



~8,830 NEW UNIT LAUNCHES IN Q1 2022

81% SHARE OF MID SEGMENT IN NEW UNIT LAUNCHES (Q1 2022)

2.4X Y-O-Y GROWTH IN UNIT LAUNCHES

#### RESIDENTIAL INDICATORS Q1 2022

Y-O-Y Change    12-Months Forecast

New Launches



Units Sold



Average Capital Values (INR/sf)



### Launches remain healthy; southern corridor most active; reputed developers dominate

Units launched in the quarter stood at around 8,830, a 23% increase over Q4 2021 and a 2.4X jump as compared to the same period in 2021. This sustained momentum in project launches indicate strengthening of developer confidence and steady increase in buyer enquiries. Southern and south-eastern submarkets, the major IT corridors of the city, accounted for 61% share in quarterly launches with locations such as Sarjapur Road, Hosur Road and Kanakapura Road at the forefront. Eastern submarket mainly Whitefield held a share of 20% in Q1 2022 launches. These submarkets are expected to continue to drive launch and sales activities, supported by healthy demand.

Bengaluru's residential market continues to be marked by project launches from developers of national repute. Sobha Developers, Brigade Group, Prestige Group, Mahindra Lifespaces, Assetz Lifetsyle and Casagrand Builders accounted for approx. 60-65% of the unit launches. This may be attributed to customer preference for projects and developers with a robust track record of execution. However, remaining 35-40% was contributed by regional and local players.

### Mid segment remain dominant; rise in share of high-end launches

The mid segment comprised around 81% of quarterly unit launches with the high-end and luxury segment accounting for another 15% share. The increase in share of high-end and luxury segment may be attributed to a healthy traction from cash-rich buyers in the city. Bengaluru is also witnessing new developments of high-end villas and premium plotted housing. The affordable segment has however recorded a decline in its quarterly share in launches, with a meagre 5% share. There is an expectation that launches of mid-segment will rise as demand for mid-segment projects is strengthening due to affordability or price competitiveness. Demand for villas and plotted developments is likely to maintain its uptrend as buyers prefer to invest in spacious homes at peripheral locations.

Developers continued to focus on higher proportion of larger unit size of apartments in their newly launched projects. While 2 & 2.5 BHK apartments held a share of approx. 30-35% in the quarterly launches in the city, 3&4 BHK apartments accounted for 40-45% share. There is rising preference for larger unit size of apartments among buyers and investors and developers in the city have plans of launching higher number of such units in the coming quarters.

### City wise capital values remain unchanged during the quarter

Average capital values remained stable across submarkets in Bengaluru amid good sales momentum witnessed across project categories. Few developers, however, continue to offer incentives to potential buyers in the form of stamp duty & maintenance charge waiver, discount on booking amount, among others. Along with healthy demand observed in mid-segment projects, Karnataka governments' 2021 policy of reduction in stamp duty payable on primary sales of flats priced between INR 35 lakh and INR 45 lakh from 5% to 3%, has continued to positively impact sales in the affordable segment. Limited launches in the affordable segment during the current quarter is likely to result in clearing of unsold inventory, thereby restricting any price decline. Housing rentals in the city might witness an increase, particularly in prominent residential catchments in the coming quarters as employees are gradually returning to work.

#### SIGNIFICANT PROJECTS LAUNCHED IN Q1 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Sobha Sentosa	Panathur	Sobha Developers	533	7,499
Brigade Komarla Heights	Uttarahalli	Brigade Group	320	8,600

## RENTAL VALUES AS OF Q1 2022\*

SUBMARKET	AVERAGE QUOTED RENT (IND/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
Central	150,000-350,000	0%	0%	■
South	60,000-120,000	0%	0%	■
East	85,000-300,000	0%	0%	■
North	70,000-200,000	0%	0%	■
<b>Mid segment</b>				
Central	70,000-100,000	0%	0%	■
South -East	24,000-40,000	0%	-1%	■
North -West	23,000-33,000	0%	0%	■
West	17,500-23,500	0%	-8%	■
East	23,000-31,500	0%	-2%	■

## SIGNIFICANT PROJECTS COMPLETED IN Q1 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE (SF)
DNR Casablanca	Mahadevapura	DNR Corp	196	1255 - 1842

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q1 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	EXPECTED COMPLETION
Salarpuria Sattva Misty Charm	Kanakapura Road	Salarpuria Sattva Group	797	Q3 2022
Arvind Oasis	Tumkur Road	Arvind SmartSpaces	452	Q3 2022

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

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

\*\* Quoted capital value on carpet area based on agreement values which includes, Base Rate, Car Parking 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

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:** Lavelle Road, Palace Cross Road, Off Cunningham Road, Ulsoor Road, Richmond Road, Sankey 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:** Mallechwaram, Rajajinagar, Yeshwanthpur

## Mid Segment

**Central:** Brunton Road, Artillery Road, Ali Askar Road, Cunningham Road  
**East:** 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:** Mallechwaram, Rajajinagar, Tumkur Road  
**Far South:** Electronic City, Attibele, Chandapur  
**West:** Mysore Road, Uttarahalli Main Road, Magadi Road

## CAPITAL VALUES AS OF Q1 2022\*

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (IND/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	0%	0%	■
East	7,500-11,500	0%	0%	■
North	8,000-12,500	0%	0%	■
<b>Mid segment</b>				
Central	9,500-15,000	0%	0%	■
East	4,600-5,800	0%	0%	■
South- East	4,900-6,100	0%	0%	■
North	5,300-6,500	0%	0%	■
South	5,500-7,000	0%	0%	■
Off Central I	8,000-12,000	0%	0%	■
Off Central II	7,500 - 8,900	0%	0%	■
North -West	6,300-7,000	0%	0%	■
Far South	3,400-3,900	0%	-3%	■
West	3,700-4,300	0%	-2%	■

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