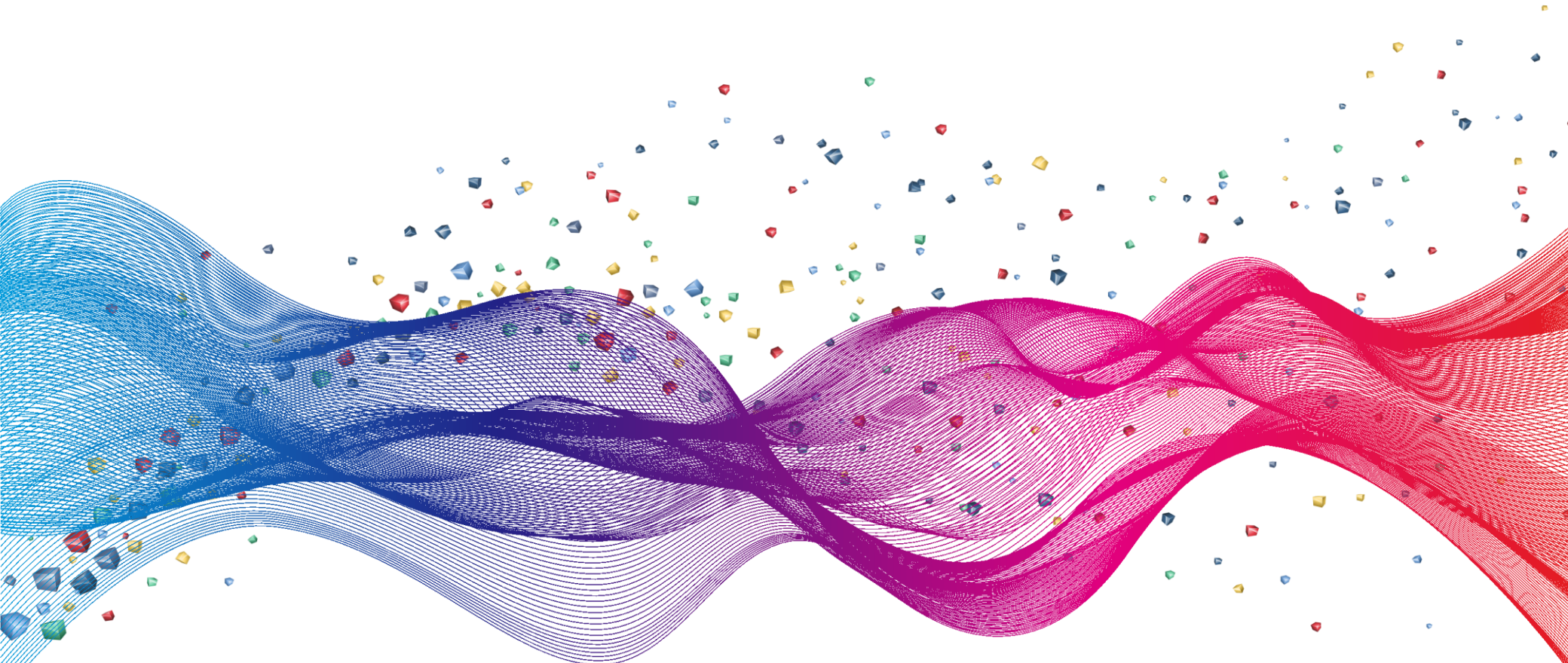




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information

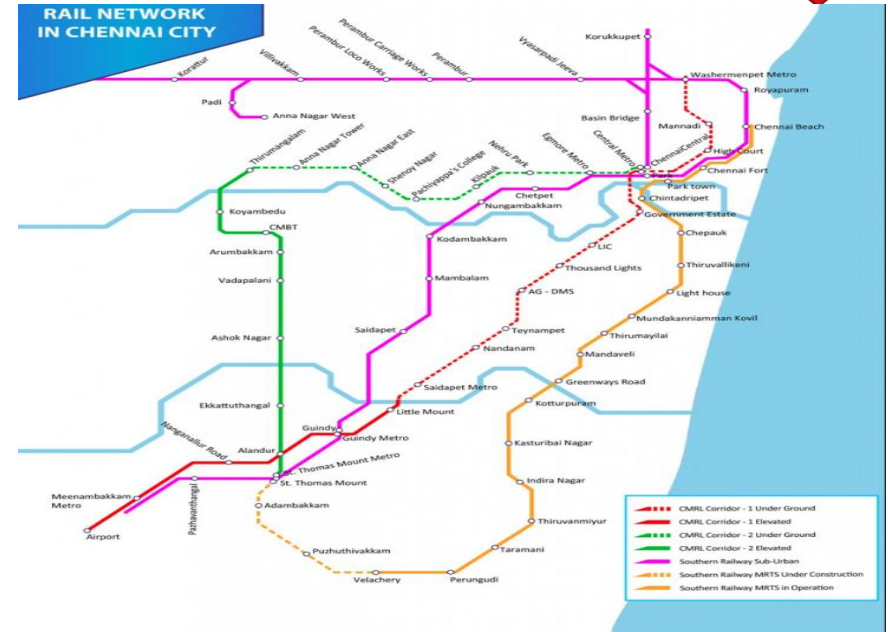


CHENNAI

RESIDENTIAL REAL ESTATE MARKET

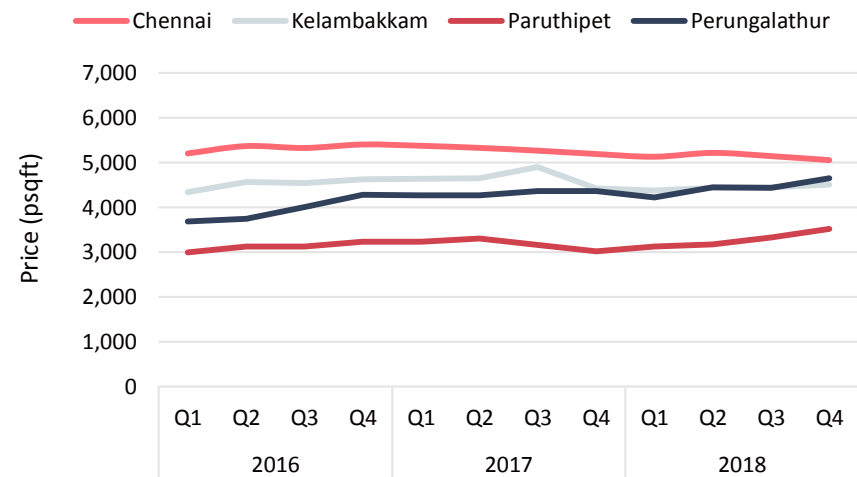
Chennai – Residential Real Estate Market

- ✓ Both demand and unsold inventory in Chennai have seen a decline with 9% CAGR in last two years.
- ✓ Residential prices in Chennai have shown positive trend over the last few years. Prices in the last two years have hovered in the range of Rs.5,000-5,500 per sq.ft. of saleable area.
- ✓ Large infrastructure developments proposed in the city like Chennai Metro Phase II Project, Peripheral Ring Road Project, Chennai-Bengaluru Expressway, construction of a second airport and others will immensely boost the demand for residential real estate.
- ✓ With IT and major automobile companies setting base in Chennai, along with the relaunch of the 'Mega City Mission 2018-19', the city is witnessing massive infrastructure improvements.
- ✓ Kelambakkam, Paruthipet and Perungalathur have been the most preferred locations among the home buyers in last 12 months.

