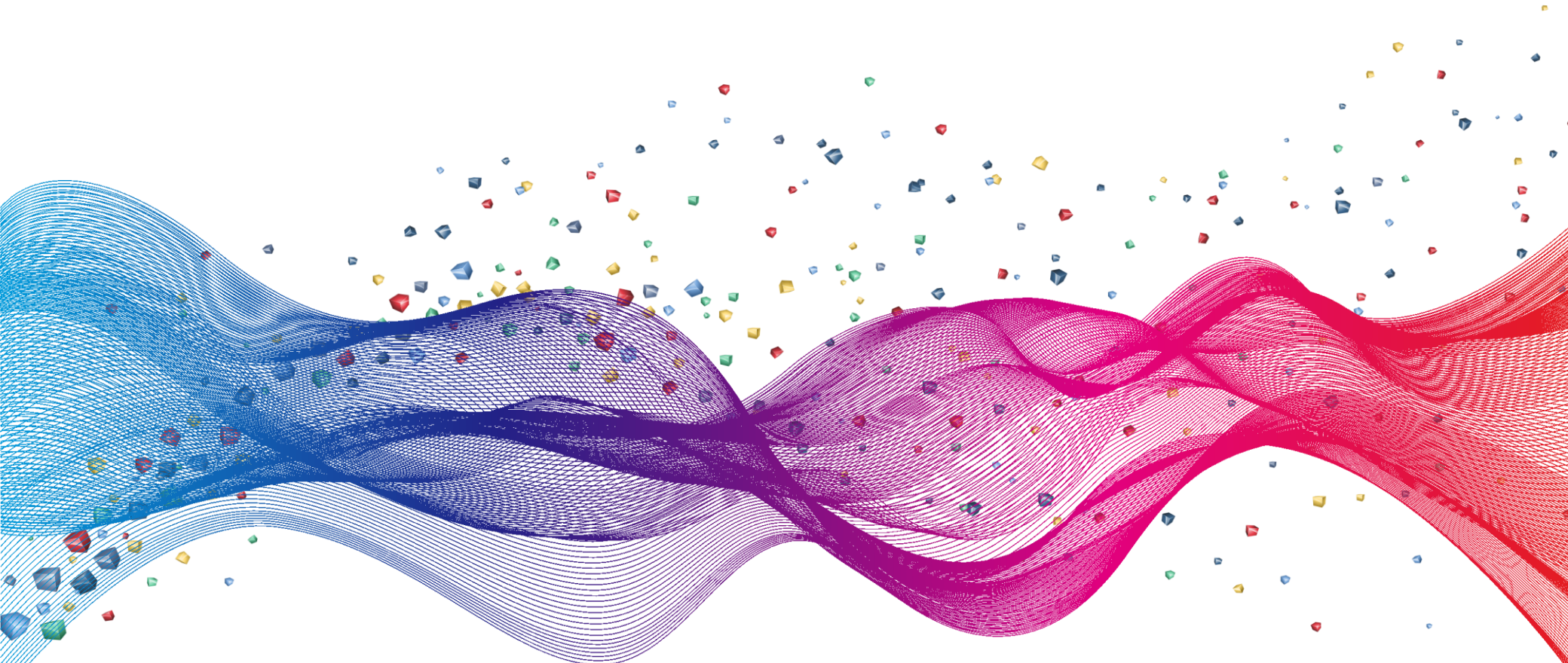




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information



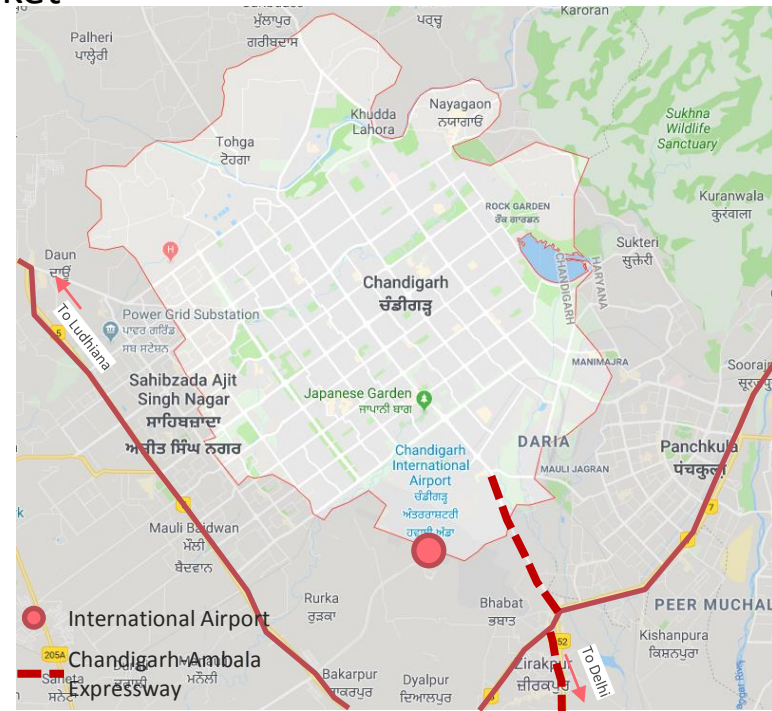
CHANDIGARH (TRI-CITY)

