

Real Estate
Market Research

2021 MMR Housing Prices Report

June 2021



Disclaimer : Micromarket pricing is based on the recently registered primary sale transactions



Shri Deepak Goradia
President

MESSAGE FROM THE PRESIDENT'S DESK

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Dear Members,

The collaboration and strategic tie-up between Our Knowledge and Research Partner, **CRE MATRIX** and **CREDAI MCHI** Research and Analytics Team for market specific intelligence Real Estate markets in MMR is going strong. We have till date published monthly research reports on **Sales, Housing Typology, Unit size, Commercial and Office sales and rental in MMR region**. These reports are well illustrated with graphs and charts and is formulated in solid bullet points making them easy to read.

As a part of our Tie-up, CREDAI MCHI and CRE Matrix are publishing Monthly Research reports on Real estate market in MMR region with focus and in-depth study of various asset classes, typology of Residential units and geographies in MMR region.

We are now publishing our Monthly reports of **June 2021** with focus on **Residential rates per sq. feet ,mean and median rates, fastest growing areas with focus on micro markets** in South Mumbai , Central Mumbai, Central Suburbs, Eastern Suburbs , Western Suburbs , KDMC , Mira Bhayander, Navi Mumbai-Panvel, Thane and Vasai Virar. All this data is being collated from property registration data of the IGR department, making it authentic and trustworthy.

CREDAI MCHI - CRE Matrix Research Initiatives would benefit our Member Developers tremendously, providing them with data which can help them in efficient decision making.

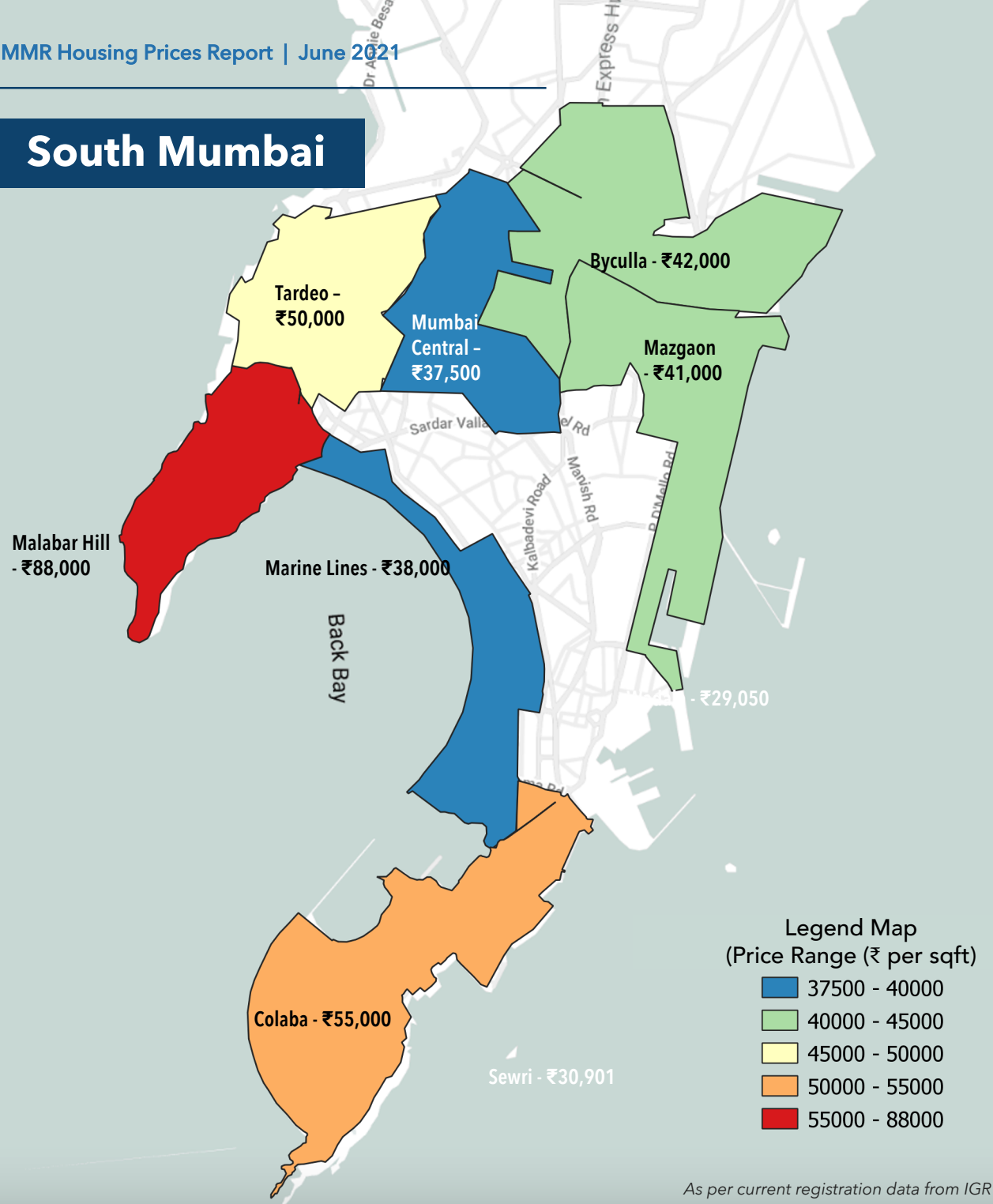
- Monthly MMR Property Tracker
- Quarterly Research Papers
- Yearly Realty Round-Up







