Pune Residential Property Update

February 2023

- Pune property registrations recorded at 14,284 units in February 2023 grew 26% YoY
- Over INR 89,862 mn worth of properties transacted in February 2023, a 40% YoY rise
- 500-800 sq ft of apartment area emerged as the favored product size
- 46% of registered properties transacted at a of cost over INR 5.0 mn

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Pune collects INR 5,174 mn in revenue from property registrations in February 2022, a rise of 40% YoY

Pune district saw property sale registration of 14,284 units in February 2023, contributing over INR 5,174 mn to the state revenues. The total value of properties registered in February 2023 was recorded at INR 89,862 mn a rise of 40% YoY. Further, the growth in sale of properties costing INR 5.0 mn and more has witnessed its share increase from 43% in February 2022 to 46% in February 2023. With growing consumer interest in larger properties, the share of apartments measuring 800 sq ft or above increased from 26% in February 2022 to 28% in February 2023. The primary and secondary residential deals accounted for 71% of properties registered in February 2023.

14,284

property sale registration in February

Table 1: Property registrations, value of property and stamp duty collection

Year	Month	Total Registration (Units)	Property Value (mn)	Stamp Duty Collection (mn)
2022	January	9,101	54,439	2,684
2022	February	11,323	64,397	3,437
2022	March	21,389	126,568	6,901
2022	April	11,010	74,629	3,936
2022	May	12,153	80,215	4,405
2022	June	12,729	73,596	4,211
2022	July	5,975	39,574	2,343
2022	August	6,544	39,138	2,331
2022	September	9,942	59,269	3,567
2022	October	11,842	71,371	4,451
2022	November	13,694	86,270	5,175
2022	December	13,330	82,994	4,986
2023	January	12,166	77,357	4,407
2023	February	14,284	89,862	5,174

Source: Knight Frank Research,

In February 2023, properties worth INR 89,862 mn were registered in Pune which was a rise of 40% YoY compared to INR 64,397 mn worth properties that were transacted in February 2022. Government revenue collection recorded substantial growth registering a 40% YoY jump on account of the rise in stamp duty and property prices, amongst other factors.
Sequentially, the trend remained positive as total registrations climbed by 17% MoM. The total value of registered properties increased by 16% MoM, and stamp duty revenue increased by 17% MoM.

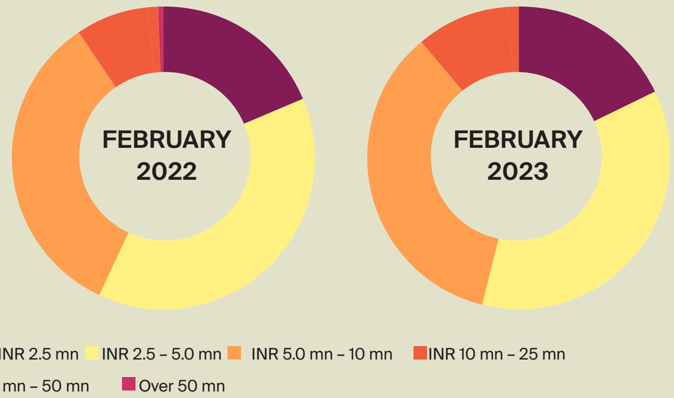
INCREASE IN PURCHASE OF HIGHER VALUE SEGMENT (ABOVE INR 5.0 MN) IN FEBRUARY 2023

Apartments having a value of INR 2.5-5.0 mn dominated housing demand in February 2023 accounting for 36% of transactions, as its share dropped from 39% in February 2022. Properties valued at INR 5.0 -10 mn accounted for 35% of the market share in February 2023 making it the second preferred ticket size as the demand share went up by a percentage point from 34% in February 2022 to 35% in February 2023. The share of higher value segment (INR 5.0 mn and above) increased, as it rose from 43% in February 2022 to 46% in February 2023.

HIGHER DEMAND OF LARGER APARTMENTS SUSTAINS

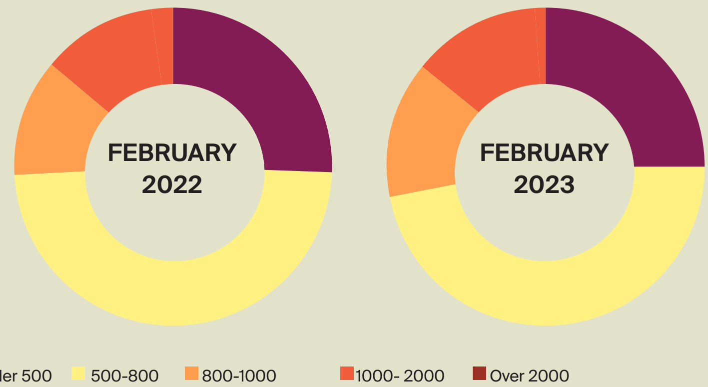
Housing demand for apartments with an area of 500-800 sq ft accounted for almost half the property transactions in February 2023. The share fell from 49% in February 2022 to 47% in February 2023. Under 500 sq ft homes accounted for 25% of transactions in February 2023 making it the second most preferred apartment size. The share of over 800 sq ft apartment area increased from 25% in February 2022 to 28% in February 2023.

