

Bengaluru Q3 2020



City Snapshot



Launches
5,840 Units
68% Recovered*



Sales
5,400 Units
63% Recovered*



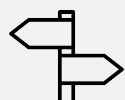
Unsold Inventory
60,820 Units
-3% Changed*



Avg. Quoted
Basic Selling Price
INR 4,975/sf



A Bird's Eye View



Rental Values

Capital Values

Key Micro Markets	Avg. Quoted Rent (INR/month)	Q3 2020 vs Q1 2020 (%)	Avg. Quoted Rate (INR/sf)	Q3 2020 vs Q1 2020 (%)	Short-term Outlook
Sarjapur Road	13,000 - 25,000	Nil	5,870	Nil	Stable
Thanisandra Main Road	14,000 - 22,000	Nil	5,175	Nil	Stable
Mysore Road	11,000 - 15,000	Nil	4,880	Nil	Stable
Whitefield	16,000 - 25,000	Nil	4,780	Nil	Stable
Electronic City	14,000 - 22,000	Nil	4,400	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

New launches recovered 68% in Q3 2020 compared to pre-Covid-19 levels of Q1 2020

Nearly 6,000 units were added in Bengaluru in Q3 2020; recovered 68% compared to Q1 2020 and 62% from Q3 2019.

Majority of the new launches during the quarter were added in East Bengaluru, accounting for 37%, closely followed by South Bengaluru with a 33% share.

The city witnessed majority of the launches in mid segment, accounting for 66%. The share of affordable segment reduced to 11% in Q3 2020 from 27% in Q1 2020.

Key Project Launches

Project Name	Developer Name	Micro Market	No. of Units	Avg. Basic Selling Price (INR/sf)
Prestige Primrose Hills Phase I	Prestige Constructions	Off Kanakapura Road	1,120	5,150
Brigade El Dorado - Brigade Jasper & Iridium	Brigade Group	Bagaluru	810	4,490
Prestige Waterford	Prestige Constructions	Whitefield	689	7,500

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 started reviving; significant ground to cover to reach pre-Covid-19 levels of Q1 2020

In Q3 2020, 5,400 units were sold, a recovery of 63% over Q1 2020.

East Bengaluru accounted for majority of the sales - around 39% - owing to the presence of IT-ITeS developments in the vicinity. However, in absolute terms, it declined by 41% compared to Q1 2020.

North Bengaluru and South Bengaluru accounted for 28% and 27% of the overall sales, respectively.

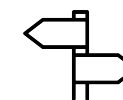
Unsold inventory decreased by 3% compared to Q1 2020

Unsold inventory declined by 3% due to sluggish sales and restricted launches. Currently, the city has nearly 60,820 unsold units which is 10% of the overall inventory available in the top 7 cities.

The mid-end segment has the highest unsold inventory and accounted for 39% of the overall.

The inventory overhang in the city increased to 26 months, which is still the lowest amongst other metro cities.

Prices remained stable during the quarter at INR 4,975/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 | Vijay Nagar
Nelamanagala



Outlook

Launches are likely to increase as the fear of Covid-19 pandemic fades away. Along with the addition of new projects, sales are also likely to revive.

The lowest inventory overhang amongst top 7 cities of India may help the city to regain its shine faster. The situation may improve in the next few quarters depending on the festive season uptick. Prices are likely to remain range-bound in the medium term.

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