MARKETBEAT
BENGALURU
RESIDENTIAL Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
12,544 New unit launches	▲	▲
20-25K Prime CBD Capital Value (INR/SF)*	▲	▲
113.1 NHB Residex^ (March 2026)	▲	▲

Source: NHB

ECONOMIC INDICATORS

	YOY Chg	Outlook*
7.80% GDP Growth Q4FY25-26)	▲	▼
3.93% CPI Inflation	▲	▲
7.90% External Benchmark Lending Rate	▼	◄►

Source: MOSPI, RBI, SBI

NORTH AND SOUTH SUBMARKETS DROVE STRONG LAUNCH ACTIVITY

Bengaluru recorded launch of 12,544 units in Q2 2026, a growth of around 4% on an annual basis though a marginal 0.8% decline on a quarterly basis. The quarter saw prominent listed and reputed developers move ahead with large project launches; a number of mid-sized city-based developers also launched projects, reflecting developer confidence in the market. The South submarket dominated launch activity in the quarter with a share of 38%. Locations such as Bannerghatta Road, Electronic City, Kanakapura Road, Mysore Road recorded robust launch activity by large and mid-sized developers. This was followed by the North submarket, which contributed 28% of quarterly launches across Yelahanka, Thanisandra Road, Hennur Road. The East submarket accounted for 26% of launches across Whitefield and Budigere Cross.

As of H1, total launches stood at over 25,000, a record high half yearly figure and a growth of 4% over the same period last year. East submarket dominated launches in H1 with a 41% share followed by North, which accounted for 33%. South submarket followed with a contribution of 20% in half yearly launches.

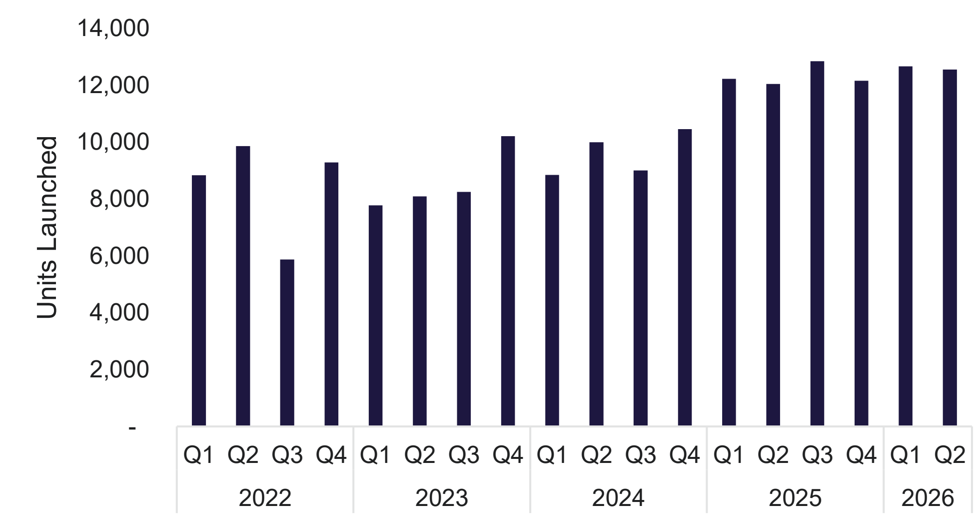
HIGH END & LUXURY CONTINUED TO LEAD LAUNCHES

High-end and luxury segment dominated launch activity with a share of 58% in Q2, though down from a high of 68% in the previous quarter. Mid-segment accounted for a share of 42%, up from 31% in Q1. There were no affordable launches in Q2. In absolute terms, high-end and luxury launches declined by 16% on a quarterly basis. However, mid-segment launches grew by 33% on a quarterly basis. As of H1, high-end and luxury contributed 63% of launches followed by mid segment with a 36% share.

