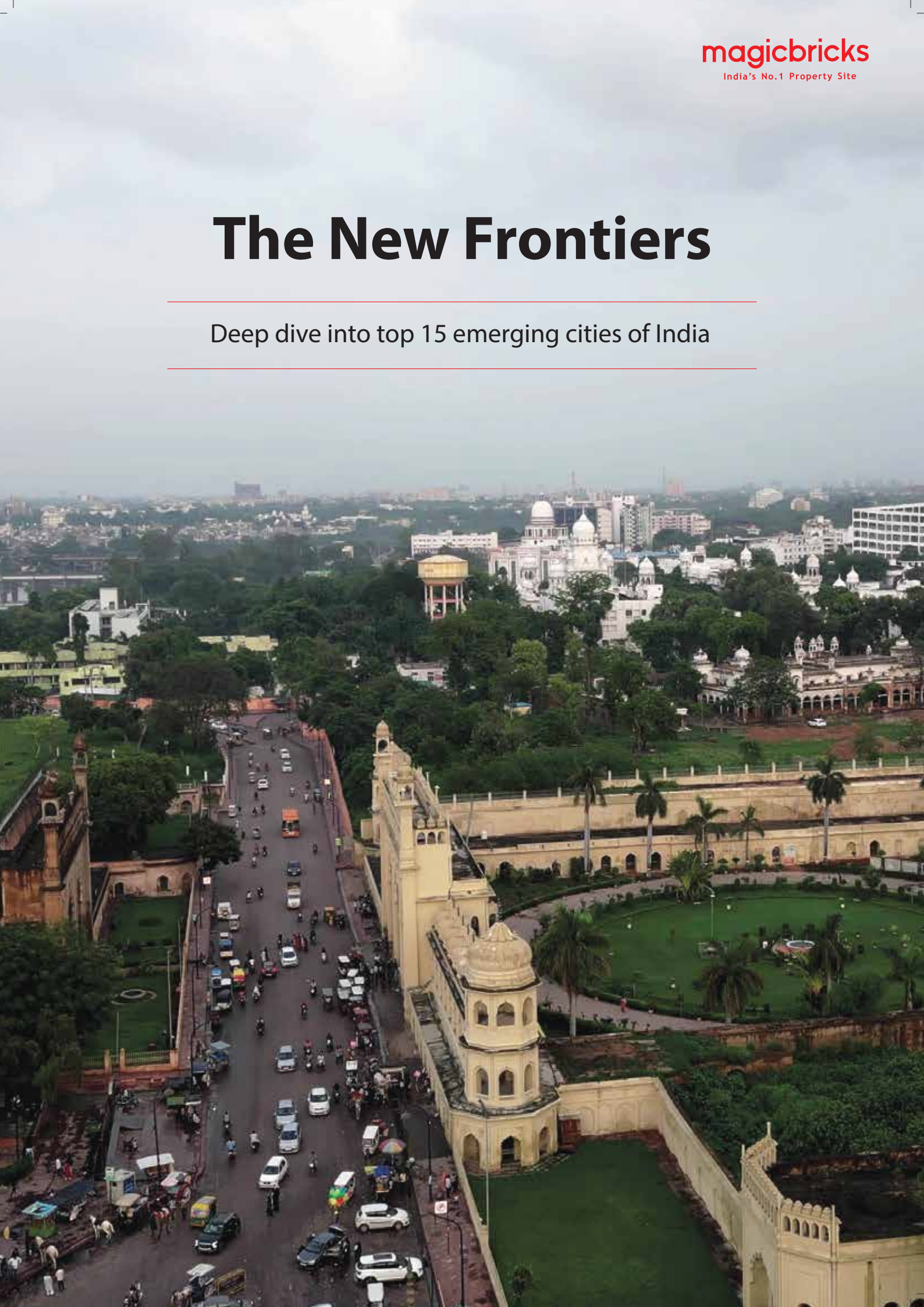
magicbricks
India's No.1 Property Site

The New Frontiers

Deep dive into top 15 emerging cities of India



Introduction

Magicbricks is India's leading online real estate platform, offering seamless property search and transaction experiences for buyers, sellers, and investors. With an extensive database of residential and commercial properties, innovative tools, and AI-driven recommendations, Magicbricks empowers users with the right information to make informed real estate decisions.

Magicbricks Research is the market intelligence and analytics division of Magicbricks, dedicated to delivering actionable insights into India's dynamic real estate sector. Our research team deciphers demand-supply dynamics, property price movements, emerging investment hotspots, and buyer sentiment, helping stakeholders navigate the market with confidence.

Our flagship reports include:

• **Propindex** - A quarterly report tracking price trends and demand shifts in key Indian cities.

• **Housing Sentiment Index (HSI)** - A deep dive into buyer sentiment, reflecting aspirations and market expectations.

• **Rent Index** - A comprehensive analysis of rental trends across metro cities and key urban markets.

• **Custom Research & Advisory** - Bespoke research solutions tailored for developers, investors, and policymakers.

With a rich repository of data spanning 15+ years, covering 20+ cities, and analyzing millions of property listings, Magicbricks Research stands at the forefront of real estate intelligence. Whether you are a homebuyer, investor, developer, or policymaker, our insights equip you with the knowledge to make smarter, data-driven decisions.

Our partnerships with leading institutions like **KPMG, CREDAI**, and **IIM Bangalore** strengthen our commitment to delivering deep market insights, fostering thought leadership, and shaping the future of India's real estate landscape.

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Sudhir Pai
CEO, Magicbricks





Foreword

India's growth story is evolving, with economic progress now extending beyond the confines of major metropolitan hubs to smaller urban centers. This shift marks a move towards more balanced development, as diverse regions across the country witness remarkable advancements in infrastructure and economic opportunities. These emerging towns are stepping into the spotlight, transforming into key players in shaping India's economic future, alongside the established growth engines.

This report explores India's top emerging real estate hotspots, showcasing vibrant cities such as Lucknow and Kanpur in the North, known for their cultural and industrial significance, and Goa and Kochi in the West and South, renowned for their tourism appeal. These cities are becoming pivotal players in the real estate market, propelled by decentralized job creation, favorable market dynamics, strategic locations, rapid infrastructure advancements, and strong government initiatives.

Focusing on these key growth drivers, the report provides an in-depth analysis of the key demand, supply, and pricing trends, capturing each region's unique strengths and growth metrics. In the North, cities like Jaipur are gaining prominence with infrastructure-driven growth, while Lucknow and Kanpur continue to see strong demand. Dehradun faces supply constraints, which may impact future price trends. The East presents a mixed scenario—Patna shows a growing demand but limited supply, whereas Bhubaneswar maintains price stability despite short-term fluctuations. The West zone stands out for its price appreciation, particularly in Goa, where premium and luxury housing remains in demand, while Surat and Vadodara face supply challenges. In the South, Kochi and Thiruvananthapuram attract steady demand driven by tourism and infrastructure expansion, while Vishakhapatnam and Vijayawada emerge as high-growth markets.

Key takeaways indicate that demand remains robust annually, though short-term fluctuations persist. Supply constraints in several cities may drive future price growth while infrastructure and tourism continue to shape regional real estate dynamics. With this first-of-its-kind study, Magicbricks reaffirms its commitment to providing deep data-driven insights that reflect the evolving dynamics of India's real estate market. It invites exploration of the report for a fresh perspective on the exciting new horizons of Indian real estate.

Happy reading!

Sudhir Pai – CEO, Magicbricks

Emerging Real Estate Markets of India

The Shift Beyond Metropolises : How Emerging Cities Are Shaping India's Future

Emerging Cities : India's New Growth Engines

- India's real estate market is undergoing a transformative shift.
- For decades, major cities like Mumbai, Delhi, and Bangalore dominated the landscape, representing the pinnacle of urban growth and economic opportunity.
- However, as these metros became increasingly saturated and property prices soared, attention began to shift towards India's emerging cities in Tier 2 and Tier 3 categories.

Cities like **Lucknow, Jaipur, Indore and Vijayawada** have become the new frontiers for urban expansion, fueled by an **evolving economic and demographic landscape** that promises both **opportunity and growth.**

The Shift in Dynamics : From Tier 1 to Tier 2 and 3 Cities

This pivot from Tier 1 to smaller cities is not just a temporary trend—***it's a structural change driven by key factors :***

Strategic Locations with Expanding Infrastructure

Many Tier 2 and 3 cities are strategically positioned and now connected by improved road, rail, and air links, making them attractive for businesses and residents alike

Government Focus and Support

Initiatives like the Smart Cities Mission, AMRUT, and NICDP (National Industrial Corridor Development Program) are driving significant upgrades in infrastructure and public services, from sustainable urban planning to improved water, sanitation, and transport facilities.

Population Growth and Reverse Migration Investment

As Tier 1 cities become more crowded and costly, Tier 2 and 3 cities are seeing a surge in migration, with individuals and families drawn to these cities' affordability, employment opportunities, and quality of life improvements.



Tier 2 and 3 Cities : Evolving and Adapting to Demand: The result is a shift in demand dynamics across the real estate sector:

Residential Demand

Fueled by rising disposable incomes, these cities are seeing increased demand for mid-segment housing and luxury developments, driven by a growing middle class and new wealth creation.

Commercial and Retail Demand

Emerging cities are also witnessing a rise in demand for commercial spaces, reflecting the expansion of businesses and retail investments.

In 2023 alone, ***residential real estate demand in emerging cities surged by 20% year-on-year*,*** underscoring a vibrant shift in India's urban fabric.

Strategic Government Initiatives Catalysts for Urban Transformation

Several government initiatives are helping these cities realize their potential

Smart City — Building tech-enabled, sustainable urban centers as seen in Surat and Pune.

AMRUT — Focusing on vital urban services such as water, sanitation, and public health, transforming cities like Varanasi and Patna.

NICDC — Creating industrial corridors to stimulate economic growth in regions like Aurangabad and Dholera, fostering job creation and spurring demand for residential and commercial real estate.

Emerging Cities : The Future of Urban India

India's emerging cities embody a new urban future, where economic opportunity, improved quality of life, and infrastructure growth converge. This burgeoning market presents an unmatched opportunity for real estate investors, developers, and homebuyers to participate in building the next chapter of India's growth story.

*https://creditdharma.in/home-loan/real-estate-growth-and-investment-opportunities-in-indias-tier-2-and-3-cities/

India's Residential Place-Shift

Significance of emerging markets report

- The Emerging Markets Report analyzes emerging cities of India that show significant growth potential.
- The report further focuses on understanding the market dynamics of these growing markets and dives into key localities for better understanding of every city. This report also aims at providing locality and project level data t o enable informed decision making for stakeholders.
- Emerging markets offer substantial opportunities for growth, making them attractive to investors and developers. Early identification of such investment hotspots allows stakeholders to gain a competitive advantage and capitalize on growth opportunities.

For Whom?

Investors can use these insights to identify high-growth regions for potential investment.

Real estate developers can find new locations for their projects, benefiting from increasing demand.

Banks and financial institutions can focus their lending activities in these markets, balancing growth and risk.

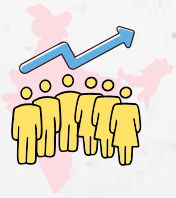
Homebuyers (end- users), can make informed decisions by understanding the long-term potential of these emerging areas.



37%

GDP Share of 2 and 3 Tier*

Contribution of Emerging cities in the India's GDP



45%

Population contribution*

Contribution of emerging cities in Indian population

*https://yourstory.com/2024/01/innovation-entrepreneurship-indias-tier-2-tier-3-cities

Report Approach and Methodology

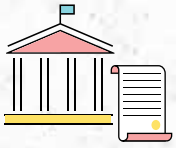
Data-Driven Approach: Emerging cities were selected based on high-impact parameters



High Impact Location

High-impact locations in emerging cities, typically those close to primary Tier 1 cities, economic hubs, transportation networks, or educational institutions, correspond to higher scores in the Commercial Development and Infrastructure sections.

For instance, a city with multiple MNC headquarters or industries (score 4 or 5) and robust infrastructure (existing functional metro lines, international airports) would receive higher scores in these categories, indicating its strong real estate growth potential.



Infrastructure Advancement and Government Intervention

As government policies drive infrastructure development, cities with proposed, under-construction, or fully operational infrastructure (metro lines, airports, ports) will score higher in the Infrastructure category.

For example, cities with under-construction metro lines (score 3) or newly launched airports (score 4) would reflect the advancement of infrastructure and government intervention, which in turn facilitates real estate growth.



Market Trends

The interplay of demand-supply dynamics and price trends is pivotal in shaping real estate market trajectories. Rising demand for residential and commercial properties is often driven by factors such as economic growth, urbanization, and shifting consumer preferences, while supply is influenced by land availability, regulatory frameworks, and construction costs. When demand exceeds supply, prices surge, reflecting positive market sentiment, low interest rates, and inflationary pressures.

Cities experiencing high growth in these areas, supported by robust infrastructure and thriving industries, often emerge as hotspots for real estate activity. Balancing this growth with sustainable urban planning is essential to ensure affordability and equitable development.



Decentralized Job Creation

The expansion of job hubs such as IT parks and industrial zones in emerging cities is reflected in the Commercial Development category. Cities with over 10 MNCs or multiple business hubs (score 4 or 5) will exhibit higher job creation, leading to greater housing demand.

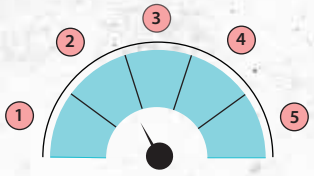
This growth can be linked to the employment opportunities fostering real estate development, as indicated by a higher score in commercial development and supporting infrastructure.

Scoring

Each of the 54 cities were scored on the basis of a composite scoring approach which helps narrow down selected cities for deep dive analysis

Ranking Tier-II Cities: Scoring Metrics used in the Report

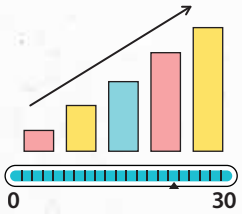
Scoring Methodology



Parameter-Wise Scoring (1-5)

Cities are evaluated on a scale of 1 to 5, across key parameters. ***Market indicators such as demand, supply, and price are assessed.*** This method ensures a comprehensive and balanced comparison of each city's market dynamics and growth potential.

Each of the 6 parameters (scored on a scale of 1-5, with the port being a bonus parameter as it is not applicable for most cities) contributes to the overall City-wise scoring, as outlined below.



City-Wise Scoring (Final Scoring for selection) (0-30)

Once each parameter is scored individually, the city is assigned a final score out of 30. This aggregate score reflects the city's overall potential. The cities are then ranked for each zone on the basis of composite score achieved.

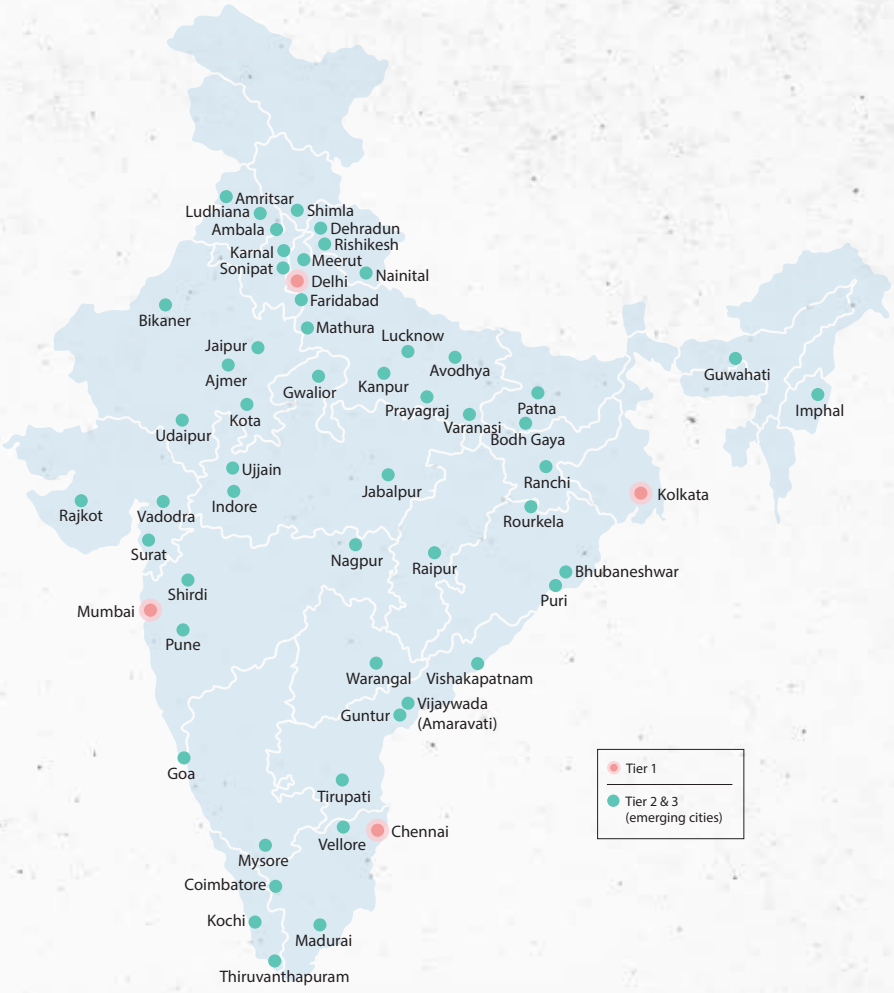
Additional Considerations : In some cases, final selections may prioritize cities with larger markets, even if they have lower scores, to ensure a balance between market size and growth potential.

Score	Demand YoY	Supply YoY	Price YoY	Commercial Development	Upcoming Metro	Aiport	Port
★ 1	<10%	<10%	<10%	<2 MNC Head Quaters/ Industries	Draft / Visionary Metro	Draft / Visionary Airport	Draft / Visionary Port
★ 2	10 - 20%	10 - 20%	10 - 20%	2-5 MNCs Head Quaters/ Industries	Proposed Metro	Proposed Airport	Proposed Port
★ 3	20 - 30%	20 - 30%	20 - 30%	5-10 MNCs Head Quaters/ Industries	Under-construction Metro	Under-construction Airport	Under-construction Port
★ 4	30 - 40%	30 - 40%	30 - 40%	10-15 MNCs Head Quaters/ Industries	Newly Launched	Domestic/or Proximity to International/ Domestic Airport	Newly Launched
★ 5	>40%	>40%	>40%	>15 MNCs Head Quaters/ Industries	Existing Functional Metro Lines	International Airport	Existing Functional Port

Emerging Cities of India

Based on key parameters such as strategic location, supportive government policies, and the growth of employment opportunities beyond primary tier-1 cities, we have identified 54 emerging cities across India.

These cities are emerging as growth hubs, driven by advanced infrastructure, metro systems, and improved road networks for efficient connectivity. Proximity to economic centers, industrial corridors, and SEZs enhances their economic role. Educational institutions support a skilled workforce, while government initiatives like the Smart Cities Mission and urban renewal projects drive growth. With streamlined regulations and expanding employment hubs, these cities are poised to play a key role in India's rapidly evolving real estate landscape.



NORTH		WEST		SOUTH	EAST
Ayodhya (Faizabad)	Rishikesh	Goa	Ajmer	Madurai	Puri
Lucknow	Kanpur	Surat	Kota	Vijayawada	Bhubaneswar
Mathura-Vrindavan	Shimla	Vadodara	Bikaner	Coimbatore	Bodh Gaya
Varanasi	Nainital	Raipur	Rajkot	Tirupati	Rourkela (Odisha)
Meerut	Dehradun	Nagpur	Indore	Mysore	Ranchi (Jharkhand)
Ambala	Prayagraj	Pune	Gwalior	Kochi	Patna (Bihar)
Amritsar	Karnal	Udaipur	Jabalpur	Guntur	Guwahati (Assam)
Jaipur	Ludhiana	Shirdi	Ujjain	Amravati	Imphal
	Faridabad			Warangal	
	Sonipat			Vellore	
				Vishakhapatnam	
				Thiruvananthapuram	



Regional Spotlight

High impact emerging cities in each zone

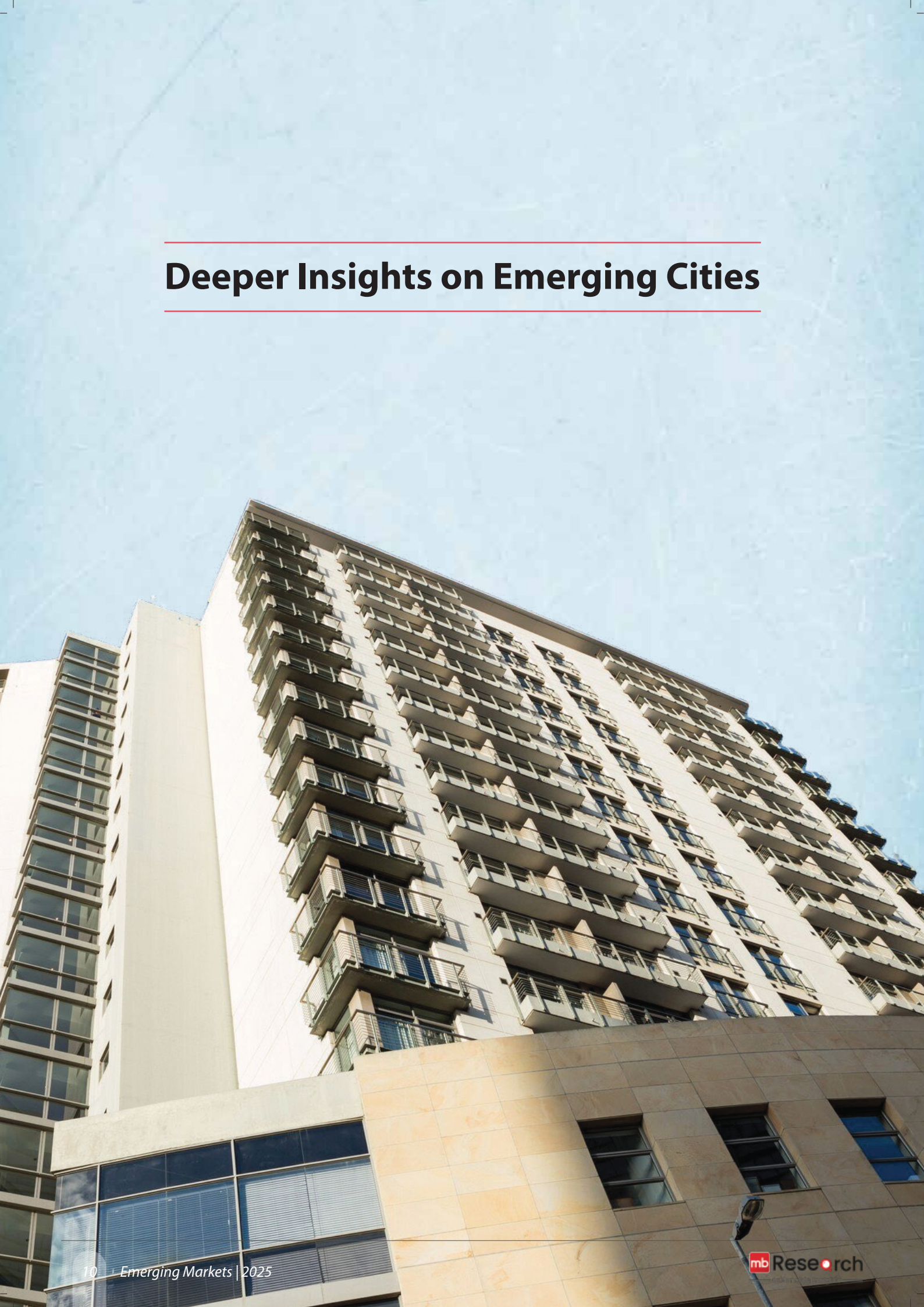
- For comparative evaluation across emerging cities, we have selected a primary city from each zone to serve as a benchmark.
- These primary cities are tier 1 urban hubs, chosen strategically to represent each geographical zone:

North Zone : Delhi
East Zone : Kolkata
South Zone : Chennai
West Zone : Mumbai

Final 15 cities listed as per zonewise rank

NORTH	Lucknow **24/30**	Kanpur **22/30**	Jaipur **21/30**	Dehradun **16/30**	
Delhi (PRIMARY)					
EAST	Patna **23/30**	Bhubaneshwar **18/30**			
Kolkata (PRIMARY)					
SOUTH	Kochi **21/30**	Thiruvananthapuram **20/30**	Vishakhapatnam **19/30**	Vijayawada **17/30**	Mysore **13/30**
Chennai (PRIMARY)					
WEST	Surat **20/30**	Goa **19/30**	Nagpur **18/30**	Indore **17/30**	
Mumbai (PRIMARY)					

Deeper Insights on Emerging Cities



North Zone

- North India's real estate market is rapidly transforming, with cities like Lucknow, Kanpur, Dehradun, and Jaipur emerging as vibrant hubs for property investment and development.
- Smart city initiatives, booming tourism, and commercial expansion have made Lucknow and Jaipur especially attractive to investors. Dehradun's scenic charm and reputation as an educational and corporate center continue to fuel its real estate demand, while Kanpur's strong industrial base drives interest in suburban housing.
- These cities are seeing high demand for mid-range and affordable homes, particularly from first-time buyers and young professionals, along with growing interest in premium properties. Homebuyers are prioritizing thoughtfully designed communities with green spaces, modern amenities, and easy access to work.
- This section offers an in-depth look at each city's market dynamics, growth trends, and sought-after neighborhoods, equipping stakeholders with the insights needed to make informed decisions in these thriving markets.