We believe, data-based decision making along with market research will be critical for the success of our projects and our Industry going further. The tie-up with CRE Matrix is our step in the right direction.

Shri Deepak Goradia

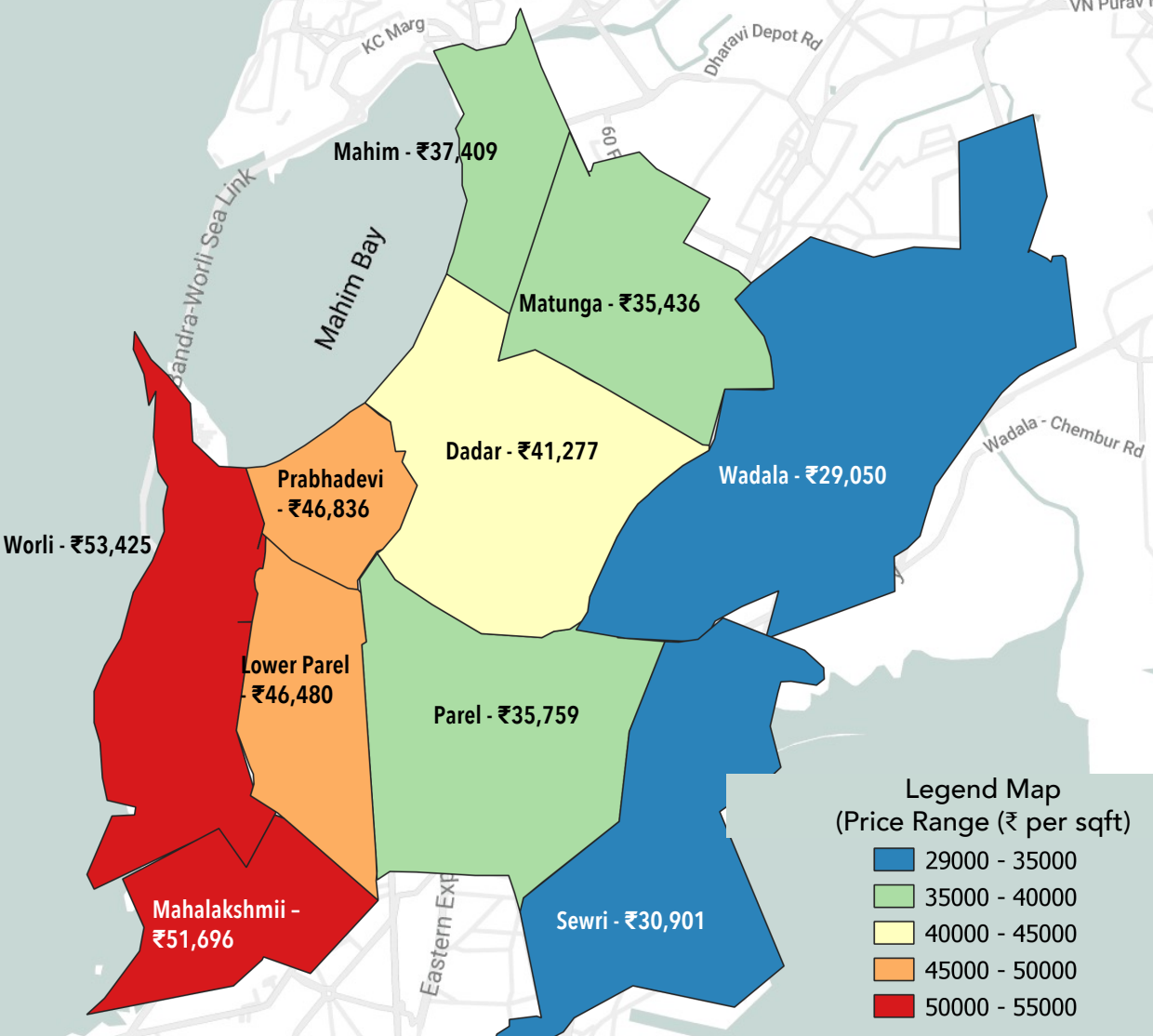
President







South Mumbai



