

LOCALITY  
SNAPSHOT

# THANE WEST (Mumbai)

## KEY PERFORMANCE INDICATORS

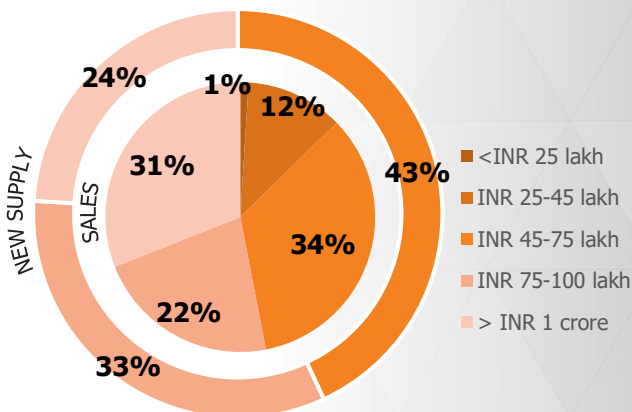
**New supply** **3,590** units  
55% ▼ YoY

**Sales** **5,380** units  
52% ▼ YoY

**Unsold Inventory** **7%** ▼ YoY

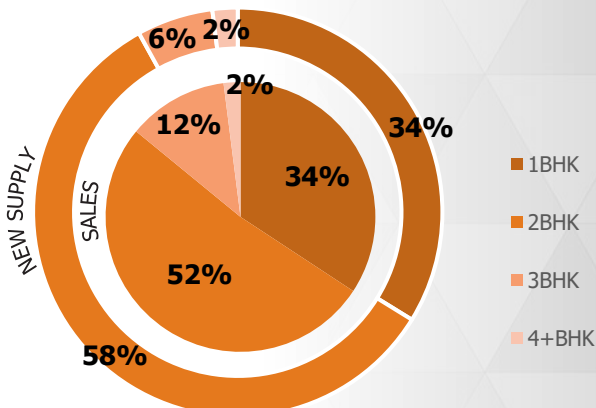


### New Supply & Sales by Ticket Size



- New supply declined by 55 percent in the 12-month period in 2020 as compared to 2019
- A majority (76 percent) of new units launched were in less than INR 75 lakh price category

### New Supply & Sales by Configuration



- Demand contracted by 52 percent YoY, with nearly 5,380 units sold in this year
- Units priced between INR 45-75 lakh saw maximum (34 percent) traction, followed by units in more than INR 1 crore category which had 31 percent share in overall sales pie
- With 52 percent share in the total units sold 2BHK remained the preferred category among buyers, followed by 1BHK with 34 percent share

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

## PRICE TRENDS



Weighted Average Price\*

INR 10,300 – 10,700 sq.ft.



THANE WEST

● MUMBAI

## TOP PROJECTS

## Top projects by supply

Project	Developer
• Vaikunth A Class Homes Series 2	Piramal Realty
• West County Phase 4 Dosti Pine	Dosti Group
• Vaikunth Cluster 3 T1	Piramal Realty
• Mahavir Spring	Damji Shamji Shah

## Top projects by sales

Project	Developer
• Quality Home Tower 3	Lodha Group
• Mahavir Spring	Damji Shamji Shah
• Quality Home Tower 1	Lodha Group
• Quality Home Tower 2	Lodha Group



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply

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# DOMBIVLI (Mumbai)

## KEY PERFORMANCE INDICATORS

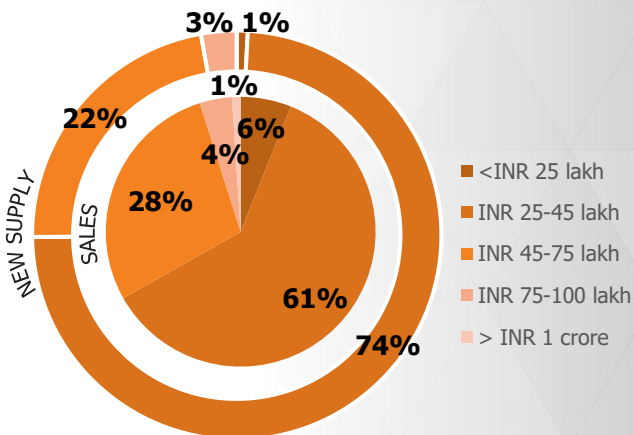
**New supply** **3,980** units  
**56%** ▼ YoY