RESIDENTIAL REAL ESTATE MARKET

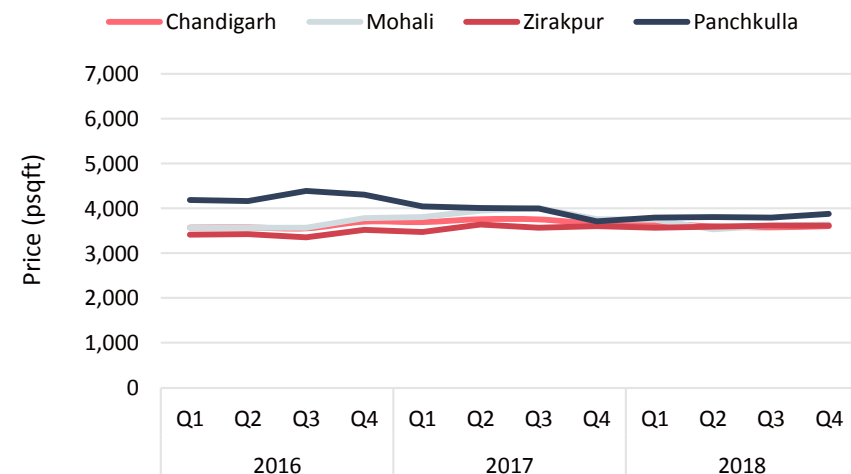
Chandigarh Tri-City– Residential Real Estate Market



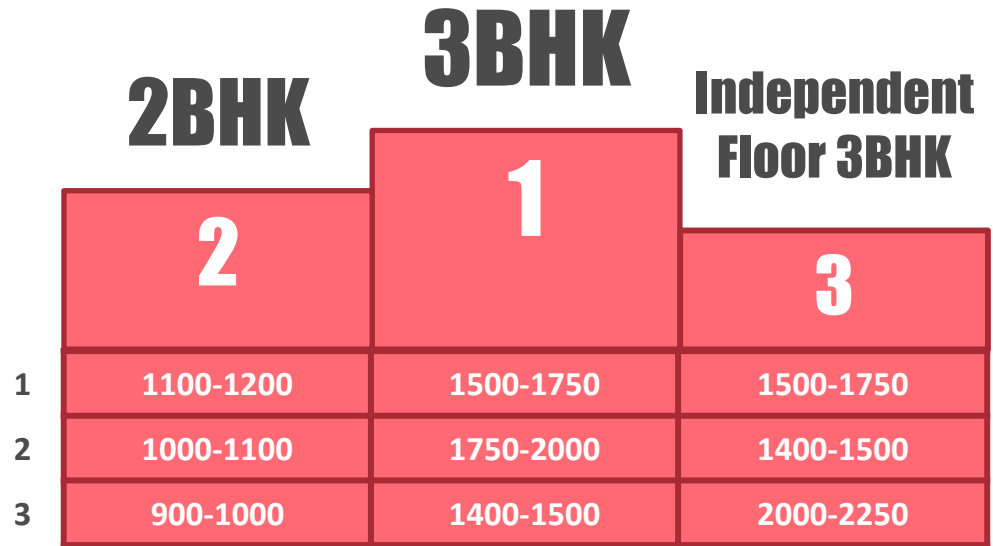
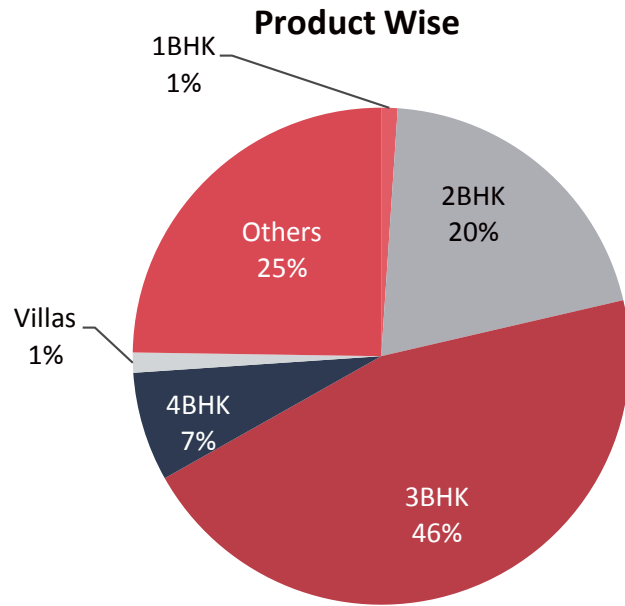
- ✓ Demand in Chandigarh witnessed a drop with 7.8% CAGR in the last two years. Furthermore, during the same time period unsold inventory dipped by 2.3%.
- ✓ Prices witnessed some initial spurt in early FY17-18, but have remained stagnant in the range of Rs. 3500-3600 for the last five quarters.
- ✓ Chandigarh is slated to undergo an ambitious mass transit project connecting Chandigarh to its satellite cities, however the administration is shuttling between the viability of a Metro rail project vs a Monorail project.
- ✓ The development authority has planned an airport link road that will shorten the distance from the old terminal in Chandigarh by at least three kilometres.
- ✓ Mohali, Zirakpur and Panchkulla have been the most preferred locations among the buyers in last 12 months.