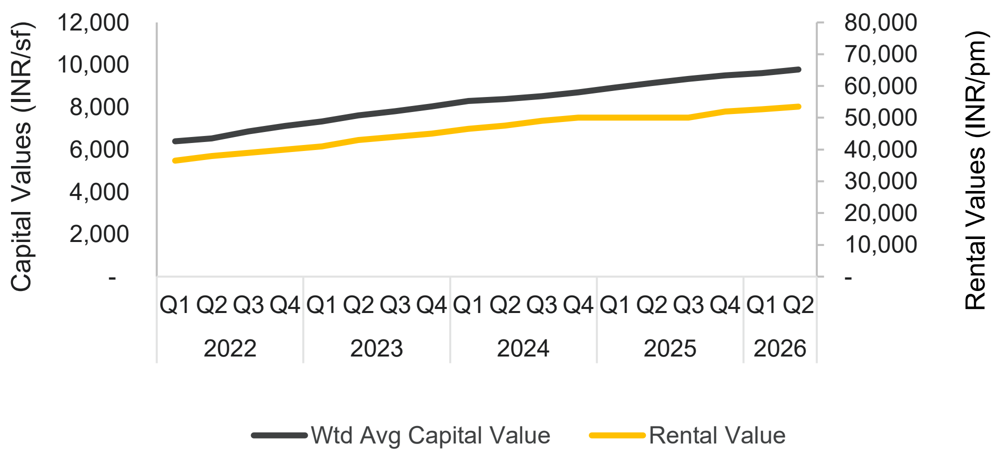
CAPITAL VALUES AND RENTALS CONTINUED TO GROW

City-wide weighted average capital values posted growth of 1-2% on a quarterly basis and 6-7% on an annual basis. East, south-east and north submarkets, recorded growth in capital values driven by demand from tech professionals. Average city-wide rentals appreciated by 6-7% on an annual basis, driven by healthy demand for rental apartments across prime office corridors.

RESIDENTIAL UNIT LAUNCHES



WTD AVG CAPITAL VALUES/ RENTAL VALUES



Note: Wtd. Avg. is for the newly launched projects

CAPITAL VALUES AS OF Q2 2026

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Central	20,000-30,000	0%	0%	—
South	13,000 – 18,000	0%	6%	—
East	12,000-15,000	1%	7%	↗
North	11,000-14,000	1%	7%	↗
Mid segment				
Central	10,000-15,000	1%	6%	—
East	8,500-10,000	2%	7%	↗
South-East	8,500-10,500	1%	6%	↗
North	8,000 – 10,000	2%	7%	↗
South	9,000-11,000	0%	3%	—
Off-Central I	10,000-14,000	0%	2%	—
Off-Central II	10,000-12,000	0%	2%	—
North-West	8,000-9,500	1%	5%	↗
Far South	7,000-8,000	0%	4%	—
West	7,500-8,500	0%	4%	—

KEY PROJECTS LAUNCHED IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Godrej Vanantara	Bannerghatta Road	Godrej Properties	2,008	1200-2700
Ramky Fortuna	Whitefield	Ramky Estates	1,152	624-1484
Sattva Sanio	Budigere Cross	Sattva Group	1,000	1795-2648

KEY CONSTRUCTION COMPLETIONS IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Casagrand Keatsway	HBR Layout	Casagrand Builders	286	788-1474

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 values includes base rate and does not include other charges such as Preferential Location Charges, External Development Charges, Internal Development Charges, etc.*
^ Base year for NHB Residex is FY 2024-25
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 second quarter are based on the market information collected until 12th June 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 Q2 2026

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Central	155,000-360,000	0%	2%	—
South	100,000-250,000	0%	4%	—
East	86,000-310,,000	1%	6%	—
North	80,000-210,000	1%	5%	—
Mid segment				
Central	80,000-120,000	0%	3%	—
South-East	55,000-65,000	2%	6%	↗
North-West	40,000-50,000	0%	4%	—
West	35,000-40,000	0%	4%	—
East	50,000-60,000	1%	7%	↗

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