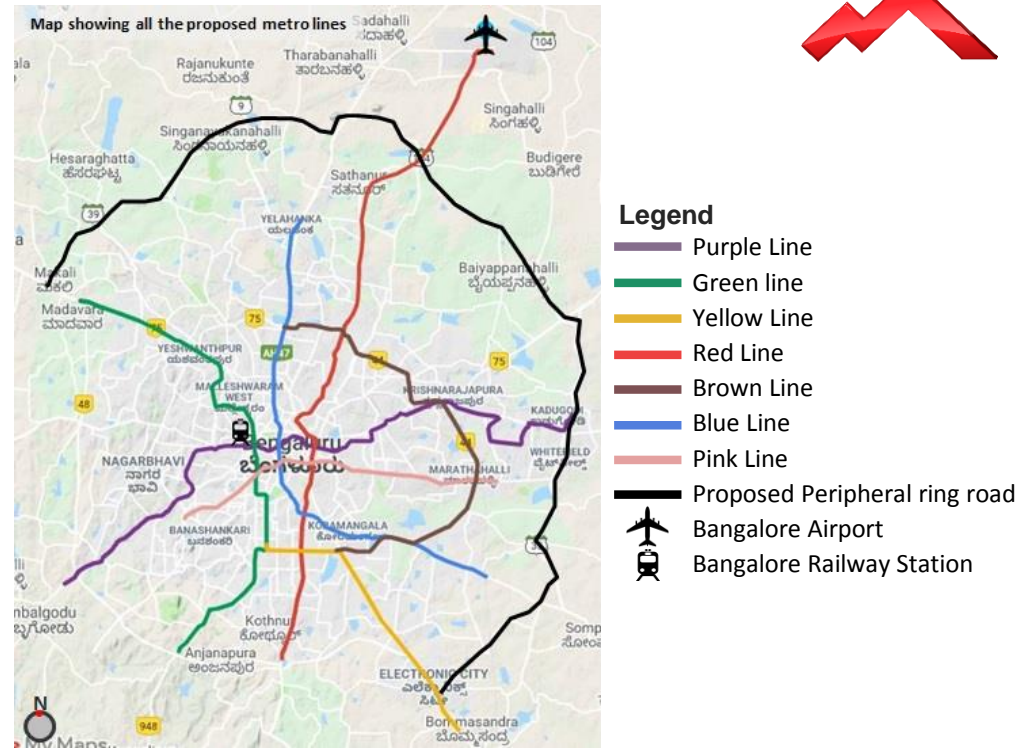


BANGALORE

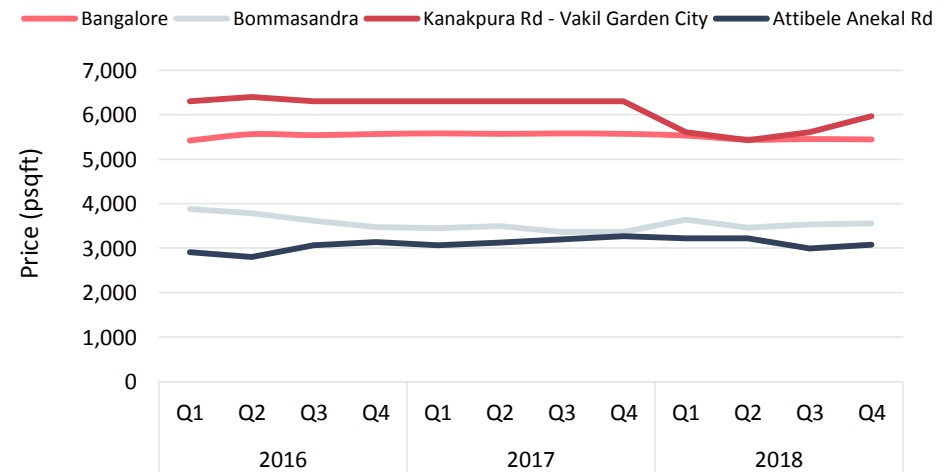
RESIDENTIAL REAL ESTATE MARKET

Bangalore – Residential Real Estate Market

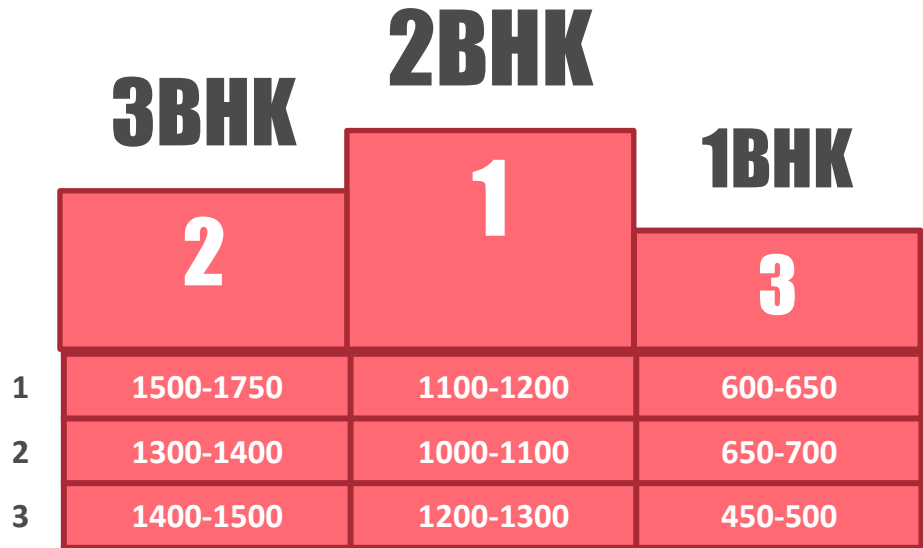
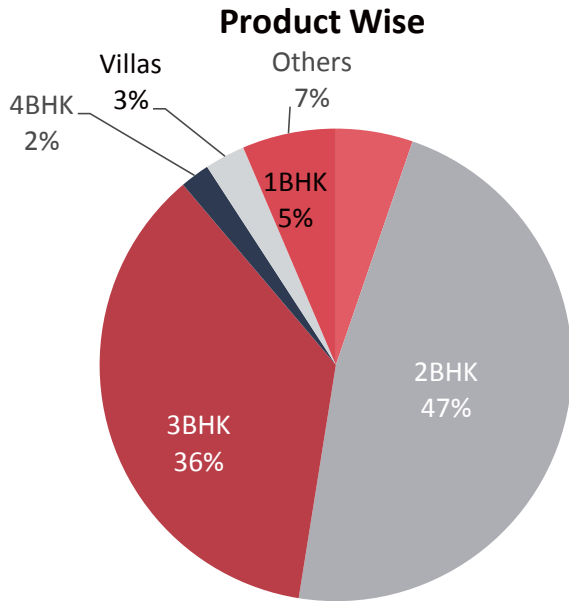
- ✓ Bangalore has almost recovered from the slowdown realty sector was facing last year. Although demand in the city has seen no major change from the year before, the unsold inventory has witnessed a drop of 4% annually. The year 2018 witnessed high new launches to compensate the lull period of 2016-17.
- ✓ Prices have remained almost stagnant in last three years around Rs. 5400-5500 per sqft of saleable area.
- ✓ The city is infamous for its high traffic volumes although the proposed metro lines and peripheral ring road (PRR) are expected to improve the condition and reduce congestion pressure from the existing road network.
- ✓ The proposed metro line have already started impacting the prices in surrounding areas. All the infrastructure take an advanced appreciation in the city and not much gain is witnessed when the actual operation starts.
- ✓ Bommasandra, Attibele-Anekal Road and Kanakpura Road - Vakil Garden City have been the most preferred locations among the buyers in last 12 months.



