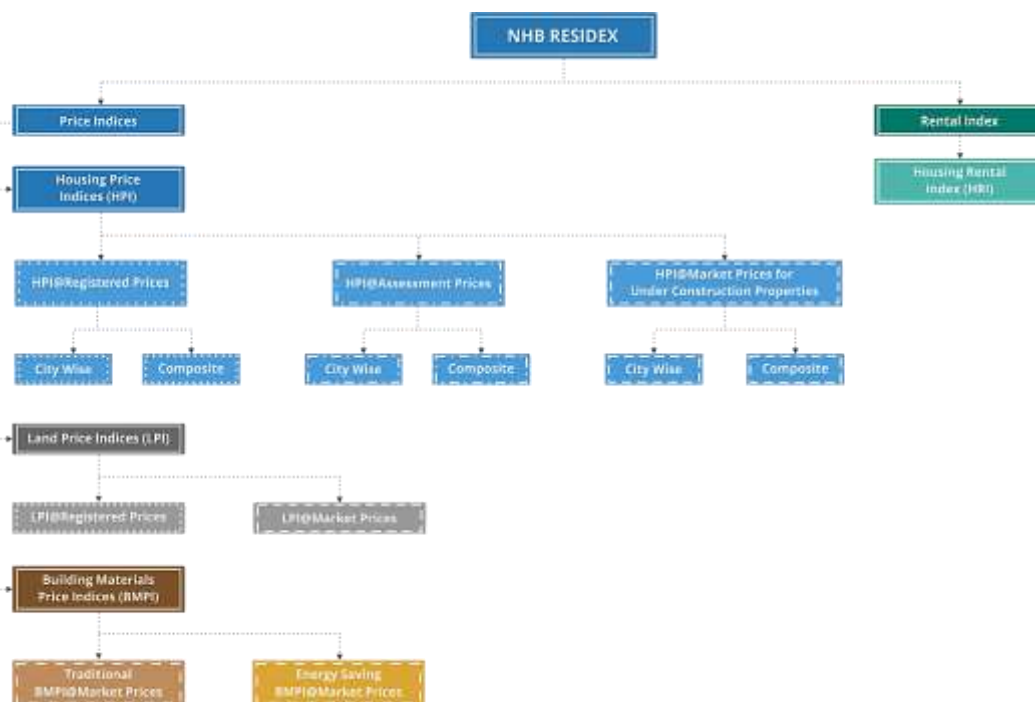




Introduction to NHB RESIDEX

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, 2021

HPI recorded an overall increase in 38 cities, decrease in 10 cities and no change in 2 cities on Y-o-Y basis and increase in 37 cities, decrease in 7 cities and no change in 6 cities on Q-o-Q basis.

Annual growth in HPI ranged from 15.2% in Panvel to (-) 6.9% in Ludhiana at the end of the quarter.

Composite HPI@Assessment Prices based on 50 cities

Composite HPI@Assessment Prices stood at 83 in June, 2013 and has moved up to 115 in the current quarter i.e. September, 2021. The index has moved up with a CAGR of 3.9% over the years.

