



National Housing Bank

Press Release

NHB RESIDEX – Residential Housing Price Index Update for the Quarter July-September, 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 a cluster of indices with updated base year, revised methodology and automated processes. The revamped NHB RESIDEX is wider in its geographic coverage and captures two housing price indices viz. HPI@Assessment Prices and HPI@Market Prices for Under Construction Properties (*both 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 were computed 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 m², >60 to ≤ 110 m², and >110 m². The indices are computed using Laspeyres Methodology, followed by calculation of a four Quarter Weighted Moving Average across all the quarters starting from the new base year with the –

- a) Application of dynamic weights at product category level and
- b) Static new base year weights on the weighted moving average at product category level prices.

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

- Composite HPI@Assessment Prices stood at 83 in June, 2013 and has moved up to 103 in the current quarter i.e. September 2018. The index has moved up with a CAGR of 4.0% over the years.
- The index increased by 5.1% 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 July-September, 2018 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 21.3% in Ahmedabad to (-6.5%) in Ludhiana at the end of the quarter.
- Among the 8 Tier-1 cities, Ahmedabad witnessed maximum increase at 21.3% on Y-o-Y basis followed by Hyderabad at 14.7%, Bengaluru at 12.4%, Pune at 9.3%, Mumbai at 7.2%, Kolkata at 5.1% and Chennai at 1.0%. Delhi witnessed a fall in index by (-3.0%).
- Of the 29 Tier-2 cities being covered, significant rise in indices was seen in Ranchi at 21.2% followed by Coimbatore at 12.8%, Nashik at 10.5% and Surat at 9.6%, while significant fall in indices was seen in Ludhiana by (-6.5%) and Jaipur by (-3.8%) on Y-o-Y basis.
- On Y-o-Y basis, all Tier 3 cities showed growth with Gandhinagar at 19.4% in the lead followed by New Town Kolkata at 16.1% and Thane at 10.3% showing significant increase in indices.

Composite HPI@Market Prices for Under Construction Properties based on 50 cities during the quarter July-September, 2018 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 102 in the current quarter i.e. September 2018. The index has moved up with a CAGR of 3.4% over the years.
- On YoY basis, the index has witnessed a rise of 4.1%.

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

- HPI recorded an overall, increase in 42 cities, decrease in 5 cities and no change in 3 cities on Y-o-Y basis.
- Annual growth in HPI ranged from 17.4% in Kolkata to (-8.4%) in Faridabad at the end of the quarter.
- Annually, all the 8 Tier 1 cities showed growth, led by Kolkata at 17.4%, followed by Hyderabad at 8.2%, Chennai at 5.2%, Mumbai at 4.1%, Delhi at 4.1%, Pune, Ahmedabad and Bengaluru at 2.0%.
- Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Dehradun at 9.3% followed by Indore at 7.3% and Meerut at 7.1%, while maximum decrease in indices was seen in Faridabad by (-8.4%), Thiruvananthapuram by (-6.7%) and Vadodara by (-3.9%), on Y-o-Y basis.
- Among the 13 Tier-3 cities, the variations ranged from 14.0% in Bidhan Nagar to (-1.9%) 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 September, 2018 can be viewed at <https://residex.nhbonline.org.in>.