

6,194 NEW UNIT LAUNCHES (Q2 2023)

55% SHARE OF MID SEGMENT IN
NEW UNIT LAUNCHES (Q2 2023)50% SHARE OF NORTH SUBMARKET IN
NEW LAUNCHES (Q2 2023)

Healthy growth in quarterly launches; mid-segment remains dominant

Ahmedabad residential market witnessed the launch of 6,194 units in the second quarter of 2023, a growth of 30% on a q-o-q basis but a drop of 11% as compared to the same period last year. A total of 11,011 units were launched during the first half of 2023 against 11,291 units in the same period in 2022. With a 55% share of quarterly launches, the mid-segment continued to lead followed by the affordable category with a share of 23%. The high-end and luxury segment recorded a ~115% growth on y-o-y basis and 11% growth on q-o-q basis. 60% of the total luxury and high-end segment launches in the quarter were concentrated in the Northern submarkets due to the increased commercial activities in the corridor, land availability and growing connectivity of North submarket with the core city. This also indicates a growth in the luxury appetite of the city as well as the preference of the North submarket for the same.

Northern corridor dominates quarterly launches

Nearly 50% of the quarterly launches located in the Northern corridor, including North, Peripheral North and GIFT city. Another 25% of the total launches are concentrated in the West submarket followed by 18% in the Eastern submarkets. With newly proposed physical and social infrastructure and land allotment to renowned developers in GIFT city, the residential launches are anticipated to increase further in the upcoming quarters. The eastern submarket recorded an uptick with a 4x rise in the share of quarterly launches as compared to the previous five quarters average, driven by mid and affordable segment launches.

Going ahead, nine new town planning schemes, mostly near eastern and southern submarkets are further expected to add to the residential development in the region, especially in the affordable segment. The completion of Phase II metro by the end of this year and other road connectivity projects are likely to attract new residential launches in the areas along the transit corridors like New Ranip, Gota and more.

Capital values witnessed growth; rentals remained stable

City-wide quoted capital values witnessed a growth of 4-5% on a y-o-y basis primarily in the Northern and Western submarkets driven by uptick in sales momentum. Rental values remained largely range bound during the quarter. In addition to the revised Jantri rates (rates levied on property transactions) and FSI charges, government has proposed to increase development charges by 15-20%. This is expected to increase the residential property prices going forward.

MARKET INDICATORS OVERALL Q2 2023

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

SIGNIFICANT PROJECTS LAUNCHED IN Q2 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE(INR/SF)
Kavisha Aer	Shela	Kavisha Aer LLP	390	3,800-4,000
Shivalik Skyview	GIFT City	Shivalik Jhanvi Infraspace	372	7,000-7,300
Rameshwar Sky	Ognaj	Rameshwar Infra	232	5,800-6,000
Radhe Greens	New Maninagar	Radhe Developers	236	6,500-6,700

RENTAL VALUES AS OF Q2 2023

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Central	25,000 – 100,000	0%	0%	▬
West	22,000 - 100,000	0%	0%	▬
Mid segment				
Central	8,500-25,000	0%	0%	▬
North	7,000-15,000	0%	0%	▬
South	5,000-15,000	0%	0%	▬
West	9,000-30,000	0%	0%	▬
West Peripheral	8,500-30,000	0%	0%	▬
East	5,000-12,000	0%	0%	▬

CAPITAL VALUES AS OF Q2 2023

SUBMARKET	AVERAGE QUOTED CAPITAL VALUES (INR/SF)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Central	5,650-8,300	0%	2%	▲
West	5,650-8,300	0%	2%	▲
Mid segment				
Central	4,600-7,000	0%	5%	▲
North	3,200-4,600	0%	7%	▲
South	2,500-4,000	0%	2%	▲
West	4,100-6,500	0%	9%	▲
West Peripheral	3,000-5,700	0%	8%	▲
East	2,200-4,000	0%	3%	▲

SIGNIFICANT PROJECT COMPLETED IN Q2 2023

BUILDING	LOCATION	DEVELOPER	NO. OF UNITS	UNIT SIZE (SQ. FT.)
Satyam Skyline II	Naranpura	Satyam Developers	176	900-1,500
Aashray Atulyam	Shilaj	Aashray Construction	156	650-850
Aaryavrund 2	Sola	Shreeji Corporation	46	700-1,000

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

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
Pacifica North Enclave	Vaishno Devi Circle	Pacifica Companies	520	Q4 2023
Orchid Legacy	Shela	Goyal & Co. & HN Safal	476	Q2 2024
Centrum by Sampad	Motera	Sampad Infrastructure	100	Q1 2024

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, GIFT
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

Suvishesh Valsan

Director, Research Services

+91 22 6771555 / suvishesh.valsan@cushwake.com

cushmanwakefield.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.

©2022 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.