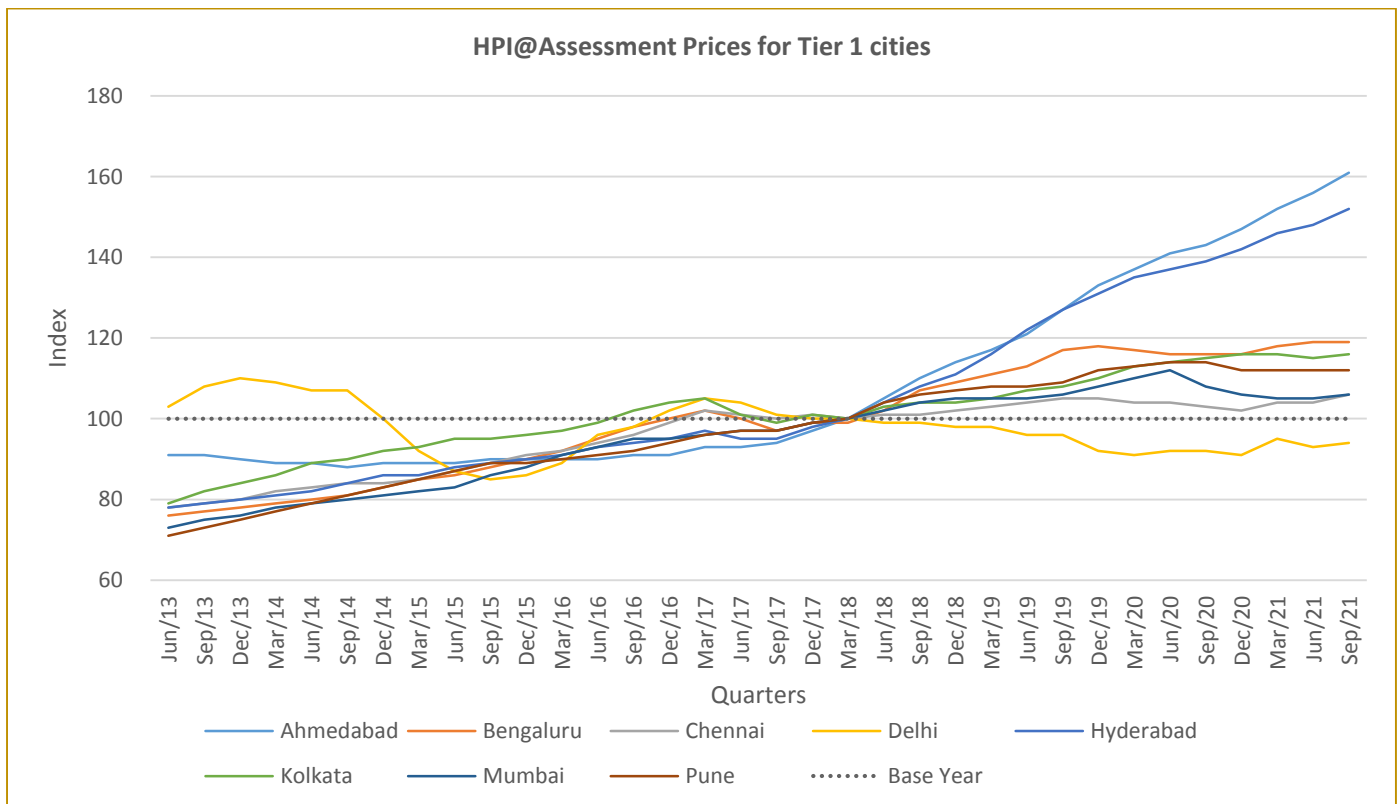
The index has witnessed a growth of 2.7% on Y-o-Y basis.

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%, Chennai at 2.9%, Bengaluru at 2.6%, Delhi at 2.2%, Kolkata at 0.9%. Mumbai witnessed a maximum fall in Index by (-1.9%) followed by Pune (-1.8%).

On Q-o-Q basis, Ahmedabad witnessed maximum rise (3.2%) followed by Hyderabad (2.7%), Chennai (1.9%), Delhi (1.1%), Mumbai (1.0%), Kolkata (0.9%). Bengaluru & 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 Thiruvananthapuram (8.5%), Raipur (8.0%) followed by Meerut (6.5%), Ranchi (5.9%) and Chandigarh (5.5%), Dehradun (5.4%) and Faridabad (5.2%), while fall in indices was seen in Ludhiana (-6.9%), Bhopal (-3.7%) and Nashik (-1.9%) on Y-o-Y basis.



