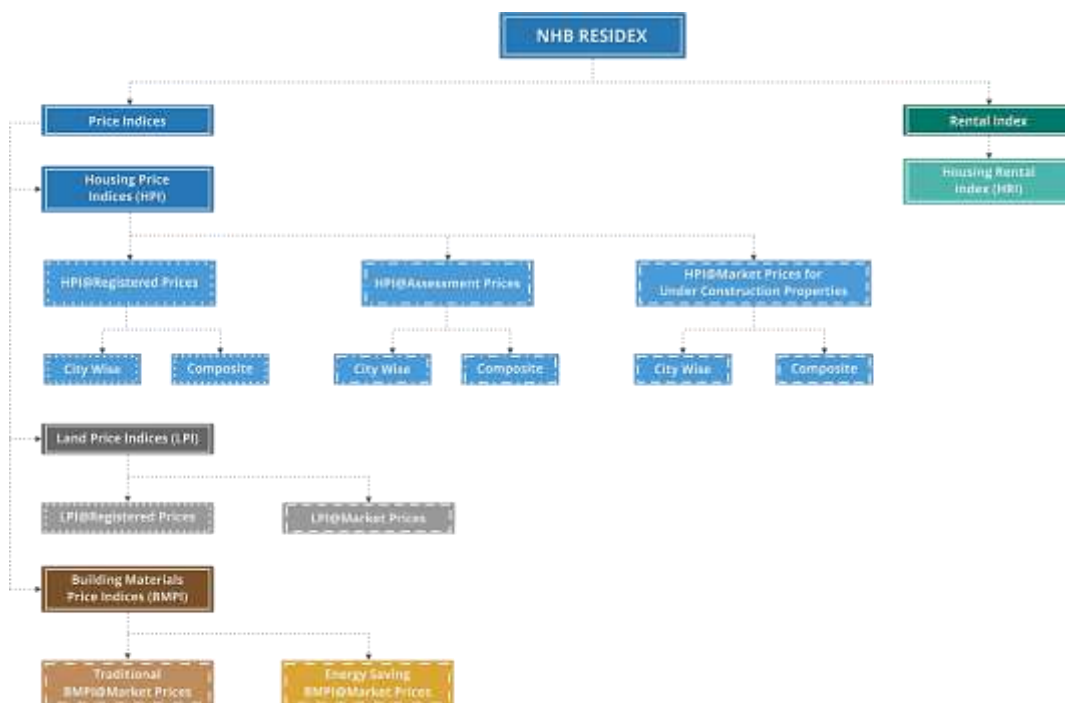




Introduction to NHB RESIDEX

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 and HPI@ Market Prices for Under Construction Properties for 50 cities. HPI@ Assessment Prices is computed using lenders' valuation data received from Banks/Housing Finance Companies (HFCs), while HPI@ Market Prices for Under Construction Properties is based on primary market data for under construction properties collected from developers, builders and brokers. NHB also publishes Composite HPI@Assessment Prices and Composite HPI@Market Prices for Under Construction Properties based on 50 cities. The composite indices are derived by applying population weights to city level indices.

Indices	Data	Sources	Cities
HPI@Assessment Prices	Lenders' valuation data	Banks/HFCs	50
HPI@Market Prices for Under Construction Properties	Primary market data for Under Construction Projects	Primary Market Survey	50

The cities covered in phase 1 are spread across India in 21 States/Union Territories (UTs). Among the cities covered under the two HPIs, 18 cities are state capitals¹ and 33 are part of the smart city list released by Government of India. The housing price indices have been computed on a quarterly basis starting from the quarter April to June, 2013, and updated up to quarter January - March, 2018, taking FY 2012 -13 as the base year. From the previous quarter, i.e. April-June 2018, 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 base year weights on the Weighted Moving Average product category level prices, across all the quarters starting from the base year.

¹ Out of 18 State/UT capitals, 15 are also smart cities



Executive Summary

HPI@Assessment Prices during the quarter Jul-Sep, 2020

HPI recorded an overall increase in 32 cities, decrease in 12 cities and no change in 6 cities on Y-o-Y basis and increase in 20 cities, decrease in 16 cities and no change in 14 cities on Q-o-Q basis.

Annual growth in HPI ranged from 18.8% in Patna, 15.0% in Gandhinagar, 14.9% in Ludhiana to (-) 11.8% in Noida and (-) 8.7% in Panvel at the end of the quarter Sep,2020.

Composite HPI@Assessment Prices based on 50 cities

Composite HPI@Assessment Prices stood at 83 in June, 2013 and has moved up to 112 in the current quarter i.e. September, 2020. The index has moved up with a CAGR of 4.2% over the years.

