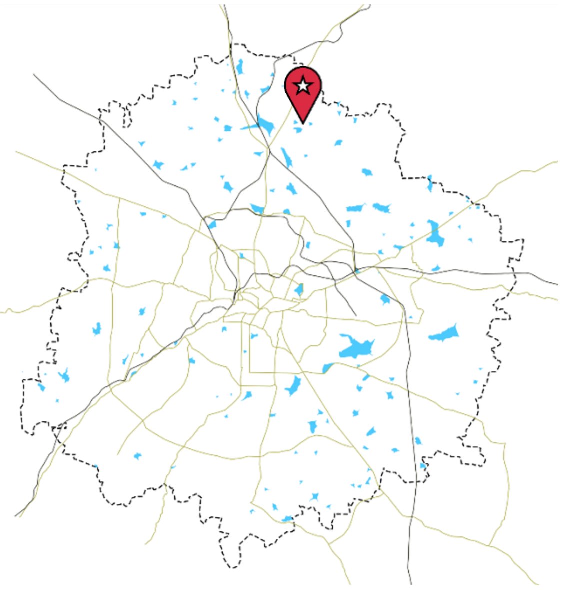
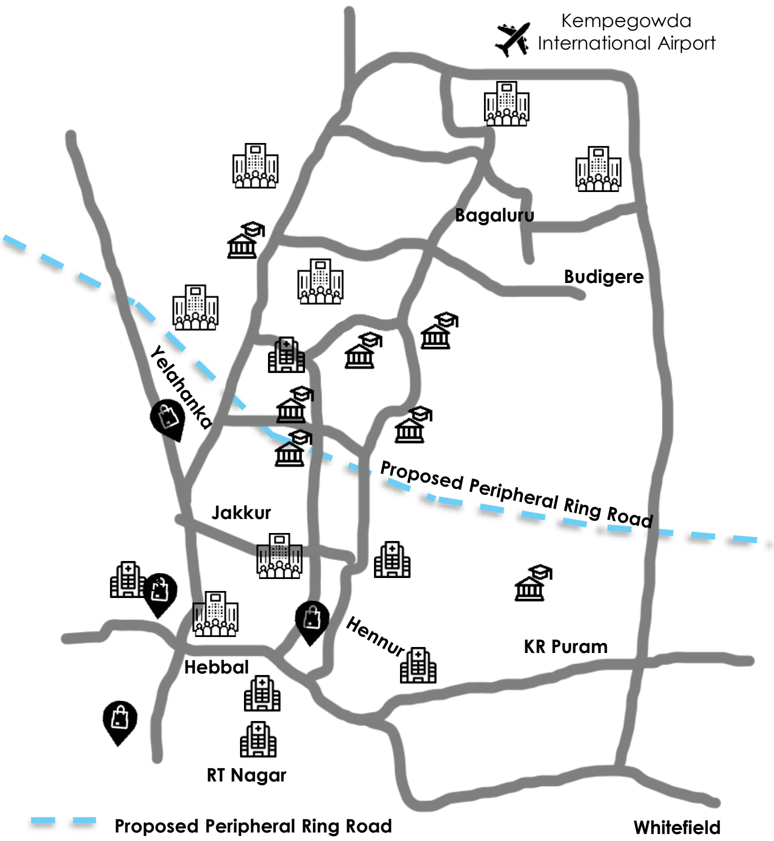
BAGALURU,BENGALURU

Micro Market Report

January 2025





Map not to scale, for representation purposes only

Location Mapping

Bagaluru, a rapidly developing suburb in North Bengaluru, is emerging as a sought-after destination for residential and commercial investments. Its strategic location, coupled with major infrastructure projects, is driving significant growth in the area.