**Sales** **4,630** units  
**53%** ▼ YoY

**Unsold Inventory** **5%** ▼ YoY

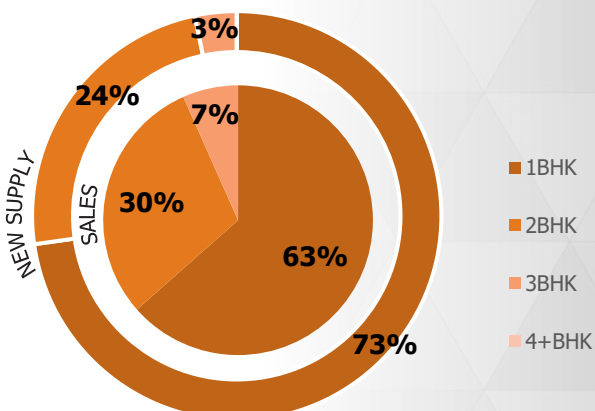


### New Supply & Sales by Ticket Size



- New supply registered a 56 percent YoY drop with nearly 3,980 units launched in 2020
- Nearly 75 percent of fresh supply was concentrated in less than INR 45 lakh category
- Developers focused more on 1BHK configuration which had nearly 73 percent share in new launches

### New Supply & Sales by Configuration



- Demand also witnessed YoY decline of 53 percent in 2020 compared to 2019
- Maximum (67 percent) sales were recorded in less than INR 45 lakh price bracket
- Buyers preferred 1BHK configuration which had 63 percent share, followed by 2BHK with 30 percent share in the overall sales pie

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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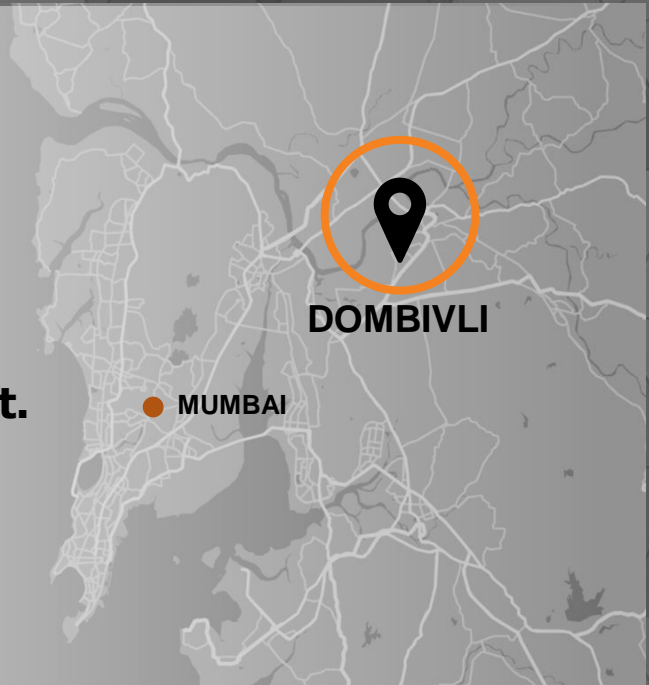
## DOMBIVLI (Mumbai)

## PRICE TRENDS



Weighted Average Price\*

INR 5,900 – 6,100 sq.ft.



## TOP PROJECTS

## Top projects by supply

Project	Developer
• Gardens Phase 3 Bldg No 24 To 26	Runwal Group
• Gardens Phase 2 Bldg No 18 To 23	Runwal Group
• Gardens Phase 2 Bldg No 13 17	Runwal Group
• Gardens Phase 3 Bldg No 27 28	Runwal Group

## Top projects by sales

Project	Developer
• Gardens Phase 2 Bldg No 18 To 23	Runwal Group
• Gardens Phase 2 Bldg No 13 17	Runwal Group
• Gardens Phase 3 Bldg No 24 To 26	Runwal Group
• Gardens	Runwal Group



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply



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# HINJEWADI (Pune)