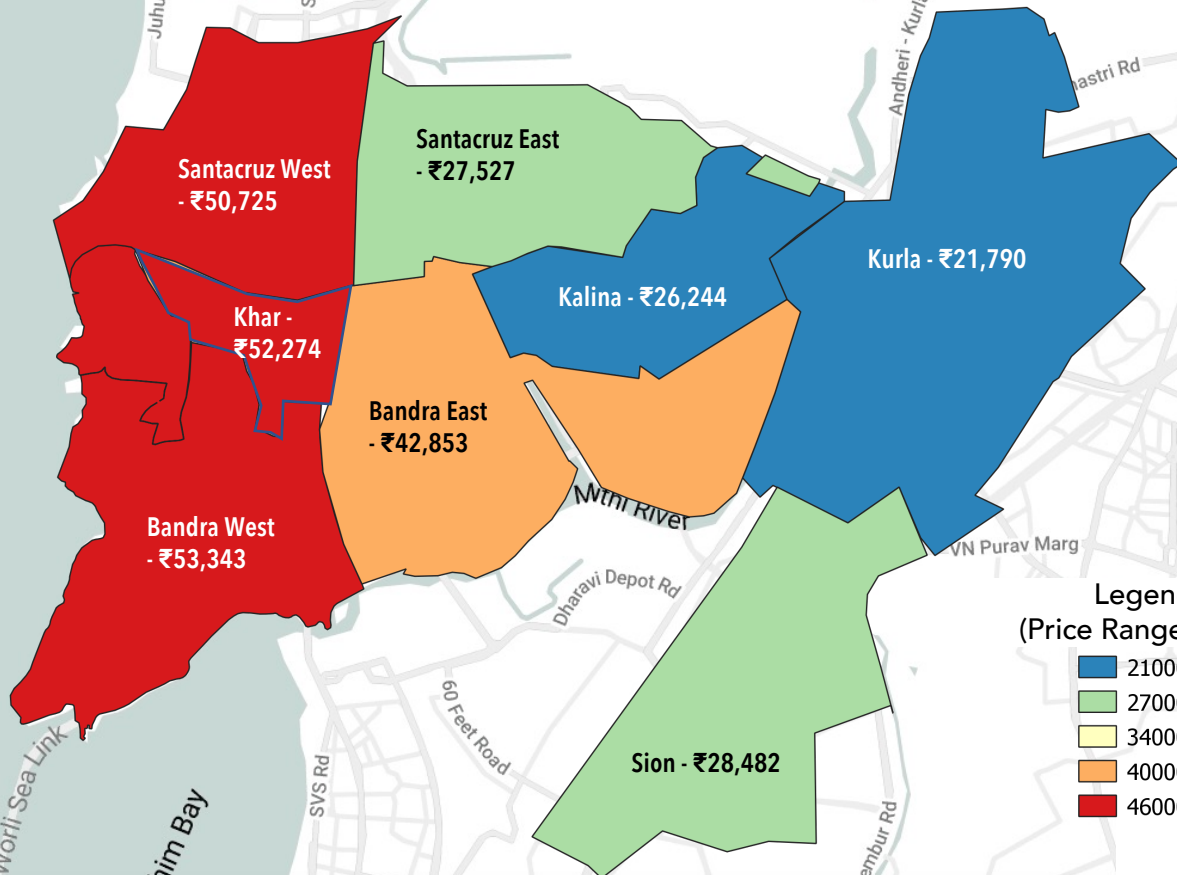
 Avg. Macro Market Current Price	₹50,215	 Fastest Rising Locality	Byculla (9.5%)
 Highest Current Price Locality	Malabar Hill ₹88,000	 Median Macro-Market Current Price	₹42,000
 Lowest Current Price Locality	Mumbai Central ₹37,500	 4 Year CAGR	1.2%