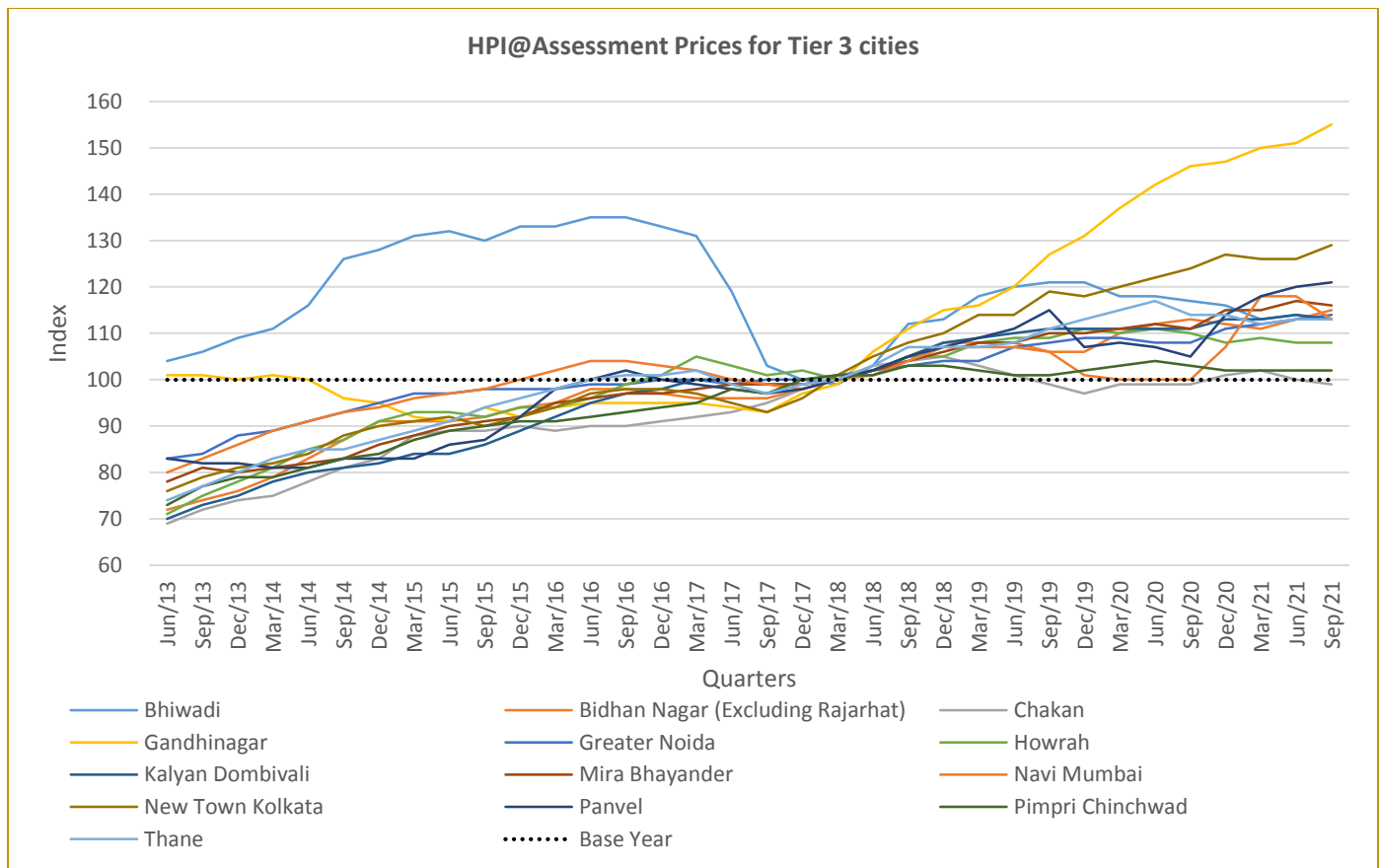
On the other hand, on Q-o-Q basis, Meerut shown maximum increase in index by (3.6%) followed by Coimbatore & Kanpur (2.7%), Dehradun (2.6%), Raipur & Vizag (2.5%) while significant fall in index was witnessed in Noida (-1.8%) followed by Nashik (-1.0%). Surat witnessed no change in index.

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, 8 out of 13 Tier-3 cities showed growth with Panvel (15.2%) in the lead followed by Navi Mumbai (13.0%) and Gandhinagar (6.2%) showed significant increase in indices. Bhiwadi (-3.4%) and Howrah (-1.8%) witnessed drop in indices on Y-o-Y basis.

On Q-o-Q basis Gandhinagar (2.6%) recorded the maximum increase followed by New Town Kolkata (2.4%) and Bidhan Nagar (1.8%) while Navi Mumbai (-4.2%) and Chakan (-1.0%) recorded a maximum fall in indices. Howrah, Pimpri Chinchwad and Thane witnessed no change in index.



HPI@Market Prices for Under Construction Properties during the Jul-Sep, 2021

HPI recorded an overall, increase in 33 cities, decrease in 12 cities and no change in 5 cities on Y-o-Y and increase in 28 cities, decrease in 5 cities and no change in 17 cities on Q-o-Q basis.