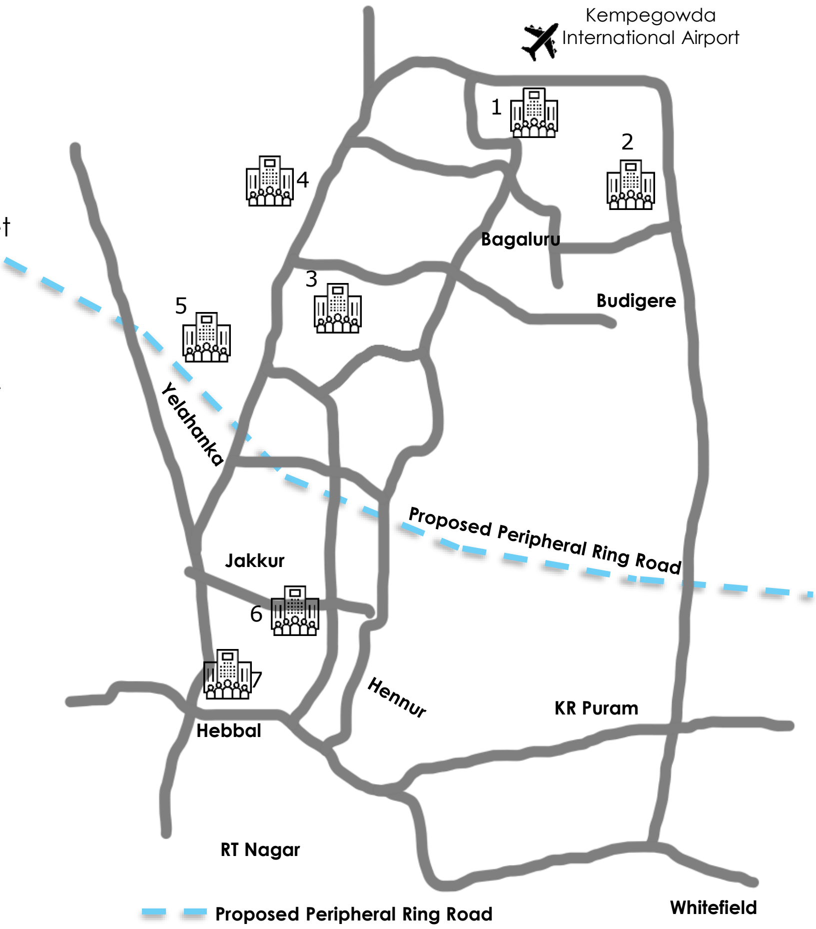
Key factors contributing to Bagaluru's appeal include its proximity to the Bangalore International Airport (BIAL) Aerotropolis and the Aerospace and Hardware Park, which are attracting global tech and aerospace companies. The presence of a 950-acre KIADB industrial park and a 250-acre SEZ, housing major multinational corporations like Boeing, Airbus, and Bombardier, further strengthens the micro market’s economic potential.

Excellent connectivity through the Elevated Expressway to BIAL and the Devanahalli Business Park makes Bagaluru a convenient location for both work and leisure. The area also offers easy access to major employment hubs, reputed educational institutions, and healthcare facilities. These factors, combined with ongoing infrastructure development, make Bagaluru an attractive option for homebuyers and investors seeking a promising future in North Bengaluru.

Physical Infrastructure & Commercial Hubs

The micro-market is well-connected by key roads such as Bellary Road, Outer Ring Road, and Satellite Town Ring Road (STRR), enhancing its link with major regions like Devanahalli, Hosur, and Doddaballapur. The Micro market is only 12.7 km away from Kempegowda International Airport.

Bagaluru is conveniently located near major employment hubs like the Aerospace Park, Hi-Tech Park, and Defence Park, all situated close to Kempegowda International Airport. The micro-market is just 9 km from National Highway 7 and 31 km from Bangalore City. Its proximity to key business hubs like Jakkur, Hebbal, Yelahanka, Thanisandra, Budigere Cross, and Devanahalli, as well as the prominent Manyata Tech Park (17 km), adds to its attractiveness. The nearest railway station, Dodda Jala (9 km), further enhances accessibility.



