

Residential Real Estate Report on

# MATUNGA

Mumbai Metropolitan Region

Rooted in Heritage, Positioned for Growth



MARCH 2026



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# Why MATUNGA?

## Recognition of the legacy of connectivity, culture or centrality...

Matunga is a prominent urban precinct in the Mumbai City district, Maharashtra, operating under the civic governance of the Brihanmumbai Municipal Corporation (BMC).



20 minutes to Bandra-Kurla Complex

5 minutes from Central, Western & Harbour Railway lines

10 minutes to the upcoming Metro Line – 4 Station

10 minutes from nearby Monorail Stations



# Key Highlights

1

**Proximity to Employment Hubs**  
Close to BKC, Lower Parel, Dadar, South Mumbai, Navi Mumbai & CBD, making it ideal for professionals and business leaders.

2

**Heritage-Rich and Culturally Vibrant**  
Known for its deep-rooted traditions, historic landmarks like the King's Circle, named to honour King George V, later renamed as Maheshwari Udyan and a strong community identity.

3

**Central Mumbai Advantage & Exceptional Connectivity**  
Centrally positioned between South Mumbai and the western & eastern suburbs, delivering exceptional citywide connectivity via Eastern & Western Railway lines, key arterial highways, and upcoming Metro links.

4

**Strong Education & Social Infrastructure Hub**  
Home to premier schools, colleges, healthcare facilities, religious sites, and lifestyle conveniences within walking distance.

5

**High Redevelopment led Future-Ready Homes**  
Aging housing stock is catalysing boutique redevelopment, unlocking premium product upgrades and resetting pricing benchmarks. New-age projects blend contemporary layouts, advanced safety systems, smart amenities, and sustainable design seamlessly integrated within a heritage neighbourhood.

# Assets Beyond Buildings

**INR 3.50+ Lakh Cr.**

Worth of infrastructure capital deployed

**2,078 Km.**

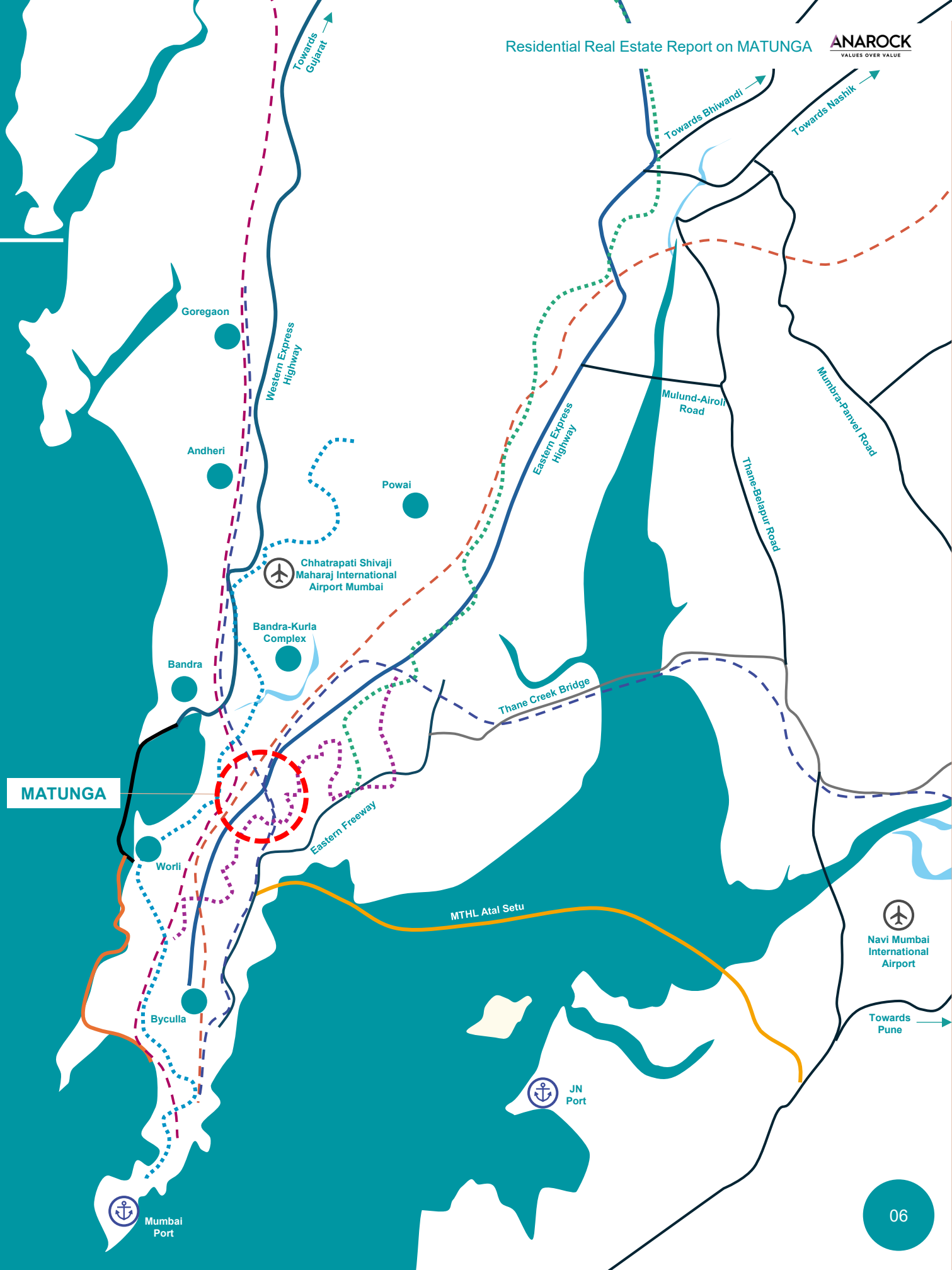
Worth of projects delivered and are under-construction

