



राष्ट्रीय
आवास बैंक
NATIONAL
HOUSING BANK

NHB RESIDEX Website

User Guide



THE NHB RESIDEX WEBSITE

NHB RESIDEX can be accessed through the website <https://residex.nhbonline.org.in>, a user-friendly website designed to provide indices as well as price trends to the end users. This document details out the NHB RESIDEX website, its functions and usability for various stakeholders.

At a broader level, analysts, policymakers, and financial institutions can use NHB RESIDEX to better their understanding of real estate market conditions, which can further become an input during policy formulation. Banks/HFCs can use the NHB RESIDEX to make informed decisions by estimating the value of property being financed. Any movement in HPI is a sound measure of affordability and thereby household's borrowing capacity. It will help the financial institutions in monitoring the impact of lending policies.

At an individual level, buying a house is often the single largest investment one makes. NHB RESIDEX can assist individual homebuyers to assess the real estate market trends, which can ultimately help them take decisions that are more prudent. Not only the end-users but also real estate investors can use HPIs to gauge the overall health of the market and to assess current & long-term rates of return.

Various applications of the NHB RESIDEX can be summarised as below:

- ◆ View and compare HPI @ Assessment Prices for 50 cities
- ◆ View and compare HPI @ Market Prices for under-construction properties for 47 cities
- ◆ View YoY (Year on Year), QoQ (Quarter on Quarter) and YTD (Year Till Date) changes of both the indices across cities.
- ◆ Analyse price trends at city level. The price trends can further be assessed for various product categories at city level.
- ◆ View & Download HPIs and carpet area price movement in table/excel format.
- ◆ Assess the number of records used for computation of indices and margin of error at city level as well as product level.
- ◆ Assess the distribution of records across various prices ranges at city level as well product level.
- ◆ Toggle between earlier version (base year 2007) and revamped NHB RESIDEX
- ◆ Upload various dataset to be used for calculation of indices (member login only)



HOME PAGE

The home page, along with an introduction to NHB RESIDEX contains important information about 'objectives' and 'methodology used to calculate' the Indices. It also displays all the indices of NHB RESIDEX. The top right corner carries a link to the earlier phase of NHB RESIDEX and redirects the user to house price indices calculated for 26 cities for the period 2007 to 2012. The website is made bilingual (Hindi and English), the top right corner provides option to change the language of website. The website shows the map of India with cities covered under Phase 1. The markers indicates changes in HPI@Assessment Prices from last quarter, are placed at geo coordinate of each city. It shows QoQ price increase/decrease for 50 cities.

Further, on selecting any state boundary, one can view indices for all cities within that state, in the adjacent graph (as shown in Figure 2). Multiple cities within the state can be selected simultaneously for comparison. Alternatively, one may also choose the state using the drop down panel. The user can also toggle between HPI@Assessment Prices and HPI@ Market Prices for under-construction properties and can view 'Percentage Change' in YoY, QoQ and YTD format for all cities. The graph also provides flexibility to choose the timeline.