Central Mumbai



 Avg. Macro Market Current Price	₹40,827	 Fastest Rising Locality	Mahalakshmi (6.9%)
 Highest Current Price Locality	Worli ₹53,425	 Median Macro-Market Current Price	₹39,343
 Lowest Current Price Locality	Wadala ₹29,050	 4 Year CAGR	1.2%

Central Suburbs



Avg. Macro Market
Current Price

₹36,780



Fastest Rising Locality

Khar (5.0%)



Highest Current
Price Locality

Santacruz West
₹53,725



Median Macro-
Market Current Price

₹34,878



Lowest Current
Price Locality

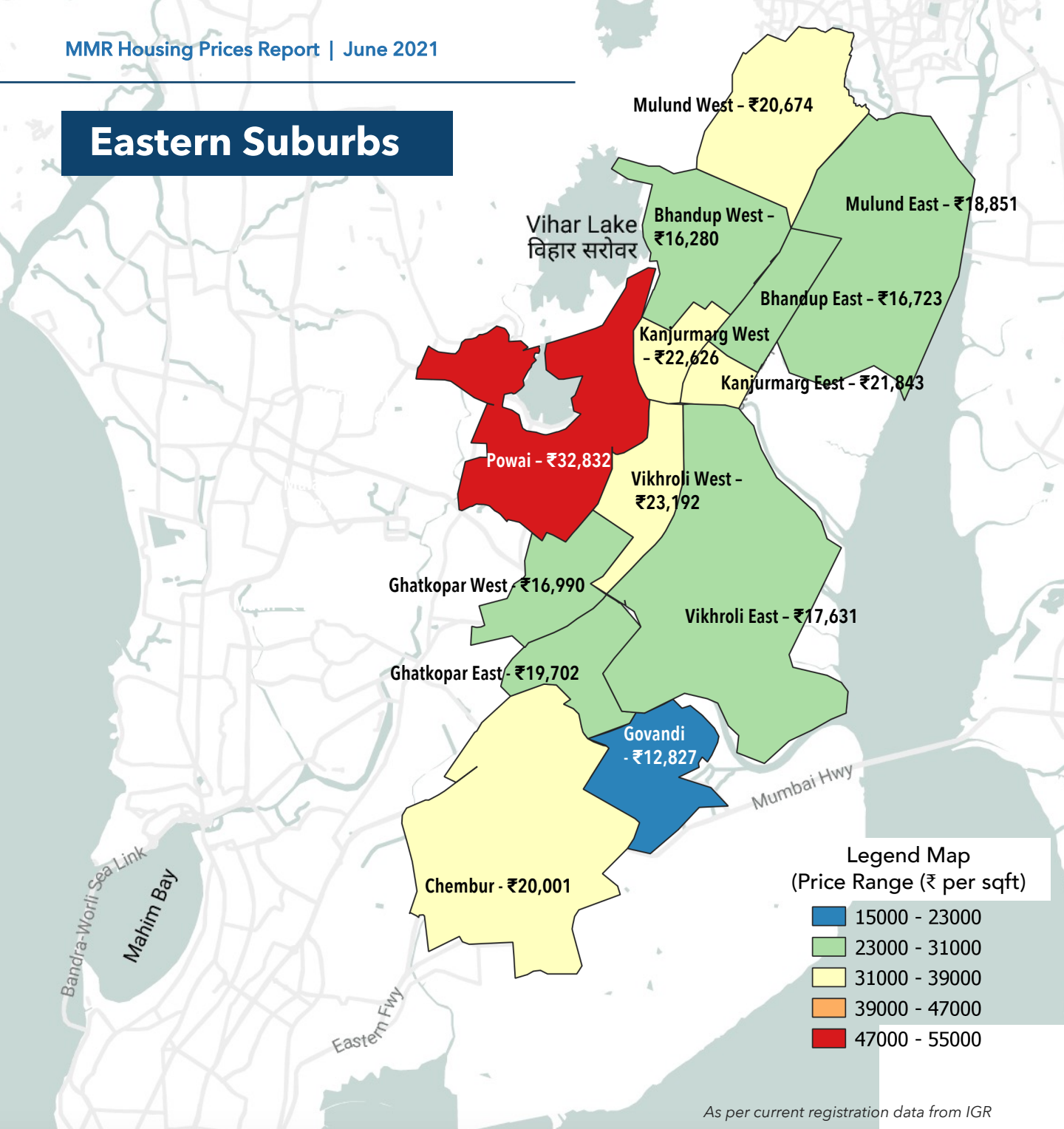
Kurla ₹21,790









4 Year CAGR

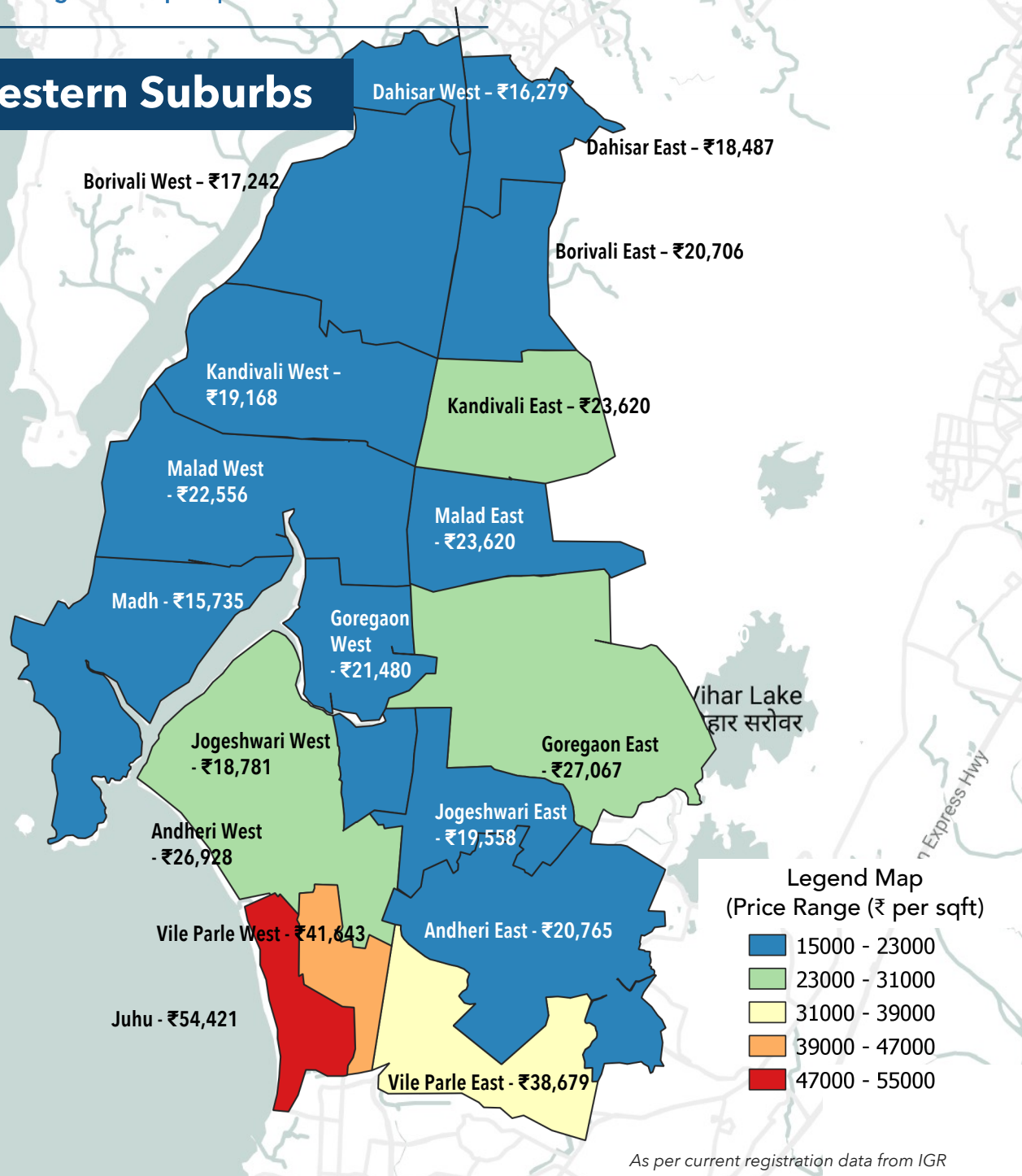
0.1%







Eastern Suburbs



	Avg. Macro Market Current Price	₹20,013		Fastest Rising Locality	Ghatkopar West (6.2%)
	Highest Current Price Locality	Powai ₹32,832		Median Macro-Market Current Price	₹19,702