Lucknow

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
HCL, Tata Consultancy Services	Gomti Nagar, Hazratganj	IT, Manufacturing, Handicrafts	Awadh Expressway, Purvanchal Expressway	4.12



Kanpur

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
JK Industries, Lohia Group	Panki Industrial Area, Mall Road	Textiles, Leather, Chemicals	Kanpur Metro Project, Kanpur Outer Ring Road	4.04



Jaipur

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
Infosys, Genpact, Wipro Infotech	Malviya Nagar, Vaishali Nagar,	Tourism, Textiles, Arts and crafts, Jewellery Manufacturing	Ring Road Project, Jaipur Metro Expansion	4.41



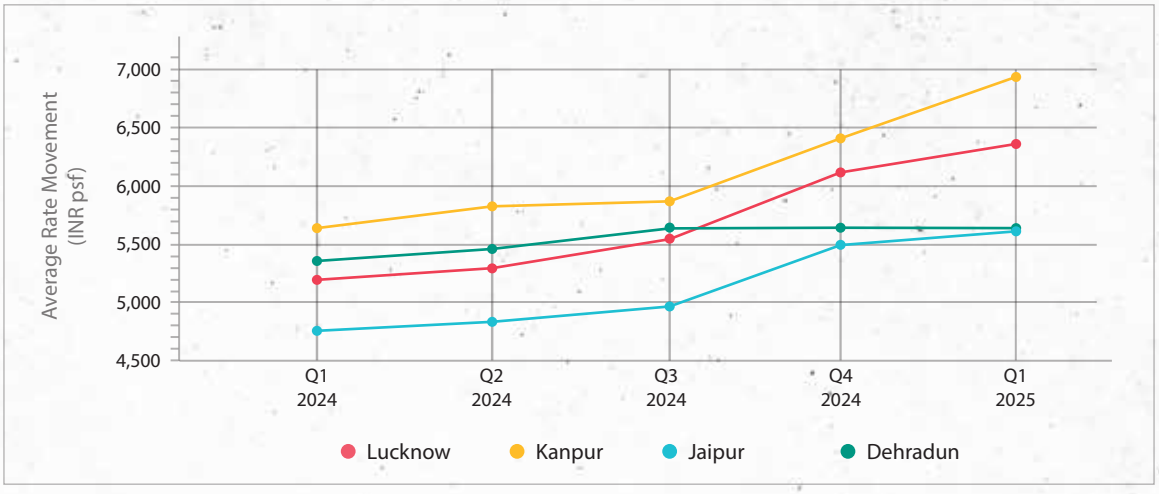
Dehradun

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
ONGC, TCS, Wipro	IT Park, SEZ	IT, Petroleum, Education	Delhi-Dehradun Expressway, Jolly Grant Airport	1.03

Pricing Dynamics

YoY Rate Change	0-10%	10-15 %	15-20%	20-25%	>25%
Lucknow				22.61%	
Kanpur				24.53%	
Jaipur			18.61%		
Dehradun	4.90%				

- Kanpur saw the highest increase of 24.53% increase in property rates in the North Zone primarily driven by the premium segments.
- Lucknow saw an increase of 22.61% in property rates, driven by major infrastructure development in the city.
- With the increase in supply of 3 BHK units (56%), Jaipur witnessed a YoY rate increase of 18.61%.
- Dehradun saw a 4.90% YoY capital appreciation with multistorey apartment recording the highest rate of INR 6,500 psf amongst all the unit types.



BHK Wise Average Rates (in INR psf)

	1BHK	2BHK	3BHK	3+BHK
Lucknow	5,300	5,600	6,500	7,000
Kanpur	5,600	7,000	6,600	7,800
Jaipur	4,100	4,300	5,300	6,700
Dehradun	6,200	5,500	5,700	5,700

Property Type Wise Average Rates (in INR psf)

	Builder Floor	Independent House	Multistorey Apartment	Villas
Lucknow	4,800	5,700	6,700	5,600
Kanpur	5,400	10,700	5,700	8,500
Jaipur	3,800	7,000	5,600	5,800
Dehradun	4,600	4,800	6,500	5,400

- Jaipur stands out as the most budget-friendly market for 1, 2, and 3 BHK configurations. However, the pricing of 3+BHKs is almost at par with the other cities.
- Kanpur offers the highest-priced units across various BHK configurations, but Dehradun stands out as an exception where 1 BHKs are priced highest.
- Jaipur and Dehradun offer affordable options for builder floors whereas Dehradun and Lucknow offers affordable options for villas.
- Multistorey apartments which are the emerging property types in the tier 2 & 3 market offer prices ranging from INR (5,600-6,700) psf across the four cities.

North Zone Demand and Supply

- Kanpur witnessed a 29.13% YoY demand growth, driven by improved connectivity and rapid industrial growth, fueling housing demand among professionals in textiles, manufacturing, and education sectors.

- Jaipur's booming tourism, economic diversification, infrastructure investments, and affordable property prices have significantly increased yearly housing demand by 26.40%, attracting both homebuyers and investors.

YoY Demand	0-10%	10-20 %	20-30%	30-40%	>40%
Lucknow			20.69%		
Kanpur			29.13%		
Jaipur			26.40%		
Dehradun			25.55%		

- The emergence of IT parks, coupled with Dehradun's closeness to Delhi, its growing tourism appeal, and its reputation for a healthier living environment, has led to a 25.55% YoY rise in residential property demand.

- Lucknow witnessed a YoY rise of 20.69% in housing demand, fueled by enhanced metro connectivity, inter-city connectivity via the Lucknow-Agra and Purvanchal Expressways, alongside robust commercial, industrial, and educational developments.

YoY Supply	<0%	0-5%	5-10%	10-15%	>15%
Lucknow				12.73%	
Kanpur		4.73%			
Jaipur				11.77%	
Dehradun	-4.87%				

- Lucknow recorded the highest YoY supply increase of 12.73% with 65% increase in the supply of multistorey apartments and 27% increase in the supply of residential house.

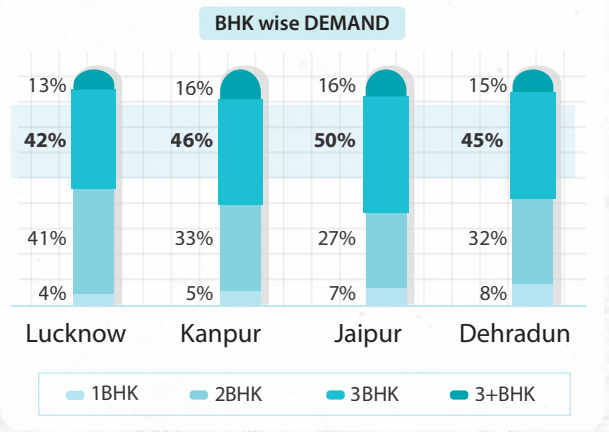
- Kanpur saw a year-on-year increase in residential inventory, rising by nearly 4.73%, with a 47% growth in the supply of multistorey apartments.

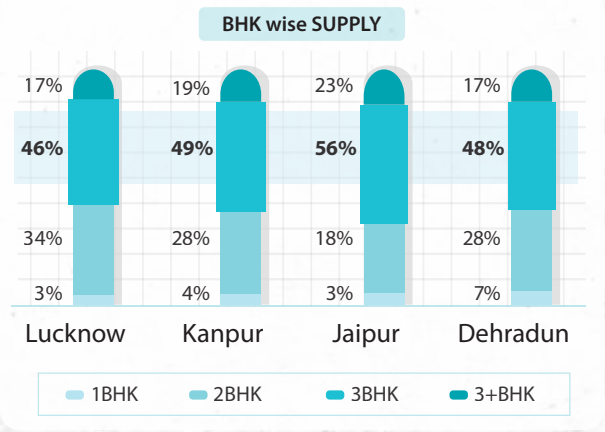
- Dehradun's residential supply saw a dip by nearly 4.87% year-on-year but saw an impressive supply growth of 49% in multistorey apartment.

- Jaipur saw a 78% annual increase in new multistorey apartment listings, contributing to an overall year-on-year supply growth of 11.77% across all property types.

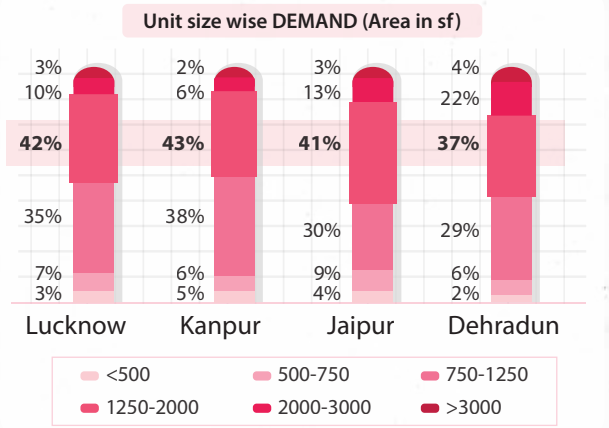
Demand and Supply Insights

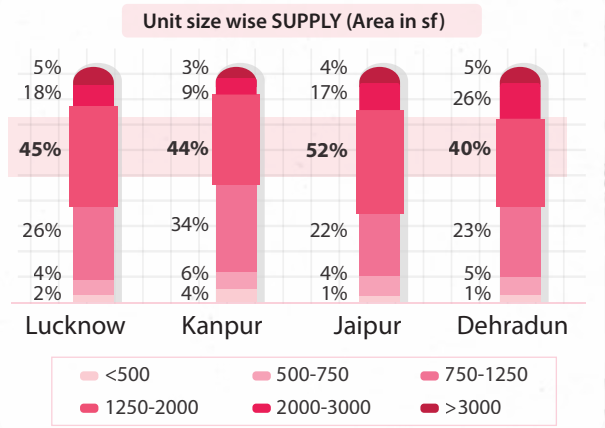
Consumer Preferences and Inventory Availability: BHKs, Unit Size, Ticket Size



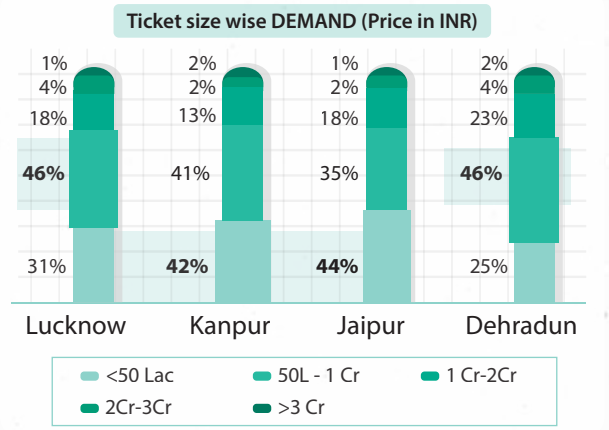


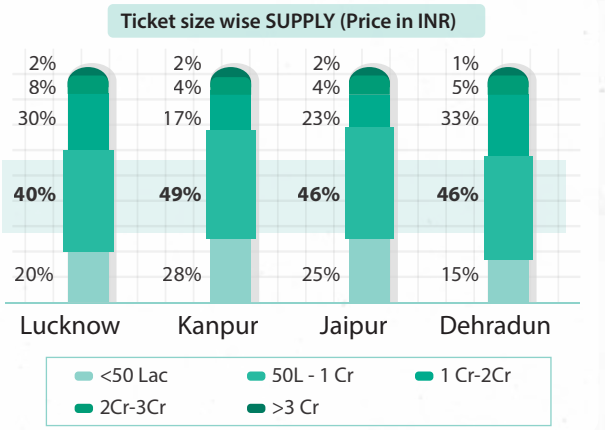
In all four cities, 3 BHK units are the most preferred configuration, with nearly 40% of buyers favoring them. Additionally, supply is highest for this configuration. The supply of 3 BHK units saw a remarkable YoY surge across all four cities in the North Zone.





More than 50% of homebuyers prefer properties over 1,250 sf, with the highest demand for units in the 1,250–2,000 sf range. Lucknow and Jaipur lead in supplying spacious units sized between 1,250 and 2,000 sf, while Dehradun has the highest supply of 26% of units sized between 2,000 and 3,000 sf among the four cities.





Demand for affordable housing options, priced up to INR 50 lakh, exceeds available supply driving up the property prices. Highest demand for affordable housing options comes from Jaipur, followed closely by Kanpur. With 29% demand share and 39% supply share, both demand and supply for premium properties (priced above INR 1 Cr) is highest in Dehradun among all the 4 cities.



Lucknow

New supply of premium multistorey apartments is driving price surge in Lucknow Gomtinagar Extension and Sushant Golf City witness highest growth

Growing Economic Base

With robust growth in government services and the handicrafts sector, especially Chikan embroidery, Lucknow's economic foundation is steadily expanding.

Enhanced Connectivity

Infrastructure projects, including expanded road networks and metro connectivity, are making Lucknow increasingly accessible, boosting its residential appeal.

Cultural and Educational Hub

Known for its rich cultural heritage and emerging as a regional education center, Lucknow attracts a young and diverse population, driving demand for quality residential spaces.



Top Developers	
1	Rishita Developers Pvt. Ltd.
2	Omaxe Ltd.
3	Eldeco Group
4	Shalimar Group
5	Oro Constructions Pvt. Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

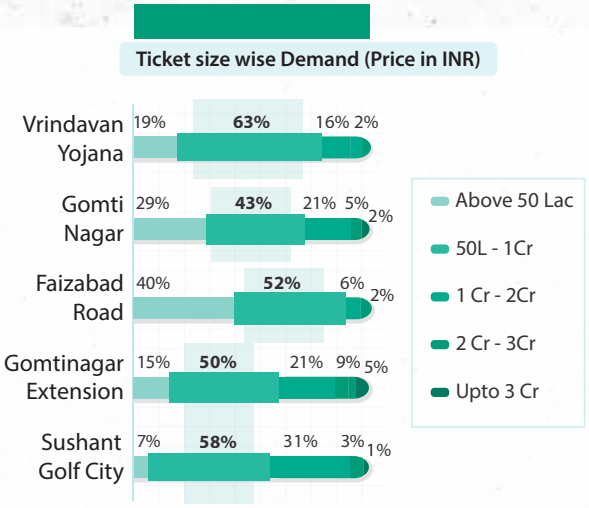
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Sushant Golf City	**Hospitals :** Medanta Hospital **Schools :** GD Goenka Public School **Malls :** Lulu India shopping mall **Religious :** ISKCON Temple **Infrastructure :** Purvanchal expressway	0.94%	18.86%
Gomtinagar Extension	**Hospitals :** Sanjivini Super Speciality Hospital **Schools :** Jagran Public School **College :** Amity University **Malls :** Wave mall **Infrastructure :** Lucknow outer ring road	2.55%	35.26%
Faizabad Road	Anandi Water Park, Ram Mandir (Ayodhya) **Hospital :** Navjeevan hospital **Schools :** St. Anthony's School **Mall :** Wave Mall **Infrastructure :** NH-27	1.73%	26.05%
Gomti Nagar	**Hospitals :** Nova Hospital **Schools :** Kendriya Vidyalaya **College :** IILM **Malls :** Singapore Mall **Infrastructure :** Lucknow metro	2.46%	11.22%
Vrindavan Yojana	**Hospitals :** P G I Hospital **Schools :** Amity International School **College :** Babu Sundar Degree College **Malls :** Garden Galleria Mall **Infrastructure :** CCS International Airport	1.10%	15.09%

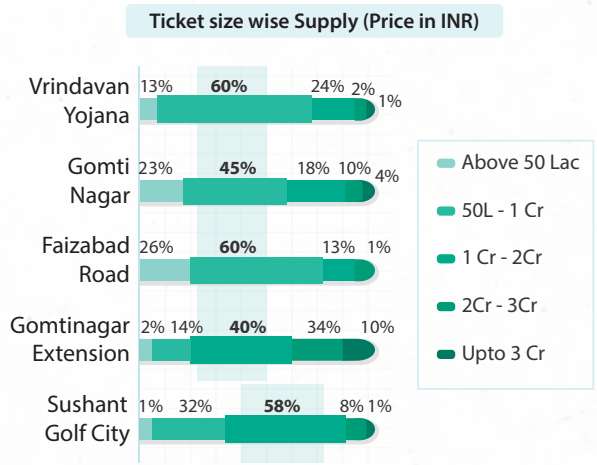
Note: Above table lists the most searched localities on Magicbricks website in Q1 2025



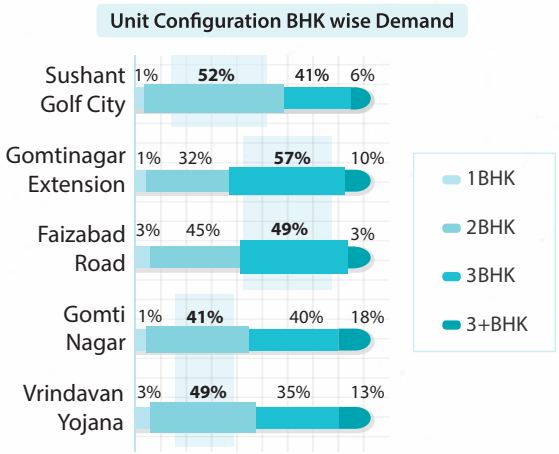
Lucknow

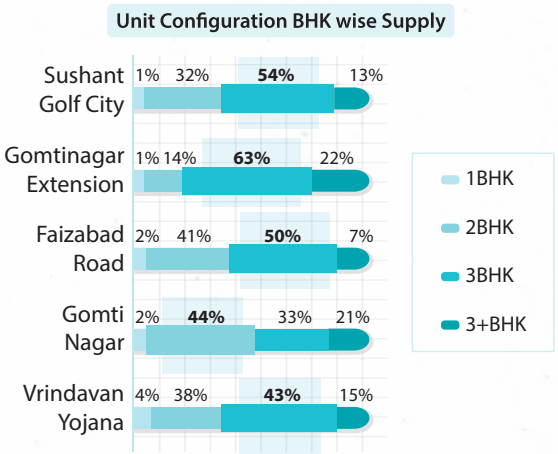
Locality Wise Demand & Supply Analysis





In Lucknow's most sought-after localities, the demand for affordable properties (priced up to INR 50 lakh) and mid-range properties (priced between INR 50 lakh to 1 crore) collectively exceeds the available supply. Most of the supply in the premium segment (priced above INR 1cr) consists of multistorey apartments (65%), followed by individual houses at 27%.





Although the supply of 3 and 3+ BHK units surpasses demand, more than 40% of homebuyers in Lucknow's prime localities prefer spacious units with these configurations. There is a notable gap between the supply and demand for 2 BHK units, with demand significantly surpassing supply.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Sushant Golf City	8,000	4,200	8,100	6,800
Gomtinagar Extension	4,500	NA	6,000	8,500
Faizabad Road	3,800	3,700	5,100	5,000
Gomti Nagar	7,200	4,400	5,400	6,500
Vrindavan Yojana	6,700	4,000	4,900	5,500

Faizabad Road and Vrindavan Yojna offer affordable housing options followed by Gomti Nagar. Property prices in Sushant Golf City are the highest, driven by its premium infrastructure, well-planned development, and proximity to key commercial and recreational hubs. Prices for the dominant asset class, Multistorey Apartments, range from INR 5,000 to 8,500 psf.

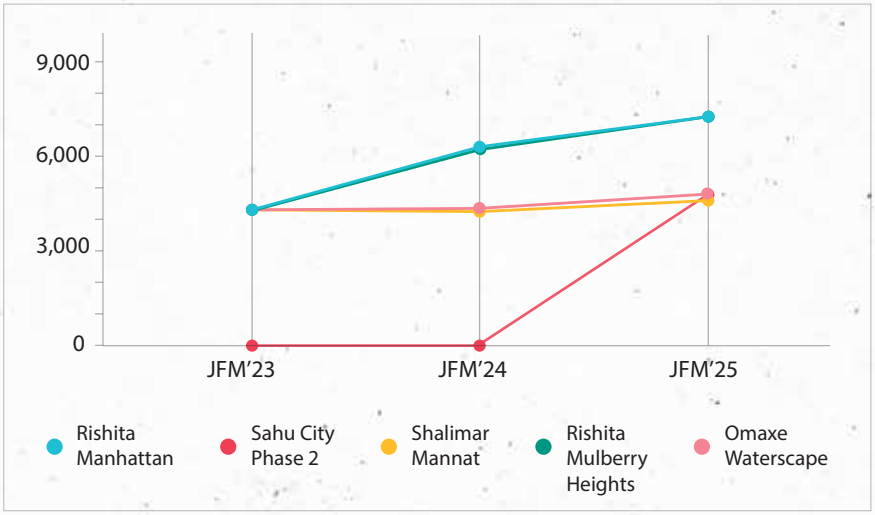


Lucknow

Pricing Dynamics of Top Projects in the city

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Rishita Manhattan	63 Lac – 220 Lac	Construction Linked Plan	Solar water heating, EV charging, Restaurant, High speed elevators	Gomtinagar Extension
Sahu City Phase 2	45 Lac – 79 Lac	Construction Linked Plan	Banquet hall, Reading lounge, Flower garden, Gazebo	Sultanpur Road
Bliss Delight	52 Lac – 65 Lac	Construction Linked Plan	Party lawn, Park, Club house, Gym, Swimming Pool	Sushant Golf City
Rishita Mulberry Heights	79 Lac – 294 Lac	Construction Linked Plan	Infinity pool, Bar/ chill-out lounge, Restaurant, Spa	Sushant Golf City
Celebrity Meadows	55 Lac – 190 Lac	Flexible Plan	Meditation area, Park, Security, Waste disposal, Kids play area	Sushant Golf City

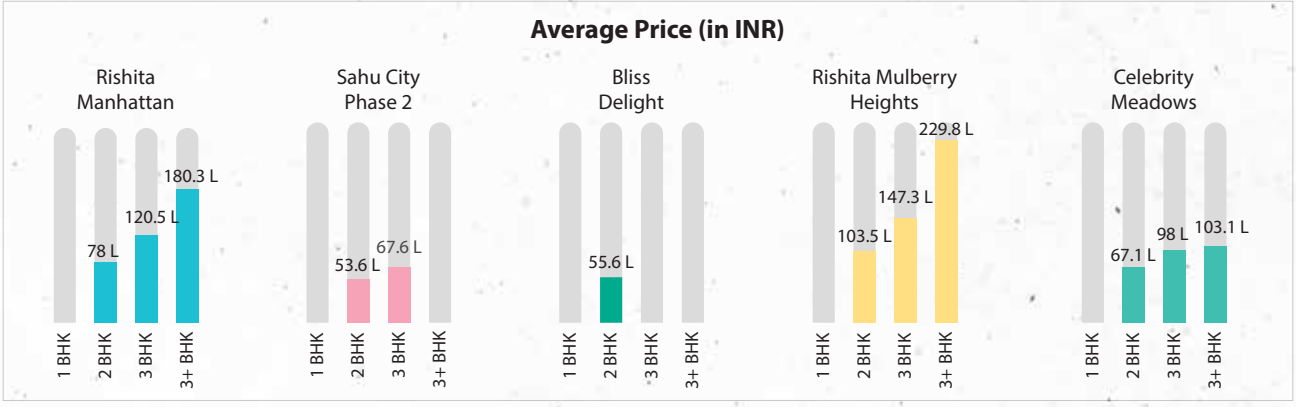
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Property rates of Rishita Manhattan and Rishita Mulberry appreciated by almost 72% over the last 2 years, while other saw a slight increase in rates.

Average annual price appreciation of top 5 projects is nearly 40%.



