Annual Round-up 2020

PROPTIGER RESEARCH

CITY SNAPSHOT

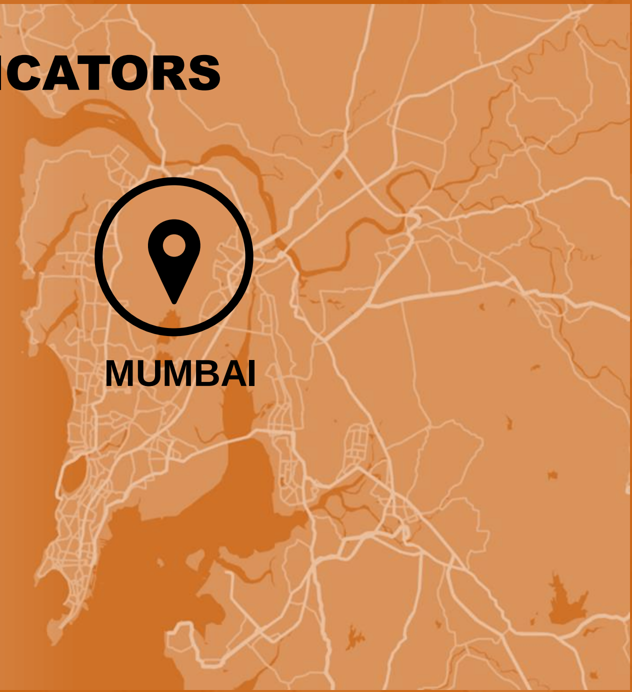
MUMBAI

KEY PERFORMANCE INDICATORS

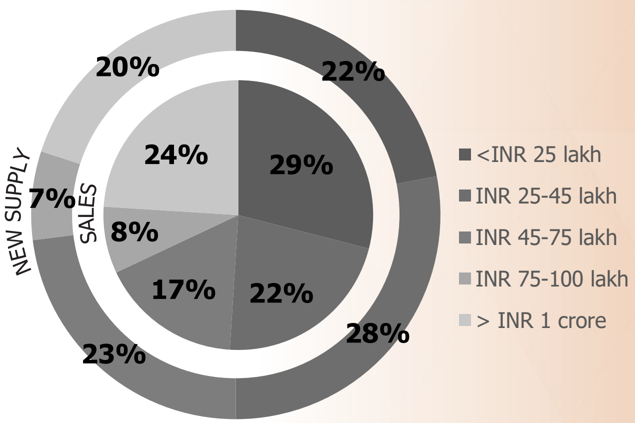
New supply — **20,900** units; **72%** ▼ YoY

Sales — **54,240** units; **51%** ▼ YoY

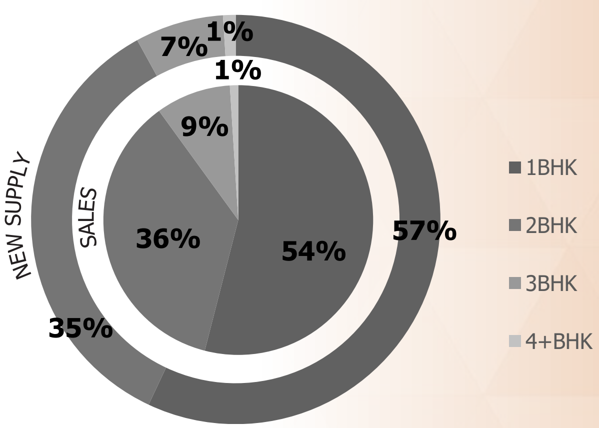
Inventory Overhang — **58** months (**4.8** years)



New Supply & Sales by Ticket Size



New Supply & Sales by Configuration



- New supply declined by 72 percent in the 12-month period in 2020 as compared to 2019. Only 20,900 units were launched in 2020
- A majority (73 percent) of new units launched were in less than 75 lakh price category
- Demand contracted by 51 percent YoY, with 54,240 units sold this year
- Units priced below INR 45 lakh saw the maximum (51 percent) traction, followed by units in the price bracket of more than INR 1 crore (24 percent)
- Buyers preferred 1BHK configuration which had 54 percent share in overall sales pie, followed by 36 percent in 2BHK

Source: DataLabs, PropTiger Research *Units converted to nearest thousands

Know more in our report 'Real Insight (Residential) Annual Round-up 2020' **Download Report**

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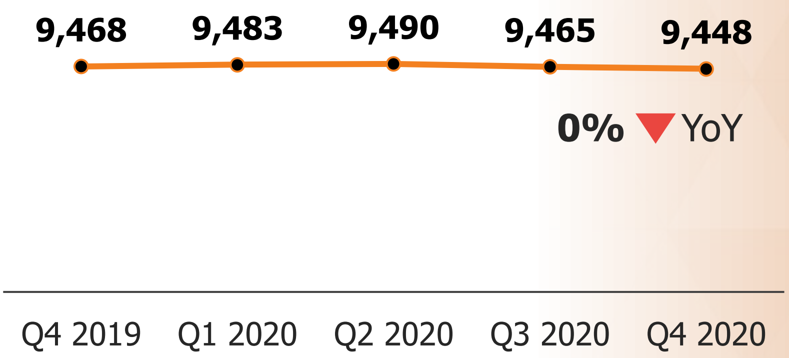
PRICE TRENDS & UNSOLD INVENTORY

Weighted Average Price



Unsold Inventory

14% Ready-to-move-in

86% Under-construction

TOP LOCALITIES

Top localities by supply

Name	Price (Rs./sq.ft.)
Dombivli	5,900 – 6,100
Thane West	10,300 – 10,700
Bhiwandi	4,300 – 4,700
Panvel	6,000 – 6,200
Mulund West	15,000 – 15,200

Top localities by sales

Name	Price (Rs./sq.ft.)
Thane West	10,300 – 10,700
Dombivli	5,900 – 6,100
Panvel	6,000 – 6,200
Bhiwandi	4,300 – 4,700
Virar	4,900 – 5,100

Source: DataLabs, PropTiger Research