

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
10,869 New unit launches	▼	▲
16-23K Prime West Capital Value - Carpet (INR/SF)	▲	▲
137 NHB Residex (March 2025) <small>Source: NHB</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook*
7.40% GDP Growth (Q4FY24-25)	▼	▼
2.82% CPI Inflation	▼	▲
8.65% External Benchmark Lending Rate	▼	▼

Source: MOSPI, RBI, SBI

NORTH CORRIDOR DRIVES RESIDENTIAL LAUNCHES

The city recorded launch of 10,869 new residential units in Q2 2025, marking a 3.5% increase over the previous quarter. The NH4 Bypass – North submarket remained the most active, contributing ~65% of the city’s total launches with 7,042 units. This includes key nodes such as Hinjewadi—an established IT hub—which alone accounted for around 25% of the city’s new launches. Emerging residential pockets like Tathawade and Wakad also saw healthy launch activity, driven by their strategic proximity to Hinjewadi. The upcoming Pune Ring Road connecting major highways is expected to unlock new micro-markets and catalyze corridor-based growth.

HIGH-END SEGMENT VOLUME AT RECORD HIGH IN Q2

The 5,426 units launched in the high-end segment marked a historic high volume for this category, and this accounted for nearly 50% of the total launches in the city for the quarter. This surge was primarily driven by a few key residential locations—Hinjewadi (1,730 units), Wakad (869 units), and Kharadi (599 units)—which together contributed nearly 60% of the high-end launches. These launches were driven by the rising demand for offices in the vicinity.

The mid segment was the second highest, accounting for 41% of the total launches, while luxury segment recorded 965 new units, comprising approximately 9% share.

WEIGHTED AVERAGE CAPITAL VALUE STOOD HIGHEST IN Q2

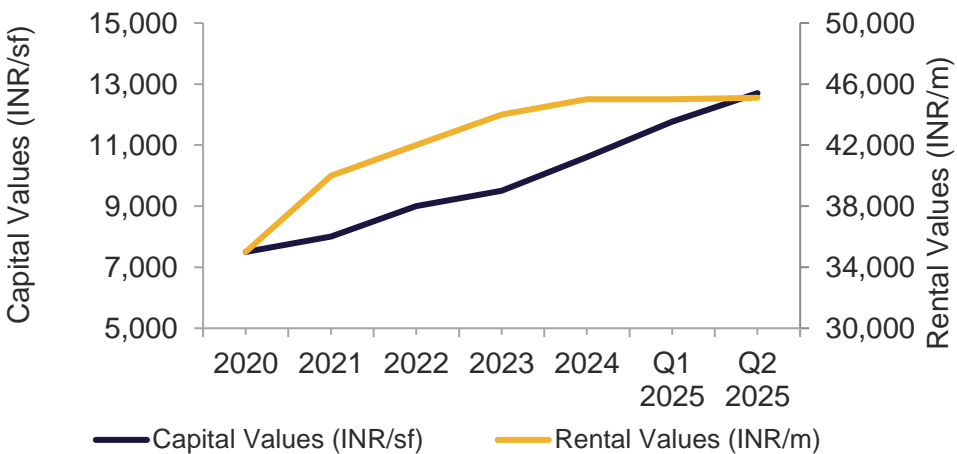
Pune’s weighted average capital value rose to an all-time high of INR 12,703 per sq. ft., up by ~8% QOQ and 21% YOY—driven by increased share of high-end launches. In recent quarters, majority residential projects have been launched near key office corridors, where demand remains strong.

