

National Capital Region Q2 2022

City Snapshot

LAUNCHES

4,100 Units

-56% Quarterly Change

Note: Basic selling price on BUA

SALES

15,300 Units

-19% Quarterly Change

AVAILABLE INVENTORY

141,200 Units

-7% Quarterly Change

AVERAGE QUOTED BASE SELLING PRICE

₹ 4,910 /sf



A Bird's Eye View

NCR	RENTAL VALUES		CAPITAL VALUES		OUTLOOK
Key Micro-markets	Avg. Quoted Rent (₹/month)	Quarterly Change (%)	Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	Short-term
Greater Noida West	8,000-12,000	10%	3,700	2%	↑
Dwarka Expressway	16,000-20,000	4%	5,600	2%	↑
New Gurugram	11,500-16,500	8%	6,275	1%	↑
Raj Nagar Extension	7,500-11,500	10%	3,480	2%	↑
NH-24, Ghaziabad	7,000-11,000	9%	3,630	2%	↑
Sector-150, Noida	16,000-20,000	6%	5,450	3%	↑

Zonal Classification

Gurugram	MG Road Sohna Road Sohna Golf Course Extension Golf Course Road Dwarka Expressway Southern Peripheral Road (SPR) New Gurugram
Noida	Noida Expressway Sector 150 Sector 79 Sector 76 Central Noida Greater Noida Greater Noida West Yamuna Expressway Pari Chowk Dadri
Ghaziabad	Crossings Republik Raj Nagar Extension Indirapuram NH-24 Vasundhara Vaishali Siddharth Vihar



Average Quoted Rent for 2 BHK apartment measuring 1,000 sf; Average Quoted Rate (Base Price) on Built-up Area (BUA)
Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Key Project Launches

