

City Snapshot

LAUNCHES

5,400 Units

15% Quarterly Change

SALES

3,900 Units

-5% Quarterly Change

AVAILABLE INVENTORY

28,050 Units

6% Quarterly Change

AVERAGE QUOTED
BASE SELLING PRICE

₹ 5,950 /sf

Note: Basic selling price on BUA



A Bird's Eye View

Kolkata Key Micro-markets	RENTAL VALUES		CAPITAL VALUES		OUTLOOK
	Avg. Quoted Rent (₹/month)	Quarterly Change (%)	Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	Short-term
Rajarhat	16,700-25,000	2%	5,700	1%	▲
Joka	15,000-21,600	1%	5,400	2%	▲
EM Bypass	24,700-33,200	1%	8,600	1%	▲
Maheshtala	12,500-16,500	2%	4,500	3%	▲
Madhyamgram	11,750-17,500	1%	4,500	2%	▲

Zonal Classification

Central	Kankurgachi Machuabazar Entally MG Road
North	Barasat Madhyamgram BT Road Uttarpara Serampore Dum Dum
South	Narendrapur Joka Garia Baruiপুর Tollygunge Alipore Sonarpur
East	EM Bypass Rajarhat New Town Tangra Salt Lake City
West	Howrah Maheshtala Andul Kona Expressway Makardaha



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 Built-up Area (BUA)
Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

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Key Project Launches

Srijan Optima Phase I

Srijan Realty
Rajarhat
603 units
₹ 5,800/sf

Ambuja Utpalaa The Condoville

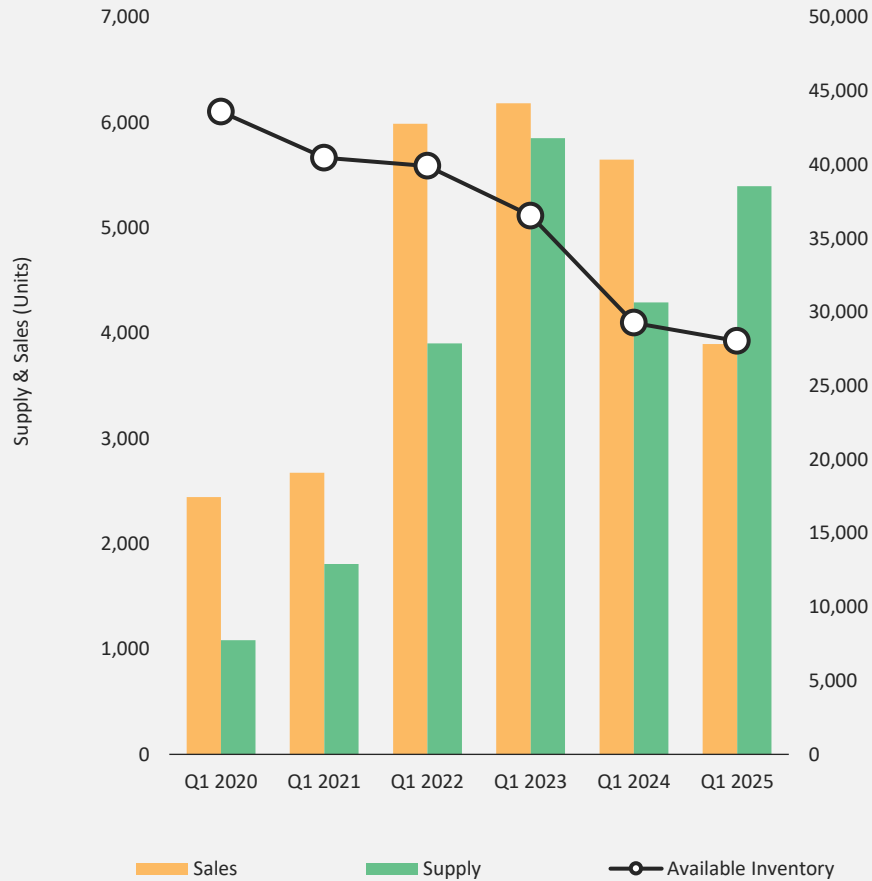
Ambuja Neotia
Off EM Bypass
576 units
₹ 10,863/sf

Aarika Crown

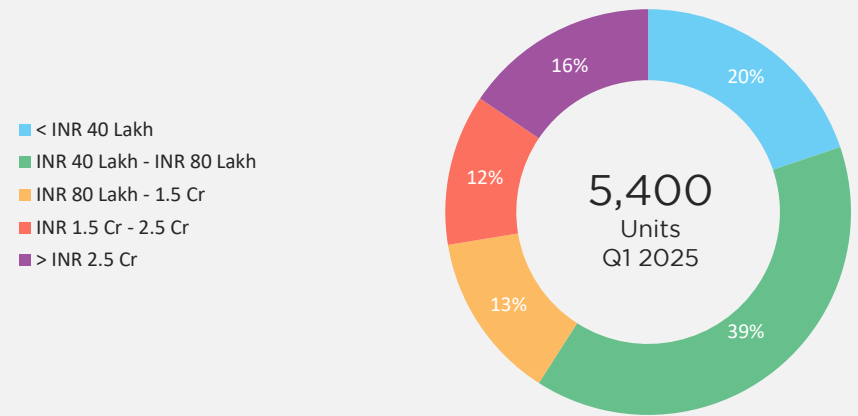
Aarika Construction LLP
Bidhan Nagar
528 units
₹ 12,711/sf