Figure 1: India map showing NHB RESIDEX first Phase coverage

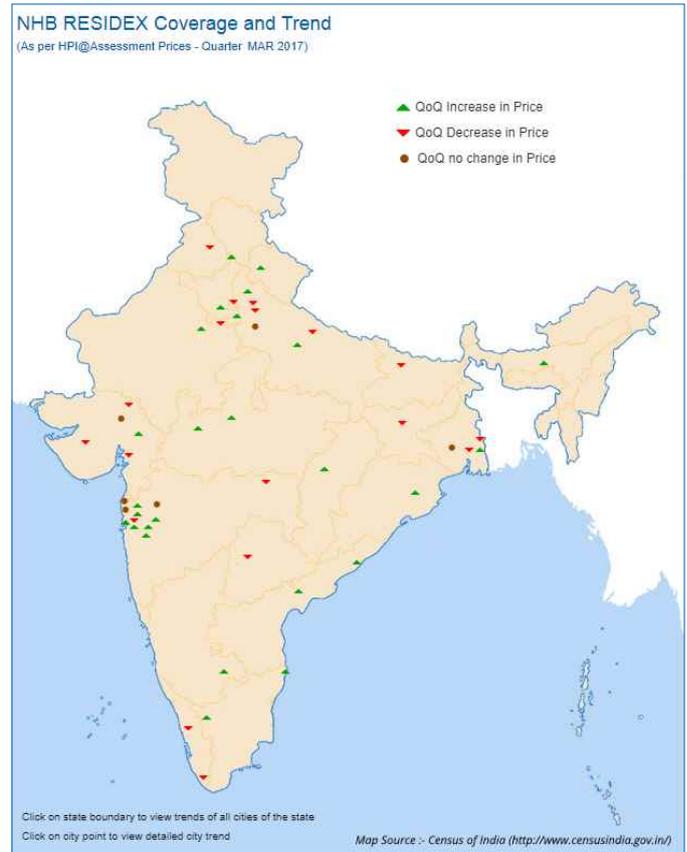
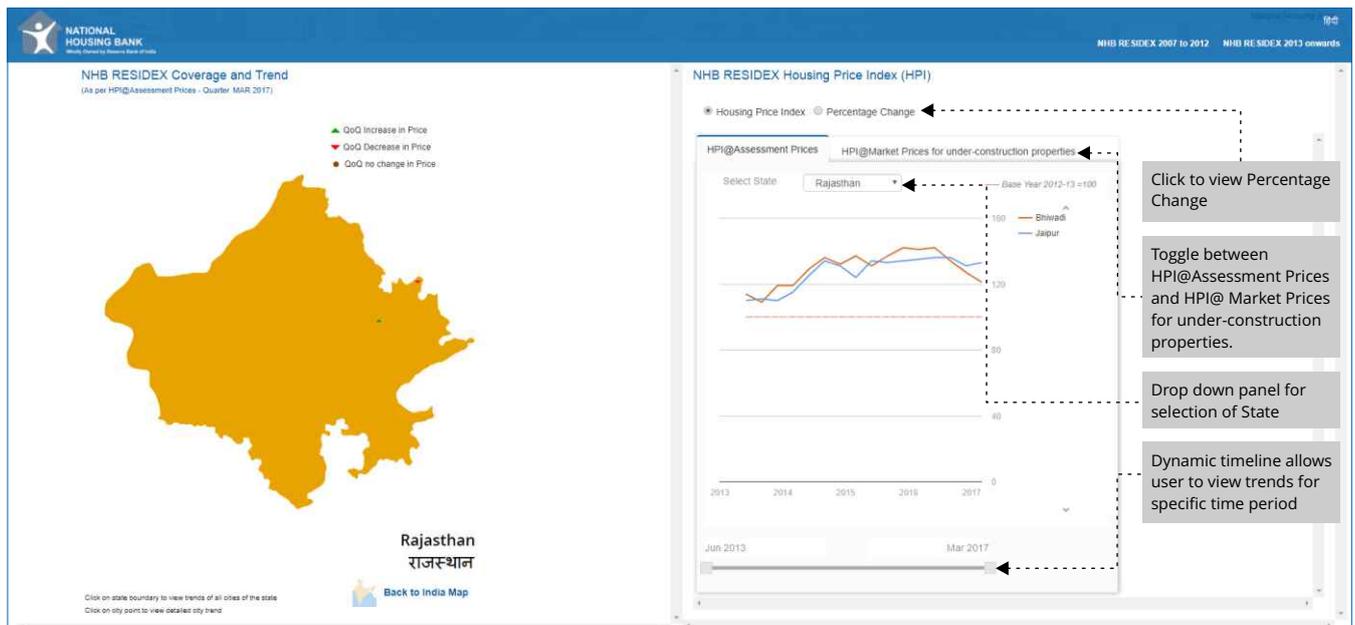