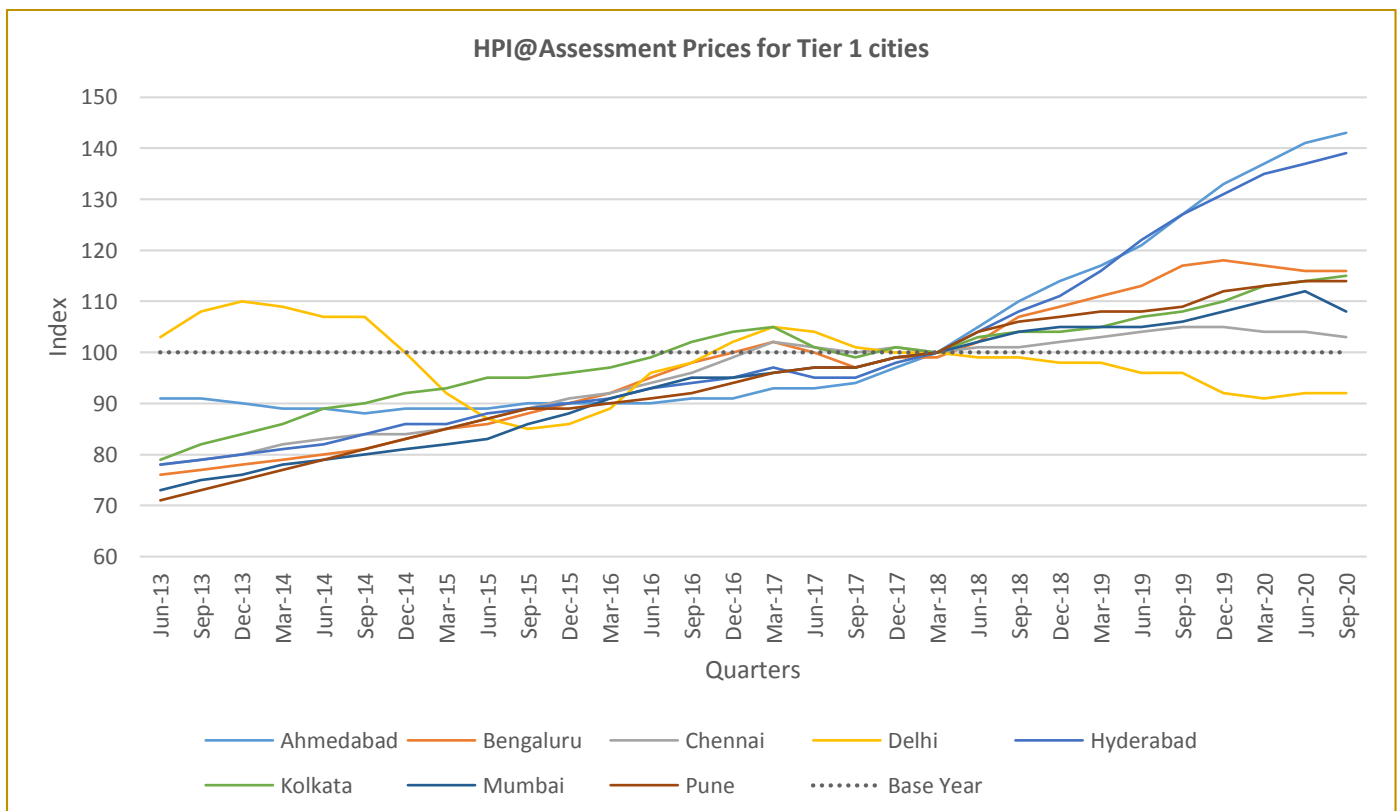
The index increased by 2.8 % on Y-o-Y basis.

Tier-wise movement

Among the 8 Tier-1 cities, Ahmedabad witnessed maximum increase at 12.6% on Y-o-Y basis followed by Hyderabad at 9.4%, Kolkata at 6.5%, Pune at 4.6%, Mumbai at 1.9%, Delhi witnessed a maximum fall in Index by (-) 4.2% followed by Chennai (-1.9%) and Bengaluru (-0.9%).

On Q-o-Q basis, Hyderabad witnessed maximum rise (1.5%) followed by Ahmedabad (1.4%), Kolkata (0.9%) while Mumbai (-3.6%) and Chennai (-1.0%) witnessed a fall in index. Bengaluru, Delhi and Pune witnessed no change in index.

Figure: HPI@Assessment Prices for Tier 1 cities (Base Year FY 2017-18 = 100)



Of the 29 Tier-2 cities, significant rise in indices was seen in Patna (18.8%), Ludhiana (14.9%) followed by Guwahati (12.1%), Vadodara (11.5%), and Thiruvananthapuram (10.2%), while fall in indices was seen in Noida (-11.8%), Coimbatore (-5.1%), and Ghaziabad (-3.7%) on Y-o-Y basis.