Project Name	From Matunga	Total Length	Cost of Project
Metro Line - 3 (Aqua Line)	5 Km	33.5 Km	INR 37,300 Cr.
Metro Line - 4 (Green Line)	5 Km	32.3 Km	INR 14,549 Cr.
Monorail	3 Km	20.21 Km	INR 2,460 Cr.
Suburban Railway Network	Within 1 Km	-	INR 52,000 Cr.*
Eastern Express Highway (EEH)	-	24 Km	INR 1,300 Cr.
Western Express Highway (WEH)	5 Km	25 Km	INR 1,500 Cr.
MTHL Atal-Setu	5 Km	22 Km	INR 17,843 Cr.
Mumbai-Ahmedabad Bullet Train	7.5 Km	508 Km	INR 1,10,000 Cr.
Delhi-Mumbai Expressway	27 Km**	1,350 Km	INR 1,00,000 Cr.
CSMIA (Mumbai Airport)	Within 15 Km	-	-
NMIA (Navi Mumbai Airport)**	Within 35 Km	-	INR 19,650 Cr.

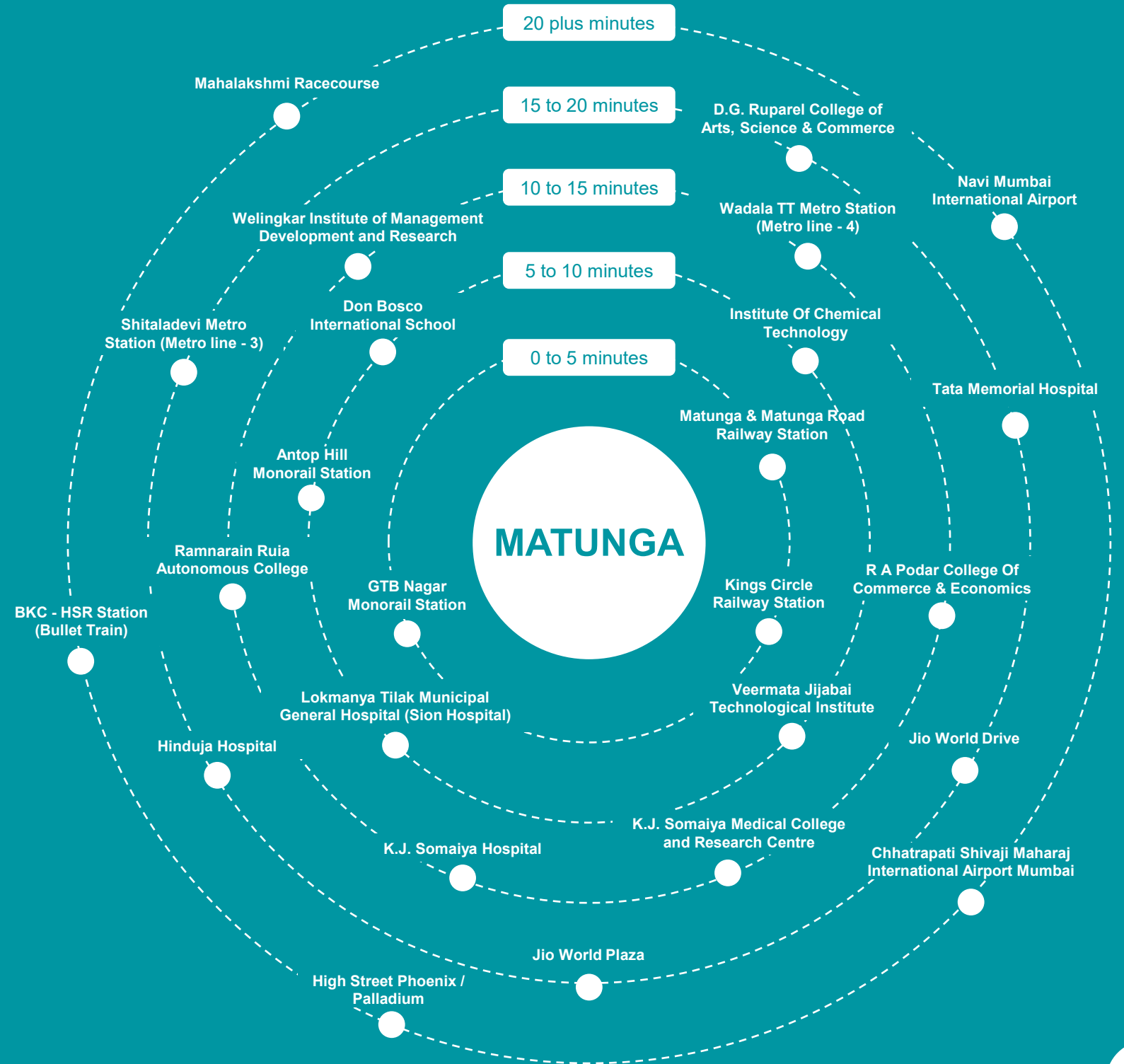
Project cost can vary upon timeline | \* Being invested under Mumbai Urban Transport Project - I, II & III scheme | \*\*Via MTHL Atal Setu

LEGEND	
	Mumbai Coastal Road
	Suburban Western Railway Network
	Suburban Central Railway Network
	Suburban Harbour Railway Network
	Monorail
	Mumbai Metro Line - 3 (Aqua Line)
	Mumbai Metro Line - 4 (Green Line)
	Bandra-Worli Sea Link

Map not Scale and for representation purpose only.

