

Housing prices rise in 47 cities in Q3 FY 2024-25: NHB

- ❖ **All the 8 major metros (viz. Ahmedabad, Bengaluru, Chennai, Delhi, Hyderabad, Kolkata, Mumbai & Pune) witnessed appreciation in property prices.**
- ❖ **47 cities registered growth in indices during Q3 FY 2024-25.**
- ❖ **50 City composite HPI based on Valuation prices increased by 7.2% on Y-o-Y basis.**

Bhubaneshwar (6.8%) and Greater Noida (6.1%), while Thiruvananthapuram recorded maximum sequential decrease of 3.8 % in the HPI @ Assessment Price.

India's eight key primary residential markets witnessed appreciating property prices during the period Oct-Dec 2024. Ahmedabad (7.6%), Bengaluru (12.5%), Chennai (9.2%), Delhi (0.4%), Hyderabad (5.9%), Kolkata (8.3%), Mumbai (6.0%) & Pune (7.4%) recorded increase in the index on an annual basis as per the Housing Price Index published by National Housing Bank.

The 50 city HPI based on valuation prices of properties collected from Banks and Housing finance companies (HPI @ Assessment Prices) recorded an annual increase (Y-o-Y) of 7.2% during the 3rd quarter of the fiscal 2025 as compared with 4.7 % a year ago.

The annual change in HPI @ Assessment Price varied widely across the cities – ranging from an increase of 33.9% (Gurugram) to a decline of 5.8% (Thiruvananthapuram).

Out of the 50 cities covered, 47 registered an increase in property prices whereas 3 cities (Thiruvananthapuram, Howrah & Ludhiana) registered a decline in the property prices.

On a sequential (Q-o-Q) basis, the 50-city index registered an expansion of 1.6% in Oct-Dec 2024. The index is showing an increasing trend on Q-o-Q basis since Sep-21.

The index recorded sequential increase in 42 cities out of 50 cities with Navi Mumbai recording the highest sequential increase of 8.3%, followed by Gurugram (7.2%),