	Lowest Current Price Locality	Govandi ₹12,827		4 Year CAGR	0.3%

Western Suburbs



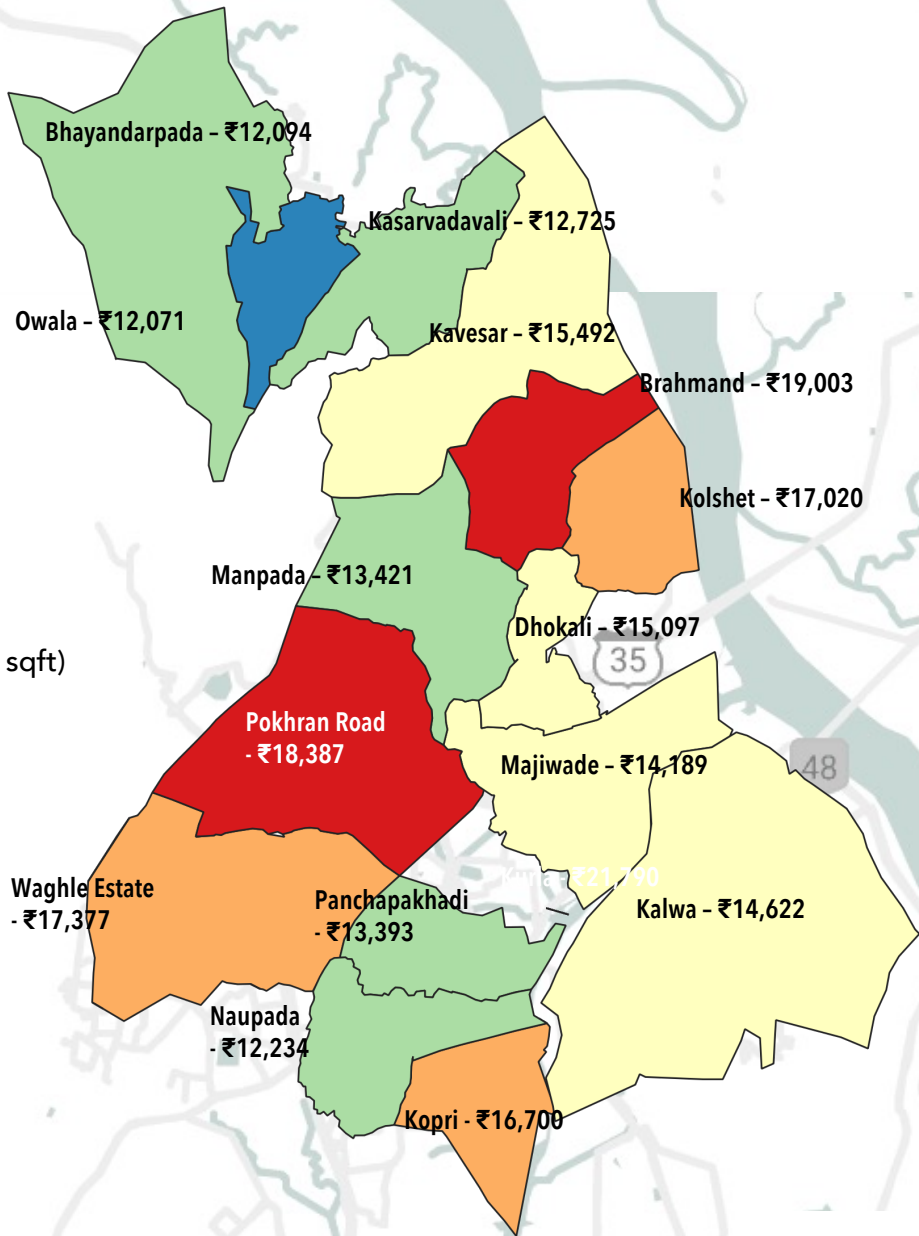
	Avg. Macro Market Current Price	₹24,710		Fastest Rising Locality	Dahisar East (6.0%)
	Highest Current Price Locality	Juhu ₹54,421		Median Macro-Market Current Price	₹21,123
	Lowest Current Price Locality	Madh ₹15,735		4 Year CAGR	1.0%