Rental values also saw a slight uptick, particularly in the city’s key IT corridors such as Hinjewadi, Kharadi, Nagar Road, and Viman Nagar.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



CAPITAL VALUES AS OF Q2 2025*

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Koregaon Park-Boat Club Road	16,000-23,000	5%	5%	➔
Nagar Road	12,400-17,000	3%	0%	➔
East	10,000-15,500	4%	2%	➔
Aundh-Baner	12,000-14,200	5%	4%	➔
Mid segment				
North East	7,200-8,600	2%	0%	➔
South East –II	4,500-6,200	3%	11%	➔
NH4 Bypass (North)	7,000-9,700	8%	6%	➔

KEY PROJECTS LAUNCHED IN Q2 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Sun Valley Phase 1	Bavdhan	Brahma Corp	411	717-1,735
Life Republic Qrious	Hinjewadi	Kolte Patil	376	796-1,100
Lodha Altero	Wakad	Lodha Group	531	1,090-2,893
Mayfair River Residences Phase 1	Mundhwa	Mantra Housing	207	1,207-1,578

KEY CONSTRUCTION COMPLETIONS IN Q2 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Godrej Meadows Phase 2	Mahalunge	Godrej Properties	681	435-1150
Ganga Serio Wing W & F	Kharadi	Goel Ganga Group	330	807-1095

Data collated from primary and secondary resources. Estimations are subject to change
* Rental and capital values have been depicted only for key submarkets
** Quoted capital value on carpet area based on agreement values which includes, Base Rate, Car Parking Charges, Internal Development Charges, etc.
The above values for high-end segment are for units typically of 1 crore to 2 crore
The above values for mid segment are for units typically of INR 45 lakh to INR 1 crore
Affordable housing has been defined as units with a carpet area of 60 sq.mt in metros / 90 sq.mt in non-metros and value up to INR 45 lakh
'Data for the second quarter is based on market information collected until 15th June 2025'

Prime CBD Capital Value (INR/SF): Indicative capital value range for prime assets located within the Central Business District (CBD), reflecting current market benchmarks based on recent transactions, active listings, and investor sentiment. Estimates are subject to periodic review in line with prevailing market dynamics.
Outlook: The Outlook represents our forward-looking view of key market indicators over the next 12 months, based on current market trends, economic conditions, policy developments, and available data. Projections are indicative and may be adjusted as market dynamics evolve.
Short Term Outlook:Indicative directional view for the next 3–6 months, based on SME discussions, market sentiment, and ongoing activity. Subject to change as market conditions evolve.

KEY TO SUBMARKETS

HIGH-END SEGMENT Koregaon Park-Boat Club: Koregaon Park, Bund Garden Rd, Boat Club Rd, Mangaldas Rd Aundh-Baner: Aundh, Baner Nagar Road: Kalyani Nagar, Viman Nagar East: Sopan Baug, Uday Baug, Hadapsar West: Deccan Gymkhana, Model Colony, Prabhat Road, Erandwane, Bhosale Nagar	MID SEGMENT Aundh-Baner: Audh Baner Road; Kothrud: Kothrud Nagar Road: Kalyani Nagar, Yerwada, Shashtri Nagar, Viman Nagar, Old Airport Rd, Vishrantwadi North-East: Kharadi, Wagholi, Wadgaon Sheri East: Hadapsar, Manjri, Mundhwa, Keshavnagar South-East - I: Wanowrie, NIBM Road, Lulla Nagar South-East - II: Undri, Kondhwa, Pisoli NH4 Bypass (North): Balewadi, Mahalunge, Wakad, Hinjewadi, Punawale, Kiwale, Ravet, Tathawade, Bhugaon, Bavdhan, Pashan, Sus
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RENTAL VALUES AS OF Q2 2025*

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Koregaon Park-Boat Club Road	75,500 - 290,000	2%	4%	➔
Nagar Road	55,100 – 182,000	1%	0%	➔
East	45,800-180,000	3%	0%	➔
Aundh-Baner	66,000-2,05,000	2%	6%	➔
Mid segment				
North East	15,200-42,500	1%	6%	➔
South East –II	13,500-25,100	1%	6%	➔
NH4 Bypass (North)	22,500-49,000	3%	3%	➔

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