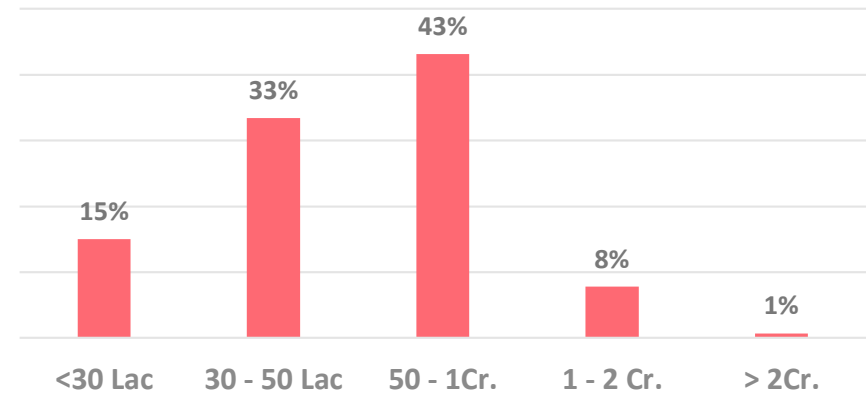
Chandigarh Infra Map



Product Typology



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

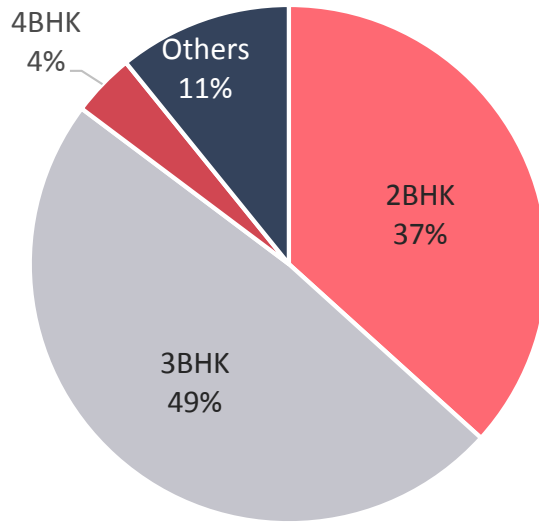


Cost range wise percentage share of Sales

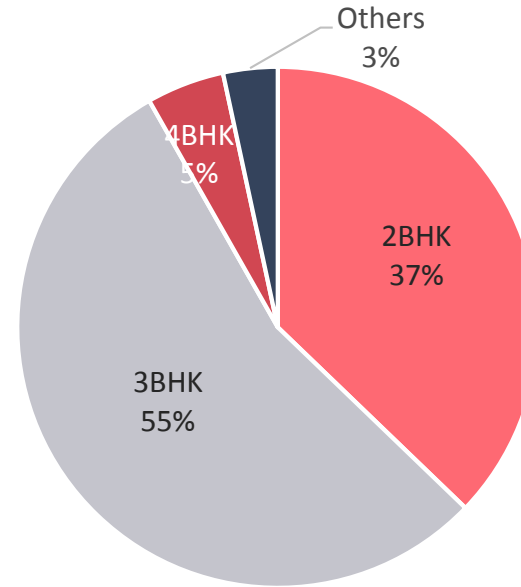
Trend in New Launches



New Launch Supply



Sales in New Launch



- ✓ Mullanpur is the top gainer in terms of maximum new launches in the last 12 months followed by Zirakpur and Mohali.
- ✓ Maximum new launches are in the cost range of Rs.30 Lacs – 50 Lacs.
- ✓ Buyers' preference in the region has been shifting towards smaller flats. While earlier only large bungalows/independent houses were sold, then the independent floors with 3BHK & larger units were preferred, now 2BHK is emerging as the 2nd most preferred typology after 3BHKs.

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

