

# 5 FAST FACTS

## MUMBAI | Q2 2025



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

### 1 OFFICE NET ABSORPTION INCREASED IN Q2 2025 OVER THE SAME PERIOD LAST YEAR

Net absorption for the quarter **stood at 2.6 MSF in Q2 2025, increasing by more than 51% y-o-y. This was the highest net absorption recorded in the city** during the second quarter with Thane-Belapur Road leading with a massive ~41% share.



### 2 OFFICE GROSS LEASING ACTIVITY MAINTAINED MOMENTUM IN Q2-2025

The gross leasing volume (GLV) in Q2-2025 touched ~4.0 MSF mark, reflecting a strong demand from Flexible workspaces, followed by the BFSI and IT-BPM sectors, reflecting a share of 23% and 16% each.



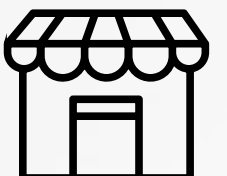
### 3 FLEX SPACES AND BFSI LED OFFICE LEASING IN Q2 2025

Flexible workspaces and BFSI sectors led the office leasing activity in Q2 2025, contributing to 24% and 23% share respectively, followed by IT-BPM sector contributing a 16% share. The rise of Hybrid work models and the rising demand from fintech firms drove leasing activity.



### 4 RETAIL LEASING VOLUMES DRIVEN BY THE FASHION SEGMENT

Retail leasing activity in the city stood at 0.52 MSF in Q2 2025, marking a robust 2.6x increase compared to the same period last year. The fashion segment led leasing demand, accounting for ~37% of the total, followed by the entertainment and F&B segments, each contributing ~19%.



### 5 RESIDENTIAL LAUNCHES AT A HISTORIC HIGH, SURPASSING QUARTERLY AVERAGES IN Q2 2025

The city witnessed residential launches of 19,044 units in Q2 2025, up by ~3% q-o-q. New launches in Q2 2025 hit a record high, surpassing the average quarterly launches recorded over the past seventeen quarters. New launches in the luxury category recorded a 4x q-o-q increase, setting a new benchmark.



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