Breez Global Heights 89

Breez Builders & Developers

Sector-89

1,258 units

₹ 4,390/sf

Apex Quebec

Apex Group

Siddharth Vihar

701 units

₹ 5,100/sf

Top Haven Bodh 79

Top Haven Developers

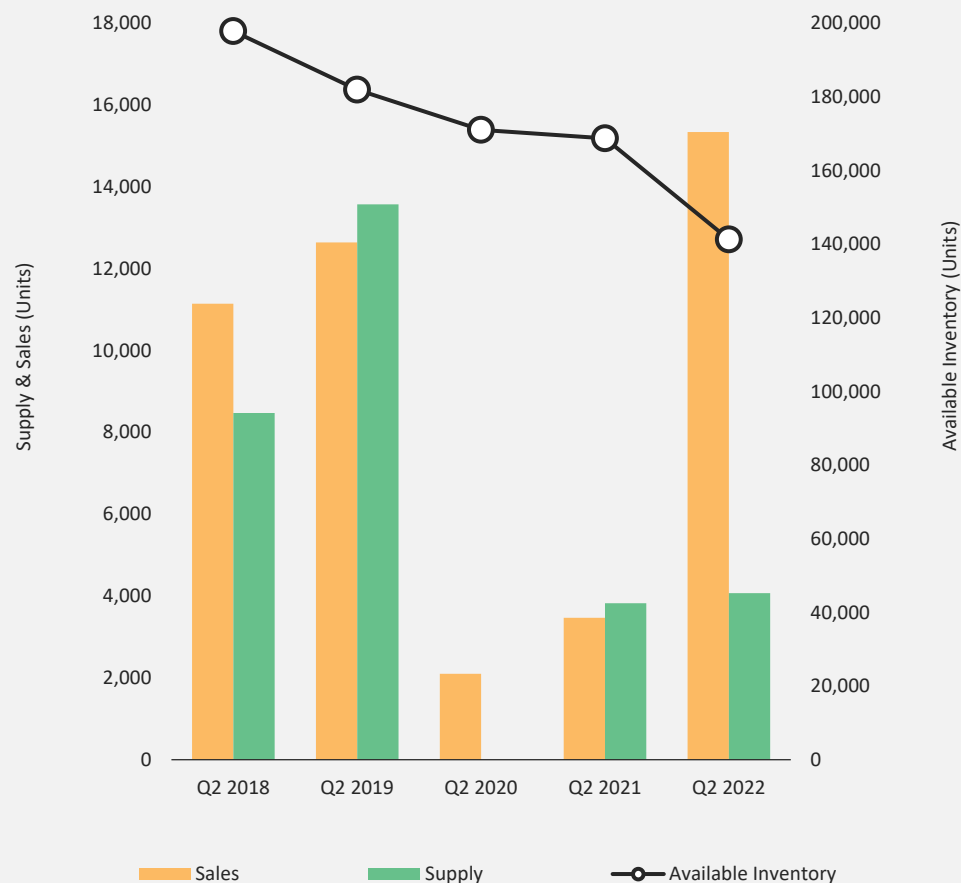
Sector-79

595 units

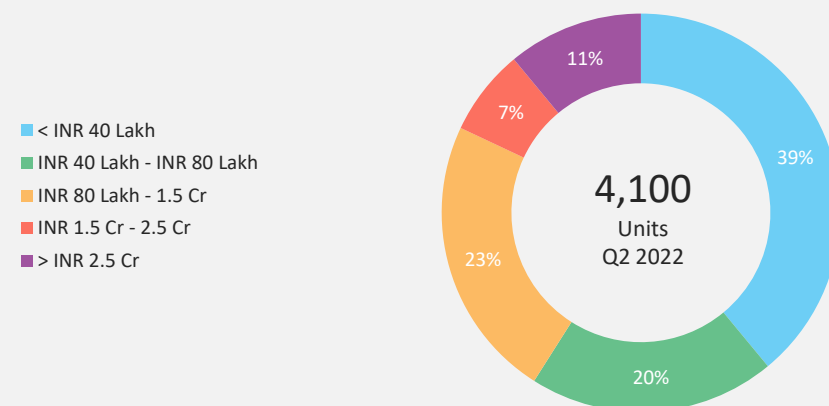
₹ 4,355/sf

National Capital Region Q2 2022

DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sq; Average Quoted Rate (Base Price) on Built-up Area (BUA)

Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

© 2022 ANAROCK Property Consultants Pvt. Ltd. All rights reserved. All information in this report is provided solely for internal circulation and reference purposes. ANAROCK makes no statement, representation, warranty or guarantee as to the accuracy, reliability or timeliness of the information provided. No part of this report may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods.

National Capital Region Q2 2022

Launches

NCR witnessed third lowest new supply amongst the top 7 cities, saw highest Q-o-Q decline

Around 4,100 new residential units were launched in National Capital Region during the period Apr-Jun 2022. The city's new launches accounted for 5% of the total new supply across the top 7 cities. In contrast to the preceding quarter, the new launches declined by 56% while on annual basis they grew by 6%.

Gurgaon witnessed the highest number of new launches in Q2 2022, contributing 70% to the region's overall new supply. Ghaziabad was second with 18% share, followed by 9% in Greater Noida and 3% in Bhiwadi. Rest of the cities in NCR saw minimal to no new launch activity.

Like the previous quarter, affordable housing was the most favoured price segment amongst developers in the current quarter as 38% of the new supply was launched in this price category. Luxury segment was the lowest preferred category in Q2 2022.

Sales Trend

NCR saw the second highest housing sales in Q2 2022 after MMR

The current quarter witnessed housing sales of nearly 15,300 units in Q2 2022 in NCR – comprising 18% share of the total housing sales across the top 7 cities. While the region registered a decline of 19% in the residential sales against Q1 2022, it grew by 342% on an annual basis.

In terms of the zone-wise housing sales within NCR, Gurgaon registered nearly 49% of the sales in Q2 2022. Greater Noida stood next with nearly 18% of home sales, followed by Noida and Ghaziabad at 11% sales each. Remaining cities - Faridabad, Delhi and Bhiwadi together recorded 11% residential sales in the current quarter.

Available Inventory

Inventory overhang of NCR shrank the highest amongst top 7 cities on quarterly basis

NCR is one of the 3 top cities to witness a decline of 7% in the available inventory in Q2 2022. As of Q2 2022 end, the available inventory of NCR stood at 1.41 Lakh units and accounted for 23% of the total available stock across the top 7 cities in India. On yearly basis, the available residential stock declined by 16%.

Due to significant new launch supply in the city, Gurgaon has the highest available inventory of 59,100 units, which is 42% of the region's total available inventory. Greater Noida has the second highest available inventory with a share of 20%. Lowest available inventory is in Bhiwadi at 3%. Housing units in the affordable and mid-segment ticket sizes have the highest volume of available inventory, with approx. 37% and 34% share, respectively.

NCR saw the highest drop of 9 months in the inventory overhang among the top 7 cities - from 36 months in Q1 2022 to 27 months in Q2 2022.



Outlook

NCR residential market which was previously severely impacted by the stalled and significantly delayed housing projects besides the bruising impact of the pandemic, is seen to be picking up. With the NCR realty market moving towards consolidation and more transparency, buyers' confidence is upbeat. No wonder, they are coming forward to buy their dream homes. Moreover, homebuyers and investors have abundant options to opt from – starting from affordable to ultra-luxury segment at competitive prices.

Budget Segmentation

Affordable	< ₹ 40 Lakh
Mid-end	₹ 40 Lakh - ₹ 80 Lakh
High-end	₹ 80 Lakh - ₹ 1.5 Cr
Luxury	₹ 1.5 Cr - ₹ 2.5 Cr
Ultra-luxury	> ₹ 2.5 Cr

Authors

Abhai Mani Chaturvedi
Sumeet Singh Negi
Meruga Pallavi

Vice President, Research
 Assistant Vice President, Research
 Assistant Manager, Research

Editor

Priyanka Kapoor

Vice President, Research



Scan the QR code

To read our latest research reports and insights on India Real Estate



For research services, contact:
Prashant Thakur
 Sr. Director & Head of Research
prashant.thakur@anarock.com



ANAROCK Property Consultants Pvt. Ltd.
 4th Floor, Rear Block, Chaitanya Imperial
 Anna Salai, Teynampet, Chennai 600 018, Tamil Nadu

MahaRERA Registration No. A51900000108 available at
<http://maharera.mahaonline.gov.in>