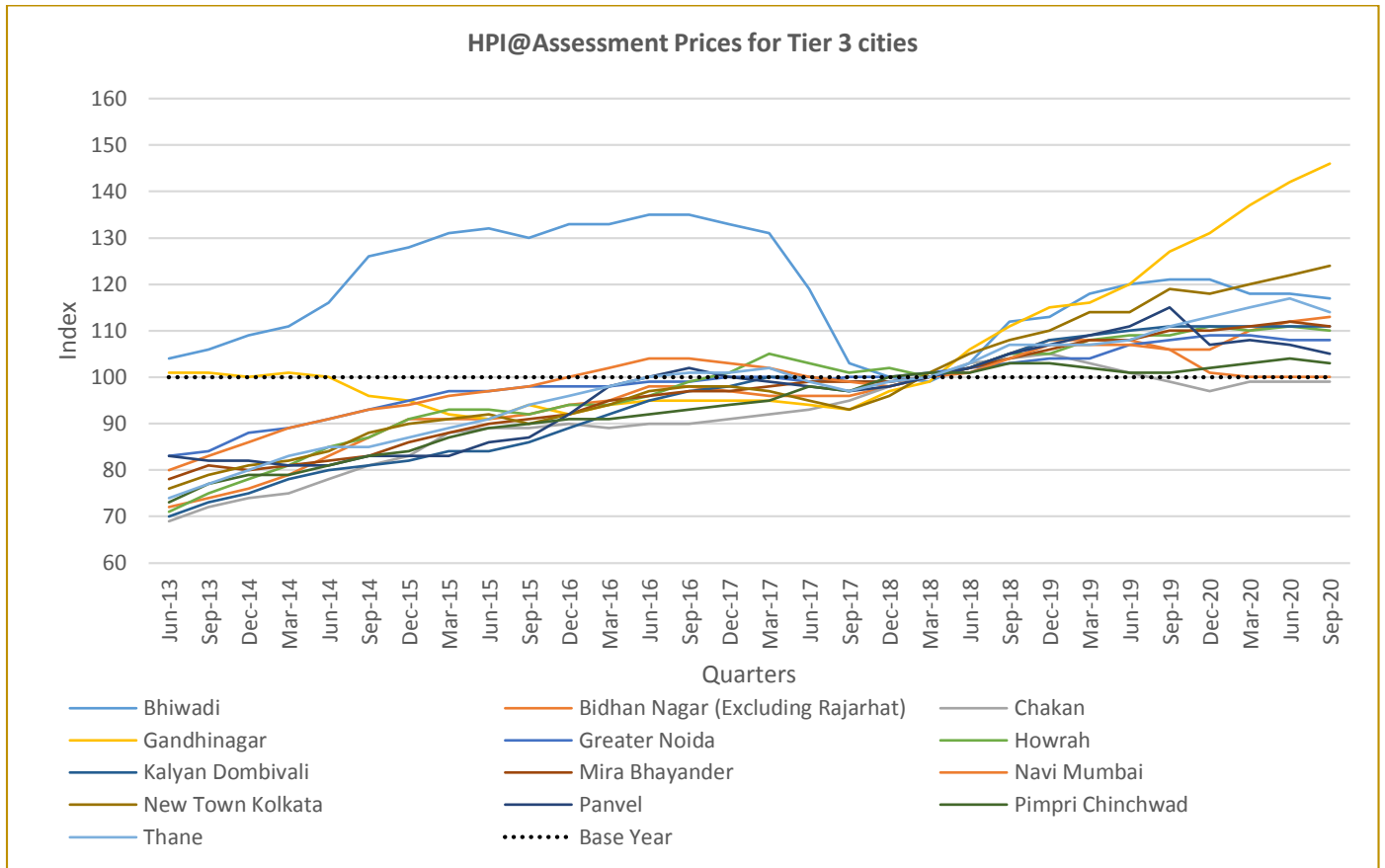
On the other hand, on Q-o-Q basis, Ludhiana maximum increase in index by (5.6%) followed by Thiruvananthapuram (4.0%), Meerut (2.9%), Dehradun (2.8%) and Vizag (2.6%), while significant fall in index was witnessed in Nagpur (-3.5%), Noida (-1.9%), and Coimbatore by (-1.8%). Bhopal, Bhubaneswar, Faridabad, Ghaziabad, Gurugram, Raipur and Rajkot witnessed no change in index.

Figure: HPI@Assessment Prices for Tier 2 cities classified as per geographic location (Base Year FY2017-18 = 100)





Figure: HPI@Assessment Prices for Tier 3 cities classified as per geographic location (Base Year FY 2017-18 = 100)



On Y-o-Y basis, 7 out of 13 Tier-3 cities shown positive momentum with Gandhinagar (15.0%) in the lead followed by Bidhan Nagar (6.6%) and New Town Kolkata (4.2%) showed significant increase in indices. Panvel (-8.7%) and Navi Mumbai (-5.7%) witnessed drop in indices on Y-o-Y basis.

On Q-o-Q basis Gandhinagar (3.6%) recorded the maximum increase followed by Bidhan Nagar (1.8%) while Three Tier 2 cities recorded a fall in indices with Greater Noida (-0.9%) and Panvel (-0.9%) registering the fall in indices. Bhiwadi, Chakan, Kalyan Dombivali and Navi Mumbai witnessed no change in index.

HPI@Market Prices for Under Construction Properties during the Jul-Sep, 2020

HPI recorded an overall, increase in 27 cities, decrease in 17 cities and no change in 6 cities on Y-o-Y and increase in 15 cities, decrease in 12 cities and no change in 23 cities on Q-o-Q basis.

Annual growth in HPI ranged from 10.1% in Hyderabad to (-) 6.9% in Pune at the end of the quarter September, 2020.

Composite HPI@Market Prices for Under Construction Properties based on 50 cities

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. September, 2020. The index has moved up with a CAGR of 2.8% over the years.

On Y-o-Y basis, the index has shown stagnancy.

