

9,133 NEW LAUNCHES (Q3 2022)

80% SHARE OF MID-SEGMENT IN LAUNCHES (Q3 2022)

60% SHARE OF NH-4 BYPASS SUBMARKET IN LAUNCHES (Q3 2022)

## MARKET INDICATORS OVERALL Q3 2022

Y-O-Y Change 12-Months Forecast

New Launches



Units Sold



Average Capital Values (INR/sf)

**Quarterly launches seems to have witnessed momentary dip**

Residential unit launches stood at 9,133 in Q3, a dip of 37% on a q-o-q basis but a 16% expansion on an annual basis. However, the quantum of launches as of YTD 2022 recorded a growth of 55% y-o-y, highlighting the strong momentum and developer confidence in the residential market. NH4 Bypass (North), North East and Nagar Road submarkets, which are the major IT-BPM and BFSI corridors of the city, accounted for 86% in quarterly launches at locations such as Hinjewadi, Mahalunge, Ravet and Kalyani Nagar. Backed by healthy demand, these submarkets are likely to drive launches and sales over the next few quarters.

Pune has been witnessing a steady quantum of project launches from developers of national repute and from those with strong execution track record. Godrej Properties, and Runwal accounted for approx. 30-35% of the unit launches in this quarter, with the remaining 65-70% contributed by regional and local players.

**Mid-segment dominate launches; luxury segment witness steep rise**

Mid-segment dominated quarterly launches with a share of around 80%. NH4 Bypass (North) and North East sub-markets were the most active submarkets with a cumulative share of ~75% in total mid segment launches during the quarter. The mid/upper-mid segment has yet to see a major impact of rising input costs and interest rates as homebuyers sentiment remains strong. The affordable housing segment witnessed a dip of 33% in launches on a q-o-q basis. On the other hand, the luxury end units witnessed a jump of ~75% on a q-o-q basis. This can be attributed to the demand for larger apartments with better amenities from homebuyers.

**Quoted capital values are rising; rentals continue to witness spike**

The combination of improving demand and rising input costs have resulted in a gradual increase in capital values. Quoted capital values have increased by 3-5% q-o-q across all sub-markets in the quarter. With return-to-office proceeding at a faster pace and more employees coming back to offices, rental values have witnessed uptick of 2- 5% q-o-q. This upward trend in capital and rental values is expected to continue in the foreseeable future.

## SIGNIFICANT PROJECTS LAUNCHED IN Q3 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Godrej Meadows	Mahalunge	Godrej Properties	1,300	7,200 - 11,900
VTP Bellissimo Phase I	Hinjewadi	VTP Realty	1,210	3,600 - 8,500
Bramha The Collection	Kalyani Nagar	Bramhacorp Limited	954	5,000 - 13,000
Kohinoor Sapphire	Tathawade	Kohinoor Group	485	6,400 - 11,700
Yashwin Orizzonte Phase II	Kharadi	Vilas Javdekar	477	11,000 - 16,000
Kohinoor Viva City	Dhanori	Kohinoor Group	476	6,000 - 11,700
Godrej Sky Greens Phase II	Manjari	Godrej Properties	104	8,000 - 10,000
Gini Vivante Phase I	Ravet	VTP Realty	77	8,500 - 10,000

## RENTAL VALUES AS OF Q3 2022\*

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (INR/sf)	Q-O-Q CHANGE (%)	Y-O-Y CHANGE (%)	SHORT TERM OUTLOOK
<b>High-end Segment</b>				
Koregaon Park-Boar Club Road	113,000 - 251,000	4%	14%	▲
Nagar Road	79,500 - 159,000	4%	14%	▲
East	62,000 - 51,000	4%	13%	▲
Aundh-Baner	85,000 - 148,000	4%	14%	▲
<b>Mid-segment</b>				
North-East	12,000 - 21,000	3%	14%	▲
South-East - II	13,200 - 23,000	2%	12%	▲
NH4 Bypass (North)	19,000 - 36,000	3%	13%	▲

## SIGNIFICANT PROJECT COMPLETED IN Q3 2022

BUILDING	LOCATION	DEVELOPER	NO. OF UNITS	UNIT SIZE (SF)
Shangrila	Pimpri	Kohinoor Group	260	490 - 950

## SIGNIFICANT PROJECT UNDER CONSTRUCTION IN Q3 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	EXPECTED COMPLETION
Kohinoor Kalaido	Pimpri Chinchwad	Kohinoor Group	803	Q4 2027
Planet of Joy	Wagholi	Gera Developer	314	Q1 2025

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 is on carpet area and also includes other charges like external Development Charges, internal Development Charges, etc.

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

Mid segment is defined as units having ticket size between INR 4.5 million to INR 10 million

High end segment is defined as units having ticket size above INR 10 million

## KEY TO SUBMARKETS

## High-end Segment

**Koregaon Park-Boat Club:** Koregaon Park, Bund Garden Rd, Boat Club Rd, Mangaldas Rd

**Aundh-Baner:** Aundh, Baner

**Nagar Road:** Kalyani Nagar, Viman Nagar

**East:** Sopan Baug, Uday Baug, Hadapsar

**West:** Deccan Gymkhana, Model Colony, Prabhat Road, Erandwane, Bhosale Nagar

## Mid Segment

**Aundh-Baner:** Baner, Baner Road

**Kothrud:** Kothrud

**Nagar Road:** Kalyani Nagar, Yerwada, Shashtri Nagar, Viman Nagar, Old Airport Rd, Vishrantwadi

**North-East:** Kharadi, Wagholi, Wadgaon Sheri

**East:** Hadapsar, Manjri, Mundhwa, Keshavnagar

**South-East - I:** Wanowrie, NIBM Road, Lulla Nagar

**South-East - II:** Undri, Kondhwa, Pisoli

**NH4 Bypass (North):** Balewadi, Mahalunge, Wakad, Hinjewadi, Punawale, Kiwale, Ravet, Tathawade, Bhugaon, Bavdhan, Pashan, Sus

## CAPITAL VALUES AS OF Q3 2022\*

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (INR/sf)	Q-O-Q CHANGE (%)	Y-O-Y CHANGE (%)	SHORT TERM OUTLOOK
<b>High-end Segment</b>				
East	9,100 - 14,000	5%	8%	▲
Aundh-Baner	9,100 - 14,000	5%	8%	▲
Nagar Road	10,100 - 15,500	4%	7%	▲
Koregaon Park-Boar Club Road	15,000 - 20,300	4%	8%	▲
<b>Mid-segment</b>				
North-East	3,800 - 6,900	5%	9%	▲
South-East - II	4,000 - 5,900	4%	7%	▲
NH4 Bypass (North)	4,300 - 6,800	5%	8%	▲

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