Annual growth in HPI ranged from 17.2% in Patna to (-) 5.7% in Faridabad at the end of the quarter Jul-Sep, 2021.

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 107 in the current quarter i.e. September, 2021. The index has moved up with a CAGR of 2.7% over the years.

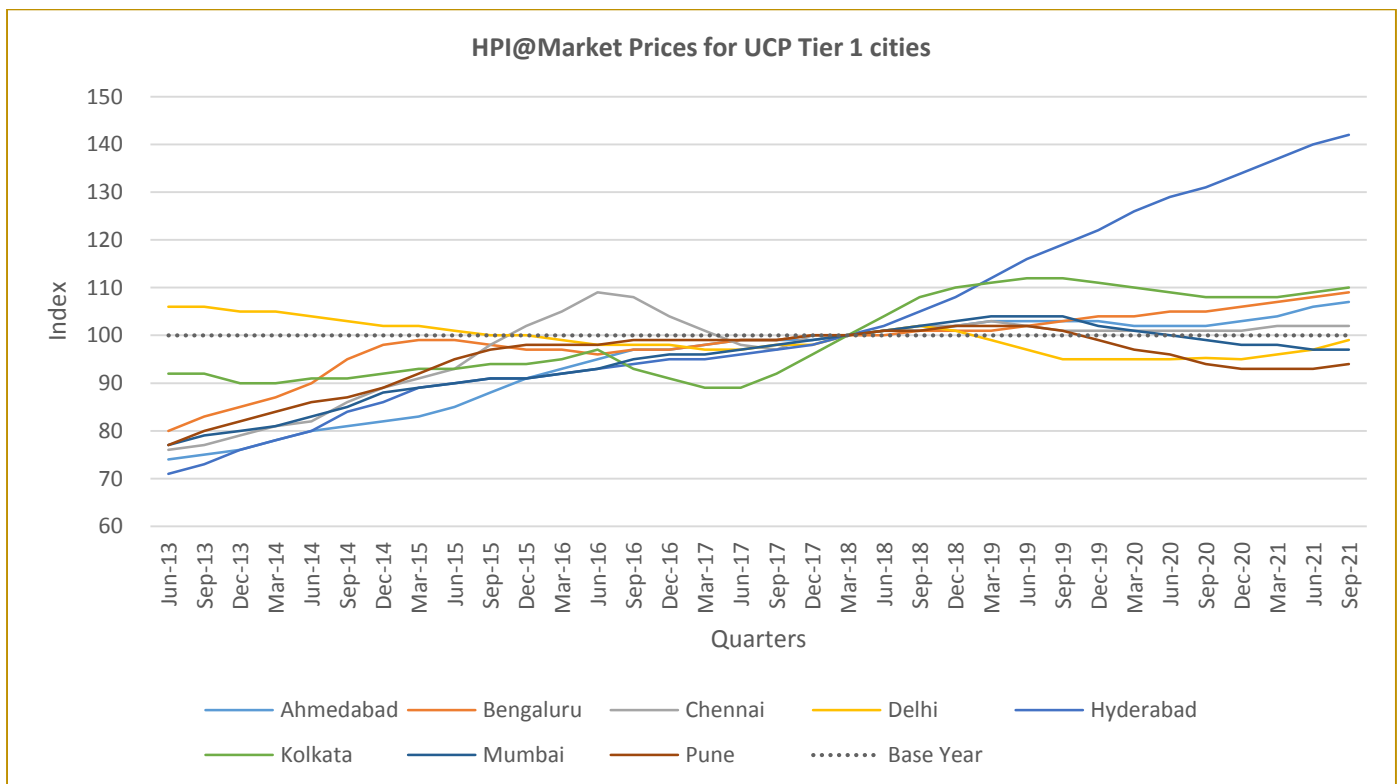
On Y-o-Y basis, the index has witnessed a 2.9% growth.

Tier-wise movement

Annually, out of 8 Tier-1 cities, the cities that showed growth with Hyderabad (8.4%) leading, followed by Ahmedabad (4.9%), Delhi (4.2%), Bengaluru (3.8%), Kolkata (1.9%). Chennai (1.0%), Mumbai witnessed a fall in Index by (-) 2.0%. Pune witnessed no change in index on Y-o-Y basis.

