

City Snapshot

LAUNCHES	SALES	AVAILABLE INVENTORY	AVERAGE QUOTED BASE SELLING PRICE
16,000 Units	15,300 Units	84,200 Units	
-9% Quarterly Change	-10% Quarterly Change	1% Quarterly Change	₹ 11,920 /sf

Note: Basic selling price on Carpet Area



A Bird's Eye View

Pune Key Micro-markets	RENTAL VALUES		CAPITAL VALUES		OUTLOOK Short-term
	Avg. Quoted Rent (₹/month)	Quarterly Change (%)	Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	
Wagholi	20,000-30,500	1%	8,941	2%	▲
Hinjawadi	24,200-34,500	1%	11,033	2%	▲
Talegaon Dabhade	12,000-17,000	2%	6,403	2%	▲
Wakad	25,500-33,000	0%	12,079	2%	▲
Undri	17,300-25,000	1%	8,738	2%	▲

Zonal Classification

Central	Shivaji Nagar Sadashiv Peth Kasba Peth Prabhat Road Deccan Gymkhana
North	Moshi Talegaon Dabhade Chikhali Viman Nagar Ravet Punawale Chakan Lohegaon Pimpri Chinchwad
South	Sinhgad Road Undri Kondhwa Ambegaon Budruk Dhayari Handewadi NIBM Annexe
East	Wagholi Kharadi Hadapsar Manjari Wadgaon Sheri Kalyani Nagar Magarpatta City Sholapur Road
West	Kothrud Hinjewadi Wakad Baner Bavdhan Pirangut Pashan Gahunje

Note: Rounding may result in minor variations between the stated and calculated values.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sf; Average Quoted Rate (Base Price) on Carpet Area

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

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▲	INCREASE
▢	STABLE
▼	DECREASE

Key Project Launches

Godrej Ivara

Godrej Properties
Wagholi
2,792 units
₹ 17,200/sqft

Hiranandani Everlyn

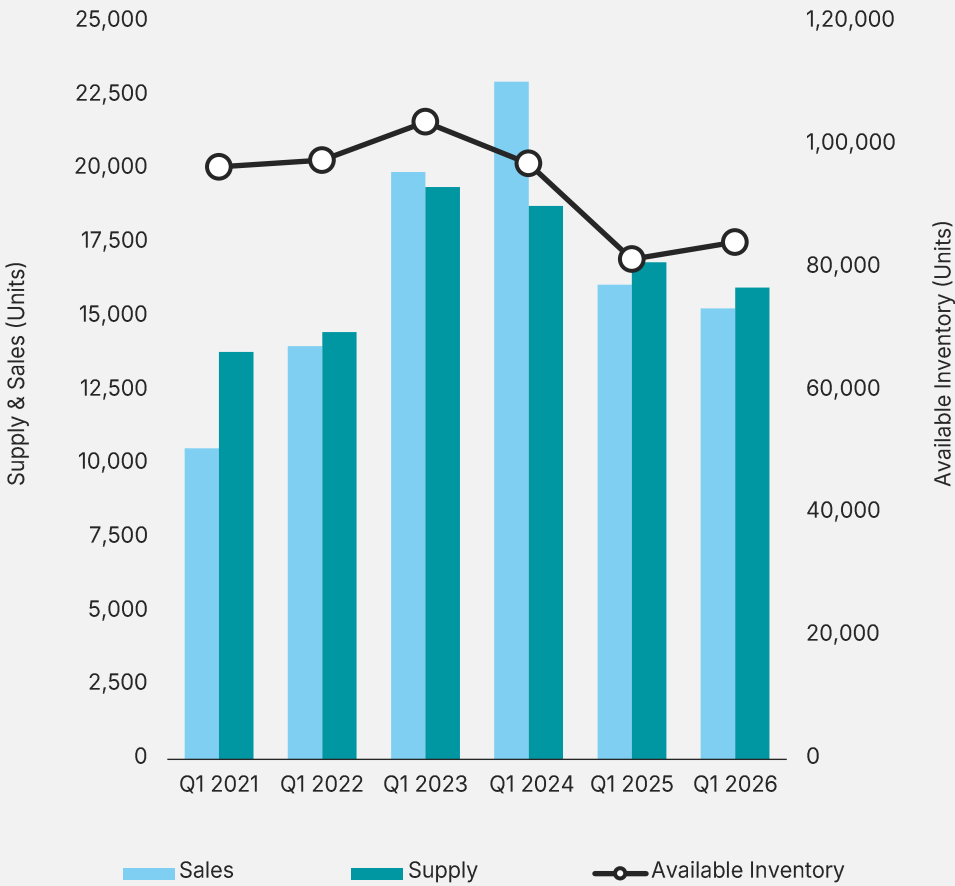
Hiranandani Group
Hinjawadi
929 units
₹ 11,000/sqft

Kakade Avian Valley Solaire

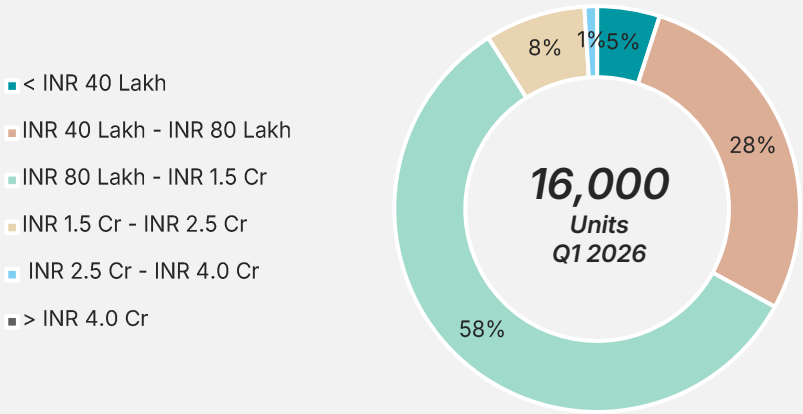
Sanjay Kakade Group
Bhugaon
843 units
₹ 9,999/sqft

