

National Capital Region 2020



City Snapshot



Launches
18,530 Units
-47% 2020 vs 2019



Sales
23,210 Units
-51% 2020 vs 2019

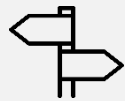


Unsold Inventory
170,400 Units
-3% 2020 vs 2019



Avg. Quoted
Basic Selling Price
INR 4,580/sf

A Bird's Eye View



Rental Values

Capital Values

Key Micro Markets	Avg. Quoted Rent (INR/month)	2020 vs 2019 (%)	Avg. Quoted Rate (INR/sf)	2020 vs 2019 (%)	Short-term Outlook
New Gurugram	12,000 - 17,000	Nil	6,100	Nil	Stable
Dwarka Expressway	15,000 - 20,000	Nil	5,340	Nil	Stable
Sector 150, Noida	15,000 - 16,000	Nil	5,100	Nil	Stable
Greater Noida West	7,000 - 11,000	Nil	3,370	Nil	Stable
NH 24, Ghaziabad	6,500 - 9,500	Nil	3,420	Nil	Stable
Raj Nagar Extension	7,000 - 10,000	Nil	3,260	Nil	Stable



Increase



Stable



Decrease

Notes:
Avg. quoted rent for 2 BHK apartment measuring 1,000 sf
Avg. quoted rate (base price) on built-up area

Source: ANAROCK Research

Affordable segment accounted for 62% of overall launches

New launches decreased by 47% in 2020 compared to previous year. It also witnessed a decline of 19% in Q4 2020 compared to Q3 2020. However, the second half of the year recorded nearly 67% of the total launches.

Majority of the launches during 2020 were concentrated in Gurugram; accounting for 60%. Faridabad and Greater Noida accounted for 16% and 10% of total launches, respectively.

Affordable segment continued to dominate the launches and accounted for 62% of the share compared to 47% in 2019. Mid-end segment accounted for 19% of the overall launches in 2020.

Sales declined by 51% in 2020 compared to 2019

The city witnessed a sale of 23,210 units in 2020; accounting for 17% of the total sales across top 7 cities of India. The sales declined by 51% in 2020 compared to 2019.

However, it witnessed an increase of 49% in Q4 2020 compared to previous quarter.

Gurugram accounted for 31% of NCR's sales, closely followed by Greater Noida at 30%.

2nd highest unsold inventory across the top 7 cities of India; declined by 3% during 2020

The region had an unsold inventory of 170,400 units at the end of 2020; accounting for 27% of the overall unsold inventory across top 7 cities of India. Sales exceeding supply led to a decline of 3% during 2020.

Affordable segment accounted for 38% of the unsold inventory as of 2020, followed by mid-end segment at 36%.

Highest unsold inventory is in Gurugram, accounting for 36%. Greater Noida accounted for nearly 24% of the total unsold inventory as of 2020.

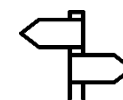
NCR's inventory overhang was the highest amongst top 7 cities of India at 88 months in 2020; increased from 45 months in 2019.

Key Project Launches (Q4 2020)

Project Name	Developer Name	Micro Market	No. of Units	Avg. Basic Selling Price (INR/sf)
The Millennia 3	Signature Global	Dwarka Expressway	1,322	4,070
Mahira Homes 95	Mahira Group	New Gurgaon	876	4,000
OSB The Venetian	Ocean Seven Buildtech	Sector-70, Gurugram	739	4,080

Note: Above prices are on built-up area
Budget segmentation: Affordable: < INR 40 Lakh; Mid-end: INR 40 Lakh - INR 80 Lakh; High-end: INR 80 Lakh - INR 1.5 Cr;
Luxury: INR 1.5 Cr - INR 2.5 Cr; Ultra-luxury: > INR 2.5 Cr

Source: ANAROCK Research



Zonal Classification

Gurugram

MG Road | Sohna Road
Sohna | Golf Course Extension
Golf Course Road
Dwarka Expressway
Southern Peripheral Road (SPR)
New Gurugram

Noida

Noida Expressway | Sector 150
Sector 79 | Sector 76
Central Noida | Greater Noida
Greater Noida West
Yamuna Expressway
Pari Chowk | Dadri

Ghaziabad

Crossings Republik
Raj Nagar Extension | Indirapuram
NH-24 | Vasundhara
Vaishali | Siddharth Vihar



Outlook

Launches are likely to increase in Noida and Greater Noida as construction work of Noida greenfield airport is in progress. Affordable and mid-end segments are likely to be in focus for the developers. With the introduction of new units in the market, the city may see increased sales activities in 2021.

High existing unsold inventory will keep check on the prices, and it may remain range-bound in the short-to-medium term.

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