## KEY PERFORMANCE INDICATORS

**New supply** 2,660 units  
40% ▼ YoY

**Sales** 2,810 units  
38% ▼ YoY

**Unsold Inventory** 2% ▼ YoY

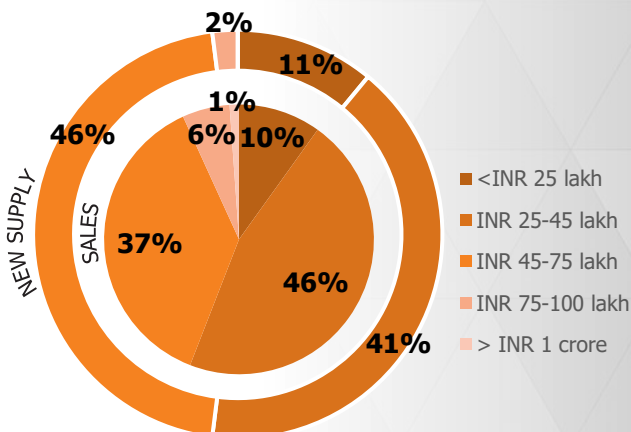


HINJEWADI

PIMPRI-CHINCHWAD

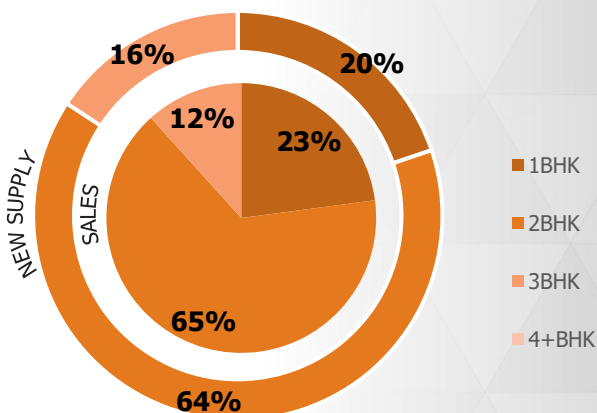
PUNE

### New Supply & Sales by Ticket Size



- New supply declined by 40 percent YoY, with 2,660 units launched in 2020
- Nearly 52 percent of new supply was concentrated in the less than INR 45 lakh price bracket
- Demand is still inching towards the pre-COVID levels and has contracted by 38 percent YoY decline

### New Supply & Sales by Configuration



- Nearly 56 percent homes sold belonged to less than INR 45 lakh price category
- In 2020, majority (65 percent) units sold were of 2BHK configuration, followed by 1BHK which had 23 percent share in the total sales

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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## HINJEWADI (Pune)

## PRICE TRENDS



Weighted Average Price\*

INR 5,500 – 5,700 sq.ft.



HINJEWADI

● PIMPRI-CHINCHWAD

● PUNE

## TOP PROJECTS

## Top projects by supply

Project	Developer
• Serenity A1 To A7 B1 And Conv Shop A	Megapolis
• Park Astra	Pride Purple Group
• VJ One Avenue	Vilas Javdekar
• Life Republic SectorR16 16th Avenue Arezo F Building	Kolte Patil Developers



## Top projects by sales

Project	Developer
• VJ One Avenue	Vilas Javdekar
• Serenity A1 - A7, B1 - Conv Shop A	Megapolis
• Codename Tornado	Shapoorji Pallonji Real Estate
• Megapolis Saffron A10-A14	Pegasus Properties



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply

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# BHIWANDI (Mumbai)

## KEY PERFORMANCE INDICATORS

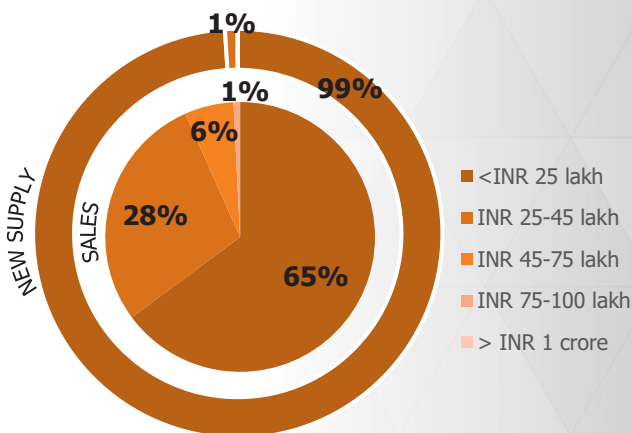
**New supply** **2,820** units  
37% ▲ YoY

**Sales** **2,290** units  
4% ▼ YoY

**Unsold Inventory** **7%** ▲ YoY

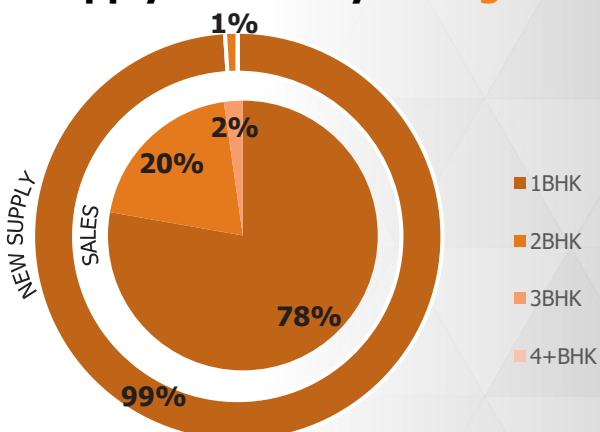


### New Supply & Sales by Ticket Size



- Bhiwandi was one of the few localities to witness a positive YoY growth of 37 percent in new supply in 2020
- Nearly all the new units launched belonged to less than INR 25 lakh price category
- Sales have declined marginally by 4 percent in 2020 as compared to the previous year

### New Supply & Sales by Configuration



- Majority (65 percent) of the sales were recorded in less than INR 25 lakh category
- With 78 percent share, 1BHK configuration remained preferred option among buyers, followed by 2BHK with 20 percent share

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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## BHIWANDI (Mumbai)

## PRICE TRENDS



Weighted Average Price\*

INR 4,300 – 4,700 sq.ft.



