Housing prices maintain an upward trajectory in Q1 FY 2026-27: NHB

- ***Major cities (viz. Ahmedabad, Bengaluru, Chennai, Hyderabad, Kolkata, Mumbai & Pune) witnessed appreciation in property prices.***
- ***47 cities registered growth in indices during Q1 FY 2026-27.***
- ***50 City composite HPI based on valuation prices increased by 7.0% on Y-o-Y basis.***

The latest residential housing price index (NHB RESIDEX) released by National Housing Bank reports an increase in property prices across 47 cities during Q1 FY 2026-27.

The 50 city HPI based on valuation prices of properties collected from Banks and Housing finance companies (HPI Assessment Prices) recorded an annual increase (Y-o-Y) of 7.0% during the 1st quarter of the fiscal 2027.

India's seven key primary residential markets witnessed appreciating property prices during the period Apr - Jun 2026. Ahmedabad (7.9%), Bengaluru (21.5%), Chennai (10.8%), Hyderabad (5.2%), Kolkata (6.9%), Mumbai (6.2%) & Pune (3.7%) recorded increase in the index on an annual basis during Q1 FY27 as per the Housing Price Index published by the National Housing Bank.

The annual change in HPI @ Assessment Prices varied widely across the cities. Faridabad registered a significant annual increase of 24.4% on Y-o-Y basis whereas Kalyan Dombivali registered a decline of 1.7%

On a sequential (Q-o-Q) basis, the 50-city index registered an expansion of 2.7% in Apr - Jun 2026.

During Q1 FY27, significant sequential increase in the HPI@Assessment Prices is observed for Bengaluru (7.2%) and Faridabad (7.1%).

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