Thane







Thane

Legend Map
(Price Range (₹ per sqft))

- 10000 - 12000
- 12000 - 14000
- 14000 - 16000
- 16000 - 18000
- 18000 - 20000



As per current registration data from IGR

 Avg. Macro Market Current Price	₹14,587	 Fastest Rising Locality	Owala (7.7%)
 Highest Current Price Locality	Brahmand ₹19,003	 Median Macro-Market Current Price	₹14,622
 Lowest Current Price Locality	Owala ₹10,071	 4 Year CAGR	0.8%

Palghar

Legend Map (Price Range (₹ per sqft))

- 6600 - 7000
- 7000 - 7500
- 7500 - 8000
- 8000 - 8500
- 8500 - 9500

Uttan - ₹8,249

Virar - ₹7,672

Waliv - ₹6,600

Nalasopara - ₹6,778

Vasai - ₹7,840

Naigaon - ₹7,574

Navghar - ₹9,305

Bhayandar
West
- ₹9,016Bhayandar
East
- ₹11,507Mira Road -
₹11,334Vihar Lake
विहार सरोवर

As per current registration data from IGR

Avg. Macro Market
Current Price

₹8,800



Fastest Rising Locality

Waliv (13.8%)

Highest Current
Price LocalityBrahmand
₹11,507Median Macro-
Market Current Price

₹8,249

Lowest Current
Price LocalityWaliv
₹6,600

4 Year CAGR

5.7%

Raigad

Vihar Lake
विहार सरोवर

Dighe - ₹14,442

Airoli - ₹15,475

Ghansoli - ₹20,488

Kopar Khairane - ₹16,683

Sanpada Vashi - ₹23,773

Juinagar - ₹19,730

Nerul - ₹22,269

Seawoods - ₹24,513

Kharghar
- ₹13,585

Taloja -
₹8,436

CBD Belapur
- ₹13,184

Panvel - ₹9,677

Uran - ₹9,418

Legend Map
(Price Range (₹ per sqft))

- 8000 - 9000
- 9000 - 10000
- 10000 - 11000
- 11000 - 12000
- 12000 - 13600

As per current registration data from IGR



Avg. Macro Market
Current Price

₹14,866



Fastest Rising Locality

Sanpada
(28.5%)