On quarterly basis, Delhi witnessed the maximum increase by (2.1%), followed by Hyderabad (1.4%), Pune (1.1%), Ahmedabad, Bengaluru & Kolkata (0.9%). Chennai & Mumbai witnessed no change in index.

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

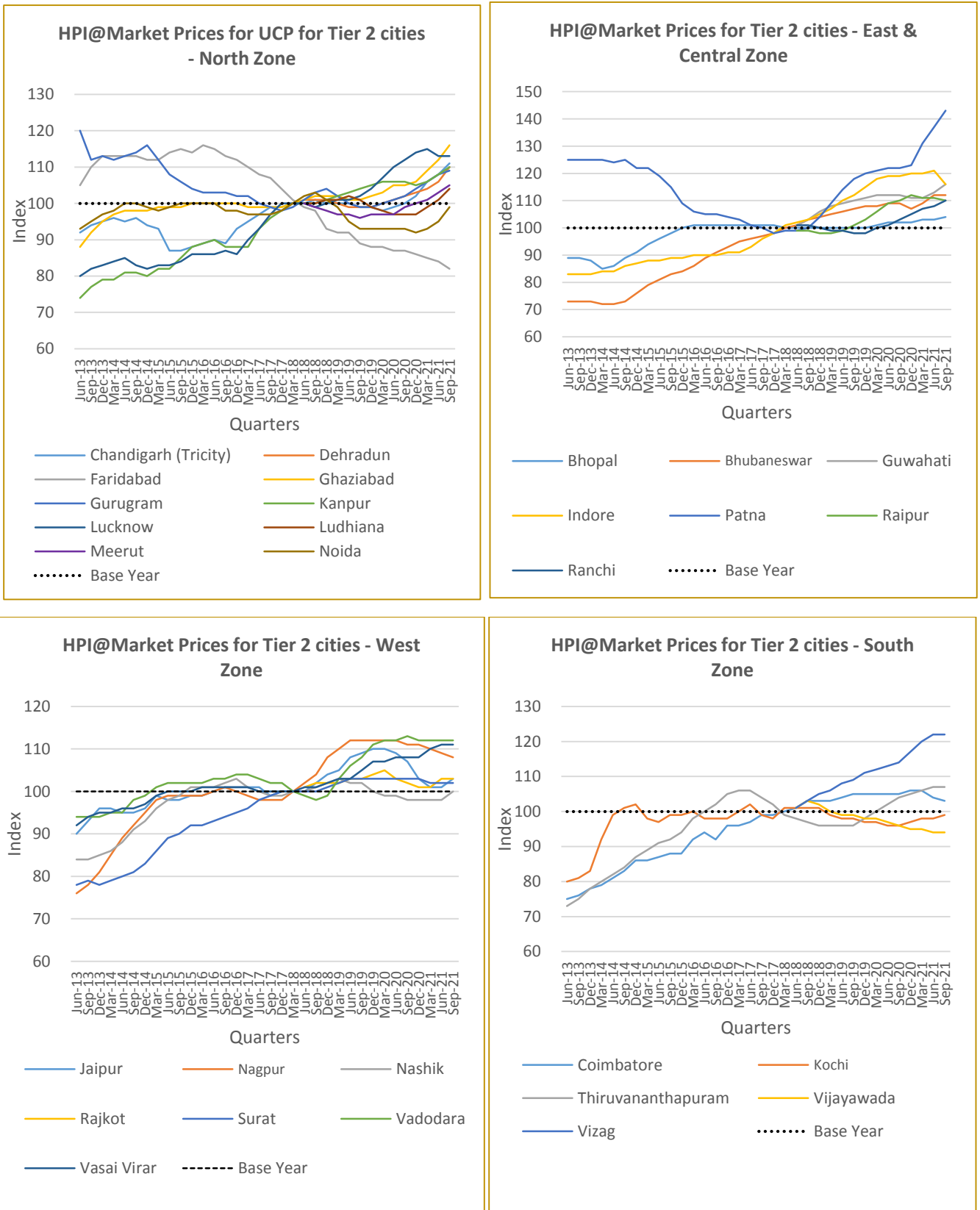


Of the 29 Tier-2 cities being covered, maximum increase in indices was seen in Patna (17.2%) followed by Chandigarh (11.0%), Ghaziabad (10.5%), while maximum decrease in indices was seen in Faridabad (-5.7%), Jaipur (-3.7%) and Nagpur (-2.7%) on Y-o-Y basis. Raipur witnessed no change in index on Y-o-Y basis.