Sahu City Phase 2 and Bliss Delight stand out as hubs for budget-friendly 2 BHK options followed by Celebrity Meadows, while Rishita Mulberry Heights and Rishita Manhattan offer premium choices across 2, 3, and 3+ BHK configurations.



Kanpur

Kanpur's residential market soared with a 24.53% YoY surge in average property rates

Industrial Backbone

Kanpur's economy is driven by a strong industrial base, particularly in leather, textiles, and chemicals, making it one of North India's key manufacturing centers.

Emerging Residential Demand

As economic diversification continues, demand for quality residential spaces is growing, supported by Kanpur's evolution into a more attractive city for professionals and families.

Improved Infrastructure

Ongoing developments in road and rail connectivity enhance access to nearby metros and other regional cities, boosting Kanpur's appeal as a convenient and affordable residential choice.



Top Developers	
1	Vinayak Shree Real Estate Pvt. Ltd.
2	Ratan Housing Development
3	Chandak Builders
4	Shyam Constructions
5	Rudra Real Estate Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

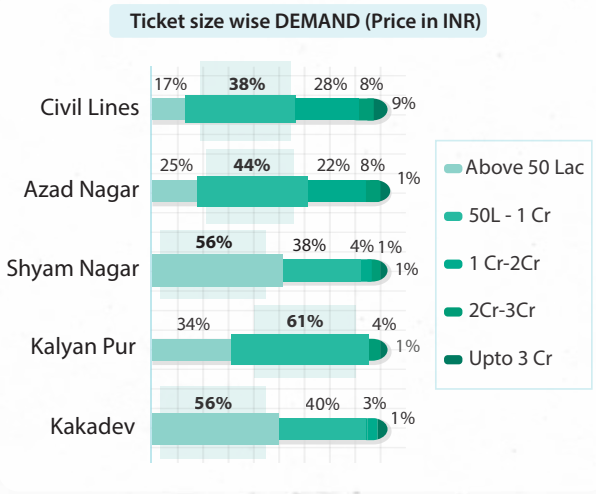
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Kakadev	**Industries :** Leather, textiles, pharmaceuticals **Colleges :** Kakadeo Inter College **Schools :** Gardenia Public School **Hospitals :** Neelkanth Hospital **Infratructure :** Hardoi-Kanpur Road	-1.26%	2.94%
Kalyan Pur	**Schools :** Delhi Public School **Colleges :** IIT Kanpur **Hospitals :** Biswas Hospital **Infratructure :** Hardoi-Kanpur Road	5.45%	17.96%
Shyam Nagar	**Hospitals:** Krishna Super Speciality Hospital **Schools:** Lohia Academy School **Infrastructure:** Kanpur Domestic Airport	31.97%	36.50%
Azad Nagar	**Schools :** SGM International School **Hospitals :** Kulwanti Hospitals **Malls :** Signature City Shopping Mall **Industries :** Fazalganj commercial hub **Infrastructure :** Kanpur Central Railway Station	22.00%	32.71%
Civil Lines	**Schools :** Billabong High International School **Malls :** The Rave 3 Mall **Hospitals :** Tulsi Hospitals Limited **Industries:** Tecknoligent India **Infrastructure :** Kanpur Central Railway Station	-1.47%	5.68%

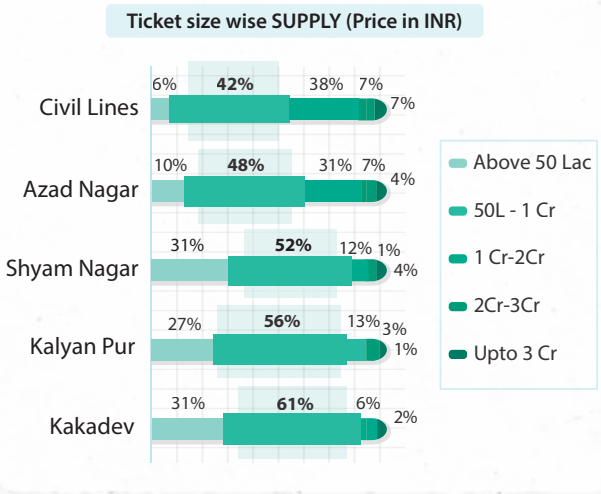
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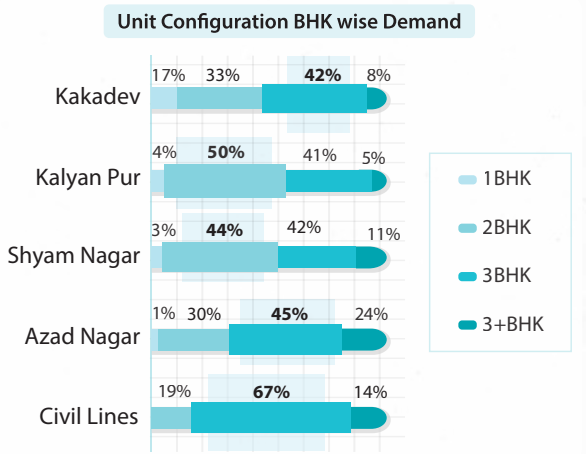
Kanpur

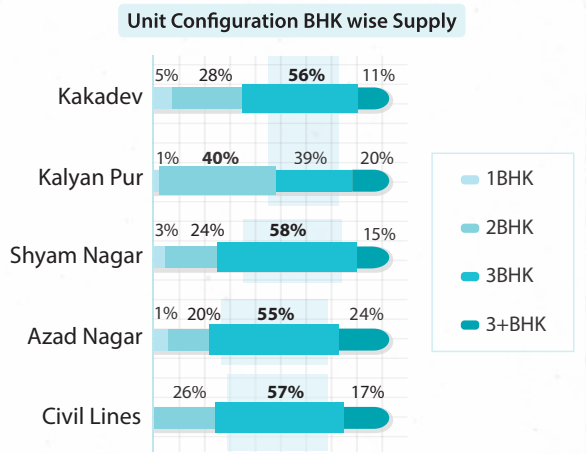
Locality Wise Demand & Supply Analysis





Majority of the homebuyers across most popular localities of Kanpur prefer properties in the mid-range category (priced between INR 50 Lac-1 Cr). Civil Lines and Azad Nagar feature the highest inventory of premium properties (priced above INR 1 crore), with 47% of the supply coming from multistorey apartments and 25% from individual homes and Builder floor apartments.





Even though the supply of 3 BHK and larger units exceeds demand, over half of homebuyers express a strong preference for 3 and 3+ BHK units. The inventory of 1 BHK units is extremely limited in Kanpur's most sought-after localities.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Kakadev	8,600	5,100	9,300	4,900
Kalyan Pur	7,700	4,500	6,500	4,700
Shyam Nagar	6,500	5,100	NA	4,500
Azad Nagar	10,000	6,200	7,600	6,400
Civil Lines	17,300	6,100	14,000	7,100

Civil Lines a prominent locality in the eastern part of the city along the river Ganges is the most expensive locality of Kanpur with average rates soaring as high as INR 17,300 psf for the residential homes. Shyam Nagar and Kalyan Pur offer the most affordable housing options across all the property types.

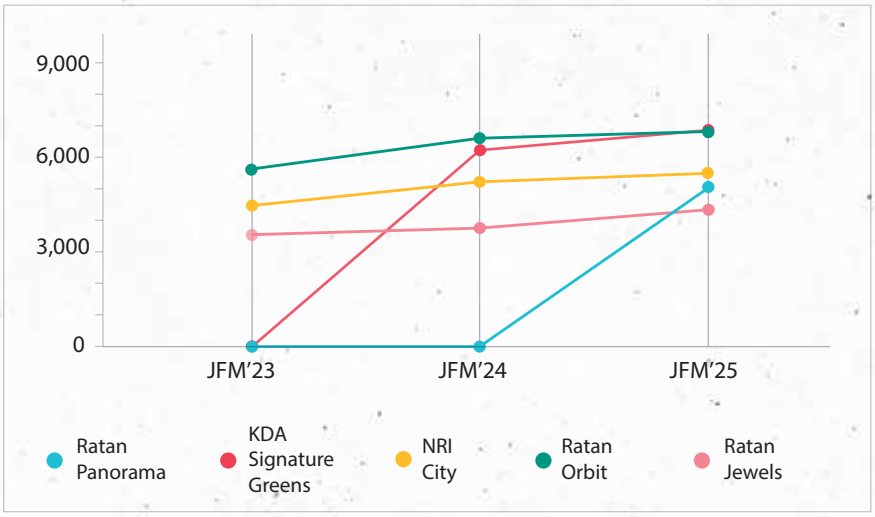


Kanpur

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Ratan Panorama	45 Lac - 70.7 Lac	Flexible Plan	Amphitheatre, Skating ring, Lush green lawn, Lawn tennis court	Kalyan Pur
KDA Signature Greens	70 Lac - 140 Lac	Flexible Plan	Sewage Treatment Plant, Intercom, Rainwater Harvesting	Vikas Nagar
NRI City	16 Lac - 300 Lac	Construction Linked Plan	Rainwater Harvesting, Gated Community, Gym, CCTV Cameras	Mainawati Marg
Ratan Orbit	59 Lac - 200 Lac	Flexible Plan	Community Center, Convenience Shops, Gym & Steam Bath	Indranagar
Rudra Greens	45 Lac - 82 Lac	Flexible Plan	Indoor games, Multipurpose hall, Gym, Shops, Power backup	Kalyan Pur

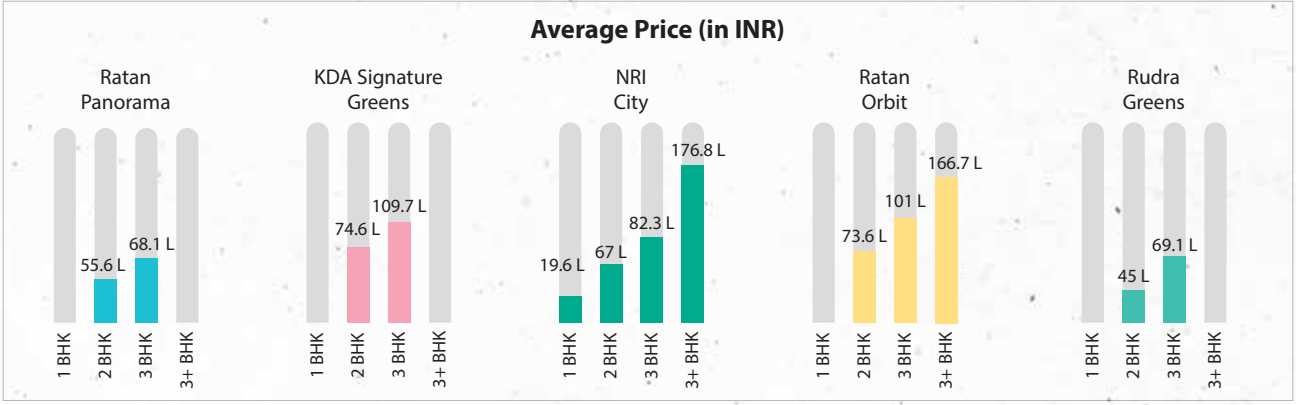
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Property rates of NRI City have appreciated by 24.4% over the last 2 years, while those of Ratan Orbit increased by 17.24%.

Average annual price appreciation of top 5 projects is nearly 9%.



Ratan Panorama and Rudra Greens offers affordable 2 and 3 BHK units while NRI City stand out as the priciest project offering 3+ BHKs at premium prices.



Jaipur

Jaipur offers the most affordable builder floors and multistorey apartments in the North Zone.

Vibrant Tourism and Handicrafts Industry

Jaipur's economy is heavily supported by tourism and handicrafts, particularly jewelry and textiles, attracting domestic and international interest.

Strategic Location and Connectivity

Enhanced infrastructure, including better road and rail links, positions Jaipur as a convenient residential option for those seeking proximity to Delhi.

Emerging Residential Demand

With a blend of modern amenities and rich cultural heritage, Jaipur is witnessing a growing demand for luxury and affordable residential spaces, catering to a wide range of homebuyers.



Top Developers	
1	Vinayak Group
2	Mahima Real Estate Pvt. Ltd.
3	Vardhman Group
4	Siddhi Homes
5	Ashiana Housing Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Jagatpura	**Hospitals :** Rishab Mutispeciality Hospital **Schools :** Golden era academy **Colleges :** Swami Keshvanand Institute of Pharmacy **Malls :** Capital Mall **Industry :** Shalfeyo Industries Private Limited **Infrastructure :** Jaipur International Airport	5.72%	38.89%
Vaishali Nagar	**Hospitals :** Amar Jain Hospital WHC **Schools :** Defence Public School **College :** MG College Jaipur **Malls :** Mall of Jaipur **Infrastructure :** Shyam Nagar Metro Station	5.09%	20.38%
Ajmer Road	**Hospital :** Asopa Hospital **School :** St. Xavier's Public School **College :** MG College Jaipur **Malls :** Element Mall **Infrastructure :** Shyam Nagar Metro Station	3.27%	34.31%
Mansarovar Extension	**Hospital :** Saket Hospital **School :** Hare Krishna International School **College :** ICG Institute of Educational Research & Development **Malls:** City Square **Infrastructure :** Jaipur International Airport	3.63%	32.67%
Mansarovar	**Hospital :** Liberty Hospital **School :** AIS school Jaipur **College :** Parishkar International College **Malls :** The Exhibition **Infrastructure :** Jaipur International Airport	3.50%	26.18%

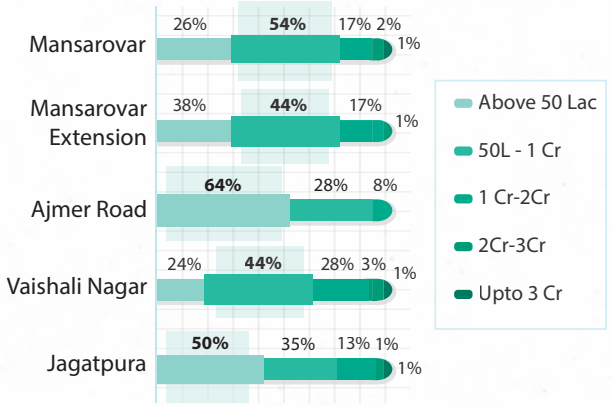
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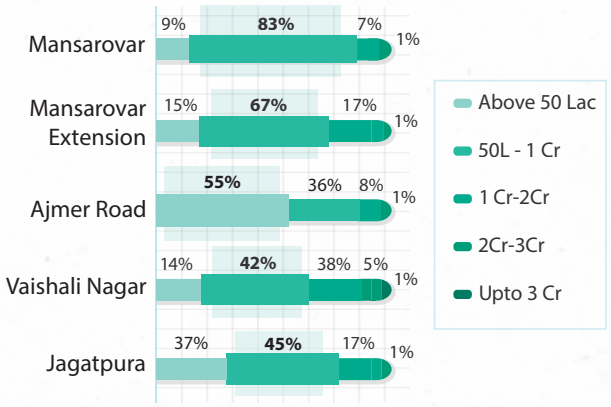
Jaipur

Locality Wise Demand & Supply Analysis

Ticket size wise DEMAND (Price in INR)

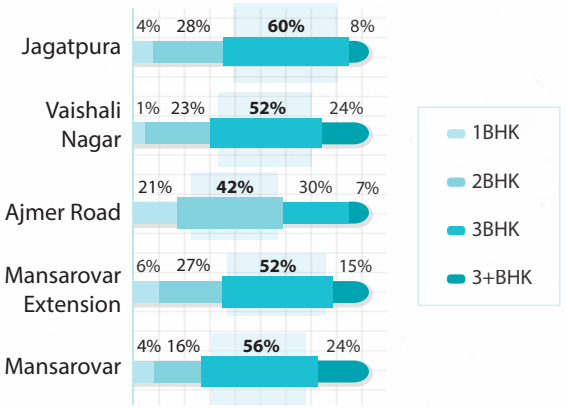


Ticket size wise SUPPLY (Price in INR)

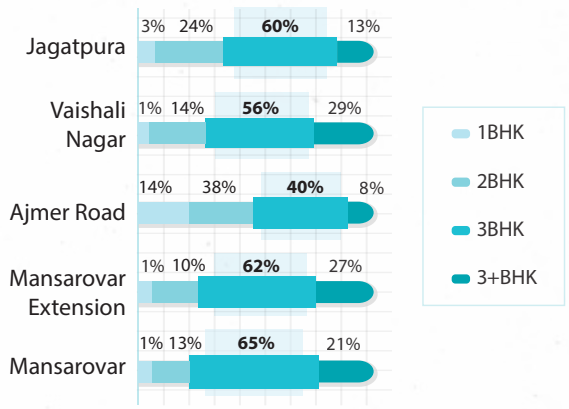


Jaipur's most sought-after localities predominantly offer inventory in the mid-price range of INR 50 lakh to 1 crore. Ajmer Road and Jagatpura saw a significant portion of demand is centered on affordable units priced up to INR 50 lakh, with the highest preference for multistorey apartments.

Unit Configuration BHK wise Demand



Unit Configuration BHK wise Supply



All the localities in Jaipur saw the highest demand for 3 BHK units except for Ajmer Road where 2 BHK units saw the highest demand. Fulfilling the demand across various localities of Jaipur, 3 BHK units recorded the highest supply share.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Jagatpura	7,000	3,300	7,300	4,200
Vaishali Nagar	8,000	4,200	5,800	5,400
Ajmer Road	4,900	3,300	5,200	3,700
Mansarovar Extension	6,400	3,800	6,000	4,800
Mansarovar	7,200	4,100	6,000	4,700

Vaishali Nagar and Mansarover offer individual houses at a more premium price as compared to the other top localities. Multistorey apartments are most affordable along Ajmer Road, while builder floors are most affordable in both Jagatpura and in areas along Ajmer Road.

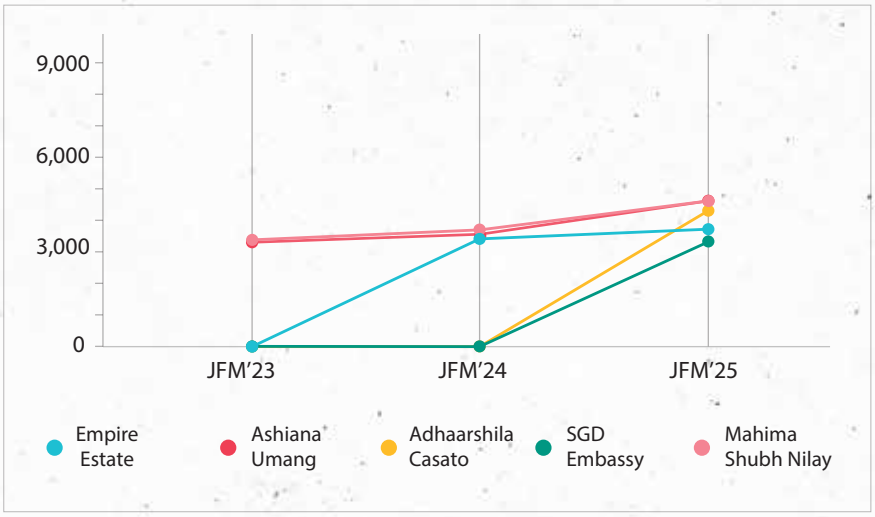


Jaipur

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Empire Estate	16.1 Lac – 37 Lac	Construction Linked Plan	Roof top pool, landscaped garden, Sports area, library, club house	Ajmer Road
Ashiana Umang	38 Lac – 120 Lac	Construction Linked Plan	Learning hub for kids, piped gas, walking/jogging tracks, play area	Ajmer Road
Adhaarshila Casato	66 Lac – 145 Lac	Flexible Plan	Club House, Private Terrace, Gym, Swimming Pool, Security	Vaishali Nagar
SGD Embassy	13 Lac - 33.6 Lac	Construction Linked Plan	Gym, Indoor games, Kids play area, Landscape garden	Ajmer Road
Mahimas Shubh Nilay	28 Lac- 179.5 Lac	Flexible Plan	Club House, Parking, Gym, Indoor games, Service/Goods Lift, Park	Ajmer Road

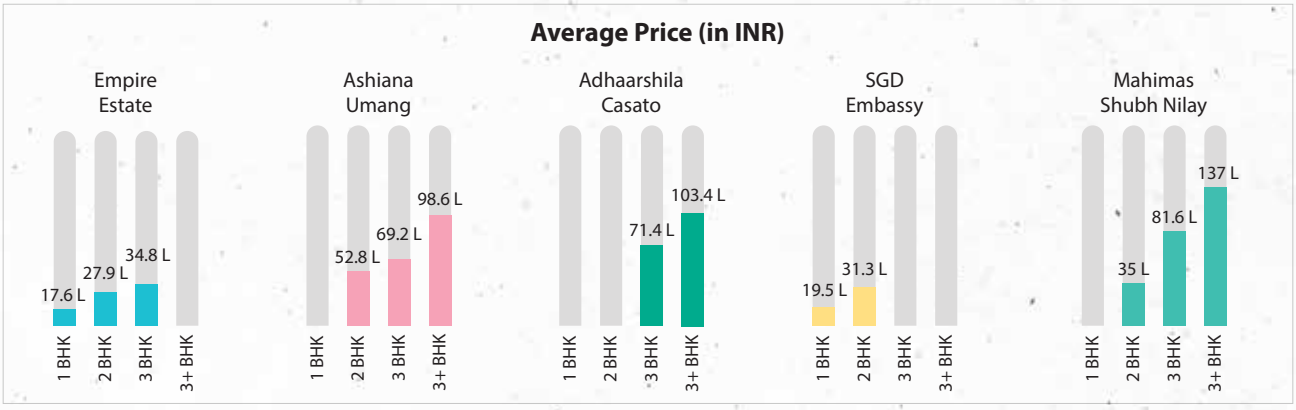
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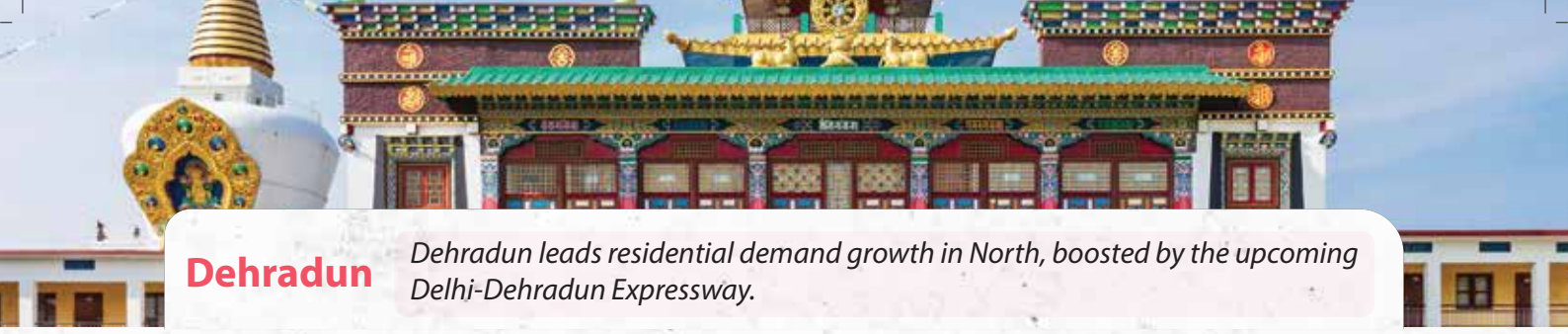
Rate Trends of Top Projects (Rate in INR psf)

There has been a significant 43.75% rise in property rates at Ashiana Umang over the past two years. However, compared to the last one year it surged by 31.5%.

Mahimas Shubh Nilay also saw a notable YoY increase of 27.77%.



Empire Estate offers a variety of options ranging from 1 BHK to 3 BHK and can be considered as an affordable option, while Adhaarshila Casato and Mahimas Shubh Nilay covers the premium segment offering 3+ BHK.



Dehradun

Dehradun leads residential demand growth in North, boosted by the upcoming Delhi-Dehradun Expressway.

Thriving Education and Tourism Sectors

Dehradun's economy benefits from its role as a major education hub and a popular tourist destination, bringing in a young population and a steady influx of visitors.

Improved Infrastructure

Recent investments in road and air connectivity make Dehradun easily accessible, enhancing its appeal as a peaceful residential alternative to metro cities.

Natural and Cultural Appeal

With a scenic location in the Himalayan foothills and proximity to hill stations like Mussoorie, Dehradun is becoming a favored spot for retirees, young professionals, and families alike.



