



## City Snapshot



Launches  
7,690 Units  
20% Quarterly Change



Sales  
8,630 Units  
10% Quarterly Change

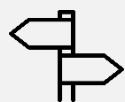


Available Inventory  
58,350 Units  
-2% Quarterly Change



Avg. Quoted  
Basic Selling Price  
INR 5,060/sf

# A Bird's Eye View



## Rental Values

## Capital Values

Key Micro Markets	Avg. Quoted Rent (INR/month)	Q1 2021 vs Q4 2020 (%)	Avg. Quoted Rate (INR/sf)	Q1 2021 vs Q4 2020 (%)	Short-term Outlook
Sarjapur Road	12,500 - 27,000	-2%	5,925	1%	
Thanisandra Main Road	13,000 - 21,000	-2%	5,225	1%	
Mysore Road	10,500 - 17,500	-1%	4,930	1%	
Whitefield	15,000 - 24,000	-2%	4,830	1%	
Electronic City	12,000 - 24,000	-2%	4,450	1%	



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

### Launches improved significantly over the previous quarter but still short of the levels a year ago

Bengaluru registered a supply of 7,690 units in Q1 2021 registering a growth for 20% over the previous quarter.

East Bengaluru accounted for nearly 36% of the total supply during the quarter. South Bengaluru recorded significant infusion of fresh supply accounting for 32% compared to 7% in the previous quarter.

The city witnessed majority of the launches in mid-end segment, accounting for 47%. The share of affordable segment increased to 21% in Q1 2021 compared to 15% in the previous quarter.

### Key Project Launches

Project Name	Developer Name	Micro Market	No. of Units	Avg. Basic Selling Price (INR/sf)
Ahad Serenity	Ahad Builders	Sarjapur Road	619	4,980
Brigade El Dorado - Brigade Feldspar	Brigade Group	Bagaluru	601	4,300
Prestige Primrose Hills Phase II	Prestige Group	Kanakapura Road	560	5,730

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

### Sales are back to the levels of last year and increased 10% quarterly

Sales continued to increase for the 5 successive quarters and was recorded at 8,670 units during the quarter.

East and north Bengaluru together accounted for majority of the sales in the city with a share of nearly 80%.

South Bengaluru accounted for 24% of the overall sales.

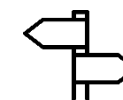
### Available inventory reduced to the levels lower than Q1 2020

Available inventory declined by 2% as sales exceeded the launches during the quarter. Currently, the city has nearly 58,350 units which is 9% of the available inventory in the top 7 cities of India.

The mid-end segment continued to have the highest levels of availabilities, but its share has reduced to 35% from 40% in the previous quarter

The inventory overhang in the city reduced to 28 months, which is the lowest amongst other major cities.

Prices appreciated marginally by 2% during the quarter to INR 5,060/sf.



### Zonal Classification

#### Central

MG Road | Ashok Nagar  
Chamrajpet | Frazer Town  
Richmond Road | Ulsoor  
Shanti Nagar

#### North

Hebbal | Yelahanka | Jalahalli  
Thanisandra Main Rd  
Hennur Rd | Doddaballapur Rd  
International Airport Rd

#### South

Begur Rd | JP Nagar  
Electronic City | Hosur Rd  
Bannerghatta Rd  
Kanakapura Rd | Koramangala

#### East

Whitefield | KR Puram | Sarjapur  
Rd Harlur Rd | Marathahalli  
Varthur Rd | Bellandur  
Old Madras Rd

#### West

Tumkur Rd | Magadi Rd  
Mysore Road | Rajaji Nagar  
Naagarabhaavi | Vijaya Nagar  
Nelamanagala



## Outlook

The government's stimulus on reduced stamp duty for the affordable and mid segment may result in increased launches in these segments. In the other segments too, it is anticipated that new supply will be added as the city has low inventory overhang.

Sales are likely to continue resulting in a moderate growth provided the price appreciation remains controlled.

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