On Q-o-Q basis, maximum increase in indices was seen in Patna (4.4%) followed by Noida (4.2%), Dehradun (3.8%), Ghaziabad (3.6%) and Ludhiana (3.0%). Maximum decline was witnessed in Indore (-4.1%) and Faridabad (-2.4%) Whereas, no change was seen in cities like, Bhubaneswar, Lucknow, Rajkot, Surat, Thiruvananthapuram, Vadodara, Vasai Virar, Vijayawada & Vizag.



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

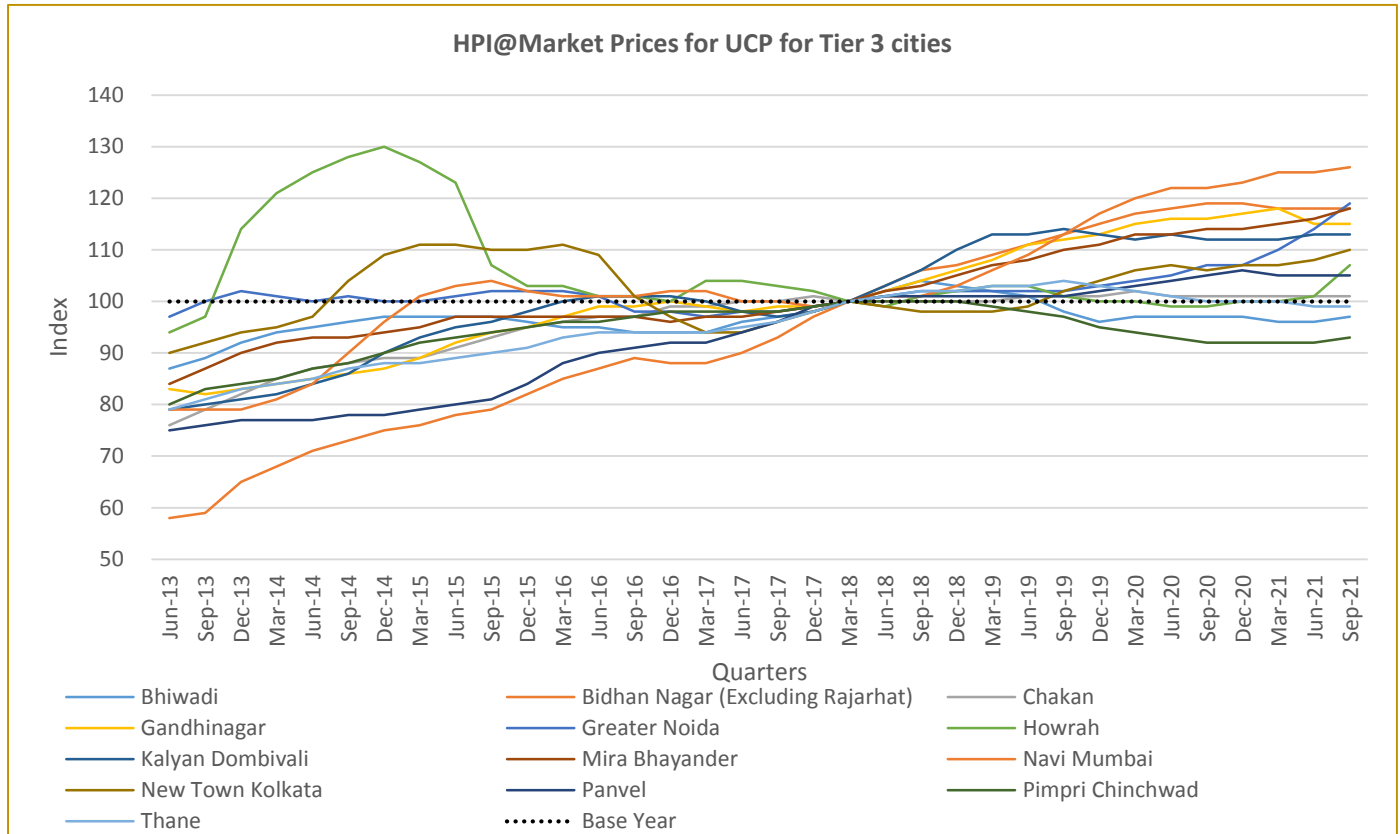




Among the 13 Tier-3 cities, the variations ranged from 11.2% in Greater Noida, 8.1% in Howrah, to (-1.0%) in Thane and (-0.9%) in Gandhinagar on Y-o-Y basis. Bhiwadi, Chakan and Panvel witnessed no change in indices.