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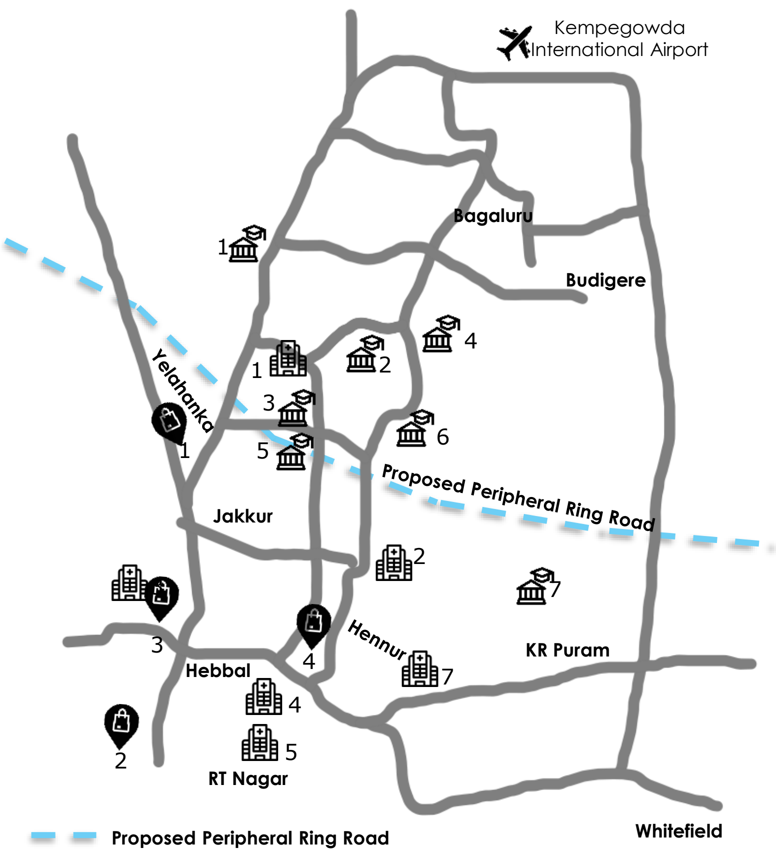
1. KIADB Aerospace & IT Park
2. KIADB Hardware Park
3. Ecopolis Tech Park
4. Prestige Tech Cloud
5. Northgate Tech Park
6. Manyata Tech Park
7. Kirloskar Tech Park

Social Infrastructure

Bagaluru is renowned for its robust social infrastructure, encompassing reputable schools, healthcare facilities, and shopping centers, which collectively make it an exceptionally appealing residential micro market. This extensive network enhances overall quality of life and positions Bagaluru as a preferred residential choice.



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Hospitals

1. Regal Hospital
2. Cratis Hospital
3. Columbia Asia Hospital
4. JMJ Hospital
5. Sri Sai Hospital
6. Cloud Nine Hospital