Top Developers	
1	Pacific Development Corporation Ltd.
2	Windlass Developers
3	Lamane Infrastructure Pvt. Ltd.
4	Sumeru Infrastructure
5	Anirudha Land & Promoters Pvt. Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Sahastradhara	**Schools :** Queens Bell School **Hospitals :** Meher Hospital **Malls :** Pacific mall, Tibetan market nearby **Industry:** A1 Technology Sector 20 It Park **Infrastructure :** Dehradun Railway Station	1.77%	6.99%
Rajpur Road	**Schools :** St.Thomas College **Hospitals :** Fortis Escorts Hospital **Industries :** Sai Prasad Group of Companies **Infrastructure :** Dehradun Railway Station	-2.50%	-2.45%
General Mahadev Singh Road	**Schools :** Times World School **Hospitals :** Arogyadham Super Speciality Hospital **Malls :** City Centre Mall **Industries :** Manage Chemicals and Distributors **Infrastructure :** Dehradun Railway Station	-3.50%	14.30%
Doon IT Park	**Hospital :** Max Super Speciality Hospital **School :** St. Xavier's School **College :** Siddhartha Group of Institutes **Malls :** Pacific mall **Industry :** OEM cosmetics manufacturing pvt. ltd.	7.50%	24.47%
Kuanwala	**Hospital:** Kailash Hospital, **School:** St Kabeer Academy, **College:** CIMSR, **Malls:** Mall of Dehradun, **Infrastructure:** Dehradun - Haridwar Road	2.34%	2.04%

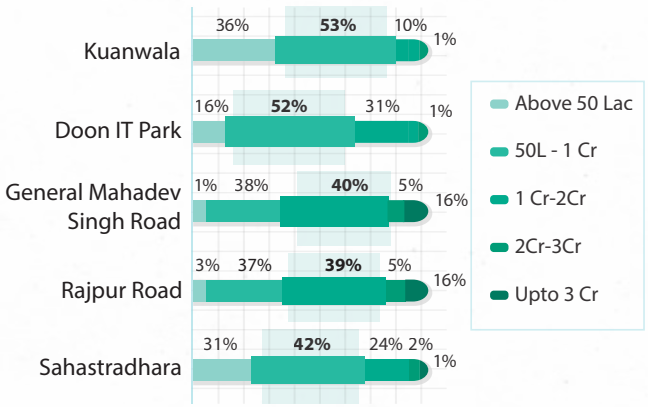
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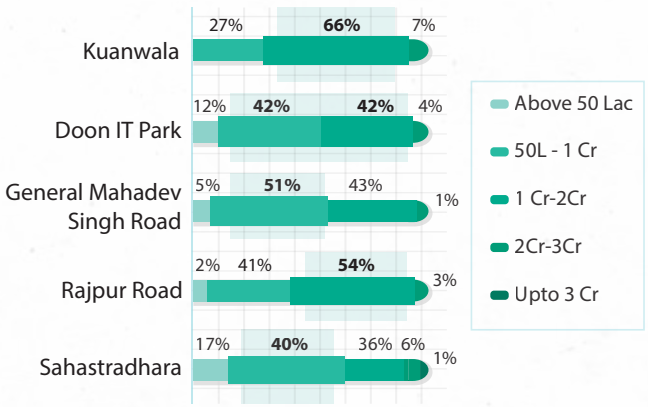
Dehradun

Locality Wise Demand & Supply Analysis

Ticket size wise DEMAND (Price in INR)

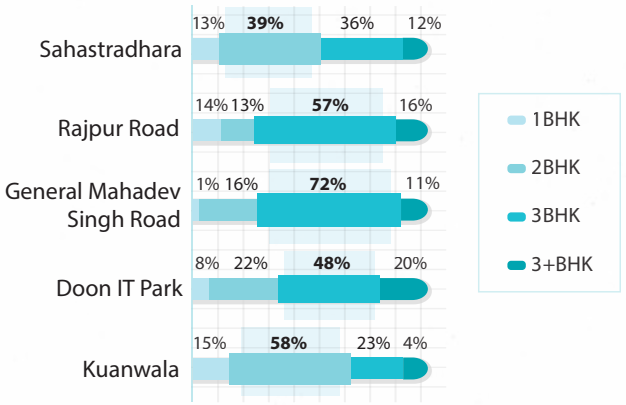


Ticket size wise SUPPLY (Price in INR)

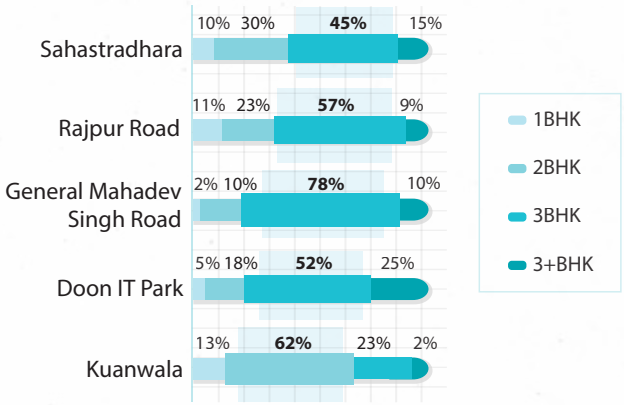


Compared to other cities in the North Zone, Dehradun's most desirable localities offer the highest availability of premium properties priced above INR 1 crore. Moreover, demand for housing options priced up to INR 1 crore exceeds available supply, further driving up property prices in this segment.

Unit Configuration BHK wise Demand



Unit Configuration BHK wise Supply



The availability of 1 and 2 BHK units falls short of the strong interest in them within Dehradun's most popular localities. Residential areas along General Mahadev Singh Road, Doon IT Park, and Rajpur Road have each attracted interest from nearly 70% of homebuyers seeking 3 and 3+ BHK units.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Sahastradhara	4,900	4,600	5,300	6,900
Rajpur Road	3,900	4,900	6,800	6,800
General Mahadev Singh Road	5,100	4,700	5,200	6,100
Doon IT Park	5,200	4,700	5,200	6,600
Kuanwala	NA	NA	NA	6,100

Property prices stand out to be highest along Rajpur Road in Dehradun due to its scenic views, proximity to popular hill stations, and access to premium lifestyle amenities. Multistorey apartments, comprising 45% of the total housing supply across the top five localities, are priced between INR 6,100 and 6,900 psf on average.

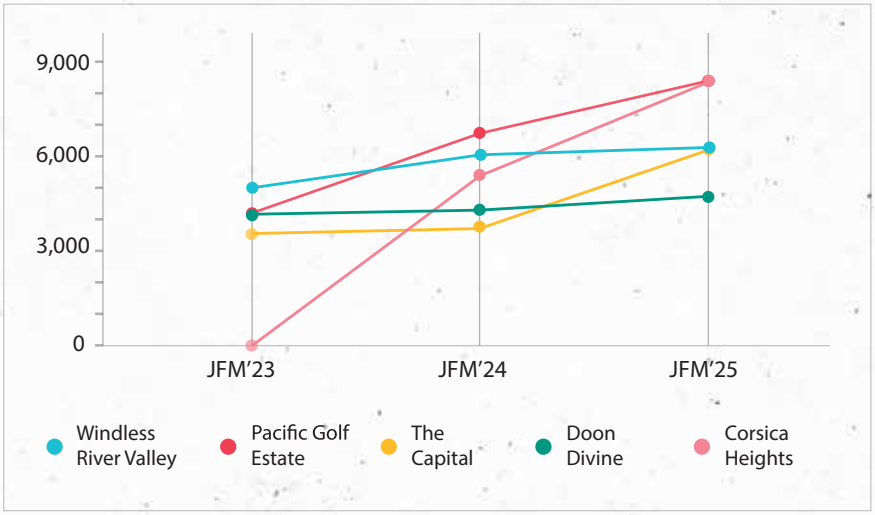


Dehradun

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Windlass River Valley	28.5 Lac - 165 Lac	Flexible Plan	Direct pipe cooking gas, Automatic 24*7 power backup	Kuanwala
Pacific Golf Estate	43 Lac – 450 Lac	Construction Linked Plan	Convenience store, Squash room, Gym, Mini theatre, Golf course	Sahastradhara
The Capital	36 Lac - 90 Lac	Flexible Plan	Club house, Park, Paved compound, 24 x 7 Water and Electricity, Parking	Sahastradhara Road
Doon Divine	30 Lac – 120 Lac	Flexible Plan	Parking, Lifts, Power backup, Security CCTV cameras and Intercom	Doon IT Park
Corsica Heights	91 Lac - 204 Lac	Construction Linked Plan	Swimming Pool, Gym, Club house, Parking, Temple	Sahastradhara Road

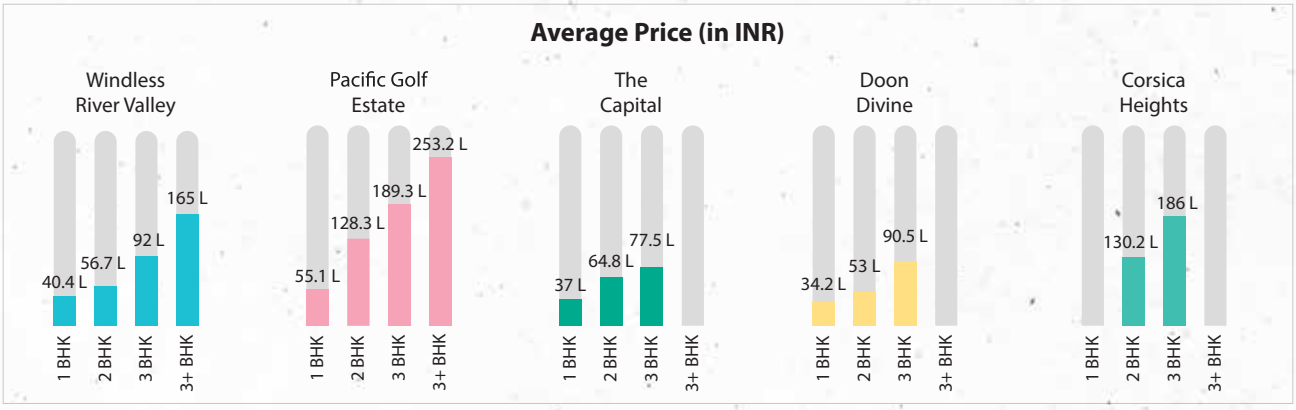
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Property rates of Pacific Golf Estate have increased by almost 95% over the last 2 years, while those of The Capital increased by 60%.

Moreover, the rate of increase for The Capital continued steadily over the past year as well, showing an annual growth of nearly 74.28%.



Doon Divine offer the most affordable units across 1 & 2 BHK configurations. Pacific Golf Estate offer premium options at the highest prices.

East Zone

- As the real estate landscape in East India gains momentum, Patna and Bhubaneswar are at the forefront of a regional transformation powered by rapid urbanization, robust infrastructure advancements, and vibrant economic growth.
- Patna, with its strategic location along the River Ganges and significant investment in connectivity, is becoming a hub for commerce and education, drawing interest from real estate developers and investors. Similarly, Bhubaneswar, Odisha's rapidly growing capital, has leveraged its Smart City status to expand urban housing options, offering a high quality of life in tandem with cultural vibrancy.
- Together, these cities represent a new chapter in East India's real estate story—transitioning from traditional strongholds to thriving residential hubs that align with the modern aspirations of an increasingly urbanized population.
- This section provides a comprehensive analysis of each city's market dynamics, growth patterns, and popular neighborhoods, giving stakeholders the essential insights to navigate and capitalize on opportunities in these rapidly expanding markets.



Patna (Bihar)

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
Alkem Laboratories, Britannia Industries	Patliputra Industrial Estate, New Market	FMCG, Healthcare, Agro-Industries	Patna-Gaya-Dobhi Section of NH-83, Bihta Airport	2.99



Bhubaneswar

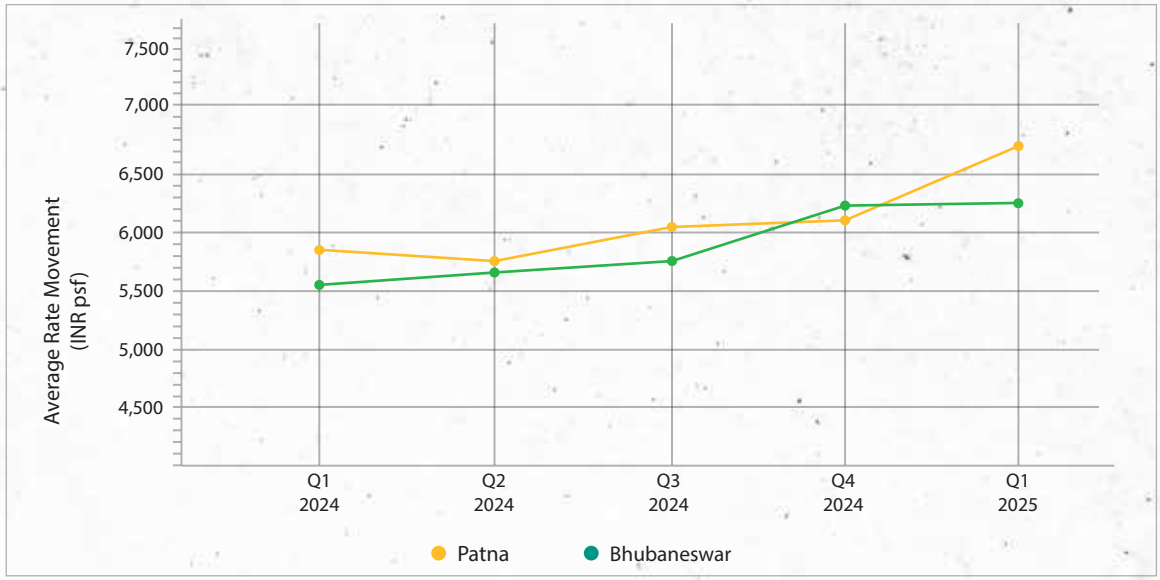
Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
Infosys, TCS, Wipro	Chandrasekharpur, Infocity	IT, Education, Steel, Power	Info Valley Bhubaneswar, Bhubaneswar Railway Station Redevelopment	1.32

Pricing Dynamics

YoY Rate Change	0-5%	5-10 %	10-15%	15-20%	>20%
Patna				15.12%	
Bhubaneswar			14.15%		

- Patna led the East zone with the highest year-over-year (YoY) increase in the property rates, recording a nearly 15.12% surge. This significant rise in Patna is largely driven by a remarkable 83% annual jump in the supply of premium properties priced above INR 10,000 psf. Notably, the availability of individual houses in this premium price segment also saw a substantial growth, with a 46% annual increase in supply.

- Bhubaneswar also recorded a significant YoY surge of 14.15% with individual houses recording the highest growth rate of 15.4% amongst all the property types. Additionally, the city witnessed an annual increase of 35% in the supply of units priced above INR 10,000 psf



BHK Wise Average Rates (in INR psf)

	1BHK	2BHK	3BHK	3+BHK
Patna	6,100	5,900	6,600	9,700
Bhubaneshwar	5,500	5,700	6,400	6,700

Property Type Wise Average Rates (in INR psf)

	Builder Floor	Independent House	Multistorey Apartment	Villas
Patna	6,000	13,700	6,200	7,500
Bhubaneshwar	6,200	6,300	6,500	4,600

- Bhubaneswar presents a more budget-friendly option than Patna for buyers, across all BHK configurations.
- The average rate for 3 BHK units in Patna experienced the highest YoY increase of 21%, followed by 1 BHKs, which saw a rise of 16.6%. In contrast, in Bhubaneswar, 3+ BHKs recorded the largest rate hike at 18.7%, with 3 BHKs following closely at 15.6%.

- Builder floors and multistorey apartments are more affordable in Patna than in Bhubaneswar, whereas independent houses and villas are more budget-friendly in Bhubaneswar.
- Driven by increasing land prices, independent homes in Patna are the priciest, with average rates climbing as high as INR 13,700 psf.

East Zone Demand and Supply

- Housing demand in Patna increased by 20.73% over the last year driven by rapid urbanization, economic growth, and its emergence as a hub for education, healthcare, and business. Improved infrastructure, such as the development of highways, bridges like the JP Setu, and metro rail projects, has enhanced connectivity and government initiatives in industrial and real estate development have further boosted investor confidence.

YoY Demand	<5%	5-10 %	10-15%	15-20%	>20%
Patna					20.73%
Bhubaneswar	-0.18%				

- Bhubaneswar has experienced a dip in year-on-year rise in residential property demand by 0.18% but the city is accompanied by Odisha's industrial growth in sectors such as steel, aluminum, and IT, leading to an increase in employment opportunities. The city's expanding IT parks, industrial hubs, and healthcare facilities, combined with modern gated communities, have further established Bhubaneswar as a prime destination for homebuyers and investors.

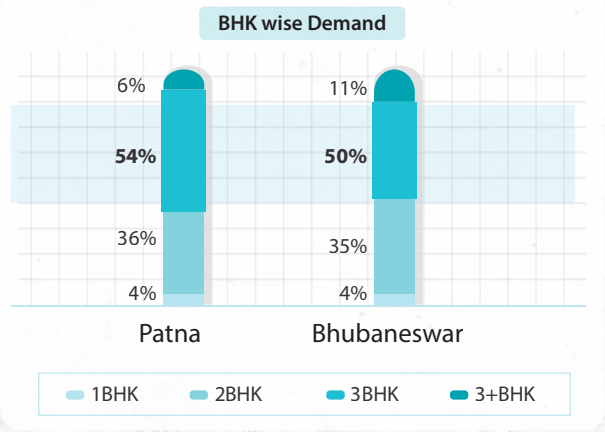
YoY Supply	<5%	5-10 %	10-15%	15-20%	>20%
Patna	-5.19%				
Bhubaneswar				16.04%	

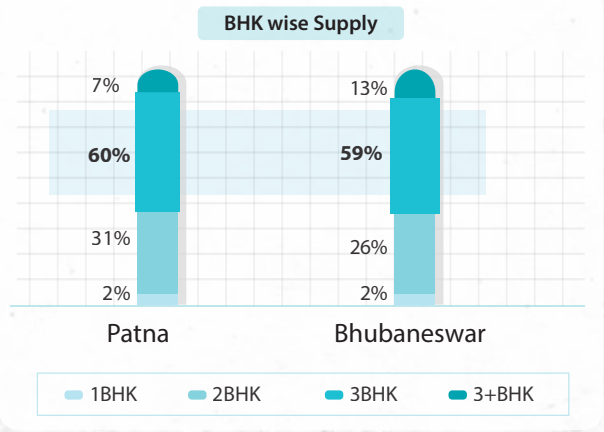
- Patna saw a dip in year-on-year residential inventory, by 5.19%. However, the city witnessed a 42.4% surge in the supply of multistorey apartments. Notably, the city also recorded a 16.4% growth in the addition of new multistorey apartment inventory, reflecting a strong focus on vertical housing development amidst the escalating land prices.

- The residential inventory in Bhubaneswar recorded a significant 16.04% year-on-year increase, primarily driven by a 37% rise in the supply of multistorey apartments, particularly in the premium segment priced above INR 7,500 per square foot.

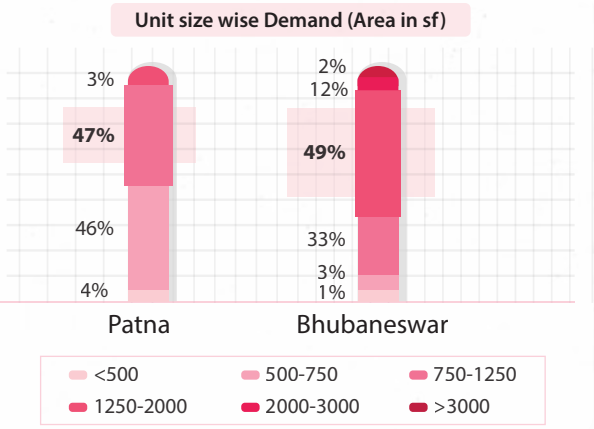
Demand and Supply Insights

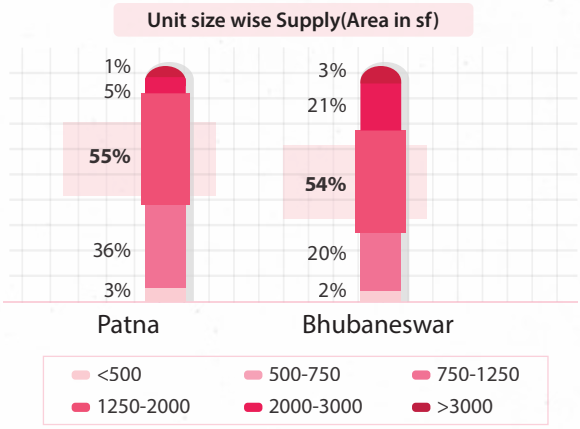
Consumer Preferences and Inventory Availability: BHKs, Unit Size, Ticket Size



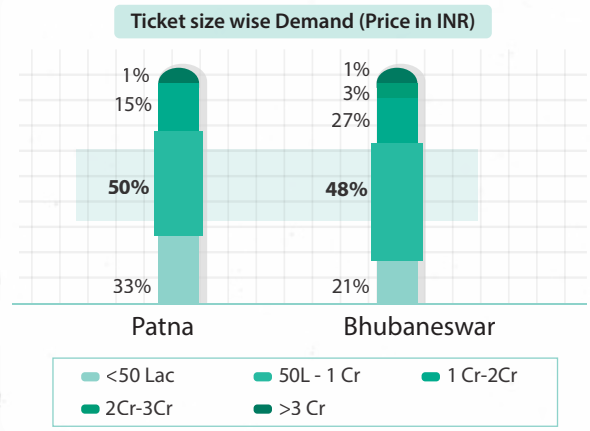


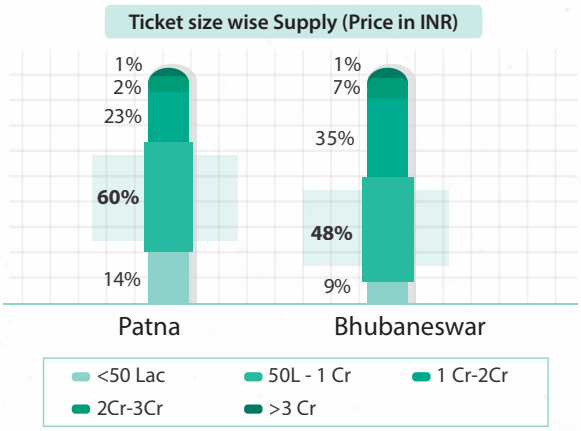
- In line with North Zone preferences, most homebuyers in Patna and Bhubaneswar prioritize spacious living, with over 50% opting for 3 BHK or larger units.
- Furthermore, the 1 and 2 BHK segments are experiencing a widening demand-supply mismatch, with demand consistently outpacing available inventory, leading to rising prices in this category.





- With 50% of homebuyers in Patna preferring units larger than 1,250 sf, the supply in this category increased by 55% YoY in OND '24. The second most preferred category comprises units sized between 750 and 1,250 sf.
- In Bhubaneswar, an impressive 63% of homebuyers prefer spacious units sized over 1,250 sf, supported by a strong 54% supply share in this segment.





- With demand outpacing supply in both cities of the East Zone, there is a significant gap between the demand for affordable housing options, priced up to INR 50 lakh, and the available supply, which is driving up property prices.
- The supply of premium properties (priced above INR 1 crore) increased by 141.2% in Bhubaneswar and by 358% in Patna over the past year.

Patna

Patna led the East Zone with a 15.1% year-on-year surge in property rates, driven by a fourfold increase in the supply of premium units priced above INR 7,500 psf over the past year.

Government and Education Hub:

Patna serves as a significant administrative and educational center in Bihar, with institutions like Patna University, National Institute of Technology, Birla Institute of Technology attracting students from across the region, thus boosting demand for residential spaces.

Infrastructure Development:

Recent improvements in transportation, including the Patna Metro and better road connectivity, are enhancing the city's accessibility, making it an attractive option for homebuyers. Additionally, the Ganga Riverfront Development project is enhancing the city's waterfront, making it a tourist attraction.

Emerging Business Opportunities:

With an increase in commercial activities and investments, Patna is seeing a rise in new residential projects, appealing to young professionals and families seeking growth opportunities. Patna's location as a major trading hub offers scope for agro-based industries, food processing, and manufacturing units.