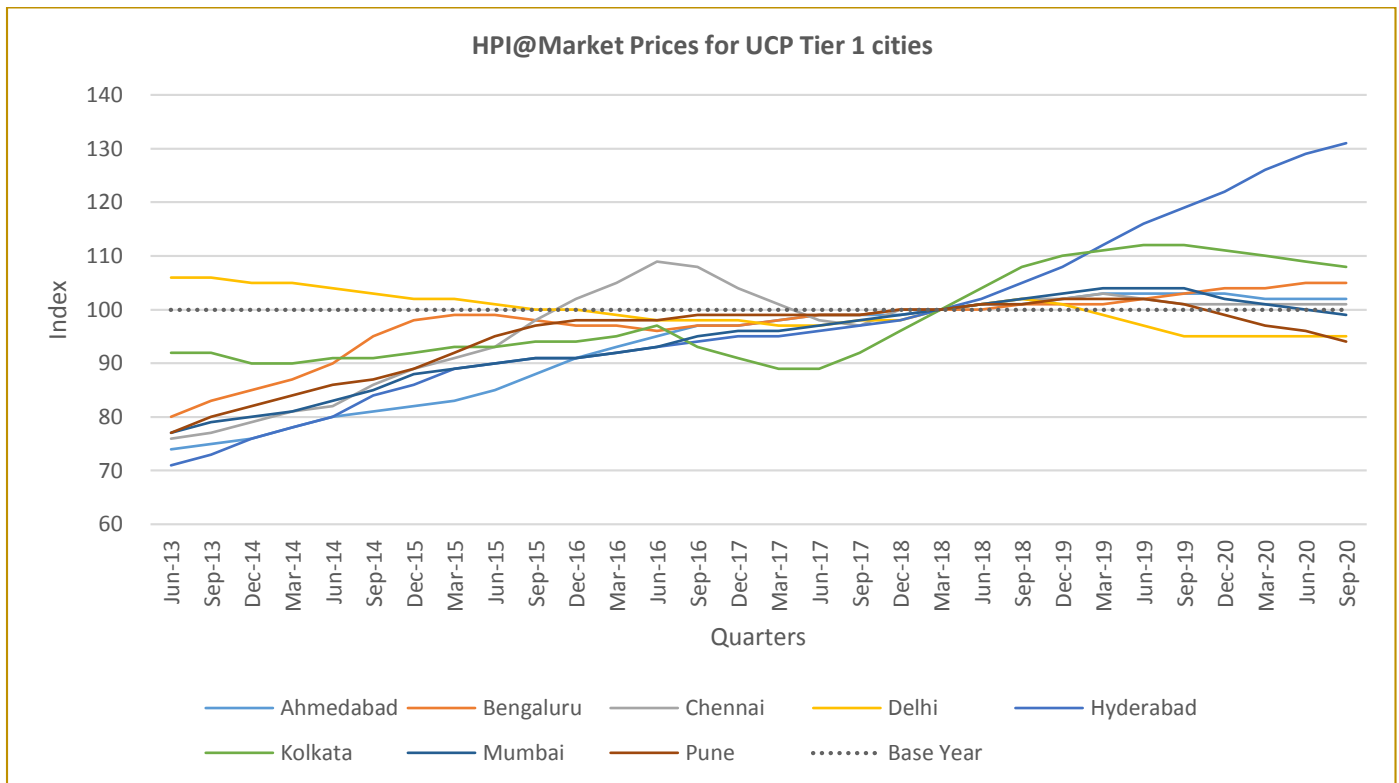
Tier-wise movement

Annually, out of 8 Tier-1 cities, the cities that showed growth with Hyderabad (10.1%) leading, followed by Bengaluru (1.9%). Pune (-6.9%), Mumbai (-4.8%), Kolkata (-3.6%), and Ahmedabad (-1.0%) witnessed a fall in Index on Y-o-Y basis. Chennai and Delhi witnessed no change in indices.



On quarterly basis, Hyderabad witnessed the maximum increase by (1,6%), Delhi, Ahmedabad, Bengaluru, Delhi and Chennai witnessed no change in index while Pune (-2.1%), Mumbai (-1.0%) and Kolkata (-0.9%) witnessed fall in indices.

