

**7,748** NEW UNIT LAUNCHES

**79.6%** SHARE OF AFFORDABLE SEGMENT

**33.8%** SHARE OF WEST & WEST PERIPHERAL SUB-MARKET IN NEW UNIT LAUNCHES

**MARKET INDICATORS OVERALL Q1 2020**

	Y-O-Y Change	12-Months Forecast
New Launches	▲	▼
Units Sold	▼	▼
Average Capital Values (INR/sf)	■	■

**Quarterly launches remain high but still slightly lower on a q-o-q basis; affordable segment dominates**

The year 2020 started on a stable note with 7,748 new unit launches, which is lower by 3% q-o-q. With the sustained push for affordable housing through government incentives, this segment has witnessed robust growth in Ahmedabad. Consequently, the affordable segment with units priced up to INR 4.5 million, accounted for a 79.6% share of the quarterly launches. The share of high-end and luxury units, beyond the price range of INR 10 million, was just 2.5% of Q1 unit launches and it is expected to decline further over the next few quarters.

Going ahead, the quantum of new launches is expected to slow down considerably as the construction industry is virtually at a standstill with widespread labour shortages due to the nationwide lockdown following the Covid-19 outbreak. With a number of developers suffering from liquidity pressures and homebuyers facing income uncertainty, demand for new residential units is expected to remain muted over the next 2-3 quarters.

**Launches spread fairly even across submarkets except the central city**

During Q1 2020, a fairly equal number of units were launched in all the four submarkets except the central city region, largely due to scarcity of land available for new development in the latter. Naroda, Nava Naroda and Nikol were most active in the Eastern submarket, with Vatva, Maninagar being active corridors in the Southern submarket. The locations of Sarkhej, South Bopal and Bhadaj in West and Ranip, Gota and Tragad in the North submarket witnessed new launches in Q1. Higher launches in the peripheral areas has been driven by easier availability of low-cos land parcels and demand remaining steady for the affordably priced projects launched in these corridors. The East & South submarkets had a 93% share of new launches contributed by affordable housing units. The West & West Peripheral submarket had a 57% share of affordable projects with mid segment units accounting for a little over 37% share. Most of the high-end and luxury projects were concentrated in the Central and West sub-market areas such as Memnagar, Paldi and Bodakdev.

**Capital Values are unchanged**

Prices remained stable in the mid-segment and high-end segment during the quarter. Rising interest in the affordable segment has resulted in gains in previous quarters but no change was seen in Q1. Going forward, we expect to see stable capital values over the next two quarters due to the impact of the lockdown as bargaining power shifts to the buyers and developers might provide more discounts or incentives to drive sales. Investors are expected to remain cautious and adopt a wait-and-watch strategy until the lockdown is lifted or eased partially and construction activity resumes in the residential sector.

**SIGNIFICANT PROJECTS LAUNCHED IN Q1 2020**

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Orchid Sky	Sarkhej	GSG Adobe LLP	666	4900
Ratnasagar Heights	Ranip	Ratnadeep Developers	504	3950
Omshanti Gold Plus 2	Vatva	Omshanti Estate	481	3025
Royal Rejoice - 2	Nava Naroda	Adira Realty	288	3363
Silver Harmony 2	Gota	Avirat Amiraj Buildcon	176	4850
The Indus	Bodakdev	Sheetal Infrastructure	41	5800

## RENTAL VALUES AS OF Q1 2020

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
Central	20,000 – 100,000	0%	0%	▬
West	18,000 - 100,000	0%	0%	▬
<b>Mid segment</b>				
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 Q1 2020

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
Central	5,500-8,200	0%	1%	▬
West	5,500-8,200	0%	1%	▬
<b>Mid segment</b>				
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 Q1 2020

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	UNIT SIZE
Shree Vishnudhara Garden	Gota	Art Nirman	450	750 - 1600
Aashray 10	Ranip	Keval Vision Buildcon	395	810 – 930
Vastu Oasis	Thaltej	Vastu Buildcon	56	1200 - 1600
Santerian Glory	Ambawadi	Shri Parshwanath Developers	10	1370 - 1650

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

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
Cloud 9	Nehrunagar	Adore realty	448	Q2 2020
SkyPark	Ambli	Sun Builder	252	Q2 2020
Pramukh Elysium	Uvarsad	PSY Organiser	252	Q3 2020
Aatrey Tulip	Bhat	Aatrey Tulip Infracon	144	Q3 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

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