

5 FAST FACTS

PUNE | Q4 2024



The Need-to-Know for Pune's Commercial Real Estate

1 PUNE'S OFFICE NET ABSORPTION SURGED IN Q4 2024

In Q4 2024, **net absorption increased by around 11% over Q3 2024**, primarily driven by strong space take-up in buildings that became operational during the quarter.



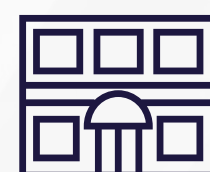
2 BFSI & IT-BPM SECTORS DOMINATED THE QUARTERLY GROSS LEASING IN Q4 2024

Gross leasing recorded at 1.7 MSF in Q4 2024; BFSI led the leasing activity with a **37% share**, followed by the IT-BPM sector that accounted for a **26% share** in Q4 2024.



3 MAIN STREETS RECORD NOTABLE RISE IN LEASING IN 2024

Pune's main streets **recorded 200,734 SF of leasing in 2024, marking a 28% increase** over the previous year. **Approximately 65%** of the main street leasing activity was concentrated in NIBM, Baner, and Pimpri Chinchwad.



4 Q4 2024 RESIDENTIAL LAUNCHES EXCEEDED Q4 2023 LEVELS, WITH LUXURY LAUNCHES SETTING A NEW RECORD

Pune city witnessed **10,237 residential launches in Q4 2024** surpassing Q4 2023 levels. The **luxury segment saw a notable increase** in 2024, with 4,628 units launched - 17% more than in 2023 and 12 times higher than the number of units launched in 2019 (pre-COVID).



5 WAREHOUSE LEASING RECORDED A RISE IN H2 2024

The city recorded **approximately 2 MSF of warehouse leasing in H2 2024, marking a ~12% increase** compared to H1 of 2024 and a **~35% growth over H2 2023**. Leasing activity was primarily driven by a surge in demand from the Engineering & Manufacturing sector.



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