Above average basic selling prices are quoted on Built-up Area

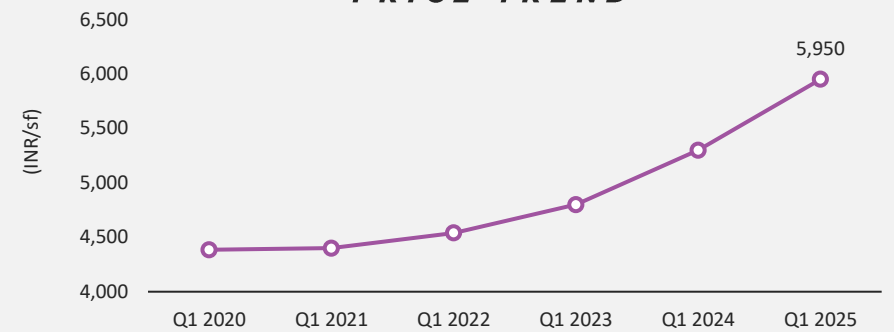
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



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

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Launches

Kolkata stands out as the sole city to experience an increase in new launches, on both Q-o-Q and Y-o-Y

The Kolkata residential market experienced a significant surge in new launch activity during Q1 2025. Contributing 5% to the total launches across India's top 7 cities, Kolkata saw a robust 15% quarter-on-quarter growth, with approximately 5,400 units introduced. This figure represents a 26% rise compared to last year's quarter, underscoring a positive sentiment among developers and potentially growing buyer confidence in the market.

Zone-wise, East and South Kolkata emerged as the primary hotspots, accounting for 38% and 36% of new launches, respectively. South Kolkata witnessed an exceptional 90% quarterly increase, while East Kolkata recorded a 29% growth. Conversely, North and West Kolkata witnessed a decline in the launches compared to Q4 2024.

The mid-end segment dominated the market, comprising 39% of new launches, catering to a large segment of the potential buyer base.

Sales Trend

South Kolkata maintains its lead in quarterly housing sales among other zones

Kolkata accounted for approximately 4% of the total sales volume across India's top seven cities, translating to around 3,900 housing sales. This figure represents a 5% decrease from the previous quarter and a more pronounced 30% year-on-year decline compared to Q1 2024, highlighting a notable slowdown in transaction activity.

Despite the overall subdued performance, South Kolkata maintained its leading position, accounting for 30% of the city's sales, although it also saw a quarterly dip. East Kolkata proved to be an outlier, recording a modest 3% quarter-on-quarter growth and securing a 26% market share.

Available Inventory

Kolkata's inventory overhang is the second highest among the top 7 cities in the current quarter

As of Q1 2025, Kolkata accounted for 5% of the total Pan India available housing inventory, with approximately 28,050 units. The city's available inventory experienced a 6% increase quarter-on-quarter but registered a 4% decline year-on-year. It suggests a dynamic market influenced by high new supply additions and declining housing absorption trends.

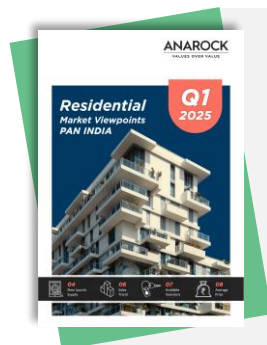
South Kolkata continued to hold the largest share of available inventory at 30%, with East zone (27%) following suit. All zones observed a quarterly rise in available units, except West and Central Kolkata. The market's available inventory composition remains heavily tilted towards the affordable and mid-end segments, which comprise 46% and 35% of the total available housing.

The city's inventory overhang increased to 20 months in Q1 2025, a rise of 3 months from the preceding quarter, indicating a potentially slower rate of absorption.



Outlook

Kolkata's residential market is showing signs of revival in 2025, benefiting from improved connectivity through metro expansions and the recent reduction in lending rates. The city's eastern and southern micro markets are witnessing increased residential development activity. While challenged by limited commercial growth compared to other metropolitan cities, Kolkata offers compelling value propositions with its relatively affordable housing options. While some concerns about construction quality in certain pockets remain, established developers are raising standards through quality assurances. Redevelopment projects in central parts of the city and the gradual transformation of older properties add fresh inventory to the Kolkata residential market.



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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

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