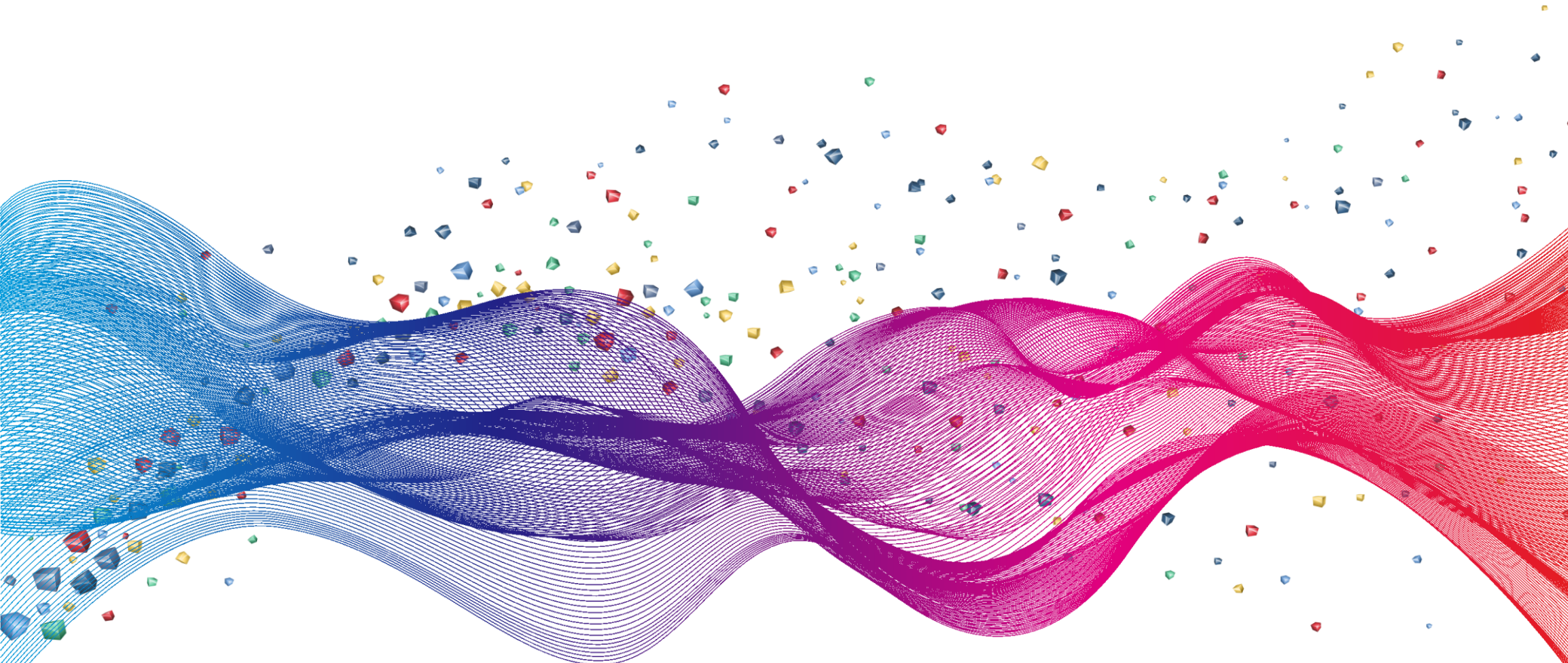




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information

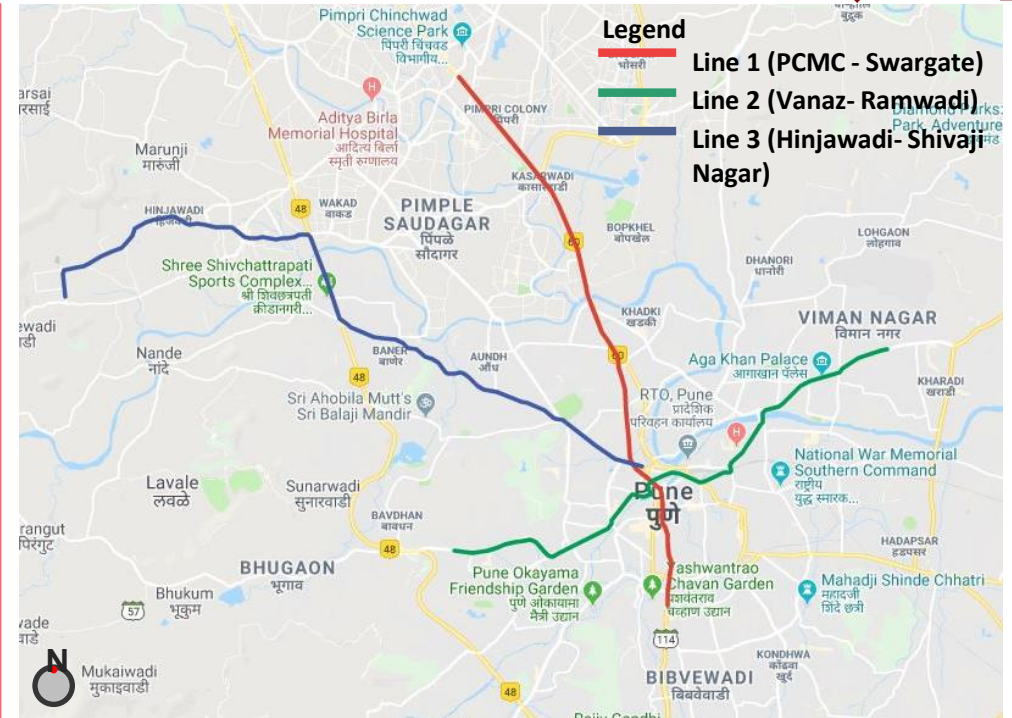


PUNE

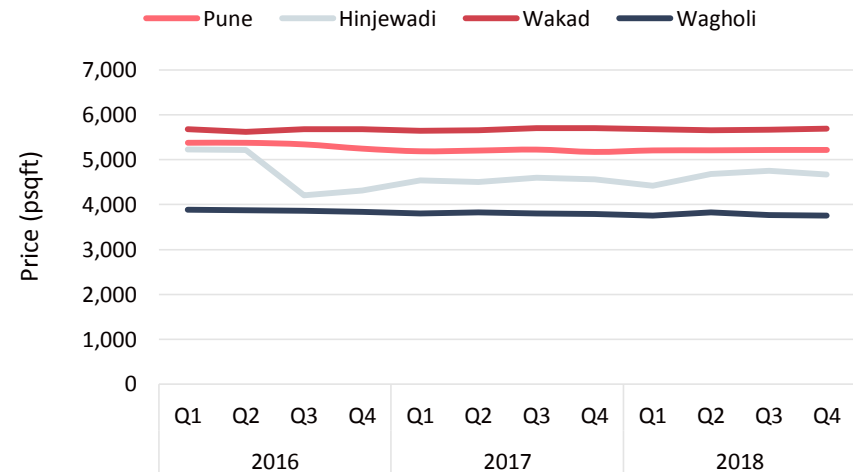
RESIDENTIAL REAL ESTATE MARKET

Pune - Residential Real Estate Market

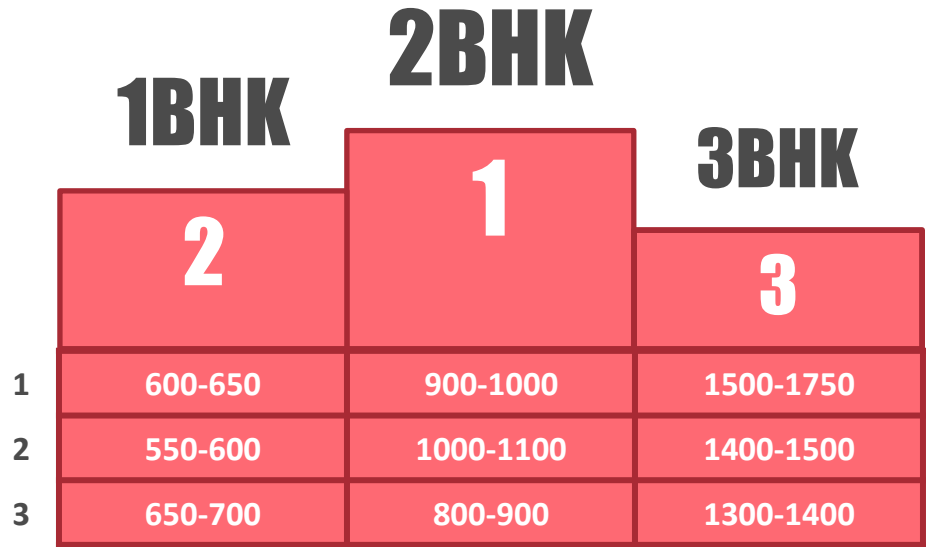
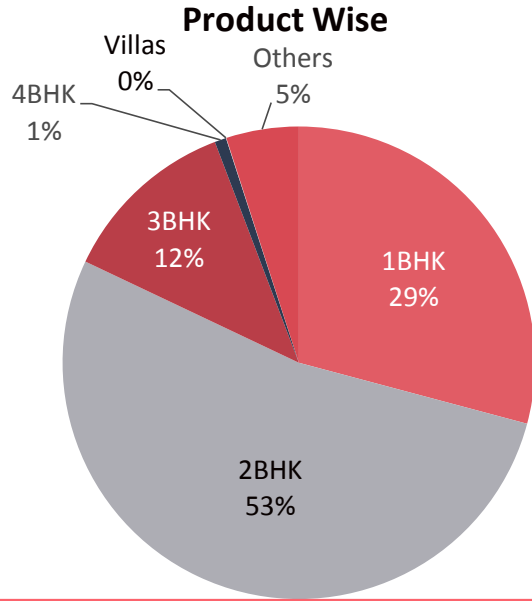
- ✓ Demand in the Pune city (including Pimpri Chinchwad) has seen an upward swing with 12.6% CAGR in last two years against a muted growth of 3.7% in the unsold inventory.
- ✓ Real estate prices in the city have remained stagnant in the range of Rs. 5100-5300 per sqft of saleable area in last two years.
- ✓ Pune is a multi-industry hub with automobile manufacturing & allied industries, IT & Biotechnology and education sector flourishing in different parts of the city.
- ✓ Pune is comparatively a convenient city with fully functioning BRTS for local transport. Proposed infrastructure like metro lines and ring road will further ease commute in the city.
- ✓ Hinjewadi, Wakad and Wagholi have been the most preferred locations among the buyers in last 12 months. These locations have also witnessed good new launches by well known developers like Godrej.