## TOP PROJECTS

## Top projects by supply

Project	Developer
• Dosti Greater Thane Phase 1	Adrika Developers
• Adarsh Tower	City Developers Mumbai



## Top projects by sales

Project	Developer
• Dosti Greater Thane Phase 1	Adrika Developers
• Ambika Estate Phase 1	Karnani Builders
• Kallisto Phase I	Ornate Universal
• City Phase I D3 Building	Arihant Enterprises



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply



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# PANVEL (Mumbai)

## KEY PERFORMANCE INDICATORS

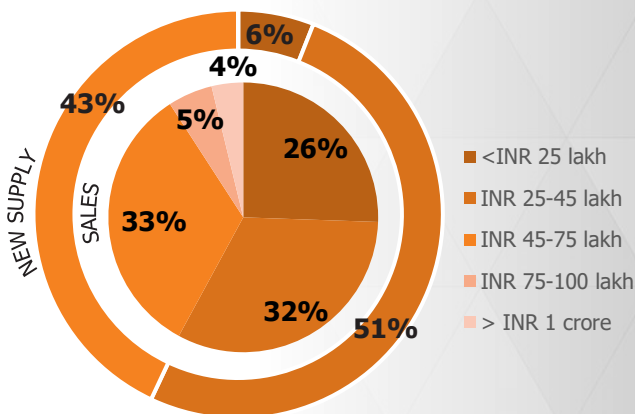
**New supply** **1,830** units  
**38%** ▼ YoY

**Sales** **2,100** units  
**54%** ▼ YoY

**Unsold Inventory** **3%** ▼ YoY

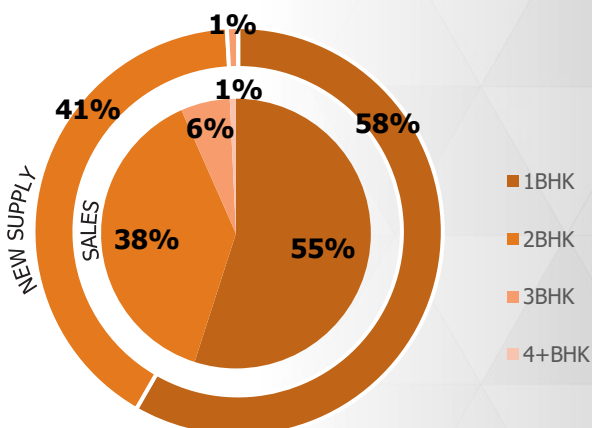


### New Supply & Sales by Ticket Size



- New supply declined by 38 percent YoY with 1,830 units launched in 2020
- Nearly 57 percent units launched belonged to less than INR 45 lakh price bracket
- Demand contracted by 54 percent YoY, with 2,100 units sold this year
- With 33 percent share in overall sales, units in priced between INR 45-75 lakh saw maximum traction

### New Supply & Sales by Configuration



- Buyers preferred 1BHK configuration which had 55 percent share in overall sales pie, followed by 38 percent in 2BHK

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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## PANVEL (Mumbai)

## PRICE TRENDS



Weighted Average Price\*

INR 6,000 – 6,200 sq.ft.



## TOP PROJECTS

## Top projects by supply

Project	Developer
• The Highlands Godrej City Panvel	Godrej Properties
• Nexzone Cedar 1	Marathon Realty
• Marathon Nexzone Daffodil 1	Marathon Realty
• Shree Ramakrishna Residency	Ambika Developer



## Top projects by sales

Project	Developer
• The Highlands Godrej City Panvel	Godrej Properties
• Wise City South Block Phase I Plot RZ8 Building 1 Wing A2	Wadhwa Residency
• Sai World City Phase II	Paradise Group
• Nexzone Cedar 1	Marathon Realty



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply

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# WAGHOLI (Pune)

## KEY PERFORMANCE INDICATORS

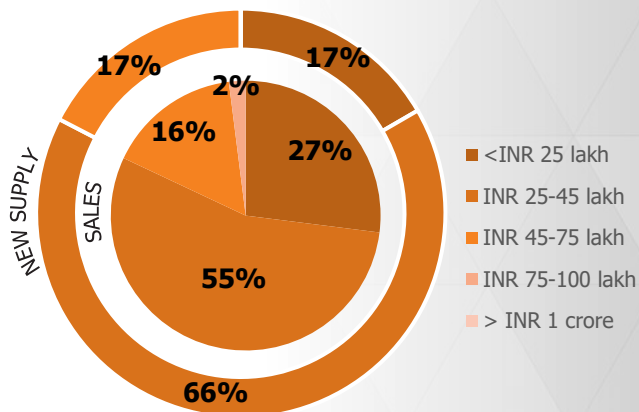
**New supply**      **1,880** units  
**16%** ▼ YoY