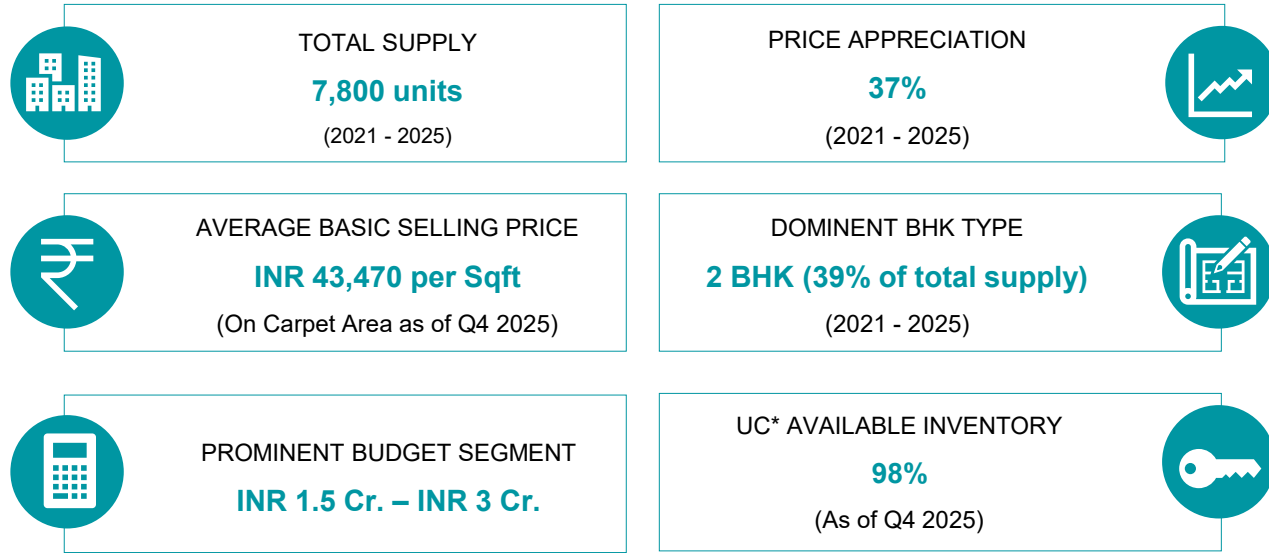


# The Social Backbone



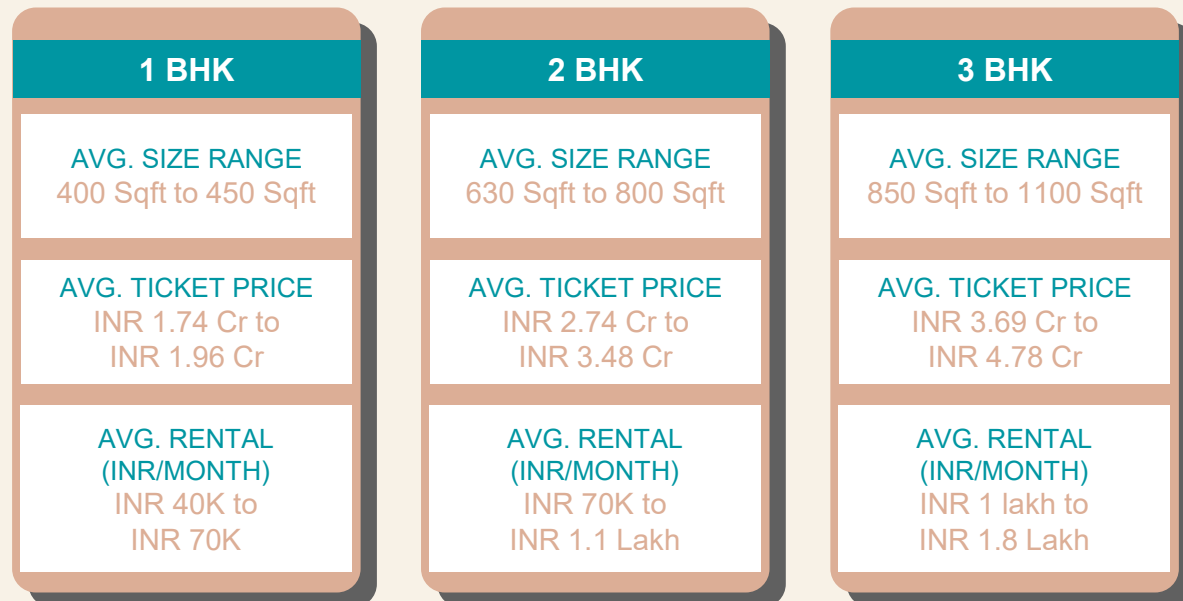
Note: Distances are indicative (in time) and may vary depending on the point of origin.

