MARKETBEAT

BENGALURU

RESIDENTIAL Q3 2024

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
~9000 New unit launches	▲	▲
18-23K Prime CBD Capital Value (INR/SF)	▲	▲
148 NHB Residex (June 2024)	▲	▲

Source: NHB

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
6.70% GDP Growth (Q1FY24-25)	▼	▲
3.65% CPI Inflation	▼	▲
9.15% External Benchmark Lending Rate	—	▼

Source: MOSPI, RBI, SBI

CONSISTENT MOMENTUM IN RESIDENTIAL LAUNCHES

Bengaluru recorded launch of around 9000 units in Q3, a 9% growth on a yoy basis though a 10% decline as compared to the strong previous quarter. Eastern and northern submarkets continued to dominate launches, in continuation of a trend witnessed over the past several quarters. Around half of the total quarterly launches was in the east, primarily Whitefield, which maintained its position as the most active location in terms of new launches. A quarter of launches in Q3 was in north Bengaluru, across Thanisandra, Hennur, Hebbal and Bagalur. South Bengaluru contributed 16% to total quarterly launches with launches spread across Koramangala, Hosur Road and Bommasandra. South-east Bengaluru accounted for 8% of launches in the quarter.

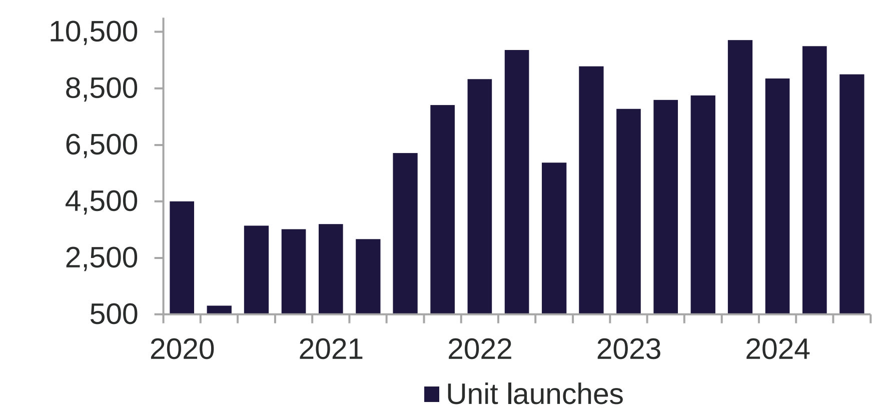
SUSTAINED GROWTH IN HIGH-END & LUXURY SEGMENT

High-end and luxury unit launches contributed around half of quarterly launches, up from a 38% share in the previous quarter. In absolute terms, the number of high-end and luxury units posted a 21% growth on a quarterly basis. The other half of quarterly launches was accounted for by the mid segment. The number of mid-segment unit launches posted a 10% decline in comparison to the previous quarter. No affordable units were launched during the quarter.

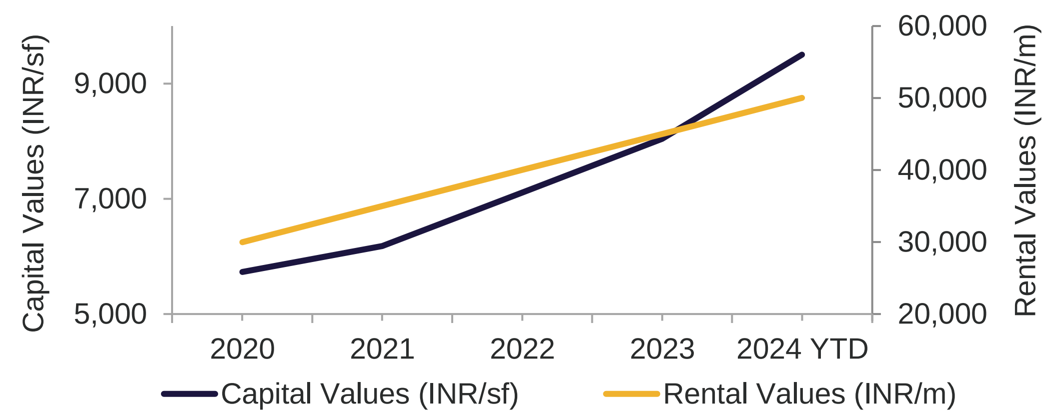
CAPITAL & RENTAL VALUES RISE ACROSS MAJOR SUBMARKETS

Capital values increased by an average 8-9% on an annual basis across the active eastern and northern submarkets, which continued to witness healthy residential demand as reflected in the strong launch activity. Rentals posted a growth of 4-5% on a quarterly basis across the IT corridors in the east and southeast on the back of strong demand from IT professionals.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES/ RENTAL VALUES



CAPITAL VALUES AS OF Q3 2024

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Central	18,000-30,000	0%	0%	—
South	10,550 – 15,000	1%	10%	—
East	9,500-14,000	2%	13%	↗
North	9,000-13,500	1%	12%	↗
Mid segment				
Central	9,500-15,000	0%	5%	—
East	6,500-8,500	2%	9%	↗
South-East	6,800-8,000	1%	8%	↗
North	6,300 – 7,800	2%	8%	↗
South	7,000-9,000	0%	5%	—
Off-Central I	9,000-14,000	0%	5%	—
Off-Central II	7,800-10,000	0%	6%	—
North-West	6,500-8,000	1%	6%	↗
Far South	5000-6,500	1%	4%	—
West	5,200-6,700	0%	4%	—

RENTAL VALUES AS OF Q3 2024

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Central	155,000-360,000	1%	5%	—
South	62,000-125,000	2%	10%	—
East	86,000-310,,000	3%	15%	—
North	72,000-210,000	2%	13%	—
Mid segment				
Central	80,000-120,000	2%	10%	—
South-East	35,000-52,000	4%	11%	↗
North-West	28,000-39,000	0%	8%	—
West	24,000-31,000	0%	6%	—
East	35,000-48,000	5%	13%	↗

KEY PROJECTS LAUNCHED IN Q3 2024

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Prestige Raintree Park	Whitefield	Prestige Group	1,520	2,004-3,698
Brigade Valencia	Hosur Road	Brigade Group	718	1,145-2,537
Sowparnika Euphoria	Whitefield	Sowparnika Projects	1,102	911-1,191

KEY CONSTRUCTION COMPLETIONS IN Q3 2024

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Ozone Green View	Koramangala	Ozone Group	291	1878-2145

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: *Malleshwaram, 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: *Malleshwaram, Rajajinagar, Tumkur Road*
Far South: *Electronic City, Attibele, Chandapur*
West: *Mysore Road, Uttarahalli Main Road, Magadi Road*

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