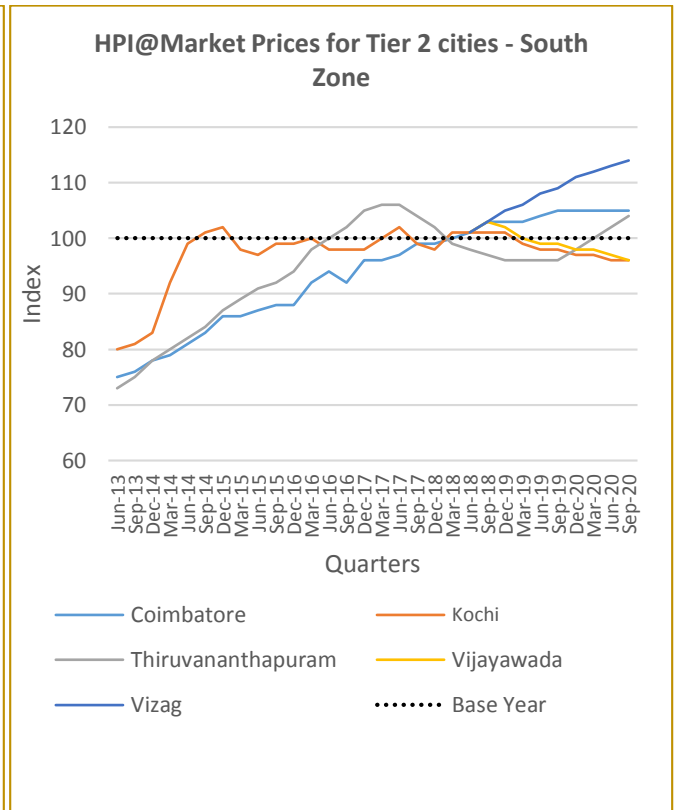
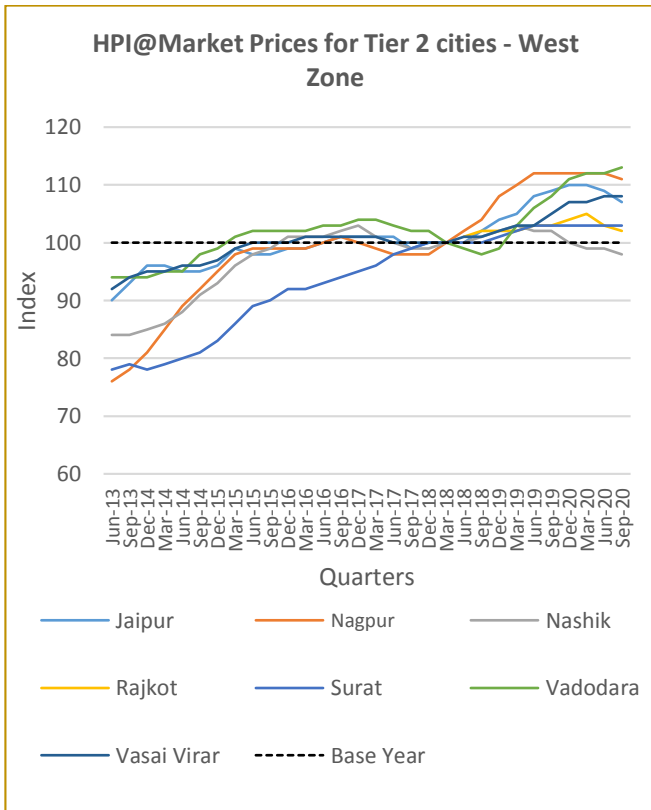
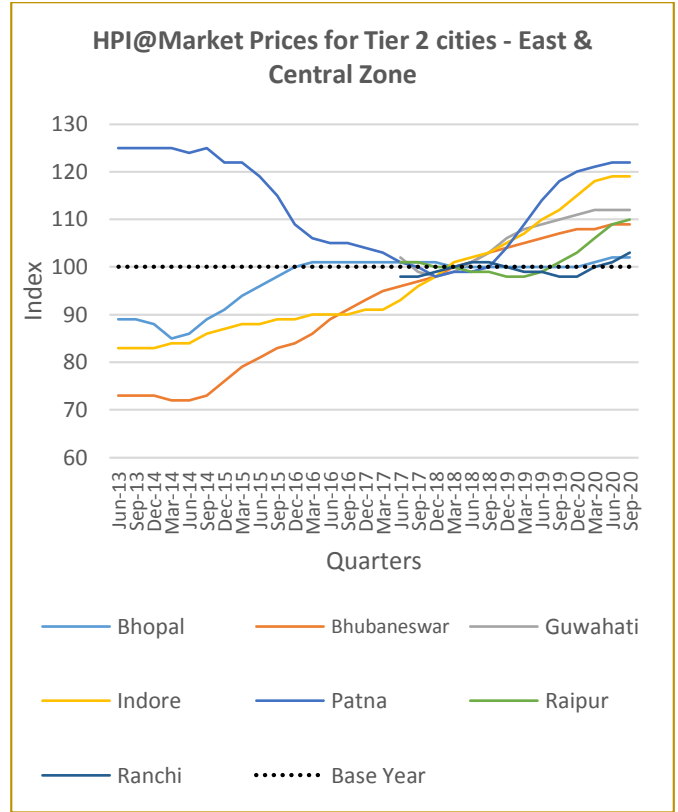
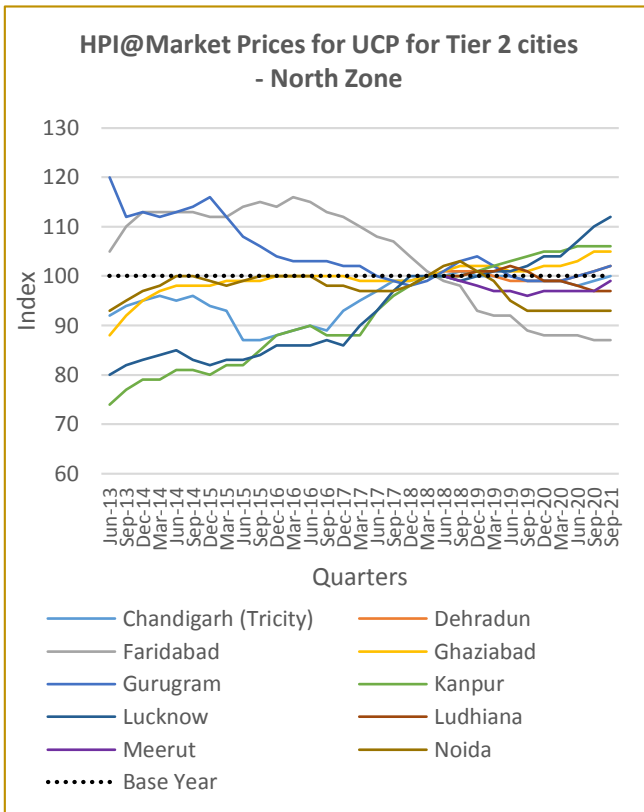
Figure: HPI@Market Prices for Under Construction Properties for Tier-1 cities (Base Year FY 2017-18 = 100)



Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Lucknow (9.8%) followed by Raipur (8.9%), Thiruvananthapuram (8.3%) and Indore (6.3%), while maximum decrease in indices was seen in Ludhiana (-4.0%), Nashik (-3.9%), Vijayawada (-3.0%), and Faridabad (-2.2%) on Y-o-Y basis. Coimbatore, Noida and Surat witnessed no change in indices on Y-o-Y basis.