# Real Estate Snapshot



Considered micro market for catchment analysis: Matunga, Sion & Wadala | \*Under Construction as of CY2025  
Source - ANAROCK Research & Advisory

## TYOLOGY SNAPSHOT



Source - ANAROCK Research & Advisory

# Redevelopment Landscape of Matunga

## Reimagining with Vision, Growth & Opportunity

**75+ Societies**  
**20+ Acres**  
**INR 14 - 20 Thousand Crore GDV\***

The concentration of redevelopment-ready societies in Matunga underscores a compelling growth vision, positioning the micro-market to emerge as a high-impact real estate destination.

\*Gross Development Value (Approx.)  
Note: Based on conservative assumptions; actual values may vary

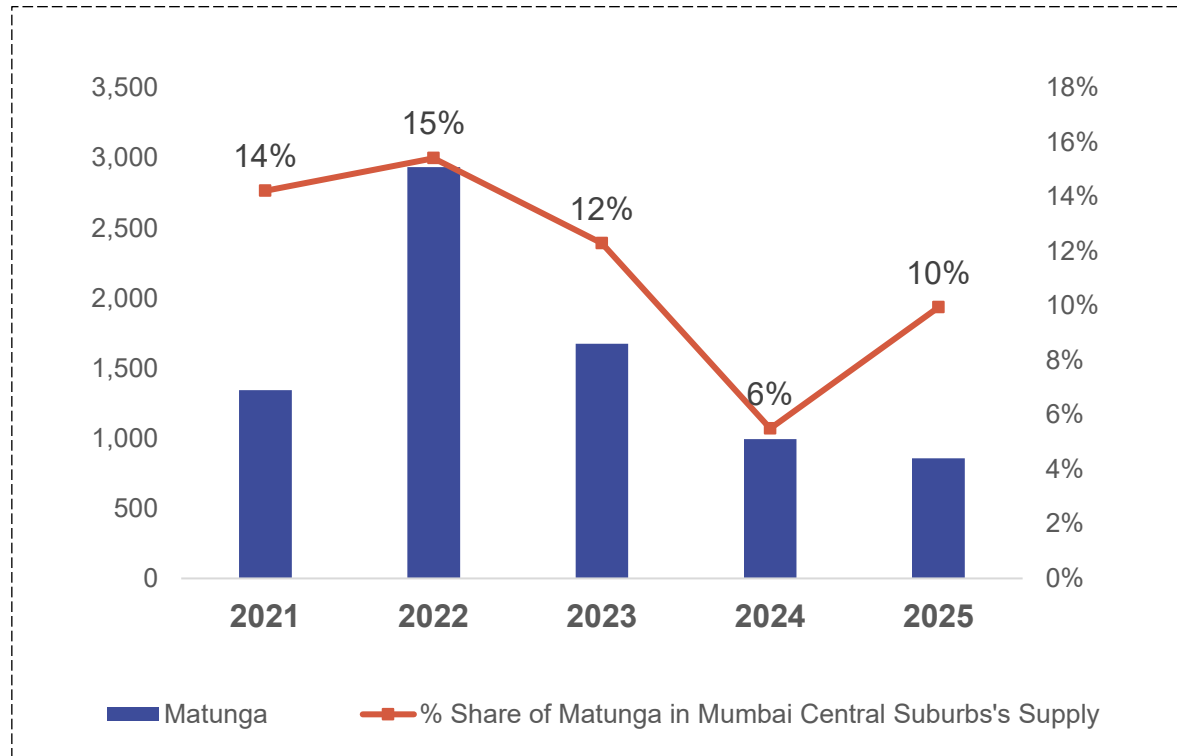
## News in Focus

Recently signed redevelopment deals

Developer	Land Area	Location
Mahindra Lifespaces	1.53 acres	Matunga
Mittal Builders	1.4 acres	Matunga East
Raymond Realty	5.62 acres	Wadala
Lodha Developers & Sahana Group	10 acres	Parel - Sewri
Rustomjee Group	11.19 acres	GTB Nagar