Top Developers

1	Sai Shree Balajee Homes Pvt. Ltd.
2	Genx Infra Homes Pvt. Ltd.
3	Grih Bhoomi Nirman Pvt. Ltd.
4	Sai Shree Balajee Homes Pvt Ltd
5	Sri Mateshwari Construction

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

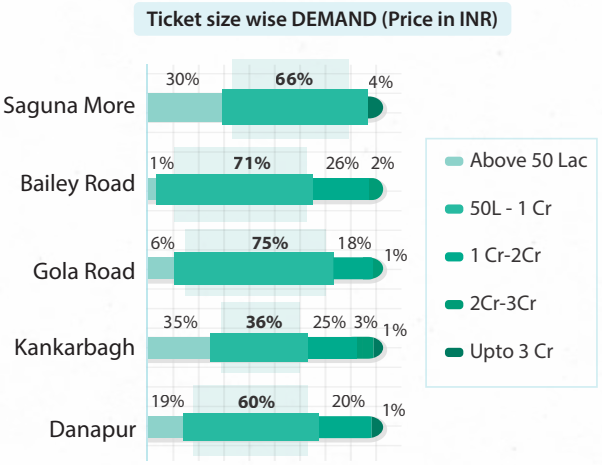
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Danapur	**Hospitals :** Curis Hospital, **Schools :** Greenfield Public School, **Malls :**The Heritage Mall Patna (Mall & Multiplex) **Industry :** Patligram Agro Industries Pvt.Ltd., **Infrastructure:** Danapur railway station,	5.69%	12.65%
Kankarbagh	**Hospitals :** Central Super Speciality Hospital, **Schools :** Ishan International Public School **Malls :**City centre mall **Industry :** VNS Industry, **Infrastructure:** : Jayprakash Narayan International Airport, Patna,	2.49%	19.48%
Gola Road	**Hospital:** DRI Hospital, **Schools:** Greenfield Public School, College Patna, **Industry:** MV Industrial Equipment, **Mall:** JB Mall **Infrastructure:** Jayprakash Narayan International Airport, Patna,	0.60%	13.45%
Bailey Road	**Hospital:** Paras HMRI Hospital, **School:** Vidya Niketan School, **Industry:** Upagya Industried Pvt. Ltd., **Mall:** Bailey Square Mall **Infrastructure:** Patna Junction railway station	1.32%	33.70%
Saguna More	**Hospital:** Curis Hospital, **School:** St. Karen's Secondary School, **College:** Impact College, **Mall:** R C Western Mall **Infrastructure:** Patna - Buxar Highway,	3.21%	18.13%

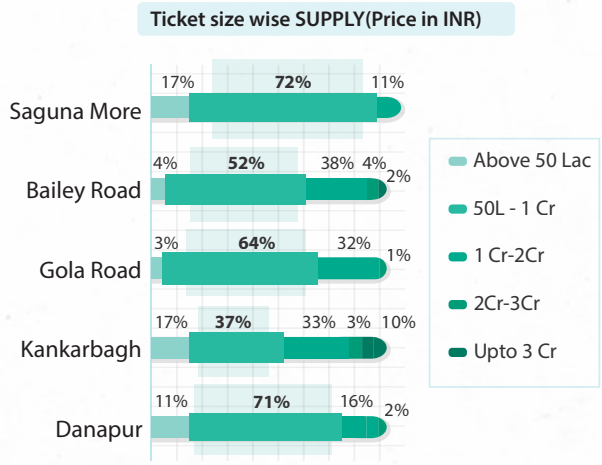
Note: Above table lists the most searched localities on Magicbricks website in Q1 2025



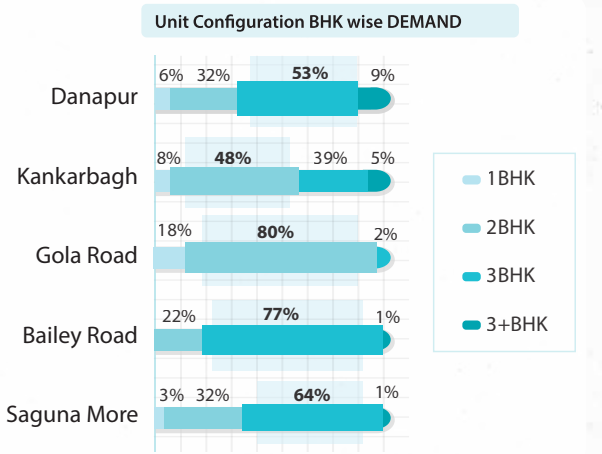
Patna

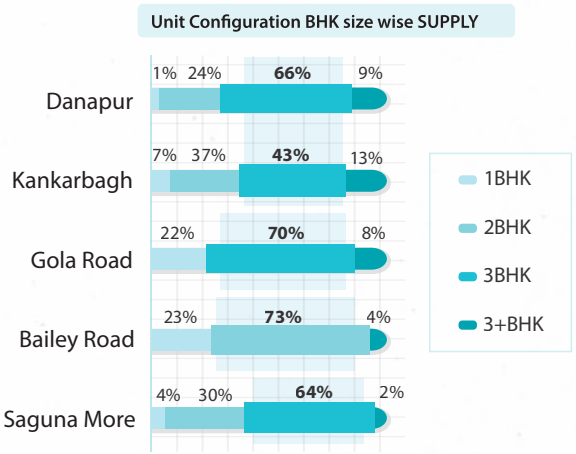
Locality Wise Demand & Supply Analysis





- The affordable housing segment appears to be shrinking, as properties priced below ₹50 lakh account for an average of only 18% of demand across the top 5 localities, while supply in this segment is even lower at just 10%.
- Kankarbagh & Bailey Road emerge as prominent hotspots for premium housing, with properties priced above ₹1 crore dominating the market. In Kankarbagh, the premium segment accounts for 57% of demand and 54% of supply, while Bailey Road follows closely with 27% demand and 34% supply, highlighting the growing appetite for premium residences in these areas.
- Consumer preferences show an inclination towards larger 3 & 3+ BHK apartments in all the micromarkets, followed by 2 BHKs.





Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Multistorey Apartment
Danapur	5,300	5,200	5,700
Kankarbagh	21,500	8,600	7,700
Gola Road	10,300	5,900	6,500
Bailey Road	17,700	6,400	7,000
Saguna More	NA	5,000	5,700

Danapur takes the lead as Patna's most affordable housing hub, while Kankarbagh shines as a premium destination.

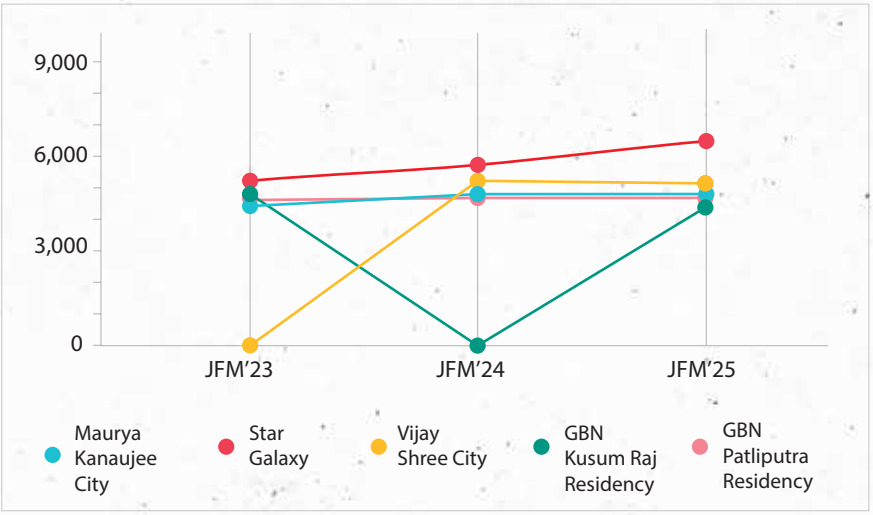


Patna

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Maurya Kanaujee City	33.48 Lac - 71.4 Lac	Construction Linked Plan	Earthquake resistant RCC framed structure, Temple, Power Backup	Khemni Chak
Star Galaxy	64.68 Lac - 257.4	Construction Linked Plan	Educational facilities, Green Building, Healthcare facilities	Didarganj
Vijay Shree City	76.2 Lac - 102.5 Lac	Construction Linked Plan	Power Backup, Lift, Parking, Earthquake resistant, Fire Fighting	Danapur
GBN Kusum Raj Residency	34.6 Lac - 85.44 Lac	Construction Linked Plan	24 Hrs Security, Aerobic Area, Indoor Games Facility	Danapur
GBN Patliputra Residency	48 Lac - 70.8 Lac	Construction Linked Plan	Swimming pool, Wifi zone, Gym, Temple, Parking	Vivek Vihar Colony

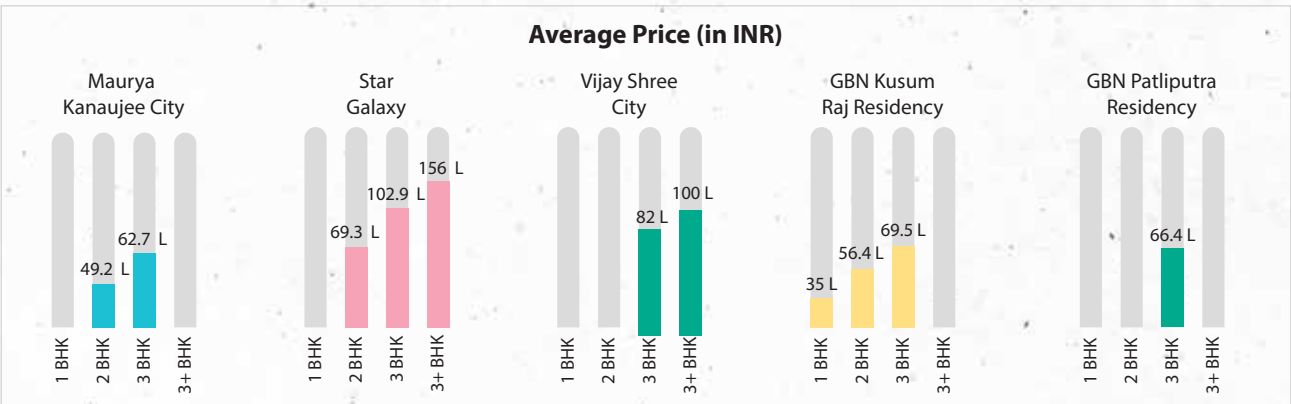
Note: Above table lists the most searched Projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Star Galaxy, Didarganj witnessed maximum capital appreciation of 27.45% YoY.

GBN Kusum Raj Residency at Danapur emerges as an affordable project in this list



GBN Kusum Raj Residency is the only project offering 1 BHKs at a modest price of INR 35 Lacs Maurya Kanaujee City offers 3 BHKs at an affordable price of INR 62.7 Lacs. Premium 3+ BHK is being offered only by Star Galaxy at INR 1.56 Cr.



Bhubaneswar

Bhubaneswar led the East Zone with a 16.04% YoY rise in residential inventory, driven by a 97% surge in multistorey apartment supply

IT and Education Sector Growth:

Bhubaneswar is growing as a hub for IT and education, with IT parks like Infocity and STPI attracting companies and startups. Institutions like IIT Bhubaneswar and KIIT University have made the city a hub for higher education, driving innovation, attracting a young workforce, and increasing demand for housing.

Smart City Development:

As part of the Smart City Mission, Bhubaneswar is undergoing significant urban development, improving infrastructure and amenities that make it a favorable destination for new residents.

Cultural Heritage and Livability:

Known for its rich history and temples, Bhubaneswar offers a unique blend of culture and modern living, making it appealing to families and individuals looking for a vibrant community.



Top Developers

1	Evos Buildcon Pvt. Ltd.
2	DN Homes Pvt. Ltd.
3	Trident Properties Private Limited
4	Laxmi Infra Venture Pvt. Ltd.
5	Utkal Builders

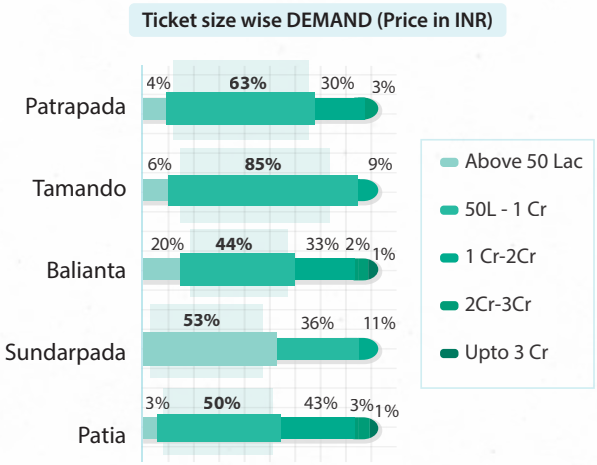
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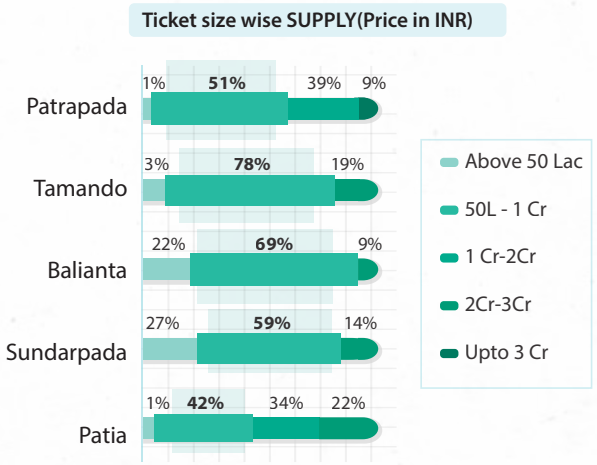
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Patia	**Hospitals:** CARE Hospitals, **School:** KIIT PUBLIC SCHOOL, **College**: Kalinga Institute of Industrial Technology, **Mall:** Maruti Mall **Infrastructure:** Biju Patnaik International Airport	11.07%	29.45%
Sundarpada	**Hospitals:** Sundarpada Hospital, **School:** St. Xavier International School, **College:** Swami Vivekananda College Of Sci & Mgt **Mall:** DN Regalia Mall, **Infrastructure:** Lingaraj Temple Road railway station	2.86%	30.79%
Balianta (Including Hans Pal)	**Hospitals:** Apollo Hospitals, **School:** Hi-Tech Public School, **College:** ASTHA School Of Management, **Mall:** Symphony Mall, **Infrastructure:** Mancheswar railway station	2.92%	18.41%
Tamando	**Hospitals:** Vivekanand Hospital , **School:** Saint Arnolds School, **College:** Gandhi Engineering College, **Mall:** DN Regalia Mall **Infrastructure:** Biju Patnaik International Airport	2.78%	18.44%
Patrapada	**Hospital:** All India Institute of Medical Sciences, Bhubaneswar, **School:** Doon International School Bhubaneswar, **College:** NM Institute Of Engineering & Technology **Mall:** DN Regalia Mall, **Infrastructure:** Katikata-Jaipur Road	-0.64%	22.22%

Note: Above table lists the most searched localities on Magicbricks website in Q1 2025

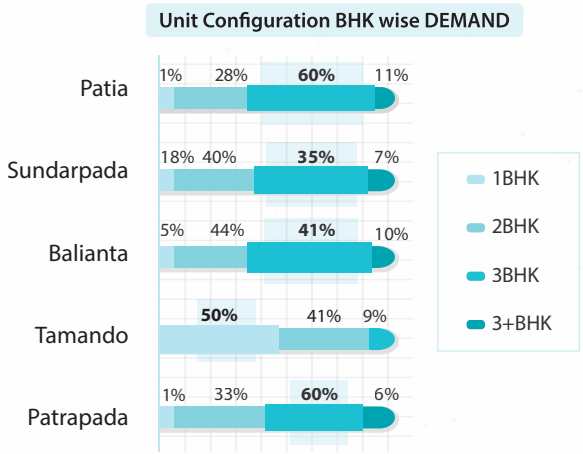


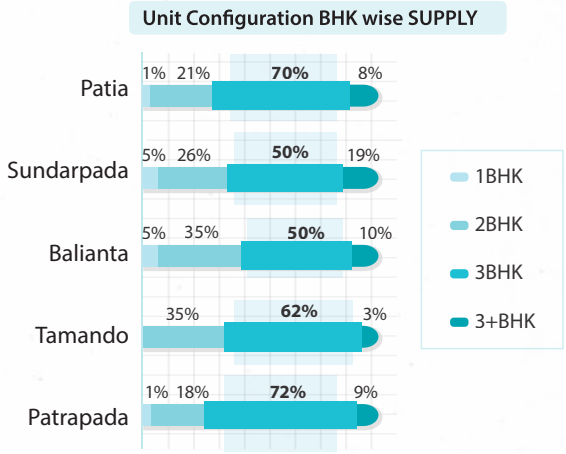
Bhubaneswar | Locality Wise Demand & Supply Analysis





- There is a clear inclination of customers towards properties priced between INR 50 Lac-1 Cr., with a majority of supply also falling in this segment.
- Patrapada and Patia stand out as prime destinations for luxury homebuyers, with a significant share of demand and supply concentrated in the premium segment (priced above ₹1 Cr), making them hotspots for upscale living.
- 2 & 3 BHKs rule the market with consumers preferring larger apartments in the top localities in Bhubaneswar.





Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Patia	7,800	6,000	4,900	7,300
Sundarpada	4,800	5,000	4,600	4,500
Balianta	4,600	4,800	4,300	5,300
Tamando	4,500	7,000	4,400	5,900
Patrapada	7,300	6,300	NA	6,300

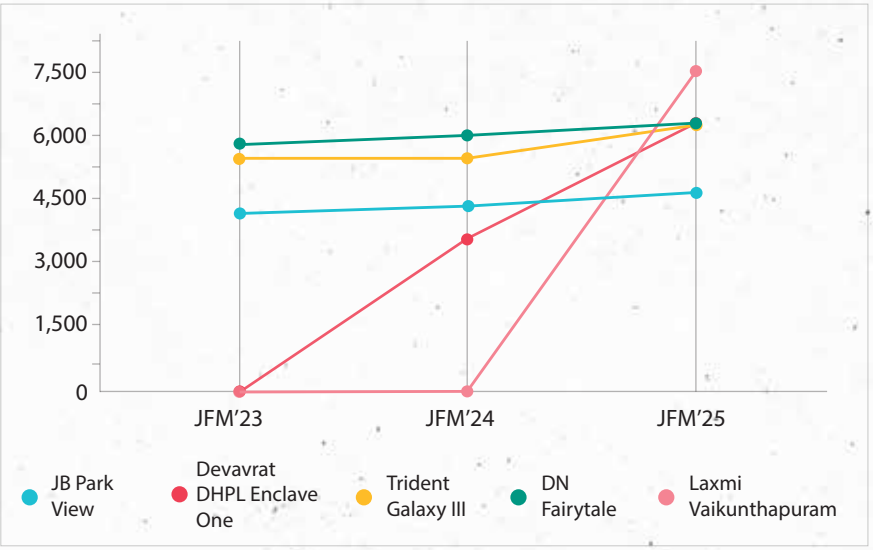
Sundarpada, Balianta and Tamando offers affordable and diverse property options to buyers, whereas Patia and Patrapada are premium locations for buyers interested in high end properties.



Bhubaneswar | Pricing Dynamics of Top Projects in the City

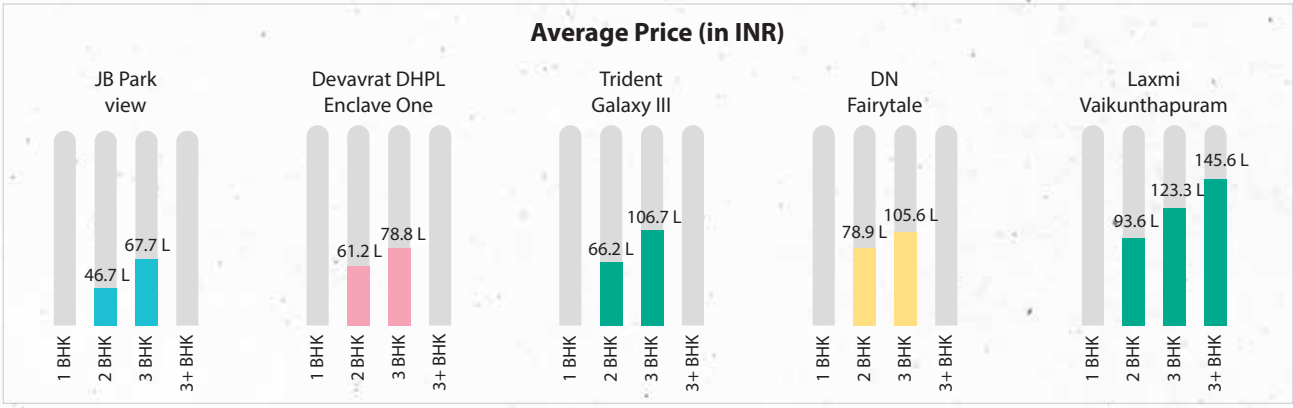
Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
JB Park View	43.5 Lac - 77.5 Lac	Flexible Plan	Gym, 24 / 7 Power supply, Parking, Community hall, 24 / 7 Security,	Balianta
Devavrat DHPL Enclave One	57.5 Lac - 110 Lac	Flexible Plan	Power backup, CCTV, 24 x 7 water supply, Parking	Patia
Trident Galaxy III	62.38 Lac - 162 Lac	Construction Linked Plan	Health club, Community hall, Green area with landscaping, Indoor sports facilities, Sewage treatment plant	Kalinga Nagar
DN Fairytale	25 Lac - 115 Lac	Flexible Plan	Gym, Pool, Lounge, Billiard Room, Jogging Track, Kids Play Area	Madanpur
Laxmi Vaikunthapuram	93.6 Lac - 155 Lac	Construction Linked Plan	Swimming Pool, Open air gym, Golf court, Yoga space, Club House	Pandara

Note: Above table lists the most searched Projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

JB Park View provide units at more affordable rates, whereas Laxmi Vaikunthapuram and DN Fairytale feature the highest price points.



Trident Galaxy III, Laxmi Vaikunthapuram and DN Fairytale offer premium property options across 3 BHK apartments, while relatively affordable options for 2 BHKs are available at JB Park view, Devavrat DHPL Enclave One, and Trident Galaxy III.

South Zone

- South India's emerging cities-Kochi, Thiruvananthapuram, Visakhapatnam, Vijayawada, and Mysore-are swiftly transforming into hotspots for residential real estate. Blending urban growth with cultural heritage, these cities attract homebuyers and investors with affordability, modern infrastructure, and high living standards. Booming IT hubs, strong connectivity, and planned development draw a diverse demographic group, from young professionals to retirees and NRIs.
- Kochi and Thiruvananthapuram stand out with their thriving IT hubs, seamless connectivity, and charming coastal lifestyle. Visakhapatnam, a bustling industrial and port city, is evolving into a sought-after residential destination, thanks to smart city projects and eco-friendly developments.
- Vijayawada is emerging as a prime residential hub, driven by its proximity to Amaravati, expanding metro connectivity, and thriving commerce. With rising demand and evolving infrastructure, it holds strong real estate potential. Mysore, with its rich cultural heritage and serene environment, offers a tranquil, high-quality lifestyle for those looking to escape the chaos of big cities.