On Q-o-Q basis, maximum increase in indices was seen in Meerut (2.1%) followed by Thiruvananthapuram and Ranchi (2.0%), Lucknow (1.8%). Maximum decline was witnessed in Jaipur (-1.8%), Nashik, Rajkot and Vijayawada by (-1.0%). Whereas, no change was seen in cities like, Bhopal, Bhubaneswar, Coimbatore, Faridabad, Ghaziabad, Guwahati, Indore, Kanpur, Kochi, Ludhiana, Noida, Patna, Surat and Vasai Virar.

Figure: HPI@Market Prices for Under Construction Properties for Tier-2 cities (Base Year FY 2017-18 = 100)

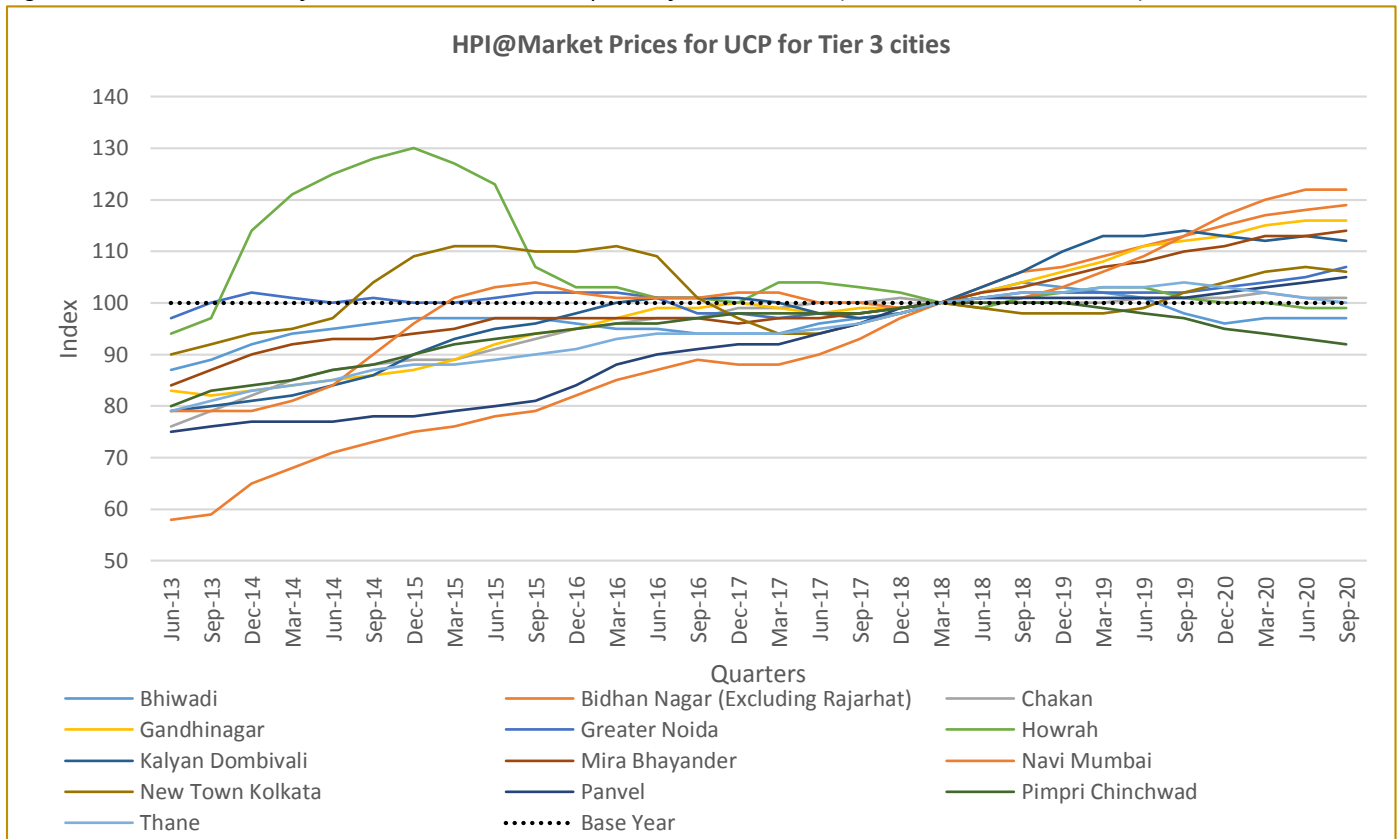


Among the 13 Tier-3 cities, the variations ranged from 8.0% in Navi Mumbai, 5.3% in Bidhannagar, 4.9% in Greater Noida and 4.0% in Panvel to (-) 5.2% in Pimpri Chinchwad and (-) 3.8% in Thane on Y-o-Y basis.