# Real Estate Statistics

## Supply Trend Year Wise



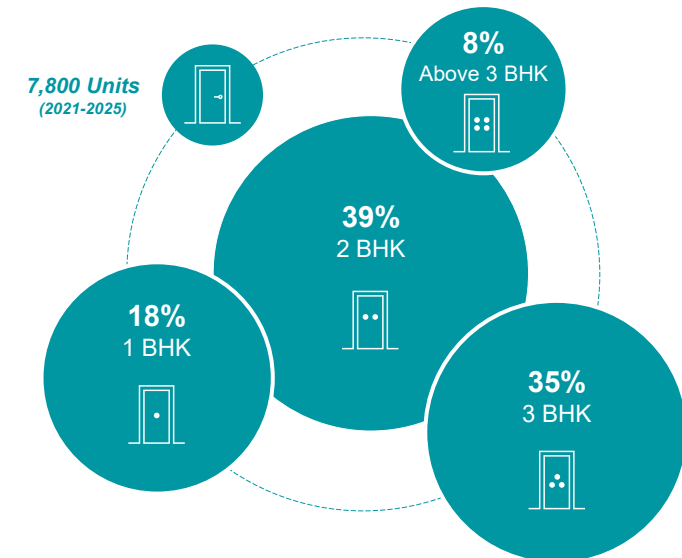
Source - ANAROCK Research & Advisory

The Matunga catchment has maintained a stable and resilient residential market, supported by acute land scarcity that has naturally limited new supply. Redevelopment activity is steadily gaining momentum, driven by rising homeowner confidence and sustained participation from reputed developers, with most projects reflecting boutique-scale upgrades and gradual modernisation of the existing housing stock.

Since 2021, nearly 7,800 units have been launched, accounting for approximately 11% of the total residential supply in Mumbai's Central Suburbs. During the same period, the catchment also recorded a healthy absorption rate of around 56% of its total launch, underscoring consistent demand. Majorly supported by its central location, strong rail connectivity, and proximity to key commercial hubs such as South-Central Mumbai and BKC, Matunga continues to be a low-risk, quality-driven residential micro market with steady growth and long-term investment potential.

