


**3,613** NEW UNIT LAUNCHES (Q3 2021)

**40 %** SHARE OF AFFORDABLE SEGMENT

**54%** SHARE OF EAST PERIPHERAL & NORTH PERIPHERAL MARKETS IN NEW LAUNCHES

## MARKET INDICATORS OVERALL Q3 2021

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

### Growth in Quarterly launches; Affordable segment continues to dominate new launches

Ahmedabad residential market witnessed launch of 3,613 units in Q3 2021, a 16% growth on a q-o-q basis and have remained stable on a y-o-y basis. With 40% share, affordable housing accounted for the highest proportion in new launches, followed by mid segment with 36% share. The share of high-end and luxury units, above the price of INR 10 million, has increased to 18% in this quarter, with the absolute number of units more than doubling as compared to Q2 2021. Though investors' interest in residential units has slowed down, purchases by genuine homebuyers has exceeded the pre-covid levels. The unsold inventory in Ahmedabad is relatively low and sustained demand from end users is likely to drive new launch activity in upcoming quarters. Also, this will push developers to pace up the completion activity in their existing projects to fulfill the demand coming for ready to move in homes. During the last few quarters, new projects launched by reputed developers across all prominent submarkets in Ahmedabad have been recording high sales even during the launch of projects. With continued recovery in demand, especially during the upcoming festive season, we expect healthy growth in new launches and housing demand.

### Higher launch activity in East Peripheral and North Peripheral submarkets

The East Peripheral and North Peripheral submarkets together accounted for 54% of new launches in Q3 followed by the North submarket with a 22% share and the West Peripheral submarket with 11%. The increasing share of peripheral markets can be attributed to improving public and social infrastructure and availability of land parcels at comparatively lower prices in these submarkets. This also highlights the fact that developers have been moving to these submarkets on the back of increasing demand for bigger homes at affordable prices. East peripheral submarket had 40% share of the total affordable units launched in the city while North and East peripheral submarkets accounted for nearly 60% of the mid segment launches. North and North peripheral submarkets dominated the high-end segment launches during the quarter. The core city submarkets have limited scope for new projects, though a number of residential redevelopment projects are expected as most buildings are old in these submarkets. Moreover, redevelopment projects align well with the interest of developers as well as residents of the old buildings. Affordable and Mid segment contributed most to the sales activity in the quarter and going forward, affordable and mid segment houses may witness more demand than the higher segment considering the government's credit-linked subsidy scheme and low home loan rates.

### Stable capital values with extension of price incentives to homebuyers

Quoted prices have remained stable during the quarter, although there is pressure on the upper range for housing across all price categories except the affordable segment. Developers are offering price discounts along with incentives such as pre-EMI waivers and price protection plans to boost sales activity. Property prices have already stabilised in the core city submarkets and there is limited scope for steep price appreciation in peripheral markets having good supply. However, with improving infrastructure and better housing demand, we expect capital values to increase marginally in peripheral markets towards the end of 2022. Rental values across the submarkets and categories remained stable during the quarter.

### SIGNIFICANT PROJECTS LAUNCHED IN Q3 2021

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE(INR/SF)
Indraprasth Saptak	Naranpura	Deep Builders	463	11,500
Vienza	Ognaj	Dwarkesh Infracon	164	8,250
Dev Aashish Z Plus	Naroda	Abjibapa Projects	182	6,370
The Centrium	Memnagar	Wishpark Infra	118	9,250
Aristo Aalayam	Gota	Aristo Lifespaces	108	7,755



## RENTAL VALUES AS OF Q3 2021

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 Q3 2021

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
Central	5,500-8,200	0%	0%	—
West	5,500-8,200	0%	0%	—
<b>Mid segment</b>				
Central	4,500-6,500	0%	0%	—
North	2,800-4,500	0%	0%	—
South	2,000-5,000	0%	0%	—
West	3,600-6,100	0%	0%	—
West Peripheral	2,850-5,200	0%	0%	—
East	2,000-4,000	0%	0%	—

## SIGNIFICANT PROJECT COMPLETED IN Q3 2021

BUILDING	LOCATION	DEVELOPER	NO. OF UNITS	UNIT SIZE
Kalash Enclave 3	Vatva	B R Developers	182	488-553
Saujanya Apartments	Khokhra	Saumya Construction	897	633-684
Rudram Sky	New Ranip	Rudram Buildcon	336	480-556
Saharsh Serenity	Gota	Shree Ram Developers	104	632-1037

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

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS EXPECTED COMPLETION
Sun South Rayz	Bopal	Sun Constructions	Q2 2022
Sheetal Westpark Residency	Vastrapur	Sheetal Infrastructure	Q1 2022
Karnavati Riviera	New Maninagar	Karnavati Builders	Q1 2022
Magnate Lifestyle	Vaishnodevi	Motherland Infracon LLP	Q4 2021

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

## Ketan Bhingarde

Manager, Research Services

+91 22 6771555 / [ketan.bhingarde@cushwake.com](mailto:ketan.bhingarde@cushwake.com)

## Suvishesh Valsan

Director, Research Services

+91 22 6771555 / [suvishesh.valsan@cushwake.com](mailto:suvishesh.valsan@cushwake.com)

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