Educational Institutions

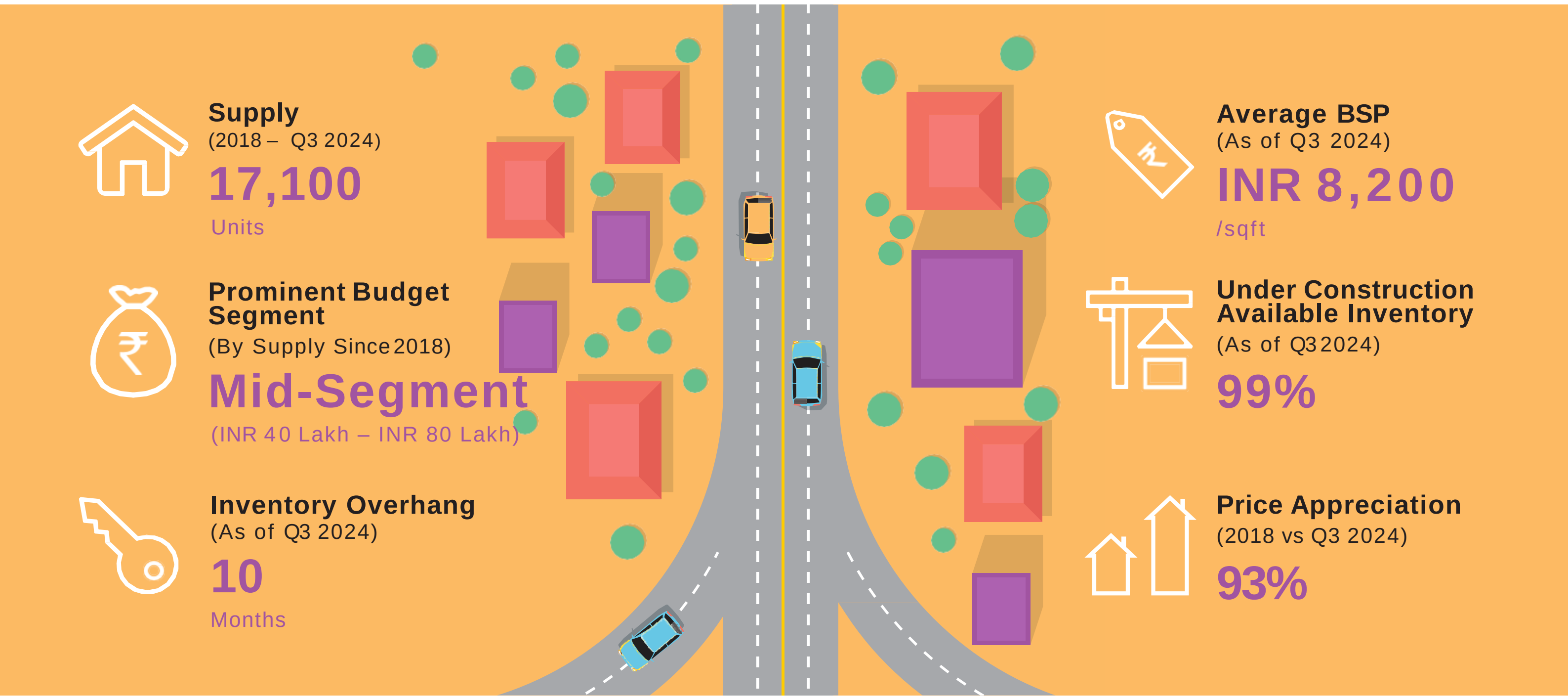
1. Rayan International School
2. Delhi Public School
3. Eura School
4. Koshys Group Of Institutions
5. Oxford Group Of Institutions
6. Reva College
7. EKYA College

Shopping Malls

1. Galleria Mall
2. Orion Mall
3. Esteem Mall
4. Elements Mall

Residential Real Estate Snapshot

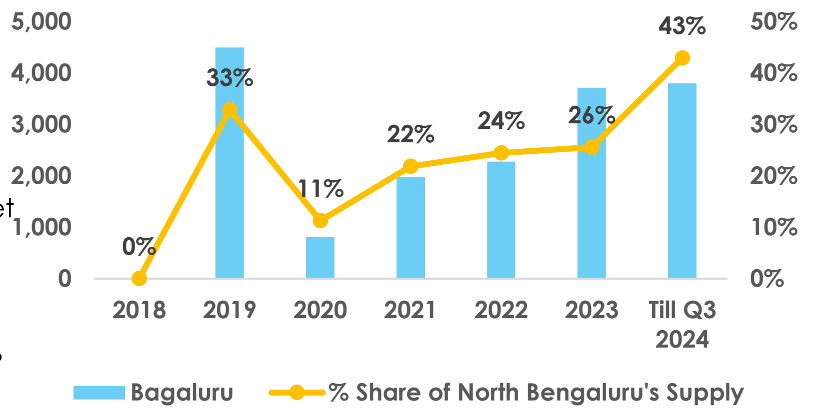
Between 2018 and Q3 2024, Bagaluru micro-market saw launch of approximately 17,100 residential units, showcasing its rapid urbanization and growing prominence in North Bengaluru's real estate landscape. With predominant focus on the mid-segment budget range (INR 40 lakh to INR 80 lakh), Bagaluru offers a blend of affordable, mid-range, and premium housing options, attracting first-time buyers, young professionals. The proximity to employment hubs, industrial zones, and IT-ITeS parks, have driven strong demand,further positioning Bagaluru as a thriving and high-potential residential real estate destination.