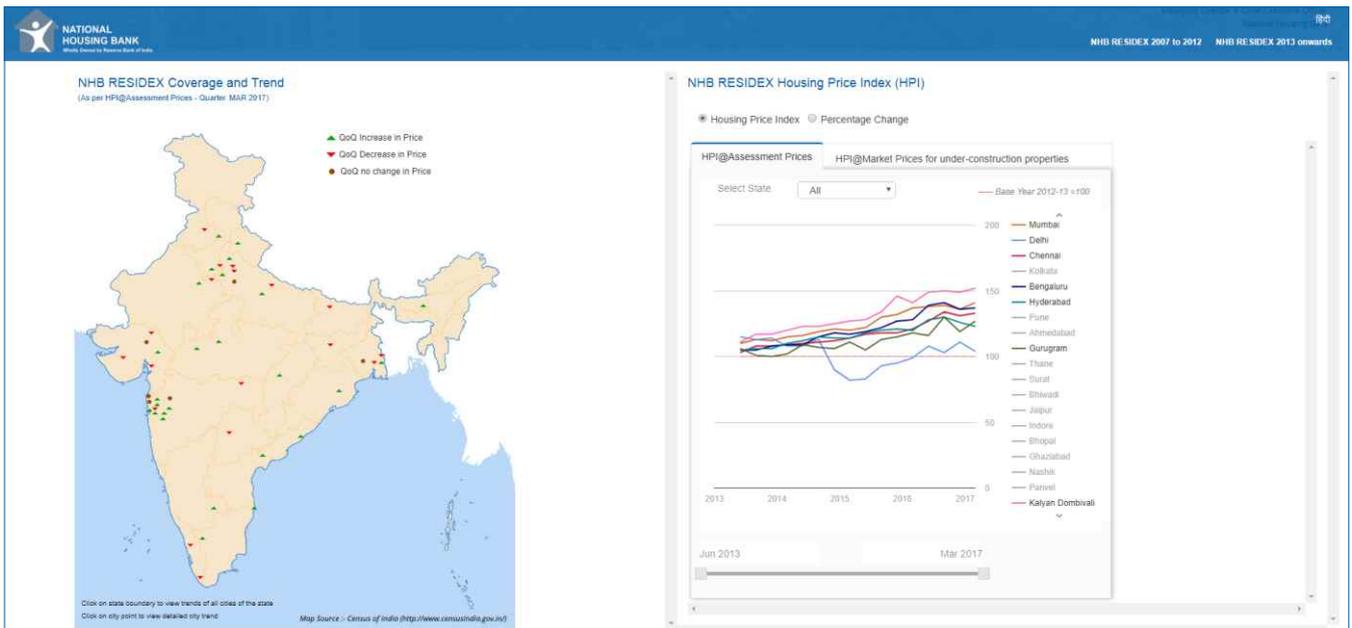
Figure 2: HPI for cities within the state of Rajasthan



Alternatively, without entering into a particular state, the user can view HPIs for multiple cities by making selections simultaneously. This enables the user to make comparison of HPIs for different cities at a pan-India level.



Figure 3: HPI for multiple cities across India



VIEWING HOUSING PRICE INDICES AT CITY LEVEL

For an in-depth understanding of housing price indices, carpet area price movement has been recorded at product level categorized by unit area. On clicking the markers '▲▼●' on the map of India, the user will be directed to HPIs at city level. Alternatively user can click on "Data & Graph" mentioned in footer.

Using the drop down panel placed on the left hand side, the user may switch between cities or choose 'view indices' for cities within a particular state.