On Q-o-Q basis, maximum increase in indices was seen in Greater Noida (1.9%) followed by Panvel (1.0%). No changes were seen in cities Bhiwadi, Chakan, Gandhinagar, Howrah and Navi Mumbai, while Pimpri Chinchwad (-1.1%), Thane (-1.0%), Kalyan Dombivali (-0.9%) and New Town Kolkata witnessed a fall by (-0.9%).



Figure: HPI@Market Prices for Under Construction Properties for Tier-3 cities (Base Year FY2017-18 = 100)



Geographic Trend

Zone Wise movement under HPI@Assessment Prices during the quarter Jul-Sep, 2020

North Zone

(Bhiwadi, Chandigarh, Dehradun, Delhi, Faridabad, Ghaziabad, Greater Noida, Gurugram, Kanpur, Lucknow, Ludhiana, Meerut and Noida)

On Quarterly basis, the index has shown an overall increase in 5 cities, decline in 3 cities and no change in 5 cities. Rise in Housing Price Index was witnessed in Meerut (2.9%) followed by Dehradun (2.8%), Chandigarh & Kanpur (0.9%), and Ludhiana (0.8%). Fall in House Price Index was witnessed in Noida (-1.9%), Lucknow (-0.9%), and Bhiwadi (-0.8%). Index remained stable in Delhi, Faridabad, Ghaziabad, Greater Noida and Gurugram.

On Annual basis, the index has shown increase in 7 cities and decrease in 5 cities and no change in 1 city. Rise in Housing Price Index was witnessed in Ludhiana (14.9%), Dehradun (5.7%), Lucknow (4.6%), Kanpur (3.7%), Chandigarh (3.8%), and Gurugram (1.0%) and Meerut (0.9%). Noida (-11.8%), Ghaziabad (-3.7%), Bhiwadi (-3.3%) and Faridabad (-3.0%). witnessed fall in index. Index remained stable in Greater Noida.

East & Central Zone

(Bidhan Nagar, Bhopal, Bhubaneswar, Guwahati, Howrah, Indore, Kolkata, New Town Kolkata, Patna, Raipur and Ranchi)

On Quarterly basis, the index has shown an overall increase in 6 cities and decline in 2 cities and no change in 3 Cities. Rise in House Price Index was witnessed in Patna (5.6%), Ranchi (1.7%), Guwahati & New Town Kolkata (1.6%), Bidhan Nagar & Kolkata



(0.9%). Fall in House Price Index was witnessed in Howrah & Indore (-0.9%). Index remained stable in Bhopal, Bhubaneswar & Raipur.

On Annual basis, the index has shown an overall increase in 10 cities, only 1 city witnessed no change in index. The cities exhibiting increase in index are Patna (18.8%), Guwahati (12.1%), Bhopal (6.9%), Bidhan Nagar (6.6%), Kolkata (6.5%), Bhubaneswar (5.2%), New Town Kolkata (4.2%), Howrah & Raipur (0.9%) and Ranchi (0.8%). Index remained stable in Indore.

West Zone

(Ahmedabad, Chakan, Gandhinagar, Jaipur, Kalyan Dombivali, Mira Bhayander, Mumbai, Nagpur, Nashik, Navi Mumbai, Panvel, Pimpri Chinchwad, Pune, Rajkot, Surat, Thane, Vadodara and Vasai Virar)

On Quarterly basis, the index has shown an overall increase in 4 cities, no change in 5 and fall in 9 cities. Rise in Housing Price Index was witnessed in Gandhinagar (2.8%), Surat (1.7%), Ahmedabad (1.4%), Thane (1.8%), and Vadodara (0.8%). Chakan, Kalyan Dombivali, Navi Mumbai, Pune and Rajkot witnessed no change in index. Mumbai (-3.6%), Nagpur (-3.5%), Thane (-2.6%), Panvel (-1.9%), Pimpri Chinchwad & Vasai Virar, both at (-1.0%), Jaipur, Mira Bhayander & Nashik, all at (-0.9%) experienced a fall in index.

On Annual basis, the index has shown an overall increase in 11 cities, decrease in 4 cities and no change in index in 3 cities. The cities exhibiting increase in index are Gandhinagar (15.0%), Ahmedabad (12.6%), Vadodara (11.5%), Surat (7.3%), Pune (4.6%), Thane (2.7%), Pimpri Chinchwad (2.0%), Mumbai (1.9%), Rajkot (1.0%), Mira Bhayander & Nagpur (0.9). On the other hand, cities that witnessed a fall in index are Panvel (-8.7%), Navi Mumbai (-5.7%), Vasai Virar (-2.9%) and Nashik (-1.9%). Chakan, Jaipur and Kalyan Dombivali witnessed no change in index.

South Zone

(Bengaluru, Chennai, Coimbatore, Hyderabad, Kochi, Thiruvananthapuram, Vijayawada and Vizag)

On Quarterly basis, the index has shown an overall increase in 5 cities, decline in 2 cities and no change in 1 city. Rise in Housing Price Index was witnessed in Thiruvananthapuram (4.0%), Vizag (2.6%), Hyderabad (1.5%), Vijayawada (1.0%), and Kochi (0.9%). Bengaluru witnessed no change in Housing Price Index. Coimbatore (-1.8%) and Chennai (-1.0%) witnessed a fall in indices.