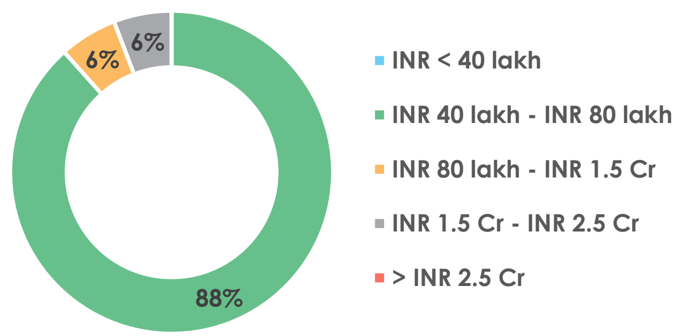
Supply

Bagaluru has seen gradual growth in its residential market activity between 2020 and Q3 2024, marked by a substantial supply of residential units. The micro market witnessed a substantial increase in the supply of residential units, particularly highlighted by a nearly three-fold rise in 2023 from 2021 contributing almost 26% of the total supply share of North Bengaluru in 2023.

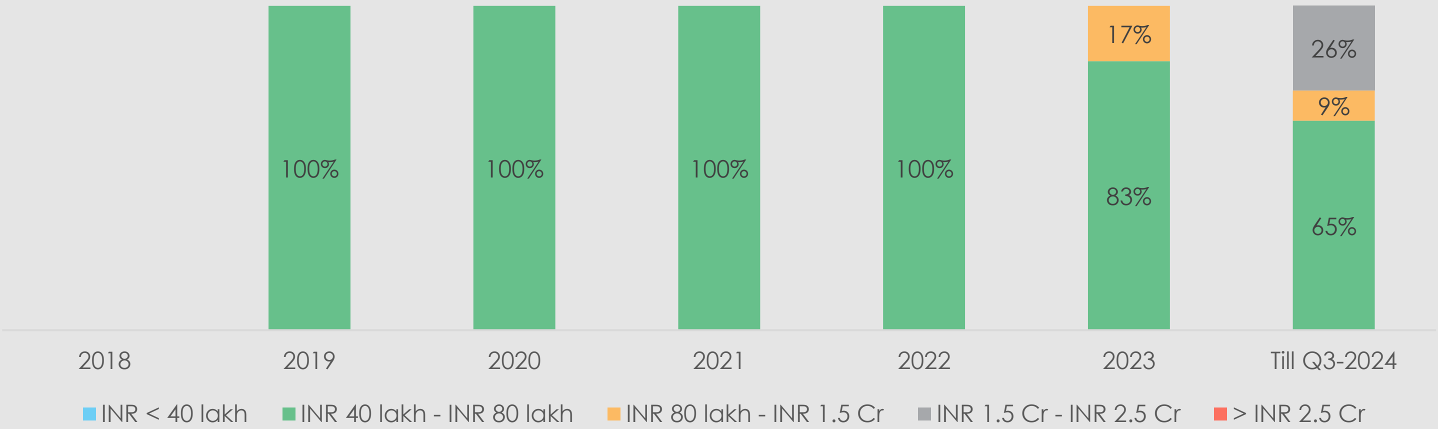
In Q3 2024, the market reached a new peak with the highest number of new launches seen in the past three years, reaching 3800 units. As of Q3 2024, the positive momentum persists with a supply surpassing the past years. The mid-segment (INR 40 lakh to INR 80 lakh) contributes around 88% of the total units launched. This trends highlights the inclination of the developers and builders towards the mid-end price segment.