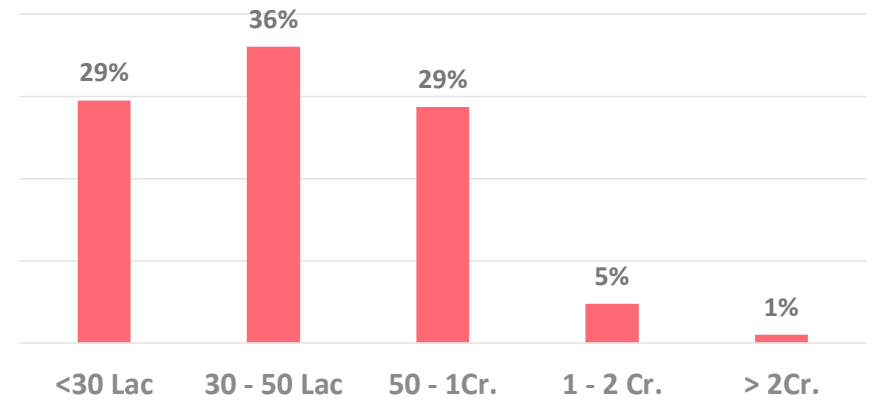
Pune Metro Map- Source: Liases Foras



Product Typology



- ✓ Based on the last 12 months' sales, 2BHK is the most preferred product among buyers, followed by 1BHK and 3BHK.
- ✓ Buyers mostly picked up units between 900-1000 sq.ft., 1000-1100sq. ft. and 600-650 sq.ft. of saleable area.
- ✓ Cost range of Rs.30 Lacs-50 Lacs has the maximum demand compared to all other segments.
- ✓ 94% of the demand belong to less than Rs. 1.0 Crore segment in the city.

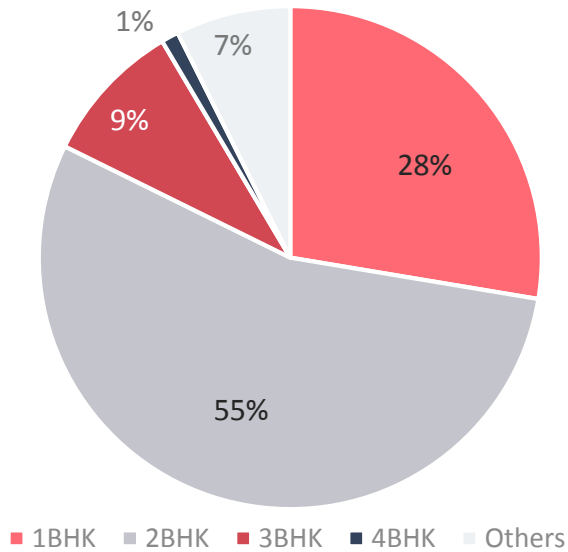


Cost range wise percentage share of Sales

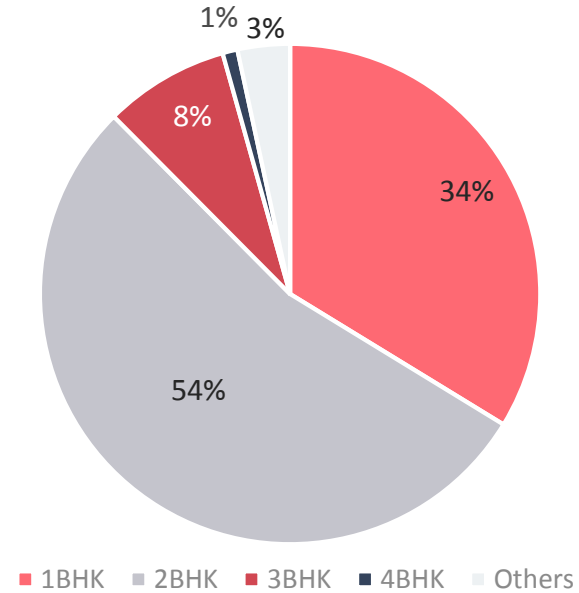
Trend in New Launches



New Launch Supply



Sales in New Launch



- ✓ Hinjewadi is the top gainer in terms of maximum new launches in the last 12 months followed by Wakad and Talegaon.
- ✓ Maximum new launches are in the cost range of less than Rs.30 Lacs bracket.
- ✓ Amongst the new launches, 2BHK is the most preferred product as can be seen by sales and supply distribution, followed by 3BHK.