Highest Current
Price Locality

Seawoods
₹24,513



Median Macro-
Market Current Price

₹13,184



Lowest Current
Price Locality

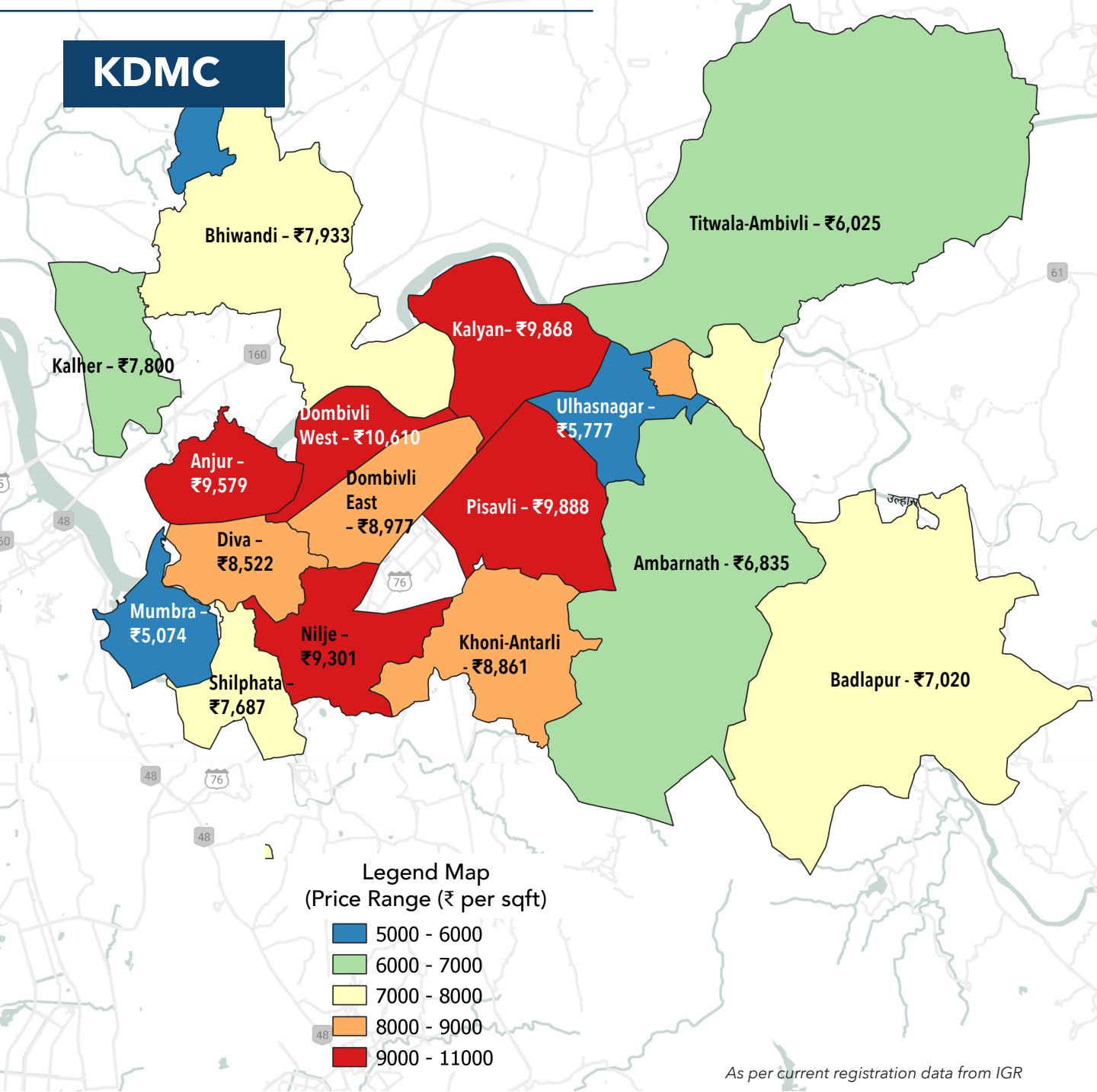
Taloja
₹8,436









4 Year CAGR

8.0%

KDMC



 Avg. Macro Market Current Price	₹7,927	 Fastest Rising Locality	Kalher (28.5%)
 Highest Current Price Locality	Dombivli West ₹10,610	 Median Macro-Market Current Price	₹7,933
 Lowest Current Price Locality	Mumbra ₹5,074	 4 Year CAGR	5.8%



Shri Boman Irani
President-Elect



Shri Pritam Chivukula
Secretary



Dr. Adv. Harshul Savla
Research Convener



CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry among Mumbai Metropolitan Region (MMR). It is the most prominent and the only recognized body of Real Estate Developers in MMR.

We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. With a strong Membership of over 1400 leading Developers in Mumbai, CREDAI-MCHI has expanded across MMR, having its own units in the region of Thane, Kalyan-Dombivali, Mira-Virar, Raigad and Navi Mumbai. CREDAI-MCHI is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity. CREDAI-MCHI is responsible for a host of important activities which includes providing research, statistics and general information to the members.



LEVERAGE INTELLIGENCE

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Real time information on transactions and upcoming spaces to make decision making - cutting edge.



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Data points that feed into your excel models for accurate forecasting of real estate variables that matter to you most.

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