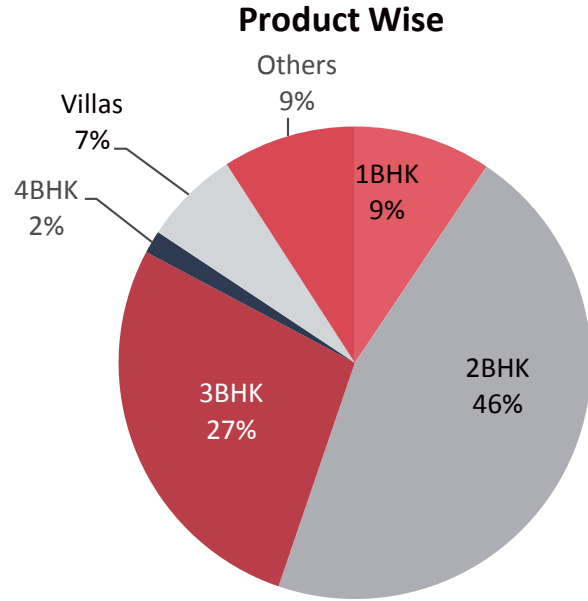


Chennai Metro Map : Proposed and Ongoing

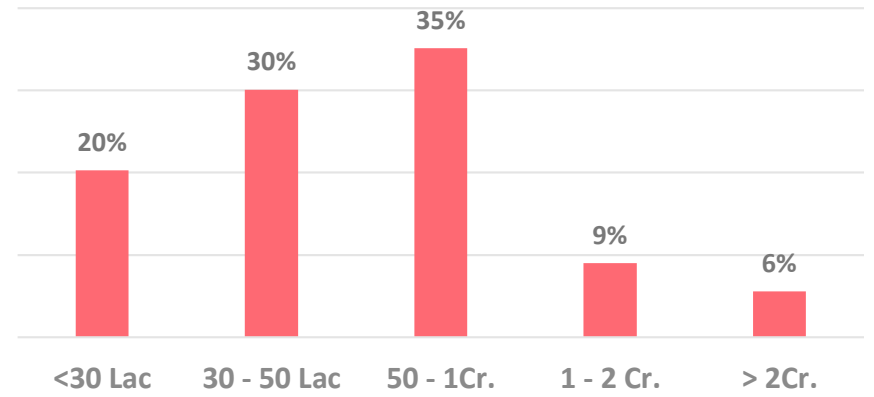
- CMRL Corridor 2: Underground
- CMRL Corridor 2: Elevated



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 900-1000 sq.ft. (2BHK), 1500-1750 sq. ft. (3BHK) and 600-650 sq.ft. (1BHK).
- ✓ Cost range of Rs. 50 Lacs - 1 Cr has the maximum demand closely followed by Rs. 30-50 lacs bracket. Units prices above Rs. 1Cr. Attract only 15% of the total demand.

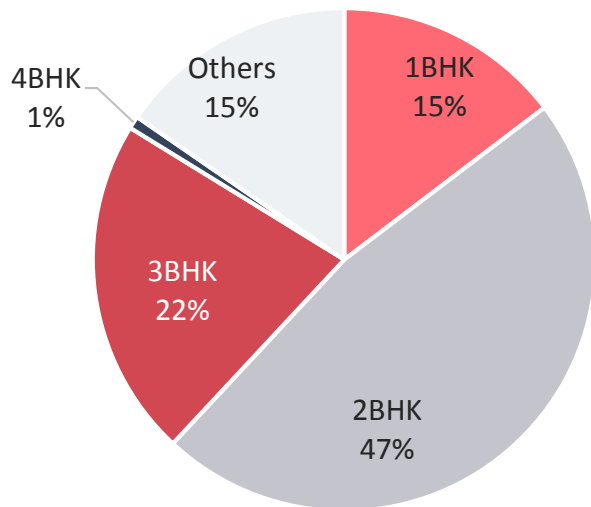


Cost range wise percentage share of Sales

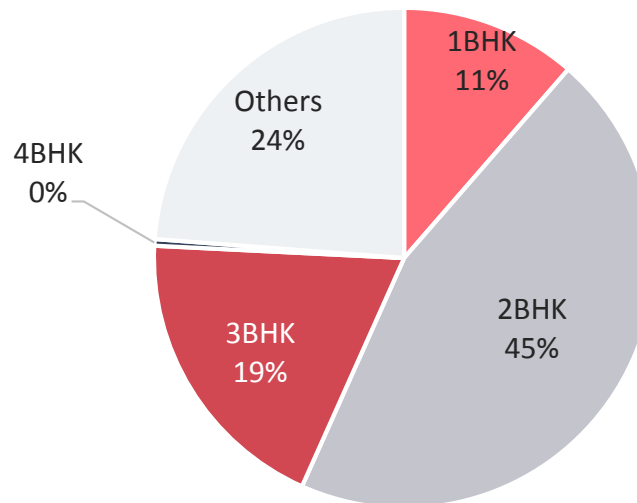
New launches in the city



New Launch Supply



Sales in New Launch



- ✓ Semmancheri is the top gainer in terms of maximum new launches in the last 12 months followed by Chettipunyam and Madamdakkam / Moolakazhani.
- ✓ Maximum new launches are in the cost range of Less Than Rs.30 Lacs segment.
- ✓ Amongst the new launches, 2BHK is the most preferred product as can be seen by sales and supply distribution followed by 3BHK.

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