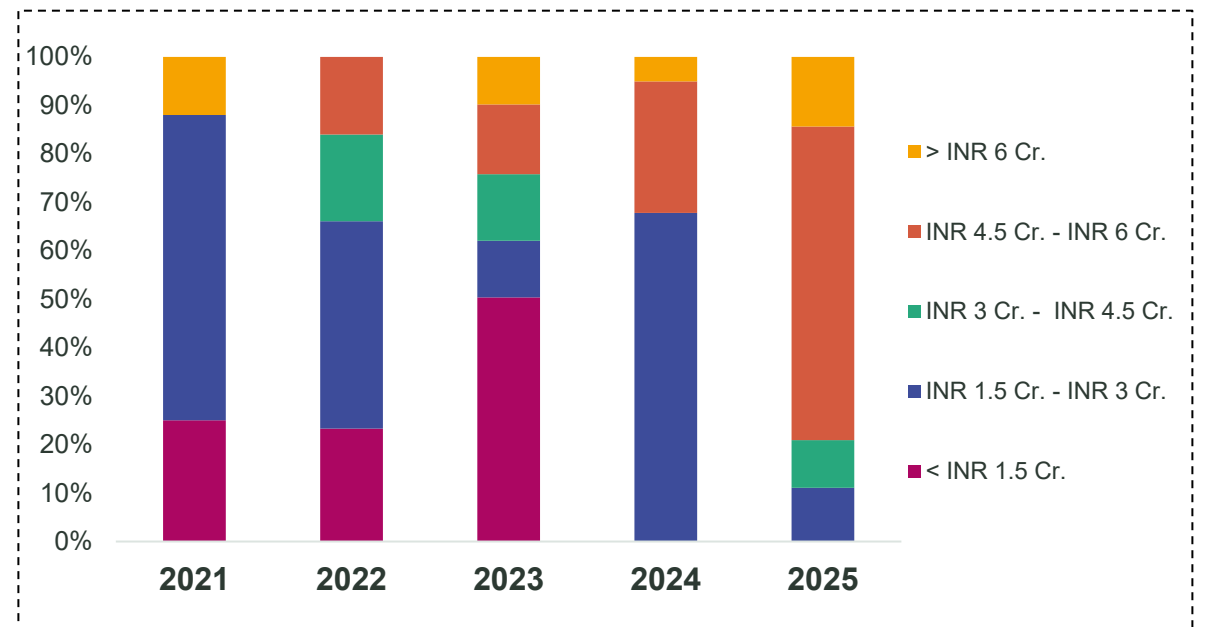
## BHK analysis as per Supply

In terms of BHK configuration of the residential launches, the 2-BHK dominates the market, constituting 39% of the total supply, closely followed by the 3-BHK with a contribution of 35% during this period. The 1-BHK and >3-BHK accounts for 18% and 8%, respectively.



Source - ANAROCK Research & Advisory

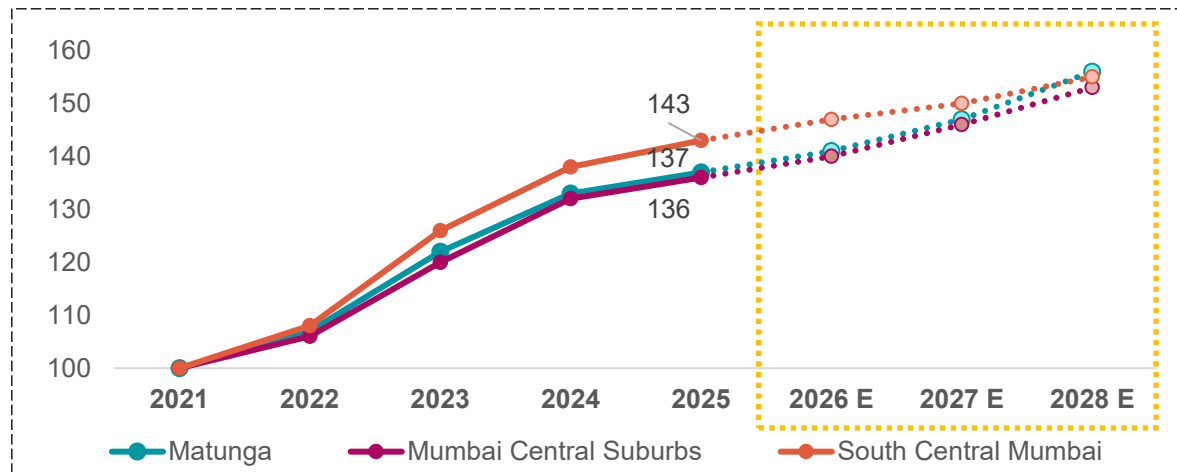
## Supply as per Budget Segmentation



Source - ANAROCK Research & Advisory

# Real Estate Statistics

## Price Index

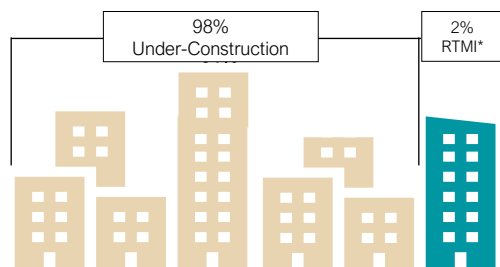


Price Indexed to 2021 | Source: ANAROCK Research & Advisory

Since 2021, the Matunga catchment has recorded consistent price appreciation, with residential values rising by approximately 37% to reach an average of INR 43,470 per sq. ft. by the end of 2025. At this level, Matunga’s pricing remains closely aligned with South Central Mumbai, reflecting only a marginal variance and underscoring its strengthening premium positioning.