Kochi

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
Cognizant, Wipro	InfoPark, Kochi SEZ	IT, Shipping, Tourism, Petrochemicals	New Dry Dock (NDD), Indian Oil Corp Ltd's LPG Import Terminal at Puthuvypeen, Kochi	3.60



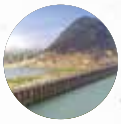
Thiruvananthapuram

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
UST Global, Infosys, TCS	Technopark, Kerala SEZ	IT, Tourism, Education	Development of a district hospital in Thiruvananthapuram, Establishment of a financial-industrial corridor from Vizhinjam to Thiruvananthapuram-Punalur	2.45



Visakhapatnam

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
HPCL, RINL (Rashtriya Ispat Nigam Ltd)	IT SEZ, Vizag Industrial Park	Steel, IT, Petrochemicals	Bhogapuram International Airport, Visakhapatnam-Chennai Industrial Corridor	2.50



Vijayawada

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
HCL, Muthoot Fincorp Ltd.	Autohubs, Kondapalli Estate	Agriculture, Tourism	Upcoming Metro rail, Chennai-Kolkata Highway	2.50



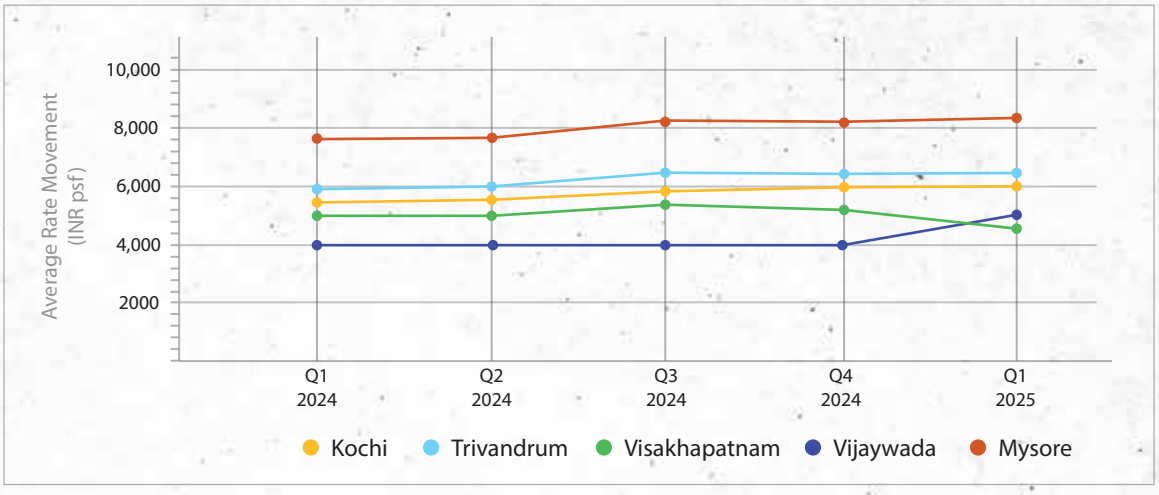
Mysore

Prominent Organisations	Commercial Hubs	Key Economic Drivers	Major Infrastructure Project	Population (In Million)
Infosys	Hebbal Industrial Area, Mysore IT Park	IT, Tourism, Silk, Manufacturing	Bangalore Mysore Infrastructure Corridor Project (BMICP), Expansion of Ashokapuram Station	1.30

Pricing Dynamics

YoY Rate Change	0-5%	5-10 %	10-15%	15-20%	>20%
Kochi				16.55%	
Thiruvanan-thapuram	4.34%				
Visakhapatnam	1.00%				
Vijayawada			13.05%		
Mysore		5.24%			

- Fueled by increasing urbanization, ongoing government initiatives and rapid infrastructure developments Kochi demonstrated highest surge of 16.55% in capital values .
- Vijayawada saw a notable 13.05% rise in property rates over the past year, fueled by a 50% surge in the average rates of multistorey apartments and a 35% increase in the average rates of residential houses.
- Mysore recorded a notable annual property price growth of 5.24%, with capital values of builder floors doubling and multistorey apartmentt rates rising by an impressive 39% over the past one year.
- Thiruvananthapuram's residential real estate segment recorded a YoY capital growth of nearly 4.34%, accompanied by a remarkable 41% surge in inventory priced above INR 7,000 psf.
- Visakhapatnam has witnessed a nominal change in property rates over the past year, with a 1.00% YoY growth, indicating a stable pricing trend with residential demand exceeding supply.



BHK Wise Average Rates (in INR psf)

	1BHK	2BHK	3BHK	3+BHK
Kochi	6,200	5,600	6,400	6,900
Thiruvana-nthapuram	3,700	5,600	5,800	6,200
Visakhapa-tnam	4,900	4,700	5,200	8,600
Vijayawada	6,300	4,900	5,200	7,600
Mysore	6,200	8,900	7,700	7,300

Property Type Wise Average Rates (in INR psf)

	Builder Floor	Independent House	Multistorey Apartment	Villas
Kochi	5,100	6,400	6,500	5,800
Thiruvana-nthapuram	5,500	5,500	6,700	5,600
Visakhapa-tnam	5,300	7,300	6,600	8,500
Vijayawada	4,700	7,600	4,700	6,900
Mysore	13,400	7,600	8,300	6,700

- Being closer to Bengaluru Mysore offers the most expensive units, particularly those with 2 and 3 BHK configurations.
- Thiruvananthapuram emerges as the most affordable residential market for 1 and 3+ BHK configurations.
- Independent houses and villas are most affordable in Thiruvananthapuram, followed by Kochi.
- Vijayawada recorded a notable YoY capital appreciation with the pricing of residential houses rising by 35% and villas by 23%.

South Zone Demand and Supply

YoY Demand	<5%	5-10 %	10-15%	15-20%	>20%
Kochi		6.57%			
Thiruvanan-thapuram			10.33%		
Visakhapat-nam			11.59%		
Vijayawada					21.44%
Mysore			11.28%		

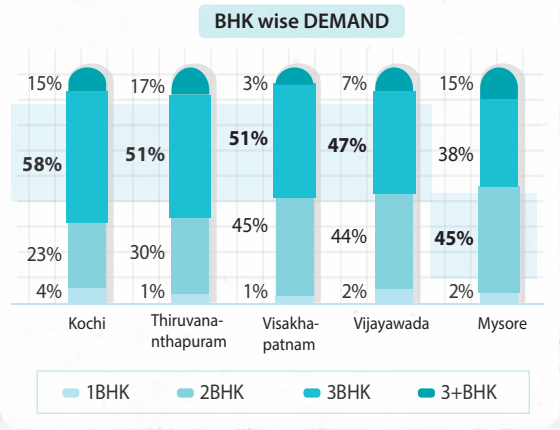
- Due to the high transaction costs, consisting of 7% stamp duty and registration charges at 2% of the property value, the demand for residential housing in Kochi has remained relatively moderate over the past year.
- Thiruvananthapuram's steady economic growth, driven by sectors such as IT, tourism, and healthcare, has created job opportunities and attracted both residents and investors, thereby fueling the demand for housing in the city.
- Visakhapatnam's rise as an IT and industrial hub, along with its strategic location as a major port city, has driven job creation and business growth. Key infrastructure developments, such as an expanded international airport and better road connectivity, along with its coastal beauty, mild climate, and affordable property prices, are attracting people seeking a higher quality of life.
- Vijayawada has experienced the highest YoY housing demand growth of 21.44% due to rapid infrastructure development, enhanced connectivity, and urban expansion. The city's strategic location as a commercial and transportation hub has fueled business growth, leading to increased employment opportunities. Additionally, the rise in social infrastructure, including educational institutions, healthcare facilities, and retail spaces, has made it a more attractive destination for homebuyers and investors.
- Mysore recorded the YoY demand growth of 11.28%. Housing demand in Mysore is rising due to its enhanced connectivity, rapid urbanization and growing reputation as an educational and cultural hub.

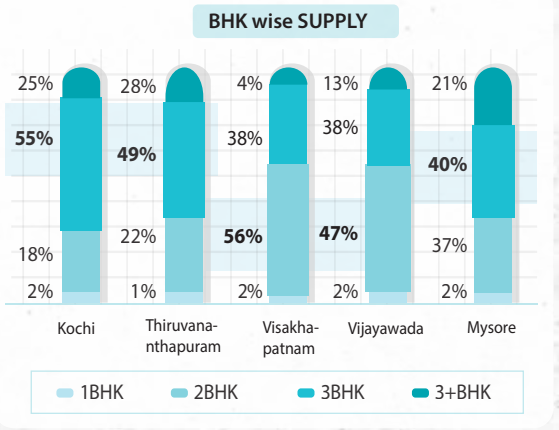
YoY Supply	<0%	0-5 %	5-10%	10-15%	>15%
Kochi	-9.88%				
Thiruvanan-thapuram	-10.6%				
Visakhapat-nam	-13.09%				
Vijayawada	-10.78%				
Mysore	-15.44%				

- The supply of residential inventory across all emerging cities in the South Zone has struggled to keep up with the surging demand, resulting in a rise in property values.
- Despite an overall decline in inventory, the share of ready-to-move properties in Visakhapatnam rose from 69% to 73% over the past year. Meanwhile, Vijayawada witnessed a rise in the supply share of under-construction properties, increasing from 13% to 23% during the same period.
- The South Zone's share of new property supply grew from 23% to 27% over the past year. Vijayawada led this surge, with its supply share of new property soaring from 15% to 25%, marking the most significant rise. Meanwhile, Mysore saw a notable increase in the supply of resale properties, climbing from 72% to 77% during the same period.

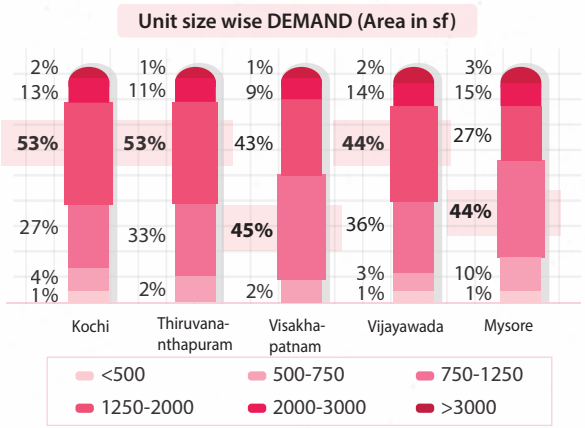
Demand and Supply Insights

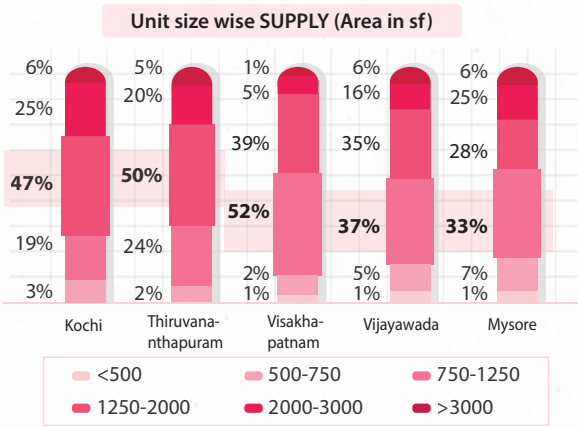
Consumer Preferences and Inventory Availability: BHKs, Unit Size, Ticket Size



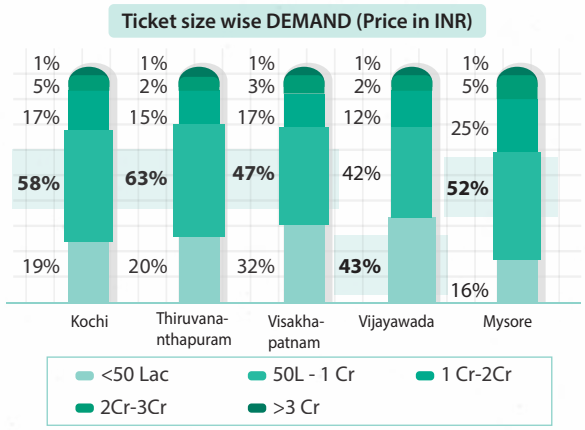


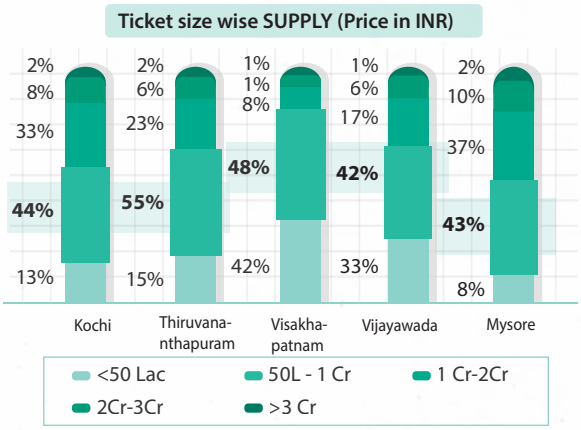
- Kochi and Thiruvananthapuram witnessed a demand share of over 70% for 3 and 3+ BHK units collectively.
- With most of the supply concentrated in 3 BHK and larger units across most cities, the supply of 3 BHK units registered a modest YoY increase of 13.2% collectively across all five cities in the South Zone.





- More than 50% of homebuyers in South Zone prefer homes sized over 1,250 sf, while Visakhapatnam and Mysore saw a marked preference for units sized 750-1,250 sf.
- Units ranging from 1,250 to 2,000 sf constitute approximately 50% of the supply share in both Kochi and Thiruvananthapuram. Except for Visakhapatnam and Vijayawada, demand for units sized 750–1,250 sf surpasses the available supply in the other cities of South Zone.





- Vijayawada registers the highest demand for affordable housing options priced up to INR 50 lakh among all the cities in the South Zone, followed by Visakhapatnam where the supply in this segment exceeds the demand.
- In Kochi, Thiruvananthapuram, and Mysore, the demand for properties priced between INR 50 lakh and 1 crore surpasses the available supply.
- Mysore witnesses the highest demand share for properties priced more than INR 1 Cr.



Kochi

Vyttila is rising as a prime luxury destinations, with a significant share of supply focused on high-end properties above ₹1 Cr.

Port City

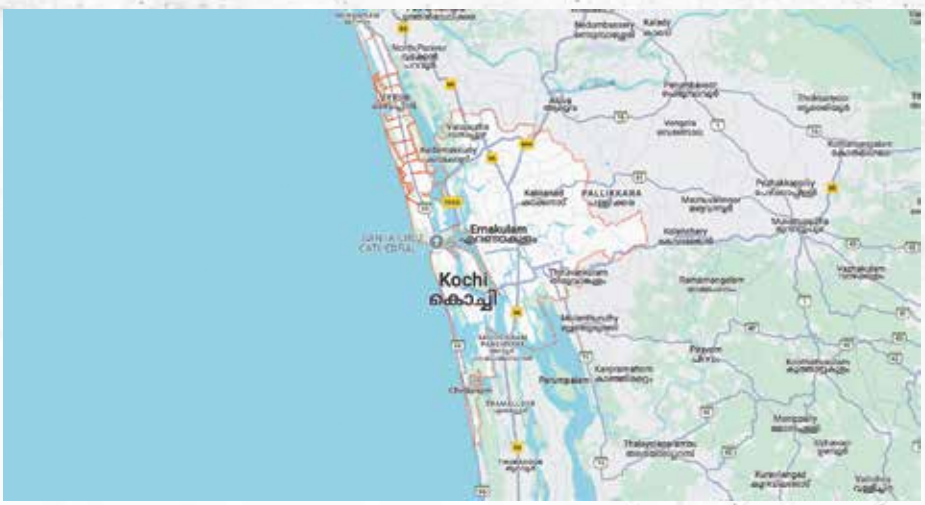
Kochi, the "Queen of the Arabian Sea," is a major port city in Kerala, renowned for its strategic coastal location, Cochin Port, and the International Container Transshipment Terminal at Vallarpadam, making it a vital hub for trade and connectivity.

Infrastructure Development

Kochi's infrastructure development includes the Cochin International Airport, Kochi Metro, and Vallarpadam Transshipment Terminal, enhancing connectivity and trade. Smart city projects, IT hubs like Infopark, and urban upgrades drive its transformation into a modern economic hub. Investment in projects like the Kochi Water Metro boosts residential and commercial real estate demand.

Cultural Diversity

The city's blend of history, culture, and modern amenities attracts expatriates and tourists alike. Kochi hosts vibrant festivals, including the Cochin Carnival and Onam, and celebrates a range of religious traditions, making it a unique cultural hub in Kerala.



Top Developers	
1	Prestige Estates Projects Ltd.
2	SFS Homes
3	Skyline Builders
4	Green Vistas
5	Puravankara Ltd

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

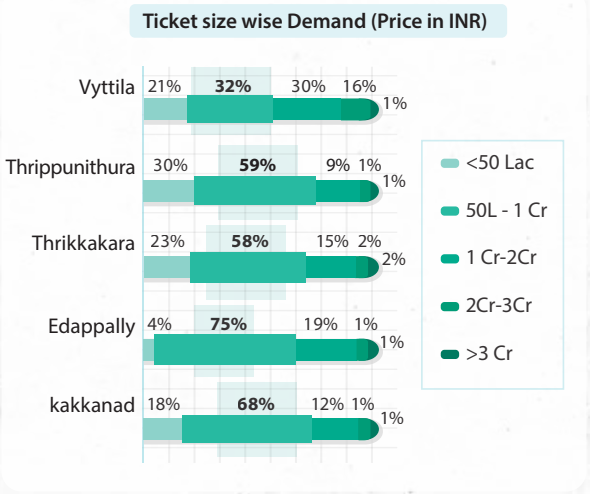
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Kakkanad	**Hospitals :** Sunrise Hospital Kochi **Schools :** Snehanilayam Special School **College:** Model Engineering College **Malls :** Oberon Mall **Infrastructure:** Kunnumpuram Metro Station	8.52%	27.70%
Edappally	**Hospitals :** Renai Medicity **Schools :** Hill Valley Higher Secondary School **College:** AIMS - College of Allied Health & Management, **Malls :** Grand Mall **Infrastructure :** Edapally Metro Station	12.04%	32.93%
Thrikkakara	**Hospitals :** Kinder Hospitals **Schools :** Cochin Public School **College:** Govt Model Engineering College **Malls :** LuLu International Shopping Mall **Infrastructure :** Cochin International Airport	0.02%	42.77%
Thrippunithura	**Hospitals :** Varma Hospital **Schools :** The Choice School **College:** Govt Sanskrit College **Malls :** Nediyathy N Square Mall **Infrastructure :** Vadakkekotta Metro Station	8.39%	31.08%
Vyttila	**Hospitals :** Indira Gandhi Co-Operative Hospital **Schools :** St. Jude's English Medium High School **College:** Sacred Heart College **Malls :** Centre Square Mall **Infrastructure :** Thykoodam Metro Station	6.59%	17.53%

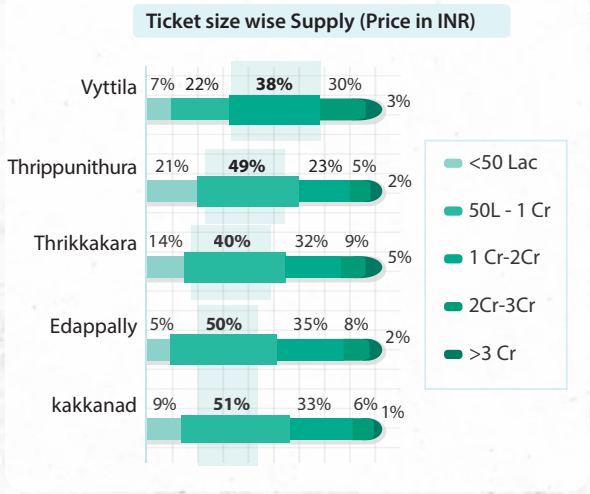
Note: Above table lists the most searched localities on Magicbricks website in Q1 2025

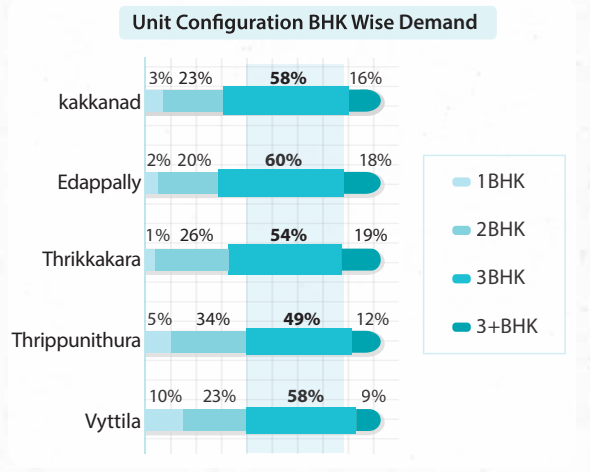


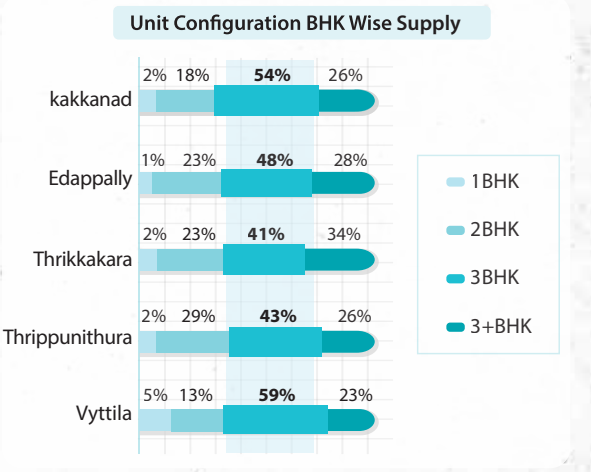
Kochi

Locality Wise Demand & Supply Analysis









- Homebuyers have shown a strong preference for properties priced between ₹50 lakh and ₹1 crore, although the supply within this range has not been able to keep pace with the rising demand.
- Edappally and Vyttila are emerging as key destinations for luxury homebuyers, with an adequate portion of supply focused on high-end properties (priced above ₹1 Cr), establishing them as prime areas for higher standard of living.
- 3 BHK units dominate the market, with buyers showing a strong preference for more spacious units in the city's prime localities in Kochi.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Kakkanad	5,500	4,400	6,000	5,800
Edappally	7,700	8,200	6,700	6,500
Thrikkakara	6,900	NA	6,400	5,800
Thrippunithura	6,800	4,000	5,800	5,600
Vyttila	7,700	4,000	5,300	7,700

Kakkanad comes out to be offering affordable residential houses while Edappally covers the premium segment across residential houses, builder floors, and villas.

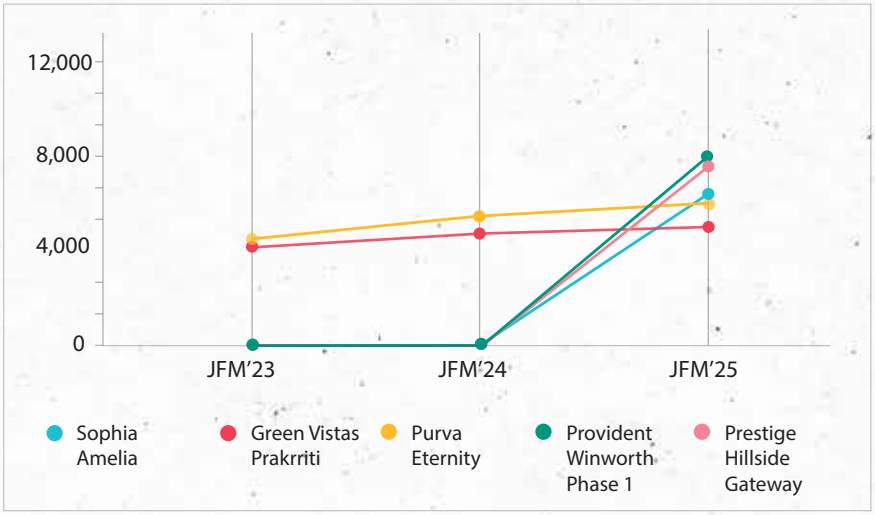


Kochi

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Sophia Amelia	80 Lac – 120 Lac	Flexible Plan	Club House, Vastu Compliant, Children's Play Area, Parking	Edappally
Green Vistas Prakrriti	60 Lac – 125 Lac	Flexible Plan	Indoor games, Gym, Power backup, Multipurpose hall	Kakkanad
Purva Eternity	65 Lac – 105 Lac	Flexible Plan	Club House, Power Back Up, Swimming Pool, Flower Gardens	Kakkanad
Provident Winworth Phase 1	83.8 Lac - 90 Lac	Construction Linked Plan	Forest Trail, Tennis Court, Cricket pitch, Reading room, Gym	Edappally
Prestige Hillside Gateway	53 Lac – 210 Lac	Flexible Plan	Spill Out Terrace, Jacuzzi, Sauna, Swimming Pool, Multipurpose Hall	Kakkanad

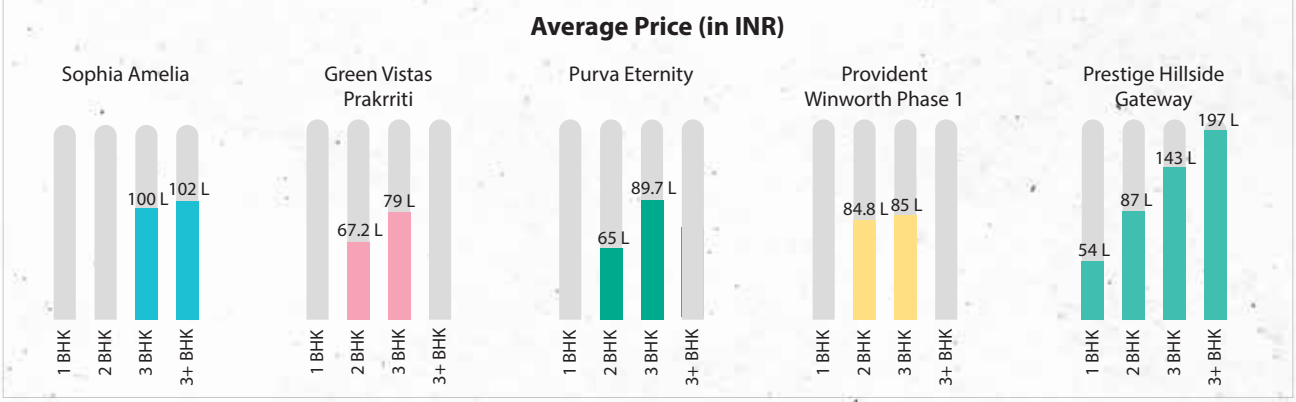
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Green Vistas Prakrriti shows an appreciation of 11.36% while Purva Eternity shows an appreciation of 8.16% over the past two years.

