

## MARKETBEATS

&gt;11,000 units

YTD MID-SEGMENT  
LAUNCHES

74%

SHARE OF MID SEGMENT IN  
TOTAL LAUNCHES (Q2 2019)

19%

SHARE OF AFFORDABLE SEGMENT IN  
TOTAL LAUNCHES (Q2 2019)WHAT'S  
NEXT

## HIGHLIGHTS

## Mid segment maintains steady stand in project launches

A total of around 7,300 units across all segments were launched during Q2 2019 which was a marginal dip on a quarterly basis. This may have happened due to the general elections and the annual budget with developers focused more on selling the unsold inventory for liquidity rather than launching new projects. However, the ongoing commercial sector growth in the city has helped the mid-segment in maintaining a steady proportion in the overall launches with more than 11,000 units across 35 mid-category projects getting launched YTD. This quarter the mid segment accounted for 74% of new launches, followed by a 19% share of the affordable segment.

## South Bengaluru leads in unit launches

An established residential corridor, a prominent commercial office destination with existing and upcoming metro connectivity have always been the driving force behind South Bengaluru faring well in residential unit launches. This quarter it recorded the highest unit launches with south and south-east submarkets (prominent locations being JP Nagar, Bannerghatta Road, Kanakapura Road, Sarjapur Road, Hosur Road and Electronic City) together contributing to around 45-50% of the total launches across categories. This part of the city has also accounted for around 40-50% of the overall city launches both in the mid and affordable segments.

## Steady rental and capital values

Even with several projects being launched in the mid-to-affordable segment every quarter, the sales velocity being moderate is resulting in marginal capital appreciation and is likely to be stable in the short to medium term. The rental values as well exhibit steady trends but are expected to increase in projects having existing or upcoming metro connectivity.

## RENTAL VALUES AS OF Q2 2019\*

SUBMARKET	Average Quoted Rent (INR/Month)	QoQ Change (%)	YoY Change (%)	Short term outlook
<b>High-End Segment</b>				
Central	150,000-350,000	0%	6%	■
South	60,000-120,000	0%	0%	■
East	85,000-300,000	4%	4%	▲
North	70,000-200,000	13%	29%	▲
<b>Mid Segment</b>				
Central	70,000 – 100,000	0%	0%	■
South East	25,000 – 45,000	0%	0%	■
North West	25,000 – 35,000	0%	0%	■
West	20,000 – 30,000	0%	0%	■
East	25,000 – 35,000	9%	NA	▲

## CAPITAL VALUES AS OF Q2 2019\*

SUBMARKET	Average Quoted Rate (INR/sf)	QoQ Change (%)	YoY Change (%)	Short term outlook
<b>High-End Segment</b>				
Central	18,000 – 30,000	0%	0%	■
South	9,000 – 12,500	14%	23%	▲
East	7,500 – 11,000	0%	12%	■
North	8,000 – 12,000	0%	11%	■
<b>Mid Segment</b>				
Central	9,500 – 14,500	7%	7%	▲
East	4,600 – 6,600	2%	12%	▲
South East	5,000 – 6,750	7%	7%	▲
North	5,000 – 7,000	0%	14%	▲
South	5,500 – 7,500	8%	18%	■
Off Central I	8,000 – 11,500	0%	15%	■
Off Central II	7,500 – 9,500	0%	13%	■
North West	6,500 – 7,500	0%	10%	■
Far South	3,750 – 4,500	0%	0%	■
West	4,000 – 5,000	0%	0%	■

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# BENGALURU RESIDENTIAL MARKETBEATS

JUNE 2019

## SIGNIFICANT PROJECTS LAUNCHED IN Q2 2019

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE**(INR/SF)
Song of the South Phase 2	Bannerghatta Road	Prestige Group	443	5,500
Provident Parkwood	Thanisandra Main Road	Provident Housing	424	3,996
Godrej Lake Gardens	Harlur road, off Sarjapur Road	Godrej Properties	360	7,200

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q2 2019

BUILDING	LOCATION	DEVELOPER	ESTD. NO. OF UNITS	EXPECTED COMPLETION
Sobha Royal Pavilion	Off Sarjapur Road	Sobha Developers	1,284	Q4 2023
Bren Northern Lights	Jakkur	Bren Corporation	716	Q2 2022

## SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q2 2019

BUILDING	LOCATION	DEVELOPER	ESTD. NO. OF UNITS	UNIT SIZE (SF)
Purva Waves (part of Purva Palm Beach)	Hennur Road	Puravankara	468	1,232-1,846
Sobha Indraprastha	Minerva Mill, Rajaji Nagar	Sobha Developers	356	1,950-3,305

Data collated from primary and secondary resources. Estimations are subject to change

\* Rental and capital values have been depicted only for key submarkets

\*\* Quoted base capital value and does not include other charges such as Preferential Location Charges, External Development Charges, Internal Development Charges, etc.

The above values for high-end segment are for units typically of 2,000-4,000 sf

The above values for mid segment are for units typically of 1,600-2,000 sf

### KEY TO SUBMARKETS

#### High-end Segment

Central: Lavelle Road, Palace Cross Road, Off Cunningham Road, Ulsoor Road, Richmond Road, Sankeys Road

South: Koramangala, Bannerghatta Road, JP Nagar, Banashankari

Off Central: Frazer town, Benson Town, Richards Town, Dollars Colony

East: Whitefield, Old Airport Road

North: Hebbal, Jakkur, Devanahalli

North-west: Malleeshwaram, Rajajinagar, Yeshwantpur

#### Mid Segment

Central: Brunton Road, Artillery Road, Ali Askar Road, Cunningham Road

East: Marathahalli, Whitefield, Old Airport Road, Old Madras Road, Budigere Cross

South-east: Sarjapur Road, Outer Ring Road (Marathahalli- Sarjapur), HSR Layout, Hosur Road

South: Jayanagar, J P Nagar, Kanakapura Road, Bannerghatta Road, BTM Layout, Banashankari

North: Hebbal, Bellary Road, Yelahanka, Doddaballapur Road, Hennur Road, Thanisandra Road

Off Central-I: Vasanth Nagar, Richmond Town, Indiranagar

Off Central-II: Cox Town, Frazer Town, Benson Town, etc.

North-west: Malleeshwaram, Rajajinagar, Tumkur Road

Far South: Electronic City

West: Mysore Road, Uttarahalli Main Road, Magadi Road

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