



NATIONAL HOUSING BANK

Press Release

NHB RESIDEX - RESIDENTIAL HOUSING PRICE INDEX Update for the Quarter Apr-Jun,2020

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 capitals 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 April-June, 2018 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/sqft.) 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.

City-wise movements under HPI @ Assessment Prices and HPI@Market Prices for Under Construction Properties for 50 cities during the quarter April to June 2020 with base year FY 2017-18

Composite HPI@Assessment Prices

- Composite HPI@Assessment Prices stood at 83 in June 2013 and has moved up to 112 in the current quarter i.e. June 2020. The Index has moved up with a CAGR of 4.4% over the years.
- The Index increased by 4.6% on Y-o-Y basis.

City-wise movements under HPI @ Assessment Prices

- HPI recorded an overall increase in 34 cities, decrease in 14 cities and no change in 2 cities on Y-o-Y basis.

- Annual growth in HPI ranged from 20.4% in Ludhiana, 18.3% in Gandhinagar, 16.7% in Patna, 16.5% in Ahmedabad to (-8.5%) in Noida, (-6.5%) in Navi Mumbai and (-5.0%) in Coimbatore at the end of the quarter June 2020.
- Among the 8 Tier-1 cities, Ahmedabad witnessed maximum increase at 16.5% on Y-o-Y basis followed by Hyderabad at 12.3%, Mumbai at 6.7%, Kolkata at 6.5%, Pune at 5.6%, and Bengaluru at 2.7%. Delhi witnessed a fall in Index by (-4.2%). Chennai witnessed no change in Index.
- Of the 29 Tier-2 cities, significant rise in indices was seen in Ludhiana at 20.4%, Patna at 16.7% followed by Vadodara at 14.7%, Guwahati at 13.3%, and Kochi at 11.5%, while fall in indices was seen in Noida (-8.5%), Coimbatore (-5.0%), and Ghaziabad (-3.7%) on Y-o-Y basis.
- On Y-o-Y basis, 9 out of 13 Tier-3 cities showed growth with Gandhinagar at 18.3% in the lead followed by Thane at 8.3% and New Town Kolkata at 7.0% showed significant increase in indices. Navi Mumbai (-6.5%) and Panvel (-3.6%) witnessed drop in indices on Y-o-Y basis.

Composite HPI@Market Prices for Under Construction Properties

- Composite HPI@ Market Prices for Under Construction Properties stood at 85 in June 2013 and has steadily moved up to 104 in the current quarter i.e. June 2020. The Index has moved up with a CAGR of 2.9% over the years.
- On Y-o-Y basis, the Index has shown stagnancy.

City-wise movements under HPI@Market Prices for Under Construction Properties

- HPI recorded an overall, increase in 27 cities, decrease in 17 cities and no change in 6 cities on Y-o-Y basis.
- Annual growth in HPI ranged from 11.9% in Navi Mumbai to (-5.9%) in Pune at the end of the quarter June 2020.
- Annually, out of 8 Tier-1 cities, the cities that showed growth with Hyderabad at 11.2% leading, followed by Bengaluru 2.9%. Pune (-5.9%), Mumbai (-3.8%), Kolkata (-2.7%), Delhi (-2.1%), Ahmedabad and Chennai (-1.0%) witnessed a fall in Index on Y-o-Y basis.
- Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Raipur at 10.1% followed by Lucknow at 8.9%, Indore at 8.2% and Patna at 7.0%, while maximum decrease in indices was observed in Faridabad (-5.4%), Ludhiana (-4.9%), Nashik (-2.9%), and Noida (-2.1%) on Y-o-Y basis.
- Among the 13 Tier-3 cities, 7 have shown growth and there was no change in 2 cities. The variations ranged from 11.9% in Navi Mumbai, 8.1% in New Town Kolkata, 6.3% in Bidhannagar and 4.5% in Gandhinagar to (-5.1%) in Pimpri Chinchwad and (-4.0%) in Bhiwadi 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 June, 2013 to June,2020 can be viewed at <https://residex.nhbonline.org.in>.