Average rate of top 5 projects in Kochi stands out to be INR 6380 psf.



Prestige Hillside Gateway offers a variety of options ranging from 1 BHK to 3+ BHK and can be considered as an affordable option, while Sophia Amelia covers the premium segment offering 3 BHK and 3+ BHK.



Thiruvan-anthapuram

While individual houses remain the key asset class, villa inventory has seen the largest increase, followed by multistorey apartments

Government Hub

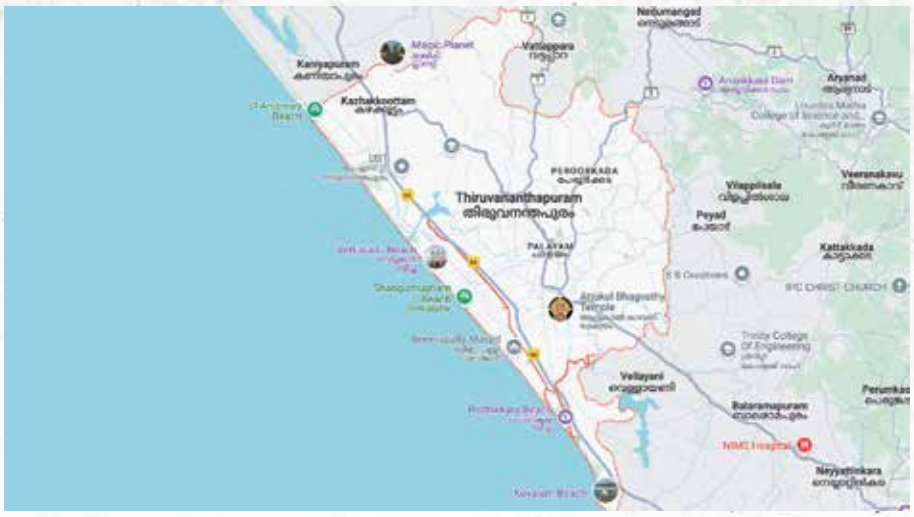
As Kerala's political capital, Thiruvananthapuram attracts significant public investment in infrastructure and housing. The city acts as a gateway for administrative and policy outreach to the southern states and Lakshadweep Islands.

Educational Hub

Home to numerous educational institutions, it draws students and professionals, driving demand for residential properties. Regional Cancer Centre and Sree Chitra Tirunal Institute for Medical Sciences & Technology are located in Thiruvananthapuram.

Growing IT Sector

The emerging IT parks in the city contribute to economic growth and a burgeoning real estate market. The city is home to one of the largest technology park known as Tecknopark.



Top Developers	
1	Sobha Ltd.
2	Artech Realtors Pvt. Ltd
3	Confident Group
4	SFS Homes
5	Oceanus Dwellings (P) Ltd

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

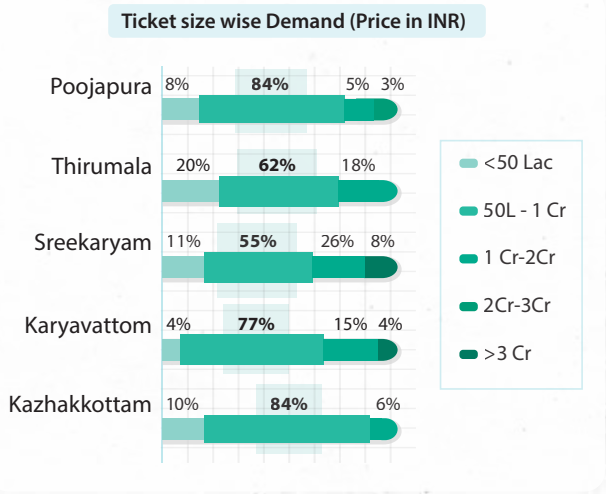
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Kazhakkottam	**Hospitals :** TSC Hospital Private Limited **Schools :** Bambino International Montessori School **College:** Marian College of Arts And Science **Malls :** LuLu Mall **Infrastructure :** Thiruvananthapuram International Airport	0.45%	6.66%
Karyavattom	**Hospitals :** AJ Hospital **Schools :** Bambino International Montessori School **College:** Lakshmibai NCPE **Malls :** LuLu Mall **Infrastructure :** Kazhakootam - Karode Bypass	18.50%	6.81%
Sreekaryam	**Hospitals :** Sree Chitra Tirunal Institute for Medical Sci. & Technology **Schools :** Bethlehem English Medium School **College:** Loyola College of Social Sciences Sreekariyam **Malls :** LuLu Mall **Infrastructure :** Thiruvananthapuram Central Railway Station	10.32%	5.56%
Thirumala	**Hospitals :** PRS Hospital **Schools :** Army Public School **College:** LBS Institute Of Technology for Women Poojappura **Malls :** Mall of Travancore **Infrastructure :** Trivandrum - Nagercoil Highway	4.55%	19.51%
Poojapura	**Hospitals :** Poojappura **Schools :** Bharatiya Vidya Bhavan **College:** LBS Institute Of Technology for Women Poojappura **Malls :** Mall of Travancore **Infrastructure :** Trivandrum - Nagercoil Highway	9.79%	3.25%

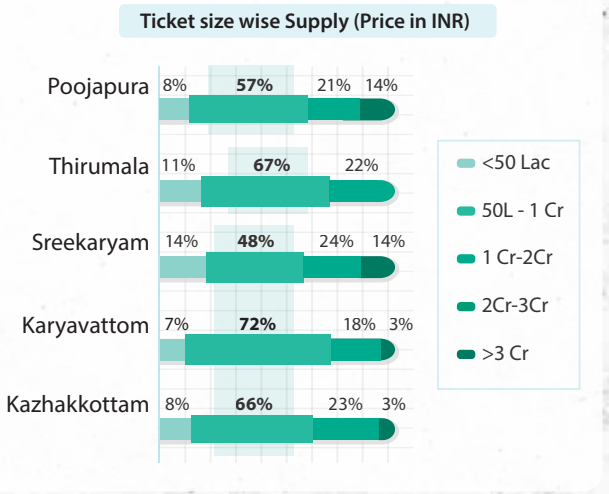
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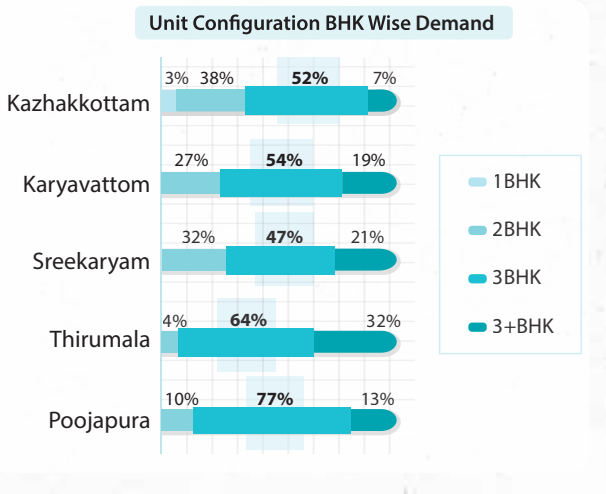


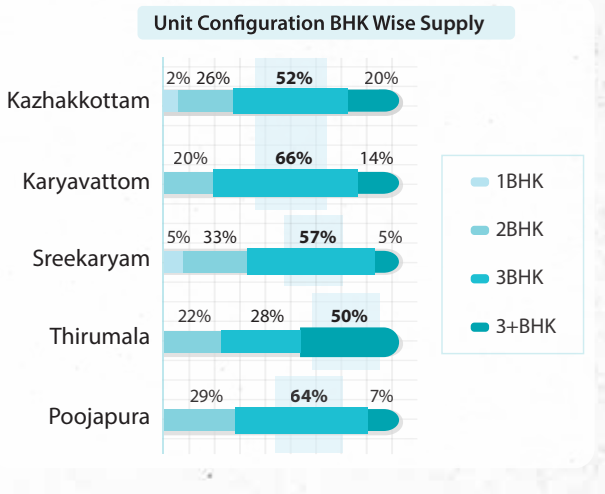
Thiruvana-nthapuram

Locality Wise Demand & Supply Analysis









- There is a clear inclination of homebuyers towards properties priced between INR 50 Lac-1 Cr., with a majority of supply also falling in this segment.
- Sreekaryam, Karyavattom and Thirumala stand out as prime destinations for luxury homebuyers, with a significant share of demand and supply concentrated in the premium segment (priced above ₹1 Cr), making them hotspots for upscale living.
- 3 BHKs rule the market with consumers preferring larger apartments in the price range of Rs. 50 Lac – 1 Cr.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Kazhakkottam	5,100	6,300	6,300	5,800
Karyavattom	4,800	NA	5,000	6,800
Sreekaryam	6,400	NA	4,700	5,600
Thirumala	4,400	NA	5,800	6,000
Poojapura	6,500	NA	NA	5,800

The top localities of Thiruvananthapuram offer a diverse range of property options to end users, catering to different budget segments. Sreekaryam provides both multistorey apartments and villas at affordable prices, making it an attractive choice for buyers. Kazhakkottam stands out as the only locality offering multiple property types, including premium villas.

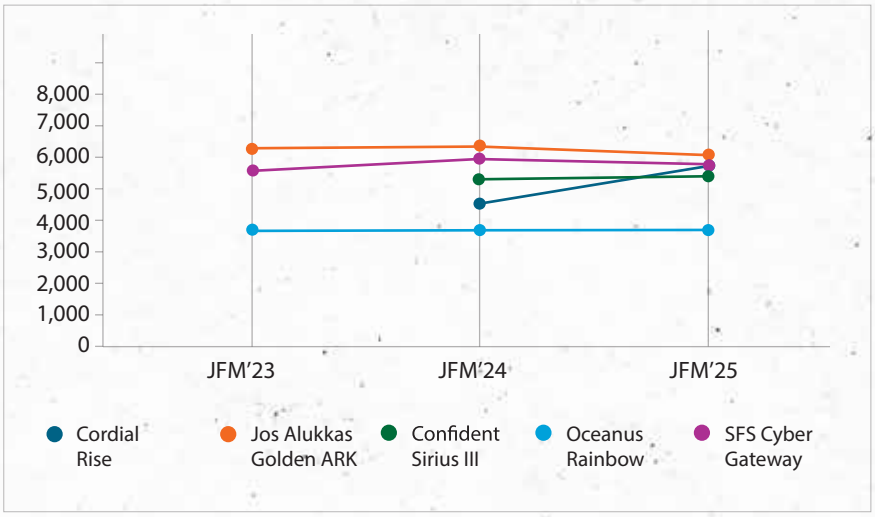


Thiruvana-nthapuram

Pricing Dynamics of Top Projects in the City

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Cordial Rise	56 Lac - 79 Lac	Flexible Plan	Video door phone connectivity, Solar assisted lighting, Fitness centre,	Vazhayila
Jos Alukkas Golden ARK	90 Lac - 97.8 Lac	Flexible Plan	Intercom or audio and video door phone facility, Multi-purpose hall	Anayara
Confident Sirius III	35 Lac - 55 Lac	Flexible Plan	Swimming Pool, Gym, Multipurpose Hall, Party Lawn	Menamkulam
Oceanus Rainbow	58 Lac - 68 Lac	Flexible Plan	Swimming Pool, Gym, Multipurpose Hall, Piped Gas	Oceanus Rainbow
SFS Cyber Gateway	62 Lac - 72 Lac	Flexible Plan	Swimming Pool, Gym, Multipurpose court, Park, Lawn	Kazhakkottam

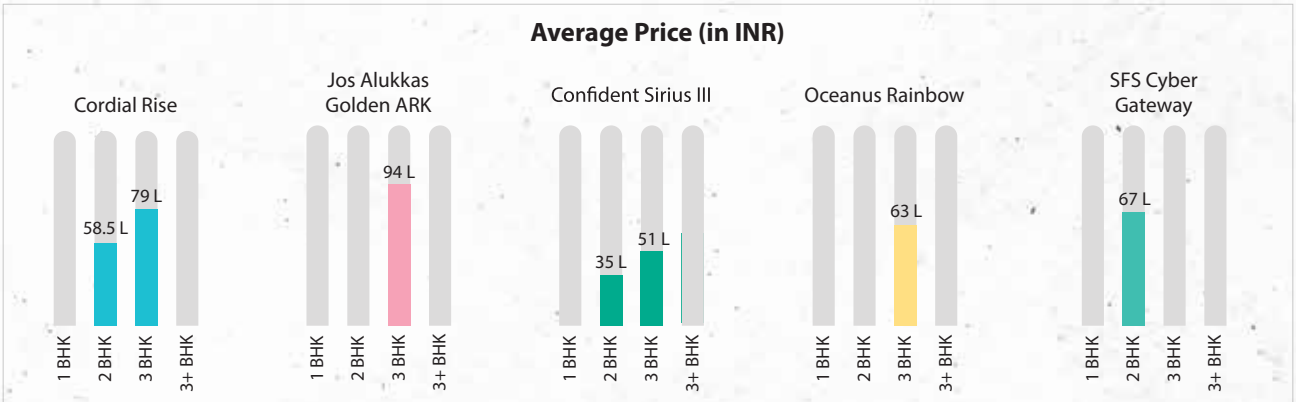
Note: Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

The project Cordial Rise witnessed highest capital appreciation with 20.8% over the past one year.

Avg appreciation of top 5 projects is 12.6% over the past one year.



Confident Sirius III offers affordable 2 BHKs, which is the most sought-after configuration in the city at a much lower price than its competitors. For premium projects, home seekers can look at Jos Alukkas Golden ARK and Cordial Rise, offering such projects in the price range of Rs. 79 Lacs – 94 Cr.



Visakhapatnam

Visakhapatnam's coastal allure soars with a 125% surge in the supply of high-end villas priced above ₹7,500 psf over the past year.

Industrial Growth

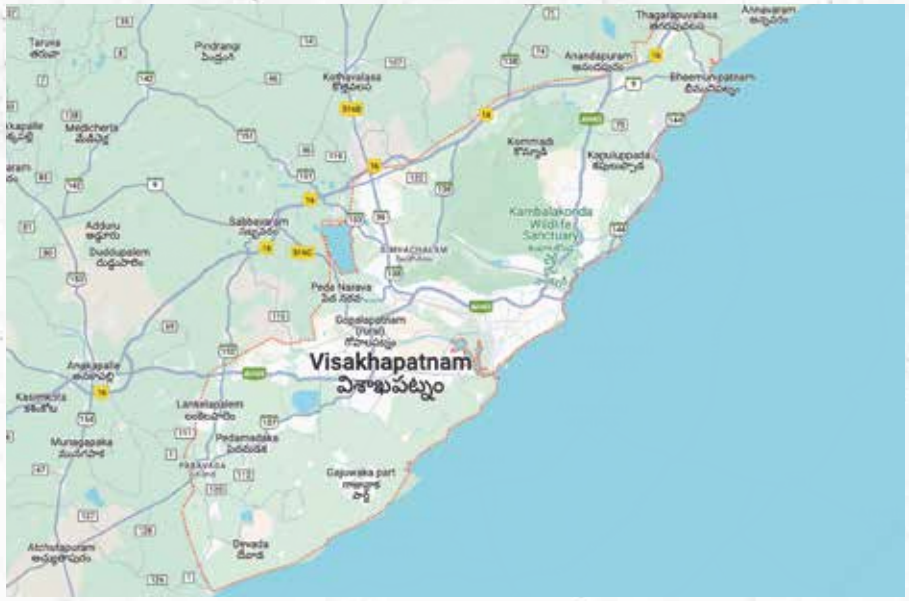
Vishakhapatnam's rapid development as an industrial and port city drives significant real estate demand.

Economic Corridor

The Visakhapatnam-Chennai Industrial Corridor facilitates trade and boosts investment in residential and commercial properties.

Natural Beauty

Its picturesque coastline and scenic landscapes enhance its appeal for residents and tourists.



Top Developers	
1	Utkarsha Constructions
2	Flora Constructions
3	Charan Group
4	Shriram Properties Ltd.
5	Sardar Projects Pvt. Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

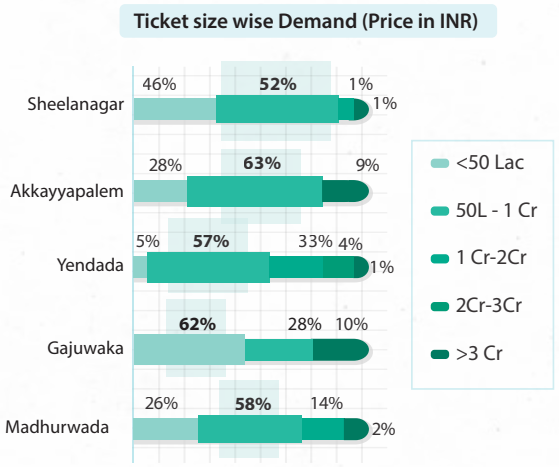
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Madhurwada	**Hospital:** GITAM Hospital, **School:** The Intelli School Vizag, **College:** Baba Institute of Technology & Sciences, **Mall:** CMR Central Mall, **Infrastructure:** Visakhapatnam Railway Station	-2.01%	5.46%
Gajuwaka	**Hospital:** RK Hospital, **School:** Sri Suryathej School, **College:** M.V.R Degree College, **Mall:** CMR Central Mall, **Infrastructure:** Chennai - Kolkata Highway	-5.80%	6.18%
Yendada	**Hospitals :** Ujhwal Hospital **Schools :** Mari Stella English Medium School **College:** Gayatri Vidya Parishad College **Malls :** CMR Central Mall **Infrastructure :** Visakhapatnam Railway Station	2.54%	9.80%
Akkayyapalem	**Hospital:** Venkatarama Hospital, **School:** St. Mary's School, **College:** B. V. K. College, **Mall:** CMR Central Mall, **Infrastructure:** Vizag- Srikakulam Highway	31.73%	18.85%
MVP Colony	**Hospitals :** Pinnacle Hospital **Schools :** JK High School **College:** Samata College **Malls :** CMR Central Mall **Infrastructure :** Visakhapatnam Railway Station	4.02%	5.59%

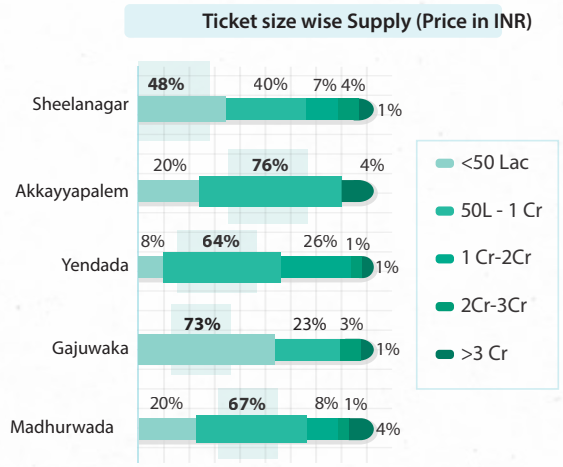
Note: Above table lists the most searched localities on Magicbricks website in Q1 2025

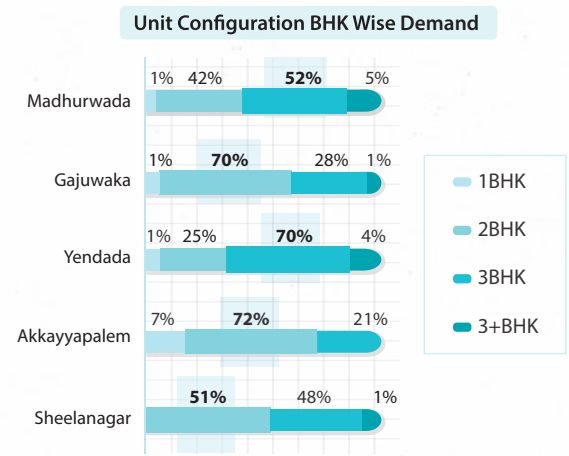


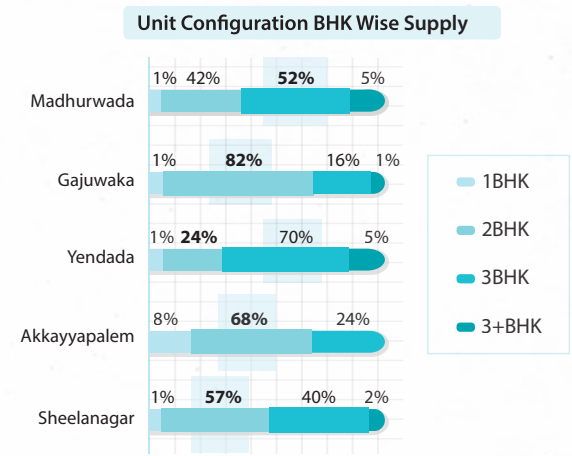
Visakhapatnam

Locality Wise Demand & Supply Analysis









- Homebuyers are showing a strong preference for properties priced upto INR 1 cr, a trend well-aligned with the abundant supply available in this price bracket.
- Yendada and Madhurwada shine as top choices for luxury homebuyers, with a remarkable focus on the premium market (priced above INR 1 cr). These neighborhoods have become synonymous with upscale living, owing to their blend of high demand and robust supply in the elite segment.
- In Visakhapatnam's top neighborhoods, 2 & 3 BHK apartments dominate the market, reflecting homebuyers' growing preference for spacious living and larger layouts.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Madhurwada	10,200	5,000	11,100	5,000
Gajuwaka	7,200	3,500	13,600	4,100
Yendada	5,600	5,300	NA	5,700
Akkayyapalem	NA	5,700	NA	6,000
Sheelanagar	5,800	5,100	8,000	4,000

Akkayyapalem offers higher-priced Builder Floors and Multistorey Apartments, Madhurwada has a mix of mid-range and premium properties.

