



9,549

NEW LAUNCHES (Q4 2023)

55%

SHARE OF MID-SEGMENT IN  
LAUNCHES (Q4 2023)

63%

SHARE OF NH-4 BYPASS SUBMARKET  
IN LAUNCHES (Q4 2023)

## MARKET INDICATORS OVERALL Q4 2023

Y-O-Y  
Change12-Months  
Forecast

New Launches



Units Sold

Average Capital  
Values (INR/sf)**Dip in quarterly launches in the city; mid-segment drives quarterly supply**

In the fourth quarter, the city recorded 9,549 units launched, a drop of 26% over the previous quarter. As for the entire year, Pune witnessed a 14% dip in launches in 2023 compared to last year largely due to the high base effect – significant launches seen last year. Mid-segment remained the largest contributor to total launches as it accounted for ~55% of total launches in the quarter, followed by high-end units with a 26.5% share. It was a year of High-end and Luxury segments in the city as the combined number of units launched jumped 115% from last year. Developers have continued to cater to growing preferences for more spacious accommodations and superior amenities.

**Infrastructure upgrade and Mega Projects drive NH-4 Bypass launches**

NH-4 Bypass North continued to witness the highest number of new launches in Q4-23 with over 60% share. Most launches are coming in Tathawade, Punawale, Wakad and Hinjawadi, and these are propelled by several factors: the imminent ring-road project linking Ravet to Hinjawadi IT Park, the forthcoming metro line connecting Hinjawadi to Shivaji Nagar, and the inauguration of Pune's second-largest mall at Wakad are all contributing factors. Growing activity by prominent developers in the NH-4 Bypass submarket reinforces its status as a thriving hub for new developments. As for the entire year, Aundh-Baner submarket witnessed a 183% jump in new launches compared to 2022 with almost 50% of those units being High-end and Luxury segments.

**Surging demand and better infrastructure result in capital values rise**

The Medium segment category spearheaded the rise in capital values with a 7% y-o-y rise. The luxury category, which has seen a steady increase in launches over the previous four years, has seen a 9% increase in capital values since the previous quarter. The promise of improved connectivity through metros and the two upcoming mega commercial projects (EON West IT park, WTC Tishmen) have led to a 5-7% annual increase in quoted capital values along The NH-4 Bypass.

**SIGNIFICANT PROJECTS LAUNCHED IN Q4 2023**

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE(INR/SF)
Basil Maximus	Punawale	Basil Avante	1,132	8,284-10,100
Shubh Tristar	Mundhwa	Shubh Ventures	420	12,280-12,700
Rohan Harita	Tathawade	Rohan Developers	476	10,900-11,150
Godrej River Royale	Mahalunge	Godrej Developers	370	16,530-16,550



## RENTAL VALUES AS OF Q4 2023\*

SUBMARKET	AVERAGE QUOTED RENTAL VALUE (INR/month)	Q-O-Q CHANGE (%)	Y-O-Y CHANGE (%)	SHORT TERM OUTLOOK
<b>High-end Segment</b>				
Koregaon Park-Boat Club Road	75,000 - 285,000	1.08%	11%	—
Nagar Road	50,000 – 160,000	0%	12%	▲
East	42,000 – 175,000	1.85%	15%	—
Aundh-Baner	65,000 – 200,000	5%	30%	▲
<b>Mid-segment</b>				
North-East	14,000 – 35,000	5%	17%	—
South-East – II	13,200 – 23,000	0%	0%	—
NH4 Bypass (North)	22,500 – 45,000	12.5%	18%	—

## CAPITAL VALUES AS OF Q4 2023\*

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-Boat Club Road	15,000 – 22,000	0%	4.3%	—
Nagar Road	10,100 – 15,500	0%	4%	—
Aundh-Baner	11,00 – 14,000	0%	11%	▲
East	9,100 – 14,000	0%	9%	—
<b>Mid-segment</b>				
North-East	3,800 – 6,900	0%	11%	▲
South-East – II	4,000 – 5,900	0%	8%	—
NH4 Bypass (North)	5,000 – 7,000	3%	8%	▲

## SIGNIFICANT PROJECT COMPLETED IN Q4 2023

BUILDING	LOCATION	DEVELOPER	NO. OF UNITS	UNIT SIZE (SF)
Vilas Yashone Wakad Central	Wakad	Vilas Javadekar	425	565-750

## SIGNIFICANT PROJECT UNDER CONSTRUCTION IN Q4 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	EXPECTED COMPLETION
Lodha Bella Vita	NIBM	Lodha	702	2025
Villas Palladio Balewadi Central	Balewadi	Vilas Javadekar	196	2027

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 4.5 million

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

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