Residential Market Viewpoints

Pune Q1 2025

ANAROCK
VALUES OVER VALUE

City Snapshot

LAUNCHES
16,850 Units
62% Quarterly Change

SALES
16,100 Units
-10% Quarterly Change

AVAILABLE INVENTORY
81,400 Units
1% Quarterly Change

AVERAGE QUOTED BASE SELLING PRICE
₹ 7,800 /sf

Note: Basic selling price on Carpet Area

A Bird's Eye View

Pune Key Micro-markets	RENTAL VALUES Avg. Quoted Rent (₹/month)	Quarterly Change (%)	CAPITAL VALUES Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	OUTLOOK Short-term
Wagholi	19,000-29,000	2%	8,500	1%	Increase
Hinjewadi	23,500-33,500	2%	10,500	1%	Increase
Talegaon Dabhade	12,000-16,000	2%	6,000	2%	Increase
Wakad	25,000-32,300	1%	11,400	1%	Increase
Undri	17,000-24,500	2%	8,400	1%	Increase

INCREASE
STABLE
DECREASE

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

Key Project Launches

The Greenfront at Godrej Park World
Godrej Properties Limited
Hinjewadi
1,084 units
₹ 12,143/sf

Geras Joy On The Tree Tops
Gera Development Pvt Ltd
Hinjewadi
661 units
₹ 10,920/sf

Kohinoor Central Park Phase II
Kohinoor Group
Hinjewadi
553 units
₹ 10,644/sf

Above average basic selling prices are quoted on Carpet Area

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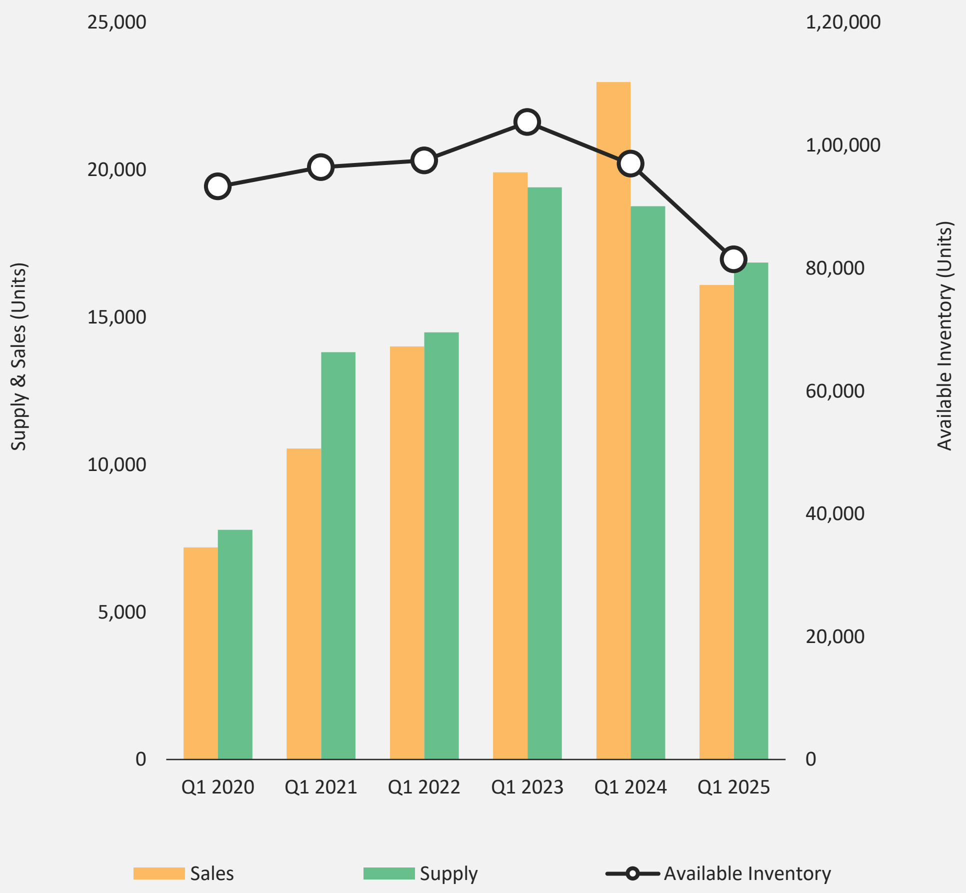
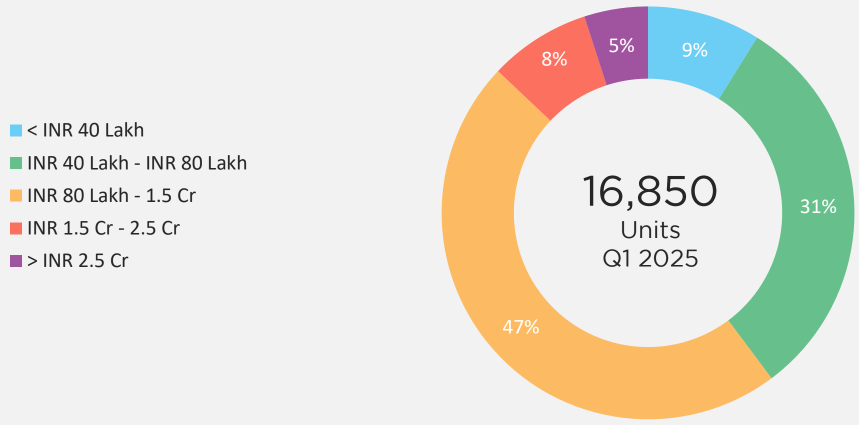
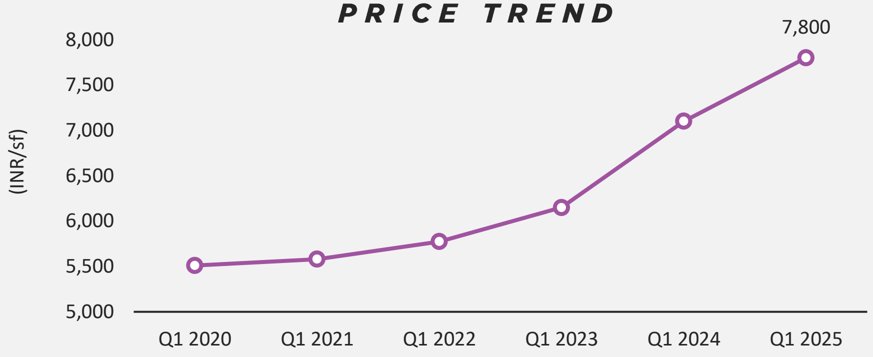
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 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