On Annual basis, the index has shown an overall increase in 4 cities, decline in 3 cities and no change in 1 city. The cities exhibiting increase in index are Thiruvananthapuram (10.2%), Hyderabad (9.4%), Kochi & Vizag (8.3%). Coimbatore (-5.1%), Chennai (-1.9%), and Bengaluru (-0.9%) witnessed fall in indices. Vijayawada witnessed no change in index.

Zone Wise movement under HPI@Market Prices for Under Construction Properties during the quarter Jul-Sep, 2020

North Zone

(Bhiwadi, Chandigarh, Dehradun, Delhi, Faridabad, Ghaziabad, Greater Noida, Gurugram, Kanpur, Lucknow, Ludhiana, Meerut and Noida)

On Quarterly basis, the index has shown an overall increase in 6 cities and no change in 7 cities. Rise in Housing Price Index was witnessed in Meerut (2.1%) followed by Greater Noida (1.9%), Lucknow (1.8%), Chandigarh, Dehradun and Gurugram all by (1.0%). Bhiwadi, Faridabad, Ghaziabad, Delhi, Kanpur, Ludhiana and Noida witnessed no change in index.

On Annual basis, the index has shown an overall increase in 8 cities, decrease in 3 cities and no change in 2 cities. Rise in index was witnessed in Lucknow (9.8%), Greater Noida (4.9%), Ghaziabad (4.0%), Meerut (3.1%), Dehradun & Gurugram (3.0%),



Kanpur (1.9%) and Chandigarh (1.0%). Delhi and Noida witnessed no change. Index fell in Ludhiana (-4.0%), Faridabad (-2.2%), and Bhiwadi (-1.0%).

East & Central Zone

(Bidhan Nagar, Bhopal, Bhubaneswar, Guwahati, Howrah, Indore, Kolkata, New Town Kolkata, Patna, Raipur and Ranchi)

On Quarterly basis, the index has shown an overall increase in 3 cities, decrease in 2 cities and witnessed no change in 6 cities. Rise in Housing Price Index was witnessed in Ranchi (2.0%), Raipur (0.9%) & Bidhan Nagar (0.8%). Index fell in Kolkata and New Town Kolkata (-0.9%). Bhopal, Bhubaneswar, Guwahati, Howrah, Indore & Patna experienced a stability in Index.

On Annual basis, the index has shown an overall increase in 9 cities, and decrease in 2 cities. The 9 cities exhibiting increase in index are Raipur (8.9%), Indore (6.3%), Bidhan Nagar (5.3%), Ranchi (5.1%), New Town Kolkata (3.9%), Patna (3.4%), Bhopal (2.0%), Bhubaneswar (1.9%) and Guwahati (1.8%). Index fell in Kolkata (-3.6%) and Howrah (-2.0%).

West Zone

(Ahmedabad, Chakan, Gandhinagar, Jaipur, Kalyan Dombivali, Mira Bhayander, Mumbai, Nagpur, Nashik, Navi Mumbai, Panvel, Pimpri Chinchwad, Pune, Rajkot, Surat, Thane, Vadodara and Vasai Virar)

On Quarterly basis, the index has shown an overall increase in 3 cities, no change in 6 cities and fall in 9 cities. Rise in Housing Price Index was witnessed in Panvel (1.0%), Mira Bhayander and Vadodara (0.9%). Ahmedabad, Surat, Gandhinagar, Chakan, Navi Mumbai, and Vasai Virar experienced a stable index. A decrease in Housing Price Index was evident in Pune (-2.1%), Jaipur (-1.8%), Pimpri Chinchwad (-1.1%), Mumbai, Nashik, Rajkot & Thane (-1.0%), Nagpur and Kalyan Dombivali (-0.9%).

On Annual basis, the index has shown an overall increase in 6 cities, decrease in 10 cities and no change in 2 cities. The cities exhibiting increase in index are Navi Mumbai (8.0%), Vadodara (4.6%), Panvel (4.0%), Gandhinagar & Mira Bhayander (3.6%), Vasai Virar (2.9%), On the other hand, cities that witnessed a fall in index are Pune (-6.8%), Pimpri Chinchwad (-5.2%), Mumbai (-4.8%), Nashik (-3.9%), Thane (-3.8%), Jaipur & Kalyan Dombivali (-1.8%), Ahmedabad & Rajkot (-1.0%), and Nagpur (-0.9%). Chakan & Surat experienced a stability in Index.

South Zone

(Bengaluru, Chennai, Coimbatore, Hyderabad, Kochi, Thiruvananthapuram, Vijayawada and Vizag)

On Quarterly basis, the index has shown an overall increase in 3 cities, decrease in 1 city and no change in 4 cities. Rise in Housing Price Index was witnessed in Thiruvananthapuram (2.0%), Hyderabad (1.6%), and Vizag (0.9%). Bengaluru, Chennai, Kochi and Coimbatore witnessed no change in index, while Vijayawada (-1.0%) witnessed a fall in Housing Price Index.

On Annual basis, the index has shown an overall increase in 4 cities, decrease in 2 cities and no change in 2 cities. The cities exhibiting increase in index are Hyderabad (10.1%), Thiruvananthapuram (8.3%), Vizag (4.6%) and Bengaluru (1.9%). Vijayawada (-3.0%) and Kochi (-2.0%) witnessed a fall in indices. Chennai and Coimbatore witnessed no change in indices.