



27,734 NEW UNIT LAUNCHES (2019)

67% SHARE OF AFFORDABLE SEGMENT (2019)

31% SHARE OF EAST SUB-MARKET IN NEW UNIT LAUNCHES (2019)

5X Increase in annual launches; affordable segment most dominant

The year marked a significant uptick in residential launches, with a 5X y-o-y growth resulting in 27,734 new units launched in the Ahmedabad residential market in 2019. Of these, 7,986 units were launched in Q4 2019, only marginally lesser than the previous quarter. With the government push on affordable housing through incentives such as GST rationalization and subsidies on home loans which are also easily available, there has been a surge in new project launches in this segment. As a result, the affordable segment with units priced up to INR 4.5 million, accounted for a 67% share of new launches in the year. A mere 4.7% of units launched during the year were priced above INR 10 million, with the rest in the INR 4.5-10 million price category.

Southern & Eastern peripheral regions dominate launch activity

Exhibiting similar trends as before, a fairly large number of projects in the quarter were launched in the South Peripheral sub-market in areas like Vatva, Narol and Eastern sub-market of Naroda & Nikol due to the availability of land parcels with relative ease and at low cost, with demand remaining steady for affordably priced projects. Both these sub-markets combined for over 48% of new launches in Q4, with affordable housing units accounting for 90% share of launches in the South and 80% in the East sub-market. The West & West Peripheral sub-market accounted for another 24.7% of the new launches with half of them in the mid segment, targeting the higher socio-economic demographic profile in this corridor.

Among the new launches in this year, around 80% of the luxury projects are concentrated in the Central and West sub-markets, while premium, high-end projects were more evenly spread across the city, barring the South sub-market.

Capital Values show marginal growth

The North Western and the East peripheral sub-markets recorded increases of up to 4% y-o-y in the lower bound of its prevailing capital value range, on account of rising interest from buyers in the lower price categories. Prices otherwise remained stable in the other price categories. Going forward, even with current rate of new launches, sustained sales momentum will ensure the steady price rise as buyers sentiment looks positive, especially for West & East Peripheral areas.

MARKET INDICATORS OVERALL Q4 2019

Y-O-Y Change 12-Months Forecast

New Launches



Units Sold



Average Capital Values (INR/sf)



SIGNIFICANT PROJECTS LAUNCHED IN Q4 2019

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Venetian	Khanpur	Baagban Realty LLP	106	4828
Orchid Legacy	Shela	Goyal Safal Developer	476	3250
Dev Aashish Sky	Naroda	Abjibapa Infra Pvt. Ltd.	334	3525
Takshashila Elegna	Mithakali	Takshashila Heights India Pvt. Lt.d	254	5350
Samanvay Skyview	Tragad	Ashapura Buildcon	220	3000
Vandemataram Mahadev Lily	Maninagar	Om Infrastructure	216	2700

RENTAL VALUES AS OF Q4 2019

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Central	20,000 – 100,000	0%	0%	▬
West	18,000 - 100,000	0%	0%	▬
Mid segment				
Central	7,500-25,000	0%	0%	▬
North	5,500-12,000	0%	0%	▬
South	4,500-15,000	0%	0%	▬
West	8,000-30,000	0%	0%	▬
West Peripheral	8,000-30,000	0%	0%	▬
East	4,000-12,000	0%	0%	▬

CAPITAL VALUES AS OF Q4 2019

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Central	5,500-8,200	0%	1%	▬
West	5,500-8,200	0%	1%	▬
Mid segment				
Central	4,500-6,500	0%	0%	▬
North	2,800-4,700	0%	4%	▬
South	2,000-5,000	0%	1%	▬
West	3,600-6,200	0%	3%	▬
West Peripheral	2,850-5,500	0%	1%	▲
East	2,000-4,000	0%	3%	▲

SIGNIFICANT PROJECT COMPLETED IN Q4 2019

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	UNIT SIZE
Serenity	Gota	Shiv Infra	416	1,200 – 1,710
Aashray 9	Ranip	Keval Vision Buildcon	330	990 – 1,300
Sliver Brook	Bopal	Avirat Infra	292	1,300 – 1,500
Kraft Ananta	Ambawadi	Kraft Construction	42	1,850 – 3,050

SIGNIFICANT PROJECTS UNDER CONSTRUCTION – TO BE COMPLETED IN NEXT 12 MONTHS

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
Nebula Aavaas Phase 2	Moriya	Nebula Realty	504	Q2 2020
Parshwanath Divine	SP Ring Road	Parshwanath Corporation	500	Q2 2020
Karnavati Riveria	New Maninagar	Karnavati Builder	448	Q2 2020
Savvy Studioz	Gota	Savvy Infrastructure	450	Q1 2020

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

The above values for high-end segment are for units typically of 1,600-3,000 sf

The above values for mid segment are for units typically of 900-1,800 sf

** Affordable Housing project with units typically of 200-900 sf

▲ Affordable housing has been defined as units with a carpet area of 60 sq.mt in metros / 90 sq.mt in non-metros and value up to INR 45 lakhs

KEY TO SUBMARKETS

High-end Segment

Central: C.G. Road, Ashram Road, Navrangpura, Gulbai Tekda
West: Vastrapur, Satellite Thaltej, Prahladnagar

Mid Segment

Central: C.G. Road, Ashram Road, Navrangpura, Gulbai Tekda
North: Ram Nagar, Sabarmati, Motera, Chandlodia, Ranip, Chandkheda, Gota, Vaishnodevi, Jagatpur
South: Maninagar, Vinzol, Narol, Vatva, Ghodasar, Lambha
West: Vastrapur, Satellite, Thaltej, Prahladnagar, Makarba, Vejalpur, Sarkhej, Vasna
West Peripheral: Bopal, South Bopal, Ambli, Ghuma, Shilaj
East: Khokhra, New Maninagar, Naroda, Nava Naroda, Nikol, Hansol, Odhav, Vastral

Rohan Sharma

Director, Research Services

+91 124 4695555 / rohan.sharma1@cushwake.com

Kapil Kanala

Associate Director, Research Services

+91 40 40405555 / kapil.kanala@ap.cushwake.com

cushmanwakefield.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.

©2019 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.