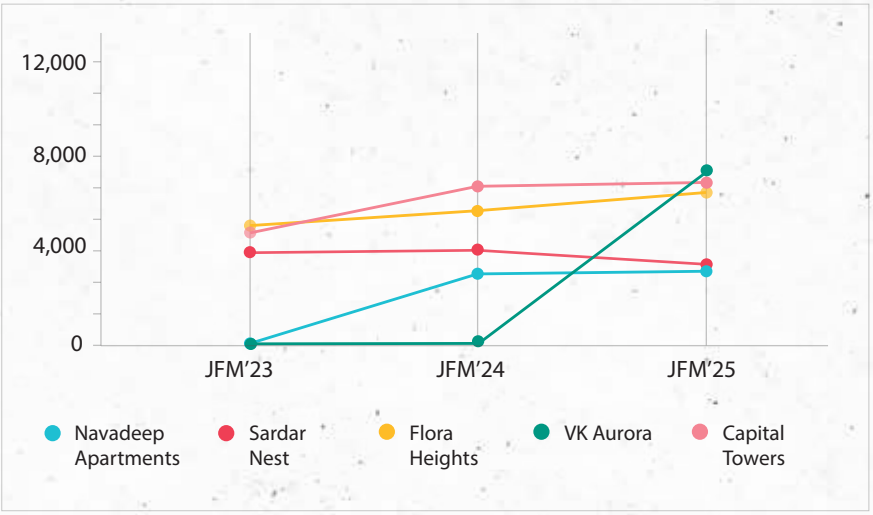


Visakhapatnam

Top Projects in the City – Pricing Dynamics

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Navadeep Apartments	34 Lac -45 Lac	Flexible Plan	ATM, Garden, Maintenance Staff, Play Area, Security Personnel	Seethammadhara
Sardar Nest	33 Lac -82 Lac	Flexible Plan	Swimming Pool, Gym, Park, Multipurpose Hall, Video Door Security	Gajwaka Jn.
Flora Heights	48 Lac - 103 Lac	Construction Linked Plan	Swimming, Gym, Banquet Hall, Yoga Area, Aerobics Centre	Madhurwada
V K Aurora	70.95 Lac - 95.15 Lac	Construction Linked Plan	Swimming Pool, Gym, Gazebo, Jogging track, Yoga area	Madhurwada
Capital Towers	61.6 Lac - 110.4 Lac	Construction Linked Plan	Club House, Cafeteria/Food Court, Reserved Parking, Gym, Indoor Games Room	Madhurwada

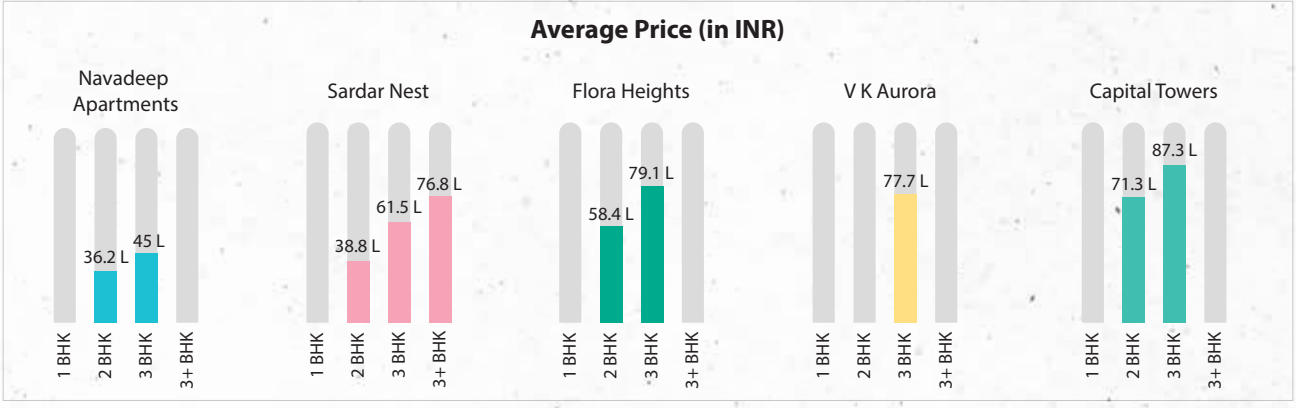
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



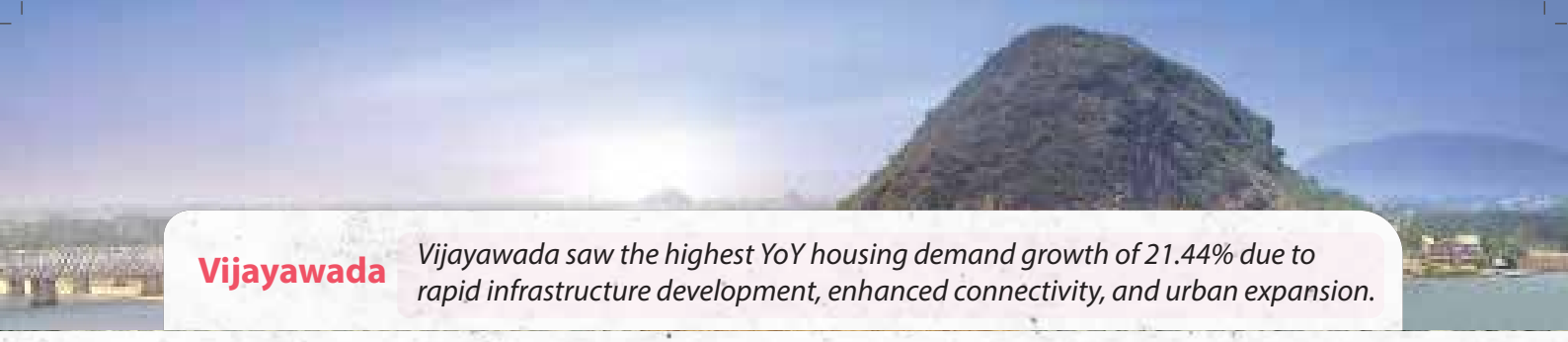
Rate Trends of Top Projects (Rate in INR psf)

The project Capital Towers witnessed highest capital appreciation with 20.45% over the past 2 years.

Over the past 1 year, Flora Heights has shown the highest capital appreciation of 4.25%.



Capital Towers presents a range of premium living options, featuring spacious 2 & 3 BHK apartments. Meanwhile, Navadeep Apartments and Sardar Nest cater to budget-conscious buyers with more affordable property choices.



Vijayawada

Vijayawada saw the highest YoY housing demand growth of 21.44% due to rapid infrastructure development, enhanced connectivity, and urban expansion.

Strategic Location & Connectivity:

Vijayawada enjoys excellent connectivity through NH-16 (part of the Golden Quadrilateral), a well-developed railway network, and the nearby Gannavaram Airport.

Economic & Infrastructure Growth:

The city's rapid development includes projects like Kanaka Durga Flyover, Benz Circle Flyover, and Amaravati Metro Rail, along with growing IT parks, industrial corridors, and logistics hubs, boosting jobs and housing demand.

Educational & Healthcare Hub

Vijayawada attracts young minds with prestigious institutions like SRM University, KL University, and Andhra Loyola College. It also boasts a robust healthcare ecosystem featuring top hospitals such as Manipal and Kamineni.



Top Developers	
1	PVR Bhavishya Group
2	R3 Promoters and Developers
3	Bhavishya Homes Pvt. Ltd.
4	STBL Projects Ltd.
5	Bhoomatha Realestates and Developers

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

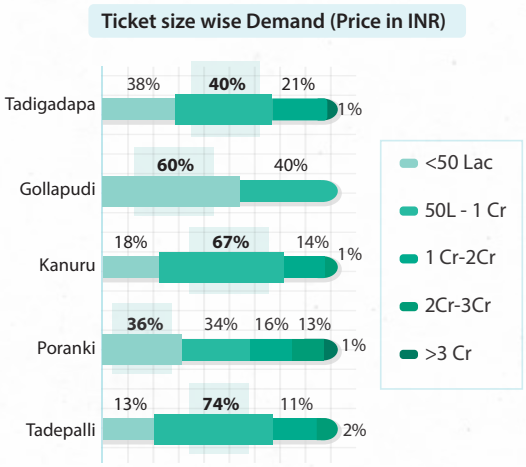
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Tadepalli	**Hospital:** Vijaya Super Speciality Hospital, **School:** Aravinda high school, **College:** Parvathaneni Brahmayya Siddhartha college of Arts & Science, **Mall:** PVP Square, **Infrastructure:** Chennai - Vijayawada Highway	14.78%	51.88%
Poranki	**Hospital:** Kamineni Hospital, **School:** Samvidha Vidhya Peeth, **College:** Sri Chaitanya GIRLS Junior College, **Mall:** Trendset Mall, **Infrastructure:** Pune - Machilipatnam Highway	26.58%	43.99%
Kanuru	**Hospital:** Nagarjuna Hospital, **School:** Sri Vikas Co School, **College:** Velagapudi Ramakrishna Siddhartha Engineering College, **Mall:** D-Address Mall, **Infrastructure:** Vijayawada Junction	1.13%	29.22%
Gollapudi	**Hospital:** Andhra Hospital, **School:** DR BR Ambedkar Vidya Academy EM High school, **College:** KBN College, **Mall:** South India Shopping Mall, **Infrastructure:** Vijayawada Bypass Road	-5.27%	15.67%
Tadigadapa	**Hospital:** Capital Hospital, **School:** SLATE - The School, **College:** Velagapudi Ramakrishna Siddhartha Engineering College, **Mall:** The Imperial VSN, **Infrastructure:** Vijayawada International Airport	3.09%	18.19%

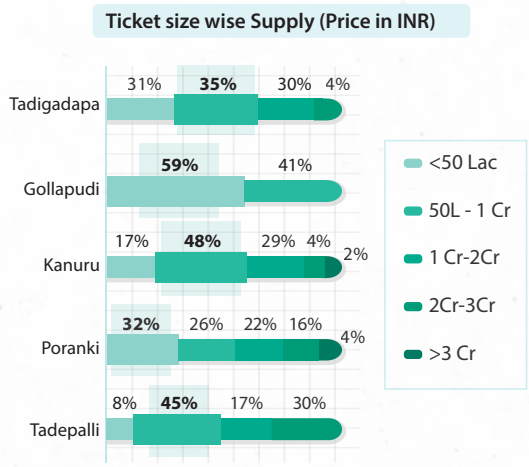
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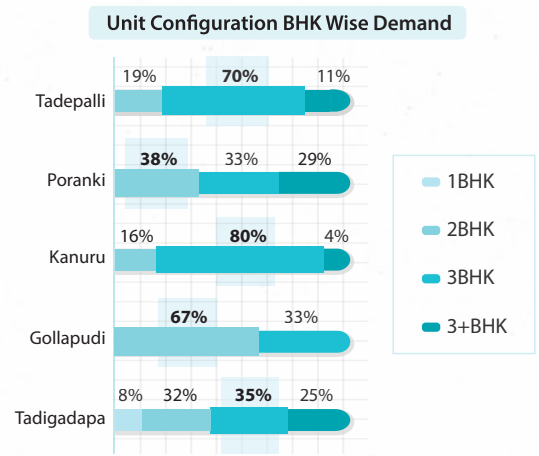


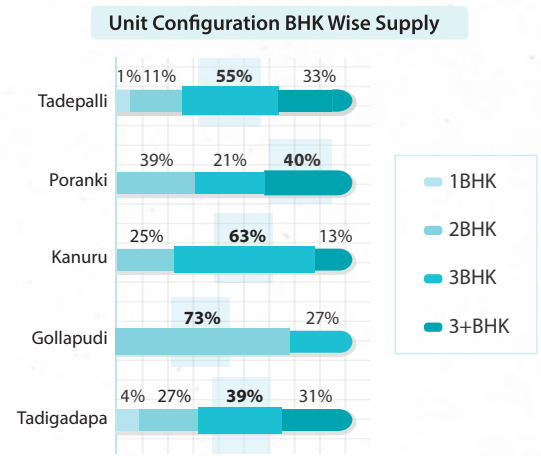
Vijayawada

Locality Wise Demand & Supply Analysis









- There is a clear inclination of customers towards properties priced upto INR 1 Cr., with a majority of supply also falling in this segment.
- Tadigadapa and Poranki are prime destinations for luxury homebuyers, with strong demand and supply in the premium segment (above INR 1 Cr). Tadepalli, known for ultra-premium properties, holds 30% of the supply in homes priced above INR 3 Cr, reinforcing its high-end appeal.
- 3 BHK units dominate the market, while Poranki and Gollapudi see the highest demand for 2 BHKs, accounting for 38% and 67% of the total demand, respectively.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Tadepalli	8,700	3,700	6,100	4,600
Poranki	4,800	4,400	8,700	4,200
Kanuru	7,800	4,200	8,000	4,900
Gollapudi	7,300	5,300	NA	3,800
Tadigadapa	3,900	3,400	6,500	4,700

Tadepalli features premium residential houses, while Poranki offers high-end villas. Tadigadapa provides affordable builder floors and houses, while Gollapudi and Kanuru offer a diverse mix of affordable to mid-range properties.

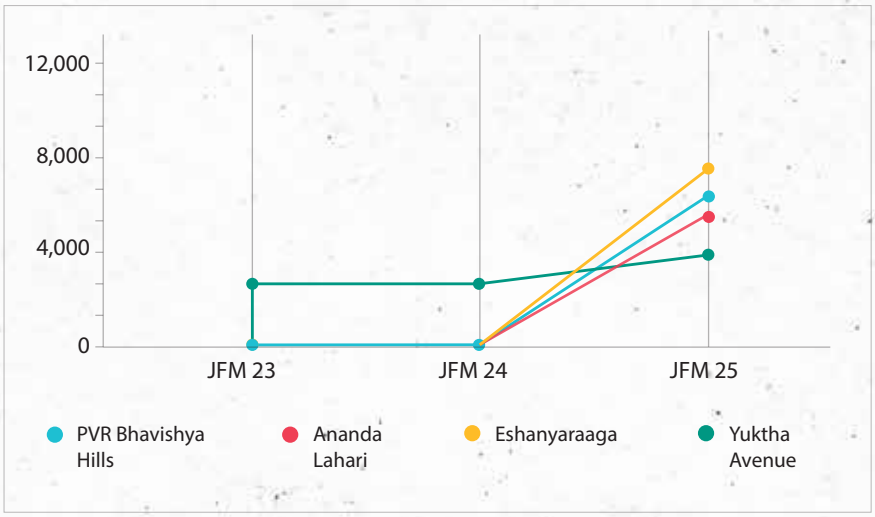


Vijayawada

Top Projects in the City – Pricing Dynamics

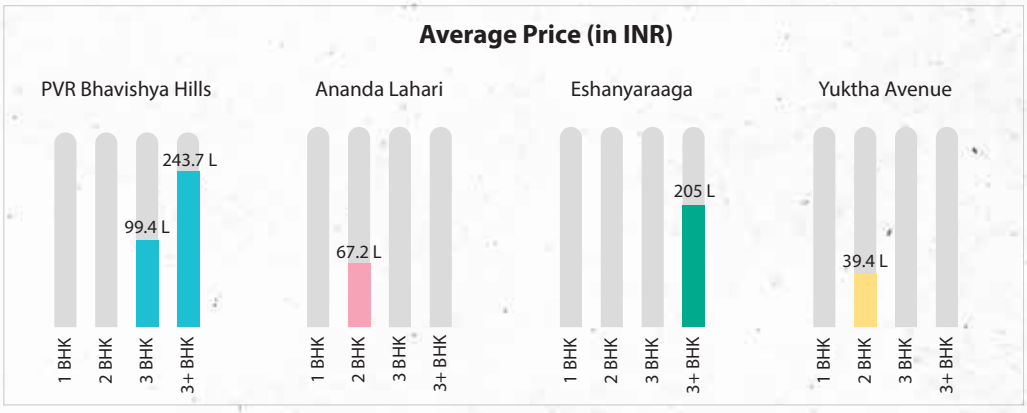
Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
PVR Bhavishya Hills	77.7 Lac -260 Lac	Construction Linked Plan	Coffee Lounge, Swimming Pool, Guest Accommodation, Gym, Mini Cinema Theatre	Tadepalli
Ananda Lahari	60.2 Lac -76.4 Lac	Construction Linked Plan	Kund, Hospital, TOTLOT, Salon, Gym	Edupugallu
Eshanyaraaga	195 Lac - 215 Lac	Construction Linked Plan	Swimming Pool, Gym, Club House, Theatre, Yoga/Meditation Area	Poranki
Yuktha Avenue	38.7 Lac - 40.3 Lac	Flexible Plan	Creche/Day Care, Solar Water Heating, Solar Lighting, Car Parking, Park	Kesarapalli

Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Yuktha Avenue has witnessed capital appreciation of 6.45% over the past 2 years.



Yuktha Avenue stands out as a hub for budget-friendly 2 BHK options, while PVR Bhavishya Hills and Eshanyaraaga redefines opulence with its luxurious high-end apartments.



Mysore

Despite individual houses being the dominant asset class, Mysore has seen the highest growth in demand for Multistorey Apartments.

Heritage Tourism

Mysore is a popular destination for heritage tourism, renowned for its royal history and architectural landmarks. The city is home to the majestic Mysore Palace, a symbol of the Wodeyar dynasty, along with other historical sites like the Chamundeshwari Temple, St. Philomena's Church, and the ancient Mysore Zoo.

Pleasant Climate

Mysore's pleasant climate, with mild temperatures year-round, makes it an attractive destination for residents and investors. This favorable weather has boosted the real estate sector, driving demand for both residential and commercial properties.

Industrial Growth

Mysore has seen steady industrial growth, particularly in manufacturing, IT, and education. Key areas like Hebbal Industrial Area and Mysore IT Park attract diverse industries, positioning the city as an emerging economic hub in Karnataka.



Top Developers

1	Foundations Developers and Promoters
2	Sankalp Group
3	Zuari Infraworld India Ltd
4	Brigade Enterprises Ltd.
5	Trendz Housing LLP

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

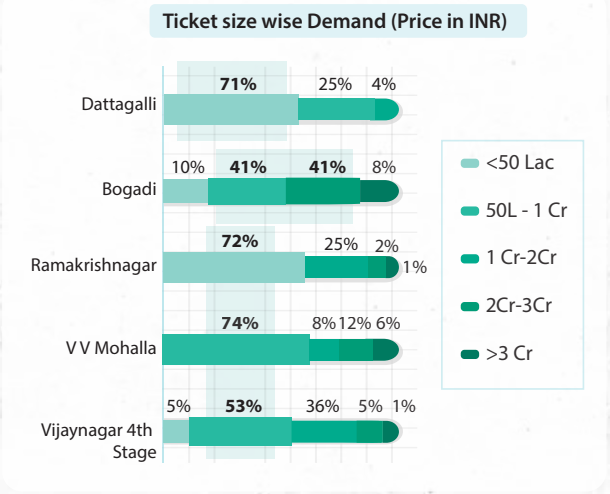
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Vijayanagar 4th Stage	**Hospital:** Apollo BGS Hospital, **School:** Marimallappa Educational Institute, **College:** St. Joseph's First Grade College, **Mall:** BM Habitat Mall, **Infrastructure:** Mysore - Hassan Road	-5.02%	16.93%
V V Mohalla	**Hospital:** Aadithya Adhikari Hospital, **School:** Nirmala Convent School, **College:** Vidhyaashram College, **Mall:** Mall Of Mysore, **Infrastructure:** Mangalore - Mysore Highway	4.13%	11.72%
Ramakrishna-nagar	**Hospital:** Bhanavi Hospital, **School:** Gnanavahini School, **College:** Vishwaprajna PU College, **Mall:** Mysore Central, **Infrastructure:** Ring Road	-0.57%	9.63%
Dattagalli	**Hospital:** Apollo BGS Hospital, **School:** Sri Sharada Public School, **College:** Vishwaprajna Composite PU College, **Mall:** Mall Of Mysore, **Infrastructure:** Mysuru Junction	-4.67%	9.35%
Bogadi	**Hospital:** Bhanavi Hospital, **School:** Amrita Vidyalayam, Mysuru, **College:** Amrita Vishwa Vidyapeetham, Mysuru, **Mall:** BM Habitat Mall, **Infrastructure:** Mysuru Junction	-18.38%	1.99%

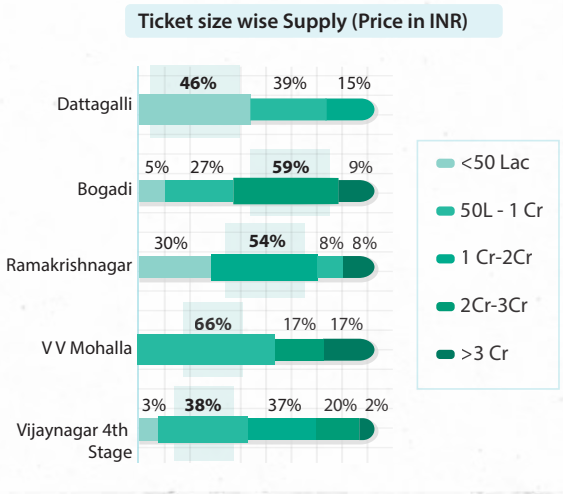
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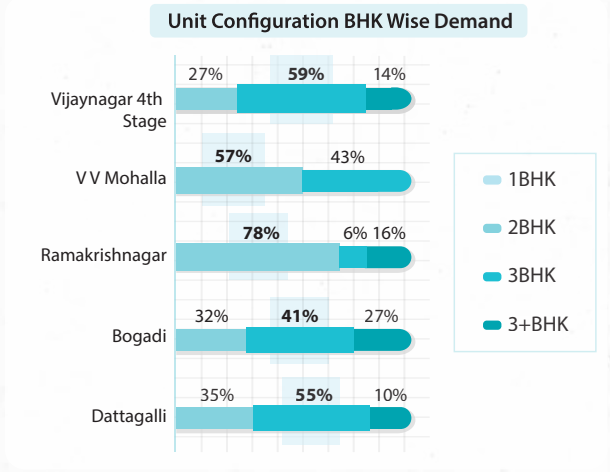


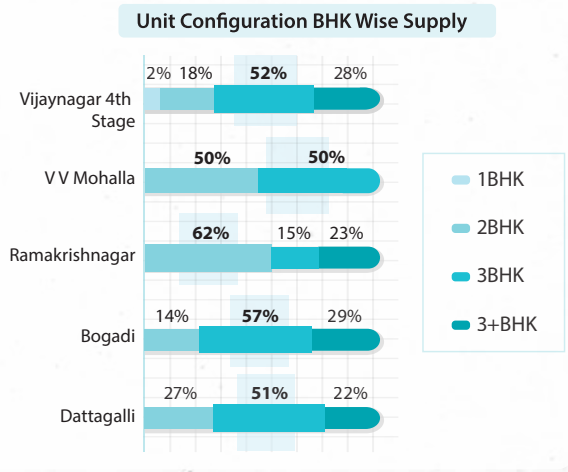
Mysore

Locality Wise Demand & Supply Analysis









- There is a clear inclination of customers towards properties priced between INR 50 Lac-1 Cr. However, the available inventory in these localities is in the price bracket of Rs. 1 Cr. – 2 Cr.
- Vijaynagar 4th Stage and Bogadi stand out as prime destinations for luxury homebuyers, with a significant share of demand and supply concentrated in the premium segment (priced above ₹1 Cr), making them hotspots for upscale living.
- 2 & 3 BHKs rule the market with consumers preferring larger apartments in the top localities in Mysore.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Vijayanagar 4th Stage	7,800	NA	7,300	8,800
V V Mohalla	NA	NA	NA	7,500
Ramakrishnanagar	9,000	NA	NA	6,100
Bogadhi	7,600	9,800	7,300	5,900
Dattagalli	7,300	NA	NA	5,400

Dattagalli and Bogadhi offer a variety of budget-friendly properties for home seekers, while premium property buyers can explore upscale options in Vijaynagar 4th Stage and Ramakrishnanagar.

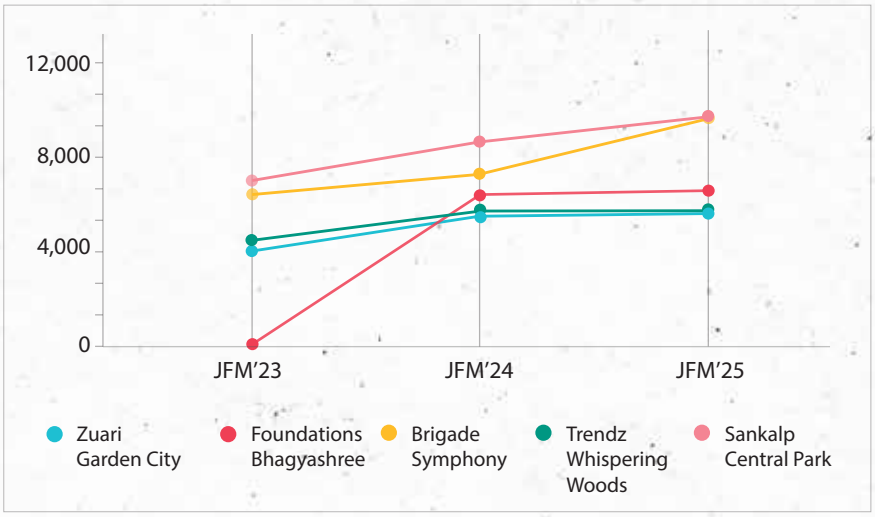


Mysore

Top Projects in the City – Pricing Dynamics

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Zuari Garden City	40 Lac - 135 Lac	Flexible Plan	Multiple Parks with Pet Park, Food Court, Squash Court, Spa & Salon, Mini Theater	Srirangapatnam
Foundations Bhagyashree	57 Lac - 97 Lac	Construction Linked Plan	Water Supply, Car Parking, Jogging Track, Rainwater Harvestingt	Dattagalli
Brigade Symphony	58 Lac - 256 Lac	Flexible Plan	Multipurpose Room, Club House, Gymnasium, Beach Volley Ball Court,	Metagalli
Trendz Whispering Woods	31.2 Lac - 92 Lac	Flexible Plan	Swimming Pool, Jogging Track, 24/7 Security, Gymnasium	Bogadi
Sankalp Central Park	78 Lac - 108 Lac	Flexible Plan	Children's Play Area, Park, Car Parking, Video Door Security, Property Staff	Yadavgiri