**Sales**              **1,990** units  
**39%** ▼ YoY

**Unsold Inventory**      **1%** ▼ YoY

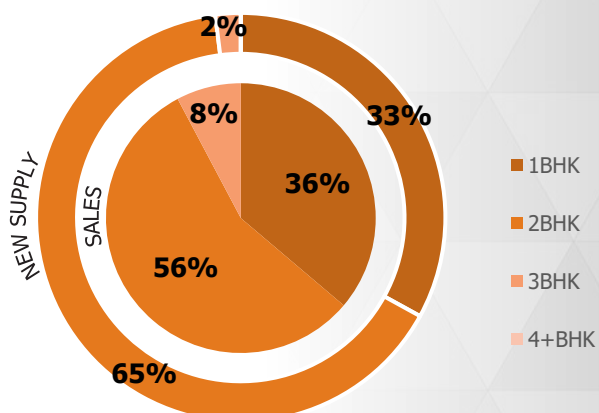


### New Supply & Sales by Ticket Size



- New supply registered a 16 percent decline in 2020 as compared to the previous year
- Nearly 83 percent of the new units launched belonged to less than INR 45 lakh category
- Wagholi registered a 39 percent YoY decline, with 1,990 units sold during 2020

### New Supply & Sales by Configuration



- Majority (55 percent) of the units sold in 2020 belonged to INR 25 - 45 lakh category
- With 56 percent share, 2BHK configuration was the preferred option among buyers

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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## WAGHOLI (Pune)

## PRICE TRENDS



Weighted Average Price\*

INR 4,000 – 4,200 sq.ft.

● PIMPRI-CHINCHWAD



WAGHOLI

● PUNE

## TOP PROJECTS

## Top projects by supply

Project	Developer
• GG Town Wagholi Phase B Building 8 And 9	Goel Ganga Group
• Abhilasha Building G	Rohan Builders And Developers
• Hill Shire Ph I	Goel Ganga Developments
• Karishma	Cozy Group



## Top projects by sales

Project	Developer
• Ivy Estate Nia	Kolte Patil Developers
• Yuva Building D	Rohan Buildcon
• Hill Shire Ph I	Goel Ganga Developments
• Towers Phase 3	Majestique Landmarks



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply



# LOCALITY SNAPSHOT

# RAVET (Pune)

## KEY PERFORMANCE INDICATORS



RAVET

PIMPRI-CHINCHWAD

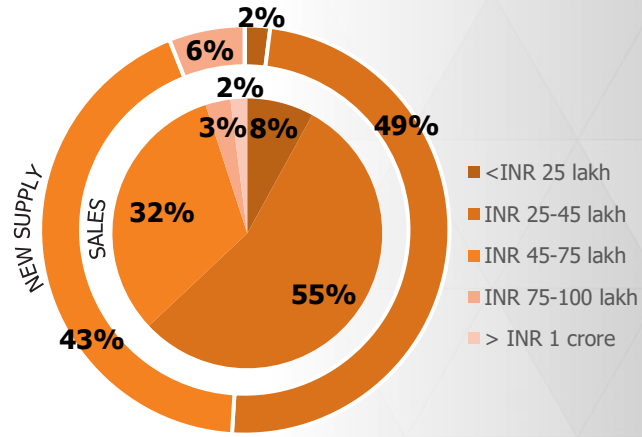
PUNE

**New supply** **1,640** units  
2% ▲ YoY

**Sales** **1,600** units  
33% ▼ YoY

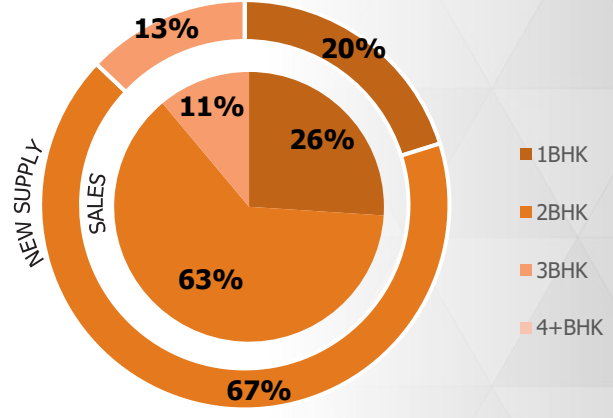
**Unsold Inventory** **1%** ▲ YoY

### New Supply & Sales by Ticket Size



- New supply registered a marginal growth of 2 percent YoY in 2020
- Nearly 51 percent of the new units launched, belonged to less than INR 45 lakh category
- Sales have declined by 33 percent as compared to the previous year and stood at 1,600 units as against 2,370 units in 2019

