



NATIONAL HOUSING BANK

Press Release

NHB RESIDEX - RESIDENTIAL HOUSING PRICE INDEX Update for the Quarter April-June, 2018

NHB RESIDEX, India's first official housing price index (HPI), was launched in July, 2007, to track the movement in prices of residential properties in select cities on quarterly basis, taking 2007 as the base year. With a view to reflect the current macroeconomic scenario, NHB RESIDEX has been revamped to include cluster of indices with updated base year, revised methodology and automated processes. The revamped NHB RESIDEX is also wider in its geographic coverage and captures two housing price indices viz. HPI@ Assessment Prices for 50 cities and HPI@ Market Prices for Under Construction Properties for 50 cities. The coverage is **spread across 21 states in India, including 18 State/UT capitals¹ and 33 smart cities**. NHB RESIDEX also includes Composite HPI@Assessment Prices and Composite HPI@Market Prices for Under Construction Properties for 50 cities each.

Till March 2018, above HPIs tracked the movement in prices of residential properties on a quarterly basis, taking FY 2012-13 as the base year. From the current quarter **the base year has been shifted to FY 2017-18**. The housing prices are classified on the basis of carpet area size at city level (INR/sq.ft.) for units under three product category levels namely ≤ 60 sq.mt, >60 & ≤ 110 sq.mt, and >110 sq.mt. The indices are computed using Laspeyres Methodology, followed by calculation of a four Quarter Weighted Moving Average with application of dynamic weights at product category level and static new base year weights on the weighted moving average product category level prices, across all the quarters starting from the new base year.

Composite HPI@Assessment Prices based on 50 cities during the quarter April-June, 2018 with base year FY 2017-18

- Composite HPI@Assessment Prices stood at 83 in June, 2013 and has moved up to 101 in the current quarter i.e. June, 2018. The index has moved up with a CAGR of 3.8% over the years.
- The index increased by 2.0% on YoY basis.

¹Out of 18 State/UT capitals, 15 cities are also smart cities

City-wise movements under HPI @ Assessment Prices during the quarter April-June, 2018 with base year FY 2017-18

- HPI recorded an overall increase in 33 cities, decrease in 14 cities and no change in 3 cities on Y-o-Y basis.
- Annual growth in HPI ranged from 21.7% in Ranchi to (-) 13.4% in Bhiwadi at the end of the quarter.
- Among the 8 Tier-1 cities, Ahmedabad witnessed maximum increase at 12.9% on Y-o-Y basis followed by Hyderabad at 9.5%, Pune at 7.2% and Mumbai at 5.2%, Bangalore and Kolkata at 2.0%. Chennai witnessed no change and Delhi witnessed a fall in index by (-) 4.8%.
- Of the 29 Tier-2 cities being covered, significant rise in indices was seen in Ranchi (21.7%) followed by Nashik (8.4%), Surat (7.4%) and Vadodara (7.4%), while significant fall in indices was seen in Ludhiana (-12.3%) and Jaipur (-9.1%) on Y-o-Y basis.
- On Y-o-Y basis, among the 13 Tier-3 cities, Gandhinagar (12.8%), Chakan (10.8%) and New Town Kolkata (10.5%) showed significant increase in indices while Bhiwadi (-13.4%) showed maximum decrease.

Composite HPI@Market Prices for Under Construction Properties based on 50 cities during the quarter April-June, 2018 with base year FY 2017-18

- Composite HPI@ Market Prices for Under Construction Properties stood at 84 in June, 2013 and have steadily moved up to 101 in the current quarter i.e. June, 2018. The index has moved up with a CAGR of 3.6% over the years.
- On YoY basis, the index has witnessed a rise of 3.1%.

City-wise movements under HPI@Market Prices for Under Construction Properties during the quarter April-June, 2018 with base year FY 2017-18

- HPI recorded an overall, increase in 39 cities, decrease in 8 cities and no change in 3 cities on Y-o-Y basis.
- Annual growth in HPI ranged from 16.9% in Kolkata to (-) 8.3% in Faridabad at the end of the quarter.
- Annually, all the 8 Tier 1 cities showed growth with Kolkata (16.9%) leading, followed by, Hyderabad (6.3%), Mumbai (4.1%), Delhi (4.1%), Chennai (3.1%), Pune (2.0%) Ahmedabad (2.0%) and Bengaluru (1.0%).
- Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Indore (9.7%) followed by Dehradun (8.3%) and Lucknow (7.5%), while maximum decrease in indices was seen in Faridabad (-8.3%), Thiruvananthapuram (-7.5%) and Vadodara (-3.9%), on Y-o-Y basis.
- Among the 13 Tier-3 cities, the variations ranged from 14.4% in Bidhan Nagar to (-) 4.8% in Howrah on Y-o-Y basis.

For further information, the city-wise and product-wise price trends through HPI@Assessment Prices and HPI@Market Prices for Under Construction Properties during the period 2012 to June, 2018 can be viewed at <https://residex.nhbonline.org.in>.

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