



NATIONAL HOUSING BANK

Press Release

NHB RESIDEX - RESIDENTIAL HOUSING PRICE INDEX Update for the Quarter December 2018 to March 2019

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 the quarter ended March 2018, the HPIs tracked the movement in prices of residential properties on a quarterly basis, taking FY 2012-13 as the base year. From the quarter April-June, 2018 **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 December 2018 to March 2019 with base year FY 2017-18

- Composite HPI@Assessment Prices stood at 83 in June, 2013 and has moved up to 107 in the current quarter i.e. March, 2019. The index has moved up with a CAGR of 4.3% over the years.
- The index increased by 7% on YoY basis.

City-wise movements under HPI @ Assessment Prices during March 2018 to March 2019 with base year FY 2017-18

- HPI recorded an overall increase in 44 cities, decrease in 5 cities and no change in 1 city on Y-o-Y basis.
- Annual growth in HPI ranged from 22.2% in Bhiwadi and 22% in Hyderabad to (-) 6% in Kochi at the end of the quarter.

- Among the 8 Tier-1 cities, Hyderabad witnessed maximum increase at 22% on Y-o-Y basis followed by Ahmedabad at 20%, Bengaluru at 15.2%, Pune and Kolkata at 7%, Chennai and Mumbai at 5%. Delhi witnessed a fall in index by (-) 2.0%.
- Of the 29 Tier-2 cities being covered, significant rise in indices was seen in Coimbatore (19%) followed by Ranchi (18.2%), Thiruvananthapuram (12.1%) and Guwahati (12%), while significant fall in indices was seen in Kochi (-6%) on Y-o-Y basis.
- On Y-o-Y basis, all Tier 3 cities showed growth with Bhiwadi (22.2%), Gandhinagar (20.2%) in the lead followed by New Town Kolkata (18.8%) and Panvel (13.0%) showing significant increase in indices, while significant fall in indices was seen in Chakan (-3%) and Pimpri Chinchwad (-2%) on Y-o-Y basis.

Composite HPI@Market Prices for Under Construction Properties based on 50 cities during March 2018 to March 2019 with base year FY 2017-18

- Composite HPI@ Market Prices for Under Construction Properties stood at 85 in June 2013 and have steadily moved up to 103 in the current quarter i.e. March 2019. The index has moved up with a CAGR of 3.3% over the years.
- On YoY basis, the index has witnessed a rise of 3.0%.

City-wise movements under HPI@Market Prices for Under Construction Properties for 50 cities during March 2018 to March 2019 with base year FY 2017-18

- HPI recorded an overall, increase in 35 cities, decrease in 10 cities and no change in 5 cities on Y-o-Y Annual growth in HPI ranged from 13% in Kalyan Dombivali, 12% in Hyderabad, 11% in Kolkata, 10.10% in Patna and 10% in Nagpur to (-) 8.9% in Faridabad at the end of the quarter, whereas, the quarterly growth in HPI ranged from 4.8% in Patna to (-) 2% in Delhi, Gurugram, Kochi, Noida and Vijayawada.
- Annually, all the 8 Tier 1 cities showed growth with Hyderabad (12%) leading, followed by Kolkata (11%), Mumbai (4%), Ahmedabad and Chennai (3.0%), Pune (2%), and Bengaluru (1%). Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Patna (10.10%) followed by Nagpur (10%), while maximum decrease in indices was seen in Faridabad (-8.9%), Thiruvananthapuram and Meerut (-3%), on Y-o-Y basis
- Among the 13 Tier-3 cities, the variations ranged from 13% in Kalyan Dombivali to (-2%) in New Town Kolkata 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 Jun, 2013 to March 2019, can be viewed at <https://residex.nhbonline.org.in>.