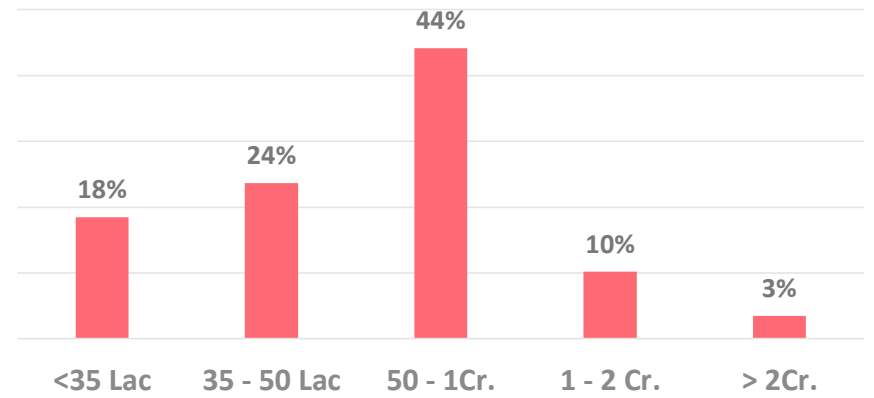
Bangalore Metro Map - Source: Liases Foras



Product Typology

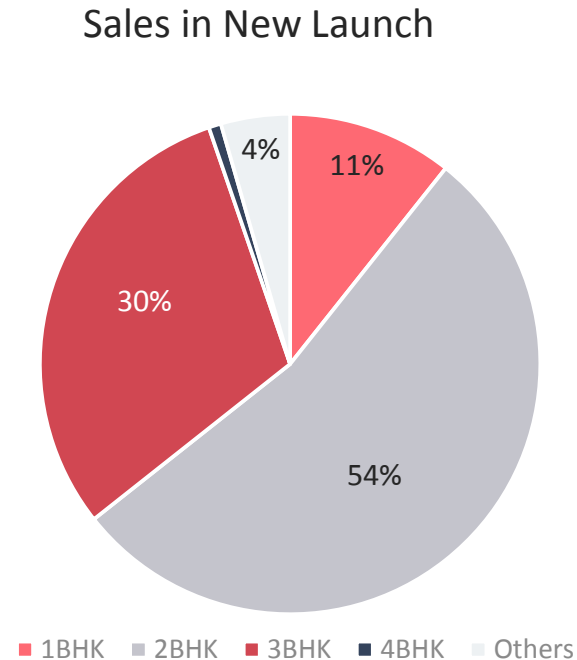
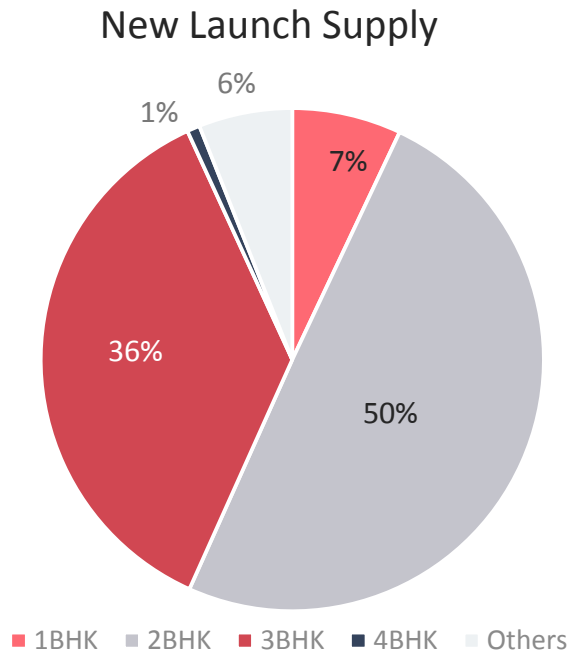


- ✓ Based on the last 12 months' sales, 2BHK flats are the most preferred product among buyers, followed by 3BHK and 1BHKs.
- ✓ Buyers mostly picked up units between 1100-1200 sq.ft. (2BHK), 1500-1750 sq. ft.(3 BHK) and 600-650 sq.ft. (1 BHK).
- ✓ Cost range of 50 Lacs- 1 Cr has the maximum sales compared to all other segments.



Cost range wise percentage share of Sales

Trend in New Launches



- ✓ Electronic City Phase 1 is the top gainer in terms of maximum new launches in the last 12 months followed by Tumkur RD-BIEC and Bommasandra.
- ✓ Maximum new launches are in the cost range of 50 Lacs- 1Cr.
- ✓ Amongst the new launches, 2 BHK is the most preferred product as can be seen by sales and supply distribution.