Fig 2: Share of ticket size for residential property transactions in February 2022 & 2023



Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

Fig 3: Share of area for residential property transactions in February 2022 & 2023



Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

In February 2023, a demand for apartments under 800 sq ft dominated the Central and Western Pune market. The market for over 2,000 sq ft carpet area remains largely present in East and West Pune. The demand for apartments in North Pune is majorly concentrated for homes below 800 sq ft.

Table 3: Micro market wise demand for apartment area in February 2023

Zone	Up to 500 sq ft	500-800 sq ft	800-1000 sq ft	1000-2000 sq ft	over 2000 sq ft	Total
Centre	23%	48%	15%	13%	1%	100%
East	38%	40%	11%	7%	3%	100%
North	47%	40%	9%	3%	1%	100%
South	34%	52%	5%	7%	1%	100%
West	29%	43%	9%	15%	5%	100%

Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

Shishir Baijal
Chairman and Managing Director,
Knight Frank India

> The residential market of Pune has shown remarkable resilience in the face of rising interest rates and continues to be dominated by the end-user segment. Despite numerous repo rate hikes and the implementation of the metro cess, home purchases in the city continues to remain strong. The ongoing infrastructural improvements and abundance of job possibilities remains supportive of the city's housing market.

CENTRAL PUNE ACCOUNTED FOR 79% OF TOTAL RESIDENTIAL TRANSACTIONS IN FEBRUARY 2023

Central Pune, comprising Haveli Taluka, Pune Municipal Corporation (PMC), and Pimpri Chinchwad Municipal Corporation (PCMC), continued to have the greatest percentage of residential transactions, with a total share of 79% in February 2023, unchanged from the same period last year. West Pune accounted for 13% of transactions in February 2023, holding the second biggest share covering areas such as Mawal, Mulshi, and Velhe.
North, South and East held a smaller share of residential transactions accounting for 8% of the total share in February 2023.

Table 3: Share of micro markets for residential property transactions in February 2022 & 2023

Micro market	Share in February 2022	Share in February 2023
North	5%	5%
South	1%	2%
East	2%	1%
West	13%	13%
Central	79%	79%

Source: Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

Table 4: Micro market mapping

Zone	Taluka
North	Junnar, Ambegaon, Khed
South	Bhor, Purandhar, Baramati, Indapur
East	Shirur, Daund
West	Mawal, Mulshi, Velhe
Central	Haveli, Pune City (Pune Municipal Corporation (PMC) & Pimpri Chinchwad Municipal Corporation (PCMC))

72% OF HOMEBUYERS ARE FROM THE PUNE REGION

More than half the home buyers are located within the Pune region accounting for 72% of the demand. Homebuyers from neighbouring regions like Aurangabad accounted for 12% and Mumbai and Navi Mumbai regions jointly accounted for 7% of the market demand.

Table 5: Location of home buyers in February 2023

Buyer location	Share in February 2023
Outside Maharashtra	1%
Aurangabad Region	12%
Goa Region	5%
Mumbai Region	3%
Nagpur Region	3%
Navi Mumbai Region	4%
Pune Region	72%

Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

72%

of homebuyers are from the Pune Region

Table 6: Preferred micro markets by homebuyers in February 2023

	Preferred Micro Market				
Home Buyers location	Centre	East	North	South	West
Outside Maharashtra	80%	1%	2%	1%	16%
Aurangabad Region	79%	0%	3%	1%	17%
Goa-Panaji Region	72%	0%	5%	4%	18%
Mumbai Region	56%	1%	5%	2%	35%
Nagpur Region	79%	0%	0%	1%	20%
Navi Mumbai Region	68%	1%	4%	2%	25%
Pune Region	69%	3%	7%	7%	15%

Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India Research

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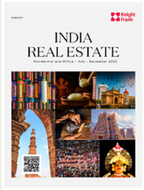
We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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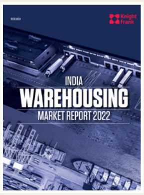

INDIA WAREHOUSING REPORT

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