Above average basic selling prices are quoted on Carpet Area

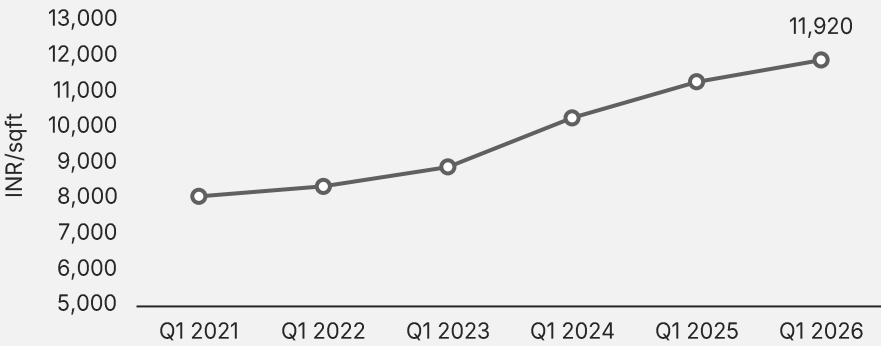
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sq; Average Quoted Rate (Base Price) on Carpet Area
Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress
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Residential Market Viewpoints **Pune Q1 2026**

Launches

Pune's residential cycle cools slightly, anchored by strong upper mid-end segment

In Q1 2026, Pune accounted for around 13% of new residential launches among India's top seven cities, with approximately 16,000 units introduced during the quarter. Launch activity witnessed a 9% quarterly decline, along with a 5% drop on a year-on-year basis, indicating a phase of moderation following earlier elevated supply levels.

At a zonal level, West Pune led launch activity with around a 34% share, despite a 15% decline quarter-on-quarter, while still recording an 11% year-on-year increase. East Pune followed closely at 32%, witnessing a sharp 100% sequential surge and a 30% annual growth. North Pune accounted for 26%, although it saw a 27% quarterly and 26% yearly decline. South Pune contributed about 8%, with activity moderating on both quarterly and annual bases, while Central Pune remained largely inactive during the quarter.

Launch activity in Pune remained largely concentrated in the upper mid-end segment, which formed approximately 58% of new supply, followed by a notable share of 28% in the lower mid-end segment, highlighting sustained demand for value-driven, amenity-rich housing with a strong mid-income focus.

Sales Trend

Pune's housing sales moderate after peak demand, East Pune emerging as a growth outlier

Pune continued to remain a significant contributor to India's residential market, accounting for around 15% of total housing sales in Q1 2026 across the top seven cities, with approximately 15,300 units sold during the quarter. Sales activity witnessed a 10% decline sequentially and a 5% drop year-on-year, pointing to a temporary easing after robust demand conditions.

At a zonal level, North and West Pune jointly led sales activity, each accounting for around 32% of total city sales, despite witnessing declines on both quarterly and annual bases. East Pune contributed 25%, emerging as the only zone to record growth on both quarterly and year-on-year bases, albeit with a marginal sequential uptick. South Pune held a 10% share, showing a decline sequentially but a 14% growth annually, while Central Pune remained minimal in contribution, reflecting subdued demand during the quarter.

Available Inventory

Pune's inventory edges up to 84K units as balanced absorption keeps market on stable footing

Pune's available residential inventory in Q1 2026 stood at around 84,200 units, accounting for approximately 14% of the total stock across India's top seven cities. Inventory levels saw a marginal 1% increase sequentially and a 3% rise year-on-year, indicating steady supply additions alongside stable absorption in the city's housing market.

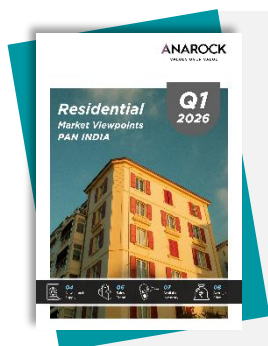
Inventory distribution across zones was largely dominated by North Pune, holding nearly 38% of the total stock, followed by East Pune with 27% and West Pune at 23%, collectively accounting for a significant share of the city's active inventory. South Pune contributed around 11%, while Central Pune remained marginal, with about 1% of the total stock.

The inventory overhang in the city stood at 16 months, reflecting a marginal increase and indicating a largely demand-aligned and balanced market environment.



Outlook

The Pune housing market is poised to enter a more disciplined growth phase in 2026, shifting from earlier rapid expansion toward stability and sustainability. Core demand drivers remain intact, underpinned by a strong IT ecosystem, manufacturing presence, and steady end-user participation. Infrastructure advancements particularly the nearing completion of Pune Metro Line 3 and ongoing progress on the ring road are set to enhance connectivity and activate new growth corridors. With an increasing emphasis on livability, accessibility, and evolving housing preferences, Pune is expected to maintain a resilient and well-balanced residential trajectory through the rest of 2026.



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Budget Segmentation:

Affordable: < INR 40 Lakh
Lower Mid: INR 40 Lakh - INR 80 Lakh
Upper Mid: INR 80 Lakh - INR 1.5 Cr
High-end: INR 1.5 Cr - INR 2.5 Cr
Luxury: INR 2.5 Cr - INR 4 Cr
Ultra-Luxury: > INR 4 Cr

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