

# Residential Market Viewpoints

## Pune Q3 2020

**ANAROCK**  
VALUES OVER VALUE



### City Snapshot



Launches  
**4,180** Units  
**54%** Recovered\*



Sales  
**4,850** Units  
**67%** Recovered\*



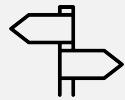
Unsold Inventory  
**91,240** Units  
**-2%** Changed\*



Avg. Quoted  
Basic Selling Price  
**INR 5,510/sf**

Note: Basic selling price on BUA, \*Q3 2020 vs Q1 2020

# 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
Wakad	17,500 - 22,000	Nil	6,540	Nil	
Hinjewadi	15,000 - 22,000	Nil	5,580	Nil	
Undri	9,000 - 15,000	Nil	4,930	Nil	
Wagholi	9,500 - 14,000	Nil	4,820	Nil	
Talegaon Dabhade	7,500 - 10,000	Nil	3,900	Nil	



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

## 4,180 units launched during Q3 2020, accounted for 13% of the top 7 cities of India

During Q3 2020, the city witnessed a launch of 4,180 units, which indicated a recovery of 54% of Q1 2020.

West Pune recorded the highest new launches with a 43% share, followed by East Pune at 26%.

Nearly 78% of the launches were in the affordable and mid-end segments.

## Sales recovered 67% during Q3 2020 compared to pre-Covid-19 levels of Q1 2020

The city witnessed a sale of 4,850 units during Q3 2020, compared to 7,200 units during Q1 2020.

Majority of sales during Q3 2020 were recorded in North Pune, accounted for 36% of the total. East Pune and South Pune accounted for 23% and 21% of the sales, respectively.

Sales recovered by 62% in South Pune during Q3 2020 compared to pre-Covid-19 levels of Q1 2020.

## Unsold inventory declined by 2% during Q3 2020 compared to Q1 2020

The city's unsold inventory as of Q3 2020 was 91,240 units, a 2% decline from Q1 2020.

As of Q3 2020, the city accounted for nearly 14% of the total unsold inventory across the top 7 cities of India.

Majority of the city's unsold inventory is in the affordable segment, accounting for nearly 49% of total.

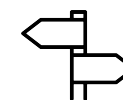
Pune's inventory overhang as of Q3 2020 was 46 months, significantly higher than Q1 2020's level of 31 months.

## Key Project Launches

Project Name	Developer Name	Micro Market	No. of Units	Avg. Basic Selling Price (INR/sf)
Ganga Millennia Tower - J & K	Goel Ganga Group	Undri	332	7,692
Parklane Lifeseasons	Life Seasons Development	Dhanori	299	7,100
Emerald Bay Building 10	Puravankara	Mundhwa	219	10,500

Note: Above prices are on carpet 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

### Central

Shivaji Nagar | Sadashiv Peth  
 Kasba Peth | Prabhat Road  
 Deccan Gymkhana

### North

Moshi | Talegaon Dabhade  
 Chikhali | Viman Nagar  
 Ravet | Punawale | Chakan  
 Lohegaon | Pimpri Chinchwad

### South

Sinhgad Road | Undri | Kondhwa  
 Ambegaon Budruk | Dhayari  
 Handewadi | NIBM Annexe

### East

Wagholi | Kharadi | Hadapsar  
 Manjari | Wadgaon Sheri  
 Kalyani Nagar | Magarpatta City  
 Sholapur Road

### West

Kothrud | Hinjewadi | Wakad  
 Baner | Bavdhan | Pirangut  
 Pashan | Gahunje





## Outlook

Affordable and mid-end segments may continue to dominate the launches. Considering that Pune has a diversified economic base comprising of IT-ITeS and automobile sectors, there is an inherent housing demand and sales may improve in the future periods.

Higher unsold inventory levels, limited sales and controlled launches are likely to put pressure on prices. Property prices are expected to be range bound in short-term.

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