Figure 4: Composite HPI for Pune city in the state of Maharashtra

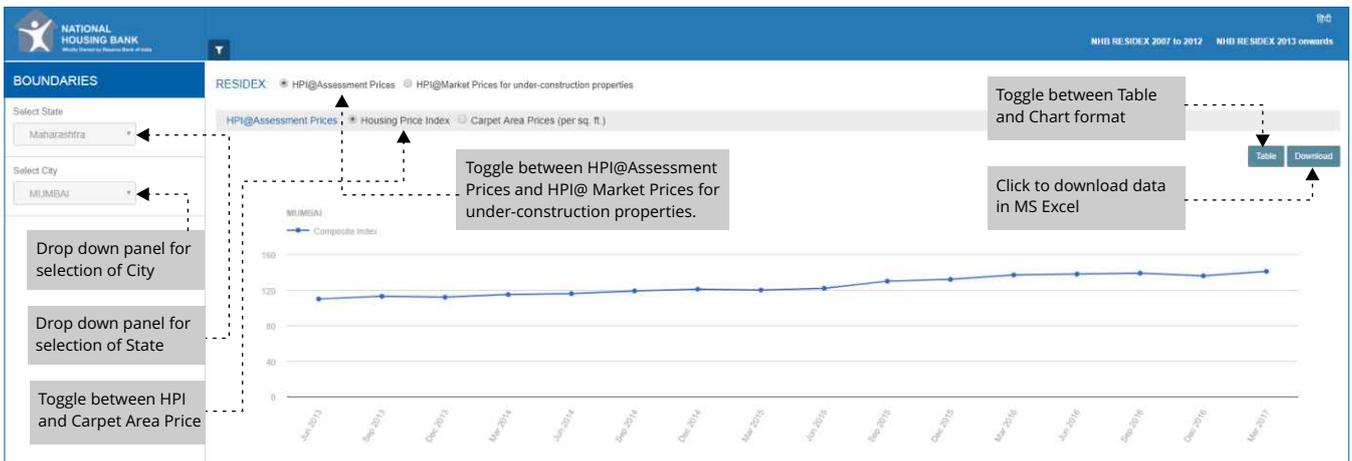


Figure 4 shows Housing Price Index (Jun 2013 onwards) calculated at Assessment Prices for the city of Pune located in the State of Maharashtra. The user may switch between HPI@Assessment Prices and HPI@Market Prices for under-construction properties using the radio button located at the top of the window. For viewing the carpet area price (INR/sq.ft.) movement, the user may click on the radio button located above the chart.



Figure 5: Carpet Area Price movement for Pune city in the state of Maharashtra

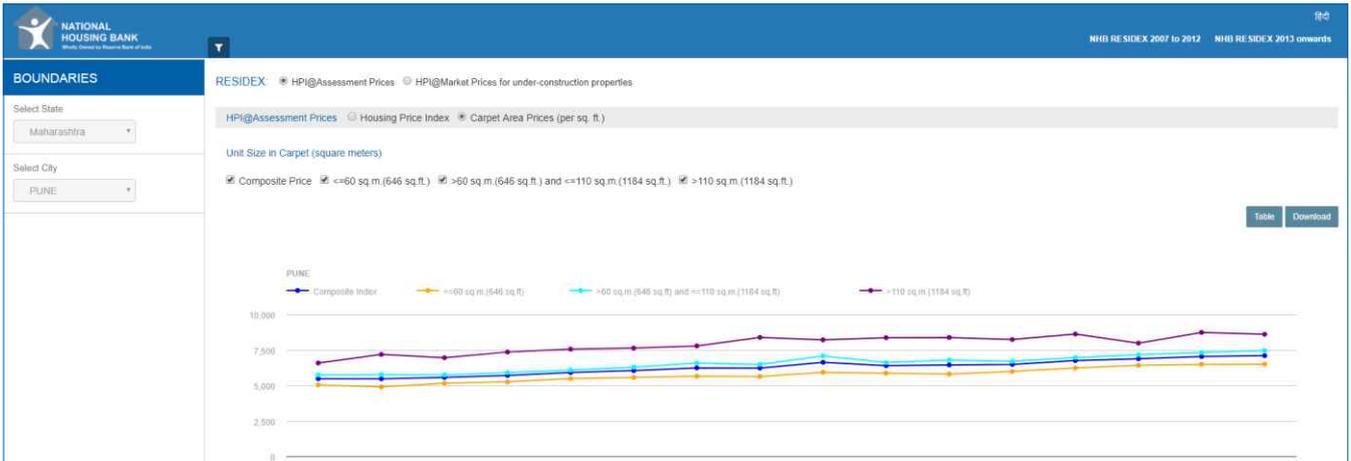


Figure 5 shows carpet area price (INR/sq.ft.) movement in Pune city further subdivided into product categories based on unit area. The user may view price movement within a particular product category or choose to view within all categories for comparison. One may choose to view the information in tabular format (fig. 6) by clicking the button marked as 'Table' and download the same in MS Excel format by clicking the button marked as 'Download' located in the top right corner of the chart.