Supply Trend



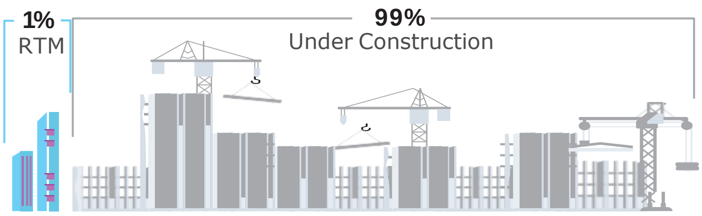
Budget-wise Supply (2018- Q3 2024)



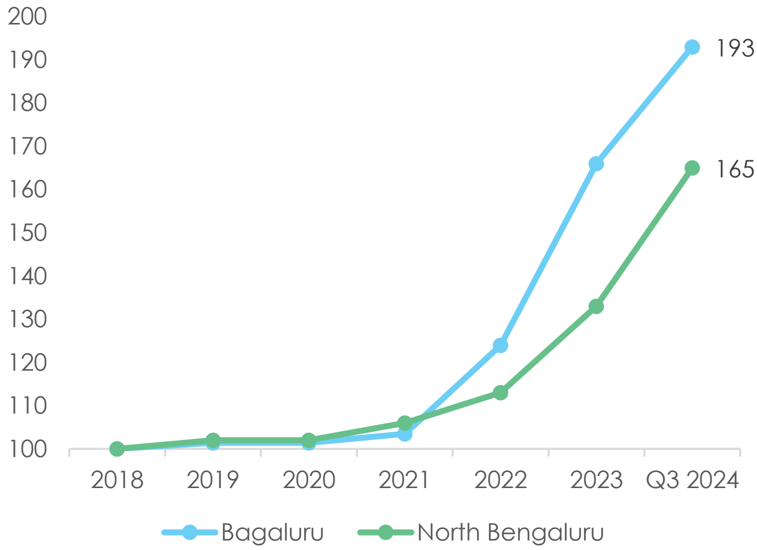
Budget-Wise Supply Trend (2018 – Q3 2024)

Available Inventory

The estimated time to liquidate the available inventory of Bagaluru is 10 months. The inventory comprises approximately 1% ready-to-occupy units and 99% units under construction.



Available Inventory (As of Q32024)



PriceTrend (Indexed to 2018)

Price Trend

Bagaluru has experienced a consistent rise in property values since 2018, largely influenced by the introduction of significant infrastructure initiatives in the area. There was a rise in prices of almost 93% from the year 2018. As of Q3 2024, the average property price has reached INR 8,200/sqft.

Typology Snapshot

Configuration	Average Size Range (Built-up Area)	Ticket Size (INR)	Rental (INR/Month)
1 BHK	450 sqft to 690 sqft	INR 45 lakh to 67 lakh	INR 12K - 18K
2 BHK	760 sqft to 1255 sqft	INR 60 lakh to 1 Cr	INR 15K - 25K
3 BHK	1068 sqft to 1770 sqft	INR 78 lakh to 2.0 Cr	INR 20K - 45K

Price Appreciation in last 5 years: 92%

Outlook

Bagalur is emerging as a promising investment micro-market, offering significant potential for both short- and long-term returns. Its strategic location and strong ROI potential make it an attractive choice for investors. With improvements in road connectivity and the upcoming Bagalur Cross Metro Station, part of Namma Metro's Blue Line Phase 2B extension, Bagalur's accessibility is set to improve significantly. This extension, connecting Central Silk Board to Kempegowda International Airport, is expected to begin operations by June 2026, driving development in northern Bengaluru. The growing presence of tech, aerospace, and hardware companies in the KIADB area further enhances Bagalur's appeal as a key destination for industrial growth. This increased demand is likely to lead to significant property value appreciation in the near future.

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VALUES OVER VALUE

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Corporate Office

ANAROCK Property Consultants Pvt. Ltd.

1002, 10th Floor, B Wing ONE BKC, Plot No. C-66, G Block, Bandra Kurla Complex Bandra East, Mumbai 400 051

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Authors

Abhai Mani Chaturvedi
Sr. VP, Research and Advisory

Meruga Pallavi
Manager, Research and Advisory

Manoj Kumar S
Manager, Research and Advisory

For research services, please contact:

Dr. Prashant Thakur
Regional Director &
Head of Research and Advisory
prashant.thakur@anarock.com