### New Supply & Sales by Configuration



- Units priced between INR 25-45 lakh were most preferred among buyers with nearly 55 percent share in overall sales
- Maximum (63 percent) units sold in 2020 belonged to 2BHK configuration

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

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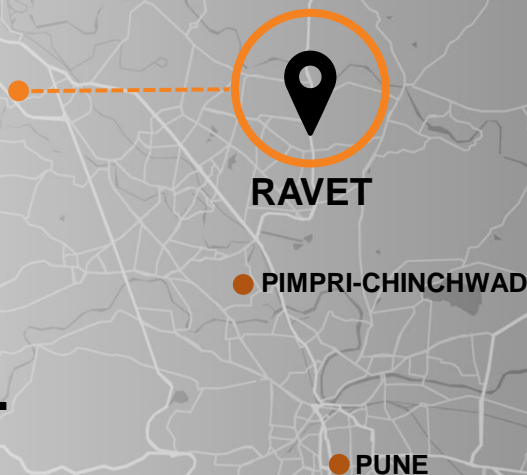
## RAVET (Pune)

## PRICE TRENDS



Weighted Average Price\*

INR 5,100 – 5,300 sq.ft.



RAVET

● PIMPRI-CHINCHWAD

● PUNE

## TOP PROJECTS

## Top projects by supply

Project	Developer
• Silver Gracia	Rohan Construction
• Skyline Phase I	Urban Space Creators
• My Home Kiwale	Goyal
• Aryavat	GK Developers



## Top projects by sales

Project	Developer
• Aryavat	GK Developers
• Skyline Phase I	Urban Space Creators
• K Ville	Unique Chintamani Development
• Spacio	Runal Developers



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply

# LOCALITY SNAPSHOT

# WAKAD (Pune)

## KEY PERFORMANCE INDICATORS

**New supply** **1,770** units  
**33%** ▼ YoY

**Sales** **1,570** units  
**47%** ▼ YoY

**Unsold Inventory** **4%** ▲ YoY

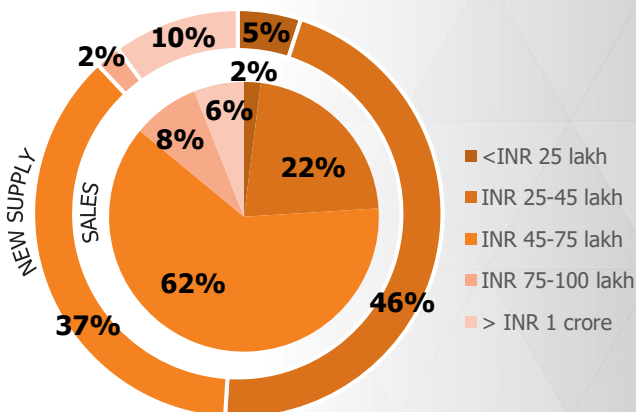


WAKAD

PIMPRI-CHINCHWAD

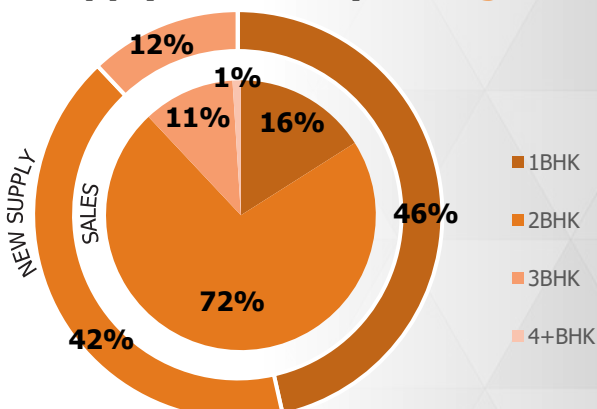
PUNE

### New Supply & Sales by Ticket Size



- New supply tapered by 33 percent with 1,770 new units launched in 2020
- Nearly 51 percent of the units launched were in less than INR 45 lakh price bracket
- With 1,570 units sold, sales also contracted by 47 percent in 2020 as compared to previous year

### New Supply & Sales by Configuration



- Maximum (62 percent) demand was concentrated in INR 45-75 lakh price category
- With a share of 72 percent, 2BHK was the most preferred configuration among buyers

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

LOCALITY  
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## WAKAD (Pune)

## PRICE TRENDS



Weighted Average Price\*

INR 6,200 – 6,500 sq.ft.