On Q-o-Q basis, maximum increase in indices was seen in Howrah (5.9%) followed by Greater Noida (4.4%). No changes were seen in cities Bidhan Nagar, Chakan, Gandhinagar, Kalyan Dombivali, Panvel, & Thane.

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, 2021

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 11 cities, decline in 2 cities. Rise in Housing Price Index was witnessed in Meerut (3.6%) followed by Kanpur (2.7%), Dehradun (2.6%), Lucknow (1.8%), Delhi (1.1%), Faridabad, Ghaziabad & Gurugram (1.0%), Chandigarh & Greater Noida (0.9%) and Ludhiana (0.8%). Fall in House Price Index was witnessed in Noida (-1.8%), followed by Bhiwadi (-0.9%).

On Annual basis, the index has shown increase in 10 cities, decline in 2 cities and no change in one city. Rise in Housing Price Index was witnessed in Meerut (6.5%), Greater Noida (5.6%), Chandigarh (5.5%), Dehradun (5.4%), Faridabad (5.2%), Kanpur (4.5%), Noida (2.9%), Delhi (2.2%), Ghaziabad (1.9%) and Lucknow (0.9%). Ludhiana (-6.9%), and Bhiwadi (-3.4%) witnessed fall in index. Index remained stable in Gurugram.

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 10 cities, decline in 1 city. Rise in House Price Index was witnessed in Raipur (2.5%), New Town Kolkata (2.4%), Guwahati (2.3%), Bidhan Nagar (1.8%), Patna (1.5%), Bhopal (1.0%), Indore & Kolkata (0.9%), Bhubaneswar & Ranchi (0.8%). Index remained stable at Howrah.

On Annual basis, the index has shown an overall increase in 8 cities, and decline in 3 cities. The cities exhibiting increase in index are Raipur (8.0%), Ranchi (5.9%), Guwahati (4.6%), Bhubaneswar (4.1%), New Town Kolkata (4.0%), Indore (2.6%), Bidhan Nagar (1.8%), and Kolkata (0.9%). Fall in House Price Index was witnessed in Bhopal (-3.7%), Howrah (-1.8%) and Patna (-0.8%).

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 9 cities, decline in 5 cities and no change in 4 cities. Rise in Housing Price Index was witnessed in Ahmedabad (3.2%), Gandhinagar (2.6%), Rajkot (1.9%), Nagpur (1.8%), Vadodara (1.6%), Jaipur, Mumbai & Vasai Virar (1.0%), Panvel (0.8%). Navi Mumbai (-4.2%), Chakan & Nashik (-1.0%), Kalyan Dombivali & Mira Bhayandar (-0.9%) experienced a fall in index. Index remained stable Pimpri Chinchwad, Pune, Surat & Thane.

On Annual basis, the index has shown an overall increase in 12 cities, decline in 5 cities and no change in 1 city. The cities exhibiting increase in index are Panvel (15.2%), Navi Mumbai (13.0%), Ahmedabad (12.6%), Gandhinagar (6.2%), Vasai Virar (5.0%), Mira Bhayandar (4.5%), Surat (3.4%), Vadodara (3.2%), Kalyan Dombivali & Nagpur (1.8%), Jaipur and Rajkot (1.0%). On the other hand, cities that witnessed a fall in index are Mumbai & Nashik (-1.9%), Pune (-1.8%), Pimpri Chinchwad (-1.0%), and Thane (-0.9%). Index remained stable in Chakan.



South Zone

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

On Quarterly basis, the index has shown an overall increase in 7 cities, and no change in 1 city. Rise in Housing Price Index was witnessed in Coimbatore & Hyderabad (2.7%), Vizag (2.5%), Thiruvananthapuram (2.2%), Chennai (1.9%), Vijayawada (1.0%) and Kochi (0.8%). Index remained stable in Bengaluru.