Figure 6: HPI and Carpet Area Price for Pune city in Table format

Quarter	Composite Index	Record Count	Composite Index	<=60 sq.m (646 sq.ft.)	>60 sq.m (646 sq.ft.) and <=110 sq.m (1184 sq.ft.)	>110 sq.m (1184 sq.ft.)
1 Jun 2013	111	1,585	5,488	5,046	5,757	6,599
2 Sep 2013	111	1,743	5,481	4,909	5,785	7,200
3 Dec 2013	113	1,782	5,576	5,174	5,760	6,968
4 Mar 2014	116	2,413	5,722	5,267	5,919	7,370
5 Jun 2014	120	1,813	5,925	5,498	6,096	7,573
6 Sep 2014	123	1,923	6,064	5,580	6,301	7,644
7 Dec 2014	127	1,984	6,254	5,669	6,597	7,800

Figure 7: Price Distribution charts showing no. of records and margin of error for Pune city





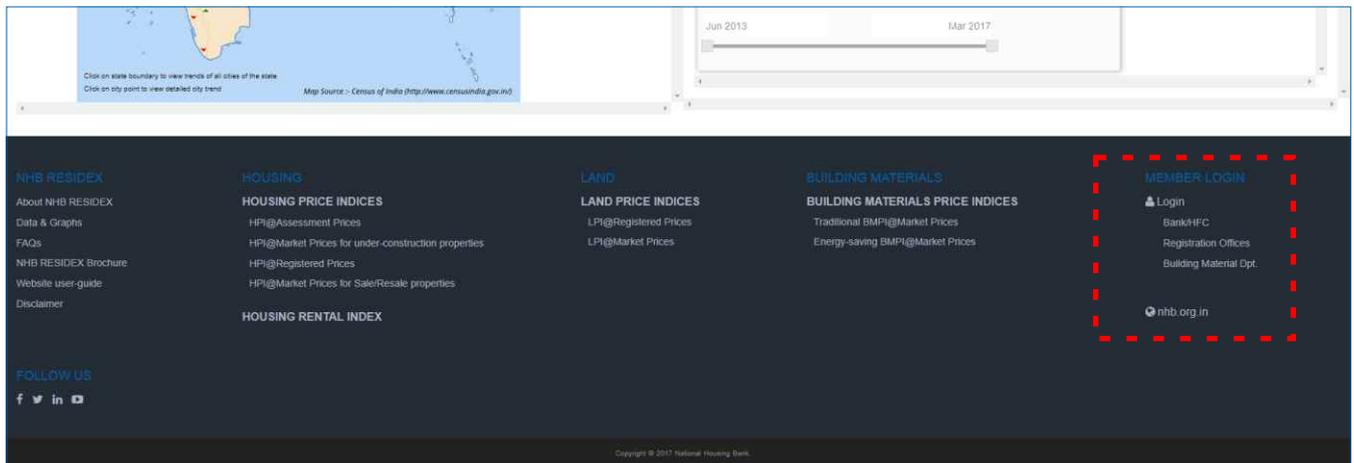
Users can view number of records used for computation for each price/ index point. Further, users can view the margin of error for each price point.

The user can also view distribution of records for each price band, used to arrive at carpet area price attributable to a particular quarter. Upon clicking the carpet price value on the line chart, a window carrying distribution of number of records within different price bands (INR/sq.ft.) may be viewed (Figure 7).

ONLINE DATA COLLECTION

Data collection from Lenders (valuation data), Sub Registrar Offices (registration data) and Building Materials Dept. (building materials data) will be carried out via web portal. This measure will reduce the time taken for data collection and its processing, which in turn will reduce the turnaround time in publication of NHB RESIDEX every quarter. Organisations such as Banks, HFCs, SROs (Sub Registrar Offices) etc. will be able to login to the RESIDEX upload portal using their unique username and password

Figure 8: Site map and link to Member Login



The system is designed to collate data from multiple sources into one database. It will also converge data from varied formats into a single format, by automatically mapping the columns of uploaded data and matching it to the database structure.

Figure 9 : Data upload format for Banks and HFCs