The outlook remains optimistic, with value growth expected to accelerate further, driven by rising redevelopment momentum and ongoing infrastructure enhancements in and around the micro-market. These factors collectively reinforce Matunga’s attractiveness and point toward sustained capital appreciation in the coming years.

## Available Inventory



\* Ready-to-move-in | Source: ANAROCK Research & Advisory

The estimated time to liquidate the available inventory of Matunga is approximately 18 months, positioning the catchment with a healthy absorption rate. The current inventory comprises only about 2% ready-to-occupy units, and rest 98% units are under construction.



# Strategic Snapshot

## STRENGTHS

- Matunga's central Mumbai location ensures seamless connectivity to South Mumbai, BKC, Lower Parel, and other major commercial hubs.
- The presence of premier educational institutions and long-established communities supports strong, consistent residential demand.
- A predominantly end-user-driven market, with a high owner-occupier base, contributes to price stability and lower market volatility.
- Robust rail connectivity across the Central, Western, and Harbour railway lines provides excellent citywide accessibility.

## WEAKNESSES

- Limited availability of new land restricts fresh launches, keeping transaction volumes and inventory churn relatively low, while the prevalence of smaller, boutique projects limits scale advantages for large developers.
- In some pockets, the older urban fabric with narrow internal roads and aging civic infrastructure poses redevelopment challenges, and premium pricing levels tend to narrow the buyer base largely to affluent end-users and HNIs.

## OPPORTUNITIES

- Matunga is experiencing a redevelopment-led upswing, driven by its aging housing stock and sustained potential for cluster & value-accretive redevelopment.
- Infrastructure enhancements, including Metro Line 4 and road & rail upgrades, are set to improve accessibility and support valuation growth.
- Alongside less supply and preference for central living and shorter commute times, these factors proportionately position Matunga for steady long-term capital appreciation and wealth preservation

## THREATS

- Regulatory approvals and redevelopment consent complexities may delay project execution, while limited scope for major road expansion unless dedicated cluster-based expansion creates less risk of infrastructure saturation.
- Additionally, competition from neighbouring micro-markets offering at relatively lower prices, along with macro-economic cycles, could periodically impact demand for high-ticket residential purchases.

# A Way Forward

Empowered by infrastructure investments totalling **INR 3.50+ lakh crore**.

## Perfectly Central

30–60 Minutes to Anywhere That Matters.

Redevelopment momentum spanning **20+ acres** with approx. **INR 14 - 20 thousand crore** GDV potential.

## Next Phase of Transformation

Market Re-Envisioned by India's Leading Developers Godrej, Mahindra, Lodha, Runwal, Dosti and Many More

Matunga is emerging from being an under-recognised micro market into a high-quality, low-risk residential destination, anchored by its central Mumbai location, rare mix of multi-line rail connectivity, and proximity to South Mumbai, BKC, Lower Parel, Andheri, and Navi Mumbai. A strong end-user and rental demand, coupled with severe land scarcity, is driving redevelopment-led supply and gradual upgradation of housing stock, enabling consistent price appreciation. Once the ongoing infrastructure upgrades and the upcoming Metro Line 4 are set to further enhance accessibility to the area. With the improvement in market positioning and growing interest from reputed developers in larger planned development activities. Matunga is set to face the rebranding of its place with steady capital appreciation and resilient rental performance over the medium to long term.



# ANAROCK

VALUES OVER VALUE

## About Anarock

Anarock is the leading independent real estate services company with a visible presence across India, Middle East, USA and Singapore. The company has diversified interests across the real estate lifecycle and deploys its proprietary technology platform to accelerate marketing and sales on behalf of its clients.

Over the last eight years, Anarock has expanded from being a residential-focused organization to complementary sectors including retail, commercial, hospitality, logistics & data centres, industrial and land. The firm also specialises in strategic advisory, investment banking, research & valuations and offers app-based flexible workspaces and society management services. Anarock has developed proprietary technology that is adopted across all its businesses.

Anarock has a team of over 2500+ experienced real estate professionals who operate across all major markets in India, Middle East, USA and Singapore.

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