

MARKET FUNDAMENTALS

	y-o-y Chg	Outlook*
12,664 New unit launches	▲	▲
18-23K Prime CBD Capital Value (INR/SF)*	▲	▲
176 NHB Residex (December 2025) <i>Source: NHB</i>	▲	▲

ECONOMIC INDICATORS

	y-o-y Chg	Outlook*
7.80% GDP Growth (Q3FY25-26)	▲	▼
3.21% CPI Inflation	▼	▲
7.90% External Benchmark Lending Rate <i>Source: MOSPI, RBI, SBI</i>	▼	↔

ROBUST UNIT LAUNCHES IN Q1 DRIVEN BY EAST AND NORTH

Bengaluru recorded launch of 12,664 units in Q1 2026, a growth of around 4% both on quarterly and annual basis. This is in line with an average launch of over 12,000 units over the past several quarters, reflecting stable activity level from developers. The quarter saw prominent listed as well as reputed city-based developers moving ahead with residential township projects. Certain mid-sized developers also launched projects in the mid-segment category across East and North submarkets.

The East submarket dominated launch activity in the quarter. Locations such as Whitefield, Gunjur, Budigere Cross and Hoskote, recorded around 57% share in quarterly launches. This was followed by the North submarket, which contributed 38% of quarterly launches. Locations such as Devanahalli, Hebbal and Bileshevale recorded healthy quantum of launches in the quarter. The South and South East submarkets cumulatively accounted for 5% of launches, down from the 38% share in the previous quarter. Sarjapur Road (South East) and HSR Layout (South) recorded launches in the luxury category in the quarter.

HIGH END & LUXURY DOMINATE LAUNCH ACTIVITY

High-end and luxury segment continued to dominate launch activity with a share of 68%, up from 53% in the previous quarter. Mid-segment followed with a share of 31%. Affordable launches accounted for just 1% during the quarter. In absolute terms, high-end and luxury launches grew by 34% on a quarterly basis. However, mid-segment launches declined by 31% on a quarterly basis.

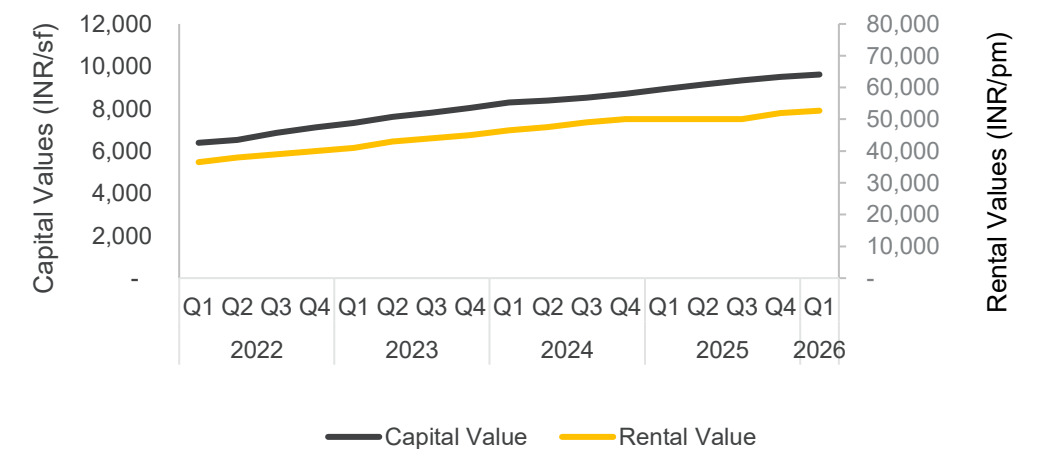
APPRECIATION IN CAPITAL AND RENTAL VALUES

Average city-wide capital values posted growth of 1-2% on a quarterly basis and 5-6% on an annual basis. East, south-east and north submarkets, i.e., the prime office submarkets, continued to record growth in capital values. Average city-wide rentals appreciated by 1-2% on a quarterly basis and 4-5% on an annual basis.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES/ RENTAL VALUES



CAPITAL VALUES AS OF Q1 2026

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	q-o-q CHANGE (%)	y-o-y CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Central	18,000-30,000	0%	0%	—
South	10,550 – 15,000	0%	6%	—
East	9,500-14,000	1%	7%	↗
North	9,000-13,500	1%	7%	↗
Mid segment				
Central	9,500-15,000	0%	5%	—
East	7,500-9,500	2%	6%	↗
South-East	7,800-9,000	1%	5%	↗
North	7,500 – 9,000	2%	6%	↗
South	7,000-9,000	0%	3%	—
Off-Central I	10,000-14,000	0%	2%	—
Off-Central II	9,000-12,000	0%	2%	—
North-West	7,300-8,800	1%	4%	↗
Far South	6,500-7,500	0%	3%	—
West	7,000-8,000	0%	3%	—

KEY PROJECTS LAUNCHED IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Sattva City	Devanahalli	Salarpuria Sattva	3,460	1316-2244
Brigade Sevilla	Budigere Cross	Brigade Group	1,750	750-1380
Bricks and Milestones Solcrest	Bileshevale	Bricks and Milestones	780	1132-2164

KEY CONSTRUCTION COMPLETIONS IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Assetz Marq 3.0	Kannamangala	Assetz Group	384	1366-2309

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.

Affordable: Upto INR 70 lakhs | Mid-segment: INR 70 lakhs – 1.7 Cr | High-End - 1.7 Cr – 2.5 Cr | Luxury - INR 2.5 Cr+

Data for the first quarter is based on market information collected until 13th March 2026

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

Central: Lavelle Road, Palace Cross Road, Off Cunningham Road, Ulsoor Road, Richmond Road, Sankey Road
South: Koramangala, Bannerghatta Road, JP Nagar, Banashankari
Off Central: Frazer town, Benson Town, Richards Town, Dollars Colony
East: Whitefield, Old Airport Road
North: Hebbal, Jakkur, Devanahalli
North-west: Malleshwaram, Rajajinagar, Yeshwanthpur

MID SEGMENT

Central: Brunton Road, Artillery Road, Ali Askar Road, Cunningham Road
East: Whitefield, Old Airport Road, Old Madras Road, Budigere Cross
South-east: Sarjapur Road, Outer Ring Road (Marathahalli- Sarjapur), HSR Layout, Hosur Road
South: Jayanagar, J P Nagar, Kanakapura Road, Bannerghatta Road, BTM Layout, Banashankari
North: Hebbal, Bellary Road, Yelahanka, Doddaballapur Road, Hennur Road, Thanisandra Road
Off Central-I: Vasanth Nagar, Richmond Town, Indiranagar
Off Central-II: Cox Town, Frazer Town, Benson Town, etc.
North-west: Malleshwaram, Rajajinagar, Tumkur Road
Far South: Electronic City, Attibele, Chandapur
West: Mysore Road, Uttarahalli Main Road, Magadi Road

RENTAL VALUES AS OF Q1 2026

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	q-o-q CHANGE (%)	y-o-y CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Central	155,000-360,000	0%	2%	—
South	62,000-125,000	0%	3%	—
East	86,000-310,000	0%	6%	—
North	72,000-210,000	0%	5%	—
Mid segment				
Central	80,000-120,000	0%	2%	—
South-East	40,000-50,000	2%	5%	↗
North-West	30,000-40,000	0%	3%	—
West	30,000-35,000	0%	3%	—
East	40,000-50,000	1%	6%	↗

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