On Annual basis, the index has shown an overall increase in all 8 cities. The cities exhibiting increase in index are Hyderabad (9.4%), Thiruvananthapuram (8.5%), Kochi (4.3%), Vizag (3.4%), Chennai (2.9%), Coimbatore (2.7%), Bengaluru (2.6%) and Vijayawada (1.0%).

Zone Wise movement under HPI@Market Prices for Under Construction Properties during the quarter Jul-Sep, 2021

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 11 cities, decline in one city and no change in one city. Rise in Housing Price Index was witnessed in Greater Noida (4.4%) followed by Noida (4.2%), Dehradun (3.8%), Ghaziabad (3.6%), Ludhiana (3.0%), Chandigarh (2.8%), Delhi (2.1%), Kanpur & Meerut (1.9%), Bhiwadi (1.0%) and Gurugram (0.9%). Fall in House Price Index was witnessed in Faridabad (-2.4%), Index remained stable in Lucknow.

On Annual basis, the index has shown an overall increase in 11 cities, decrease in 1 city and no change in 1 city. Rise in index was witnessed in Greater Noida (11.2%), Chandigarh (11.0%), Ghaziabad (10.5%), Dehradun (7.8%), Ludhiana (7.2%), Gurugram (6.9%), Noida (6.5%), Meerut (6.1%), Delhi (4.2%), Kanpur (3.8%), and Lucknow (0.9%). Faridabad (-5.7%) witnessed fall in indices. Index remained stable in Bhiwadi.

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 7 cities, decline in 2 cities and witnessed no change in 2 cities. Rise in Housing Price Index was witnessed in Howrah (5.9%), Patna (4.4%), Guwahati (2.7%), Ranchi & New Town Kolkata (1.9%), Bhopal (1.0%) and Kolkata (0.9%). Index fell in Indore (-4.1%) and Raipur (-0.9%). Bhubaneswar and Bidhan Nagar experienced a stability in Index.

On Annual basis, the index has shown an overall increase in 8 cities, decline in 2 cities and no change in one city. The 8 cities exhibiting increase in index are Patna (17.2%), Howrah (8.1%), Ranchi (6.8%), New Town Kolkata (3.8%), Guwahati (3.6%), Bhubaneswar (2.8%), Bhopal (2.0%) and Kolkata (1.9%). Indore (-2.5%) and Bidhan Nagar (-0.8%) witnessed fall in indices. Raipur experienced a stability in Index.



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 7 cities, decline in one city and no change in 10 cities. Rise in Housing Price Index was witnessed in Jaipur & Nashik (2.0%), Mira Bhayandar (1.7%), Pimpri Chinchwad & Pune (1.1%), Ahmedabad (0.9%) and Navi Mumbai (0.8%). Chakan, Gandhinagar, Kalyan Dombivali, Mumbai, Panvel, Rajkot, Surat, Thane, Vadodara and Vasai Virar experienced a stability index. A decrease in Housing Price Index was evident in Nagpur (-0.9%).

On Annual basis, the index has shown an overall increase in 8 cities, decrease in 7 cities and no change in 3 cities. The cities exhibiting increase in index are Ahmedabad (4.9%), Mira Bhayandar (3.5%), Navi Mumbai (3.3%), Vasai Virar (2.8%), Nashik (2.0%), Pimpri Chinchwad (1.1%), Rajkot (1.0%) and Kalyan Dombivali (0.9%). On the other hand, cities that witnessed a fall in index are Jaipur (-3.7%), Nagpur (-2.7%), Mumbai (-2.0%), Surat & Thane (-1.0%), Gandhinagar & Vadodara (-0.9%). Chakan, Panvel and Pune 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 one city and no change in 4 cities. Rise in Housing Price Index was witnessed in Hyderabad (1.4%), Kochi (1.0%), and Bengaluru (0.9%). Coimbatore (-1.0%) witnessed a fall in indices. Chennai, Thiruvananthapuram, Vizag and Vijayawada witnessed no change in index.

On Annual basis, the index has shown an overall increase in 6 cities, decrease in 2 cities. The cities exhibiting increase in index are Hyderabad (8.4%), Vizag (7.0%), Bengaluru (3.8%), Kochi (3.1%), Thiruvananthapuram (2.9%), Chennai (1.0%). Coimbatore (-1.9%) and Vijayawada (-2.1%) witnessed a fall in index.