

NHB Releases NHB RESIDEX for Quarter Ended December 2022

Press Release

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National Housing Bank releases the **NHB RESIDEX** for Quarter ended December 2022. The Housing Price Index (HPI) tracks the movement in prices of residential properties in select 50 cities on quarterly basis with FY 2017-18 as the base year.

The 50 city HPI based on valuation prices of properties collected from Primary Lending Institutions (**HPI @ Assessment Prices**) recorded an annual increase (Y-o-Y) of 7.1% in QE December 2022 as compared with 4.5% a year ago.

The annual change in **HPI @ Assessment Price** varied widely across the cities – ranging from an increase of 21.4% (Gandhinagar) to a decline of 11.6% (Ludhiana).

Out of the 50 cities, 44 cities registered increase in the index whereas 6 cities registered decline on an annual basis. All the eight major metros of the country viz., Ahmedabad (14.4%), Bengaluru (8.0%), Chennai (8.7%), Delhi (1.8%), Hyderabad (10.2%), Kolkata (7.4%), Mumbai (4.4%) & Pune (7.2%) recorded increase in the index on an annual basis.

On a sequential (Q-o-Q) basis, the 50-city index registered an expansion of 1.5% in October-December 2022 as against 1.2% in the previous quarter. The index is showing an increasing trend on Q-o-Q basis since June-21.

The index recorded increase in 40 cities out of top 50 cities with Kochi recording the highest sequential improvement of 6.4%, while Ludhiana, Delhi, Dehradun, Nagpur, Navi Mumbai, Raipur, Bhiwadi, Bidhan Nagar, Howrah, & New Town Kolkata recorded sequential decline in the HPI @ Assessment Price during the quarter (Ludhiana recording the maximum decline of 8.9%).

The 50 city HPI @ **Market Price for Under Construction Properties** computed using the quoted prices for under construction and ready to move unsold properties, also recorded an annual increase (Y-o-Y) of 10.8% in QE December 2022 as against 2.9% a year ago.

The annual variation in HPI@ Market Price ranged from an increase of 41.2% (Lucknow) to a contraction of 3.4% (Rajkot).

On a sequential (Q-o-Q) basis, the 50 city Index witnessed an increase of 3.1% during the quarter compared to 3.7% in previous quarter. The rising cost of construction is showing an impact on the asking prices of the property.

There has been a sustained increase in the Indices post COVID-19. The improvement has been more prominent in the Tier II and Tier III cities.