Residential Market Viewpoints

Pune *Q1 2025*

Launches

Pune led the top 7 cities with the highest Q-o-Q increase in new residential launches

Pune's residential market exhibited strong performance, capturing a 17% share of new launches across the top 7 cities, with approximately 16,850 units launched. This represents a remarkable 62% surge from the previous quarter, the highest growth observed among the top 7 cities. It suggests accelerated new launch activity in Q1 2025, although it signifies a 10% decline compared to the same period last year.

North Pune continued to lead geographical distribution, contributing 33% of new launches with a massive 175% quarterly rise, highlighting its rapid development. West Pune followed with 29%, seeing a slight 1% decline. East Pune also showed strong momentum with a 79% quarterly growth.

Developers prominently focused on the high-end segment, which dominated with a 47% share, followed by the mid-end budget segment at 31%.

Sales Trend

Housing sales in Pune continue to remain the second highest among the top 7 cities

In Q1 2025, Pune remained the second-largest contributor to housing sales among India's top 7 cities. With over 16,100 units sold, the city accounted for 17% of Pan India residential sales. However, this performance reflected a notable deceleration, with sales experiencing a 10% quarter-on-quarter and a 30% year-on-year decline.

Geographically, Pune's housing market remained concentrated in its northern and western zones, collectively capturing 69% of sales in Q1 2025. North Pune was the most preferred zone, with a 37% share, followed closely by West Pune at 32%. Consistent with the overall city trend, all zones experienced a Q-o-Q decline in housing sales ranging between 8% and 13%.

Available Inventory

Pune records the steepest annual decline in available inventory compared to the remaining six cities

Pune's residential market continued to demonstrate a trend of shrinking available inventory, currently at approximately 81,400 units. This figure constitutes 15% of the total available inventory across the top 7 Indian cities. While there was a marginal 1% increase Q-o-Q, a more significant 16% decrease was observed year-on-year, indicating sustained absorption and reduced new supply compared to the previous year.

Geographically, North Pune held the largest share of this inventory at 40%, followed by East Pune with a 26% share. The market remains dominated by the mid-end segment, accounting for 44% of the available inventory, closely followed by the high-end segment at 33%.

Despite the declining available inventory, the city saw an increase in the inventory overhang, rising by 1 month from Q4 2024 to 13 months by the end of Q1 2025.

Outlook

Pune's residential market continues its impressive growth trajectory, establishing itself as a preferred destination for end-users and investors. The IT-ITeS expansion and the manufacturing /industrial sector drive consistent housing demand. Educational institutions and the growing startup ecosystem further strengthen housing demand fundamentals. Developers focus on creating community-centric living environments with enhanced amenities and sustainable features. Infrastructure developments, including the metro rail network and ring road progress, are improving connectivity and unlocking new growth corridors. While rising land costs present challenges in prime micro markets, Pune's residential market may see stable growth throughout 2025.

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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

Authors

Abhai Mani Chaturvedi Sr.Vice President, Research & Advisory
Sumeet Singh Negi Deputy Vice President, Research & Advisory
Meruga Pallavi Manager, Research & Advisory

Editor

Priyanka Kapoor Sr.Vice President, Research & Advisory

For research services, contact:

Dr.Prashant Thakur

Regional Director and Head of Research & Advisory

prashant.thakur@anarock.com

ANAROCK Property Consultants Pvt. Ltd.
1002, 10th Floor, B Wing, ONE BKC, Plot No. C-66, G Block Bandra Kurla Complex, Mumbai - 400 051

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