WAKAD

● PIMPRI-CHINCHWAD

● PUNE

## TOP PROJECTS

## Top projects by supply

Project	Developer
• ANP Deck 88	Five Star Constructions
• Ira	Envirant Developers
• Lagom Homes	H S Associates
• Exquisite Wing 4	Kalpataru Group



## Top projects by sales

Project	Developer
• Yashone Wakad Central	Vilas Javdekar Eco Homes
• Lagom Homes	H S Associates
• Ira	Envirant Developers
• Itrend Life	Saheel Properties



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply



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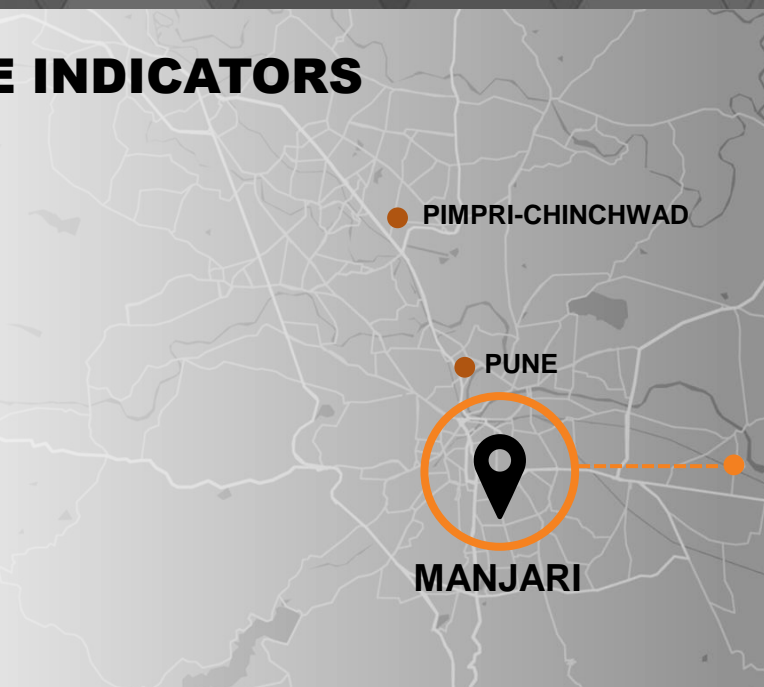
# MANJARI (Pune)

## KEY PERFORMANCE INDICATORS

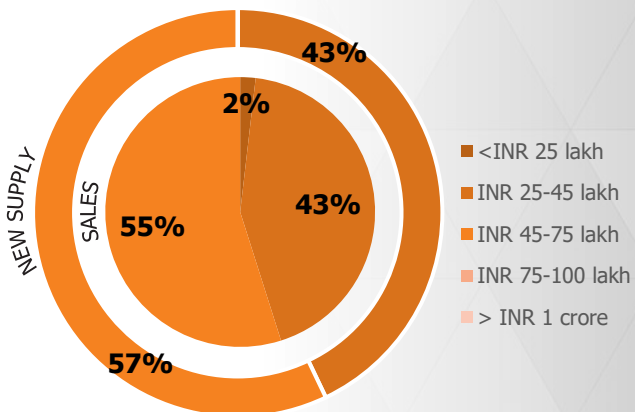
**New supply** **1,320** units  
**4025%** ▲ YoY

**Sales** **1,470** units  
**220%** ▲ YoY

**Unsold Inventory** **18%** ▼ YoY

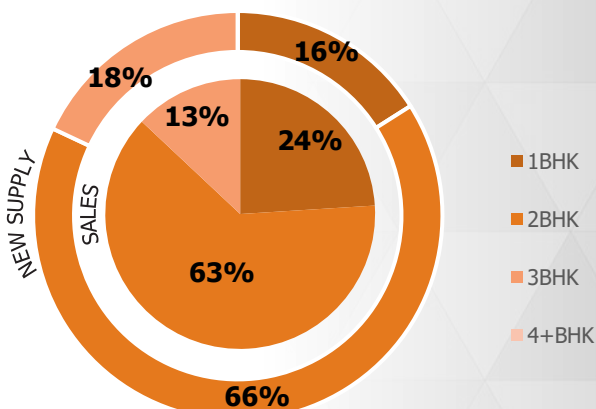


### New Supply & Sales by Ticket Size



- Over 1320 units were launched in the year 2020 as compared to just 32 units in the year 2019
- Majority (57 percent) of the new supply was concentrated in INR 45-75 lakh price bracket
- On the demand side, Manjari registered a 220 percent YoY growth, with 1,470 units sold during 2020 as compared to 460 units in 2019
- Nearly 55 percent of the units sold belonged to the INR 45-75 lakh category
- With 63 percent share, 2BHK was the most sought-after configurations among buyers, followed by 1BHK with 24 percent share in the overall sales

### New Supply & Sales by Configuration



Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

LOCALITY  
SNAPSHOT

## MANJARI (Pune)

## PRICE TRENDS



Weighted Average Price\*

INR 5,300 – 5,500 sq.ft.

PIMPRI-CHINCHWAD

PUNE

MANJARI

## TOP PROJECTS

## Top projects by supply

Project	Developer
• Boulevard	Godrej Properties
• Cygnus Building T11	VTP Realty
• Beaumonde Building T3	VTP Realty
• Cygnus Building T10	VTP Realty

## Top projects by sales

Project	Developer
• Boulevard	Godrej Properties
• Joyville Hadapsar Annexe Phase 1	Shapoorji Pallonji Real Estate
• Joyville Hadapsar Annexe Phase 3	Shapoorji Pallonji Real Estate
• Joyville Hadapsar Annexe Phase 2	Shapoorji Pallonji Real Estate



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply

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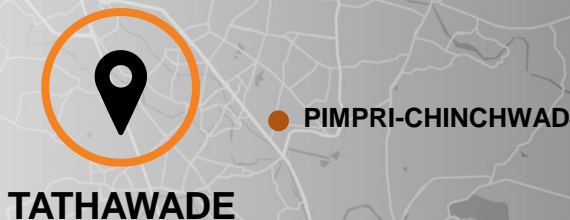
# TATHAWADE (Pune)

## KEY PERFORMANCE INDICATORS

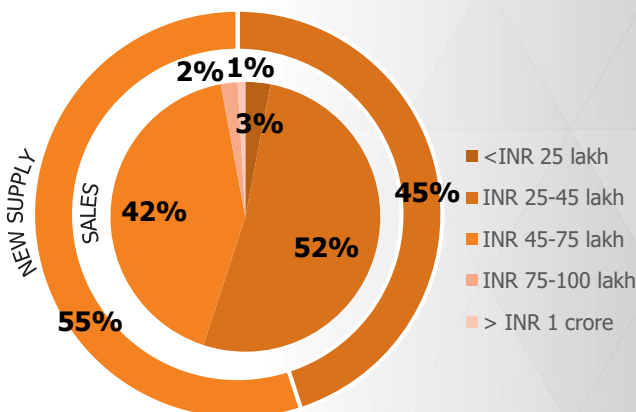
**New supply** 2,160 units  
33% ▼ YoY

**Sales** 1,620 units  
42% ▼ YoY

**Unsold Inventory** 11% ▲ YoY

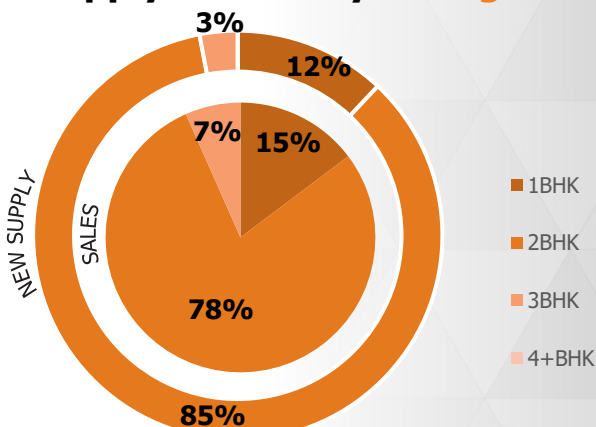


### New Supply & Sales by Ticket Size



- New supply tapered by 33 percent with 2,160 new units launched in 2020
- Nearly 55 percent of the units launched were in INR 45-75 lakh price bracket
- With 1620 units sold in 2020, demand contracted by 42 percent YoY as compared to previous year

### New Supply & Sales by Configuration



- Majority (52 percent) of the sales were recorded in INR 25-45 lakh category
- With a share of 78 percent, 2BHK was the most preferred configuration among buyers

Source: DataLabs, PropTiger Research

\*Units converted to nearest thousands

LOCALITY  
SNAPSHOT

## TATHAWADE (Pune)

## PRICE TRENDS

## Weighted Average Price



Weighted Average Price\*

INR 5,500 – 5,700 sq.ft.



TATHAWADE

● PIMPRI-CHINCHWAD

● PUNE

## TOP PROJECTS

## Top projects by supply

Project	Developer
• Sapphire II	Kohinoor Group Construction And Real Estate
• Bhalchandra Upvan Phase I	N B Bhondve Group
• Bhalchandra Upvan Phase II	N B Bhondve Group
• Metro Life Optima Residences	Rama Group



## Top projects by sales

Project	Developer
• Sapphire	Kohinoor Group Construction And Real Estate
• Bhalchandra Vatika	N B Bhondve Group
• Bhalchandra Upvan Phase I	N B Bhondve Group
• Metro Life Maxima Residences	Rama Group



Source: DataLabs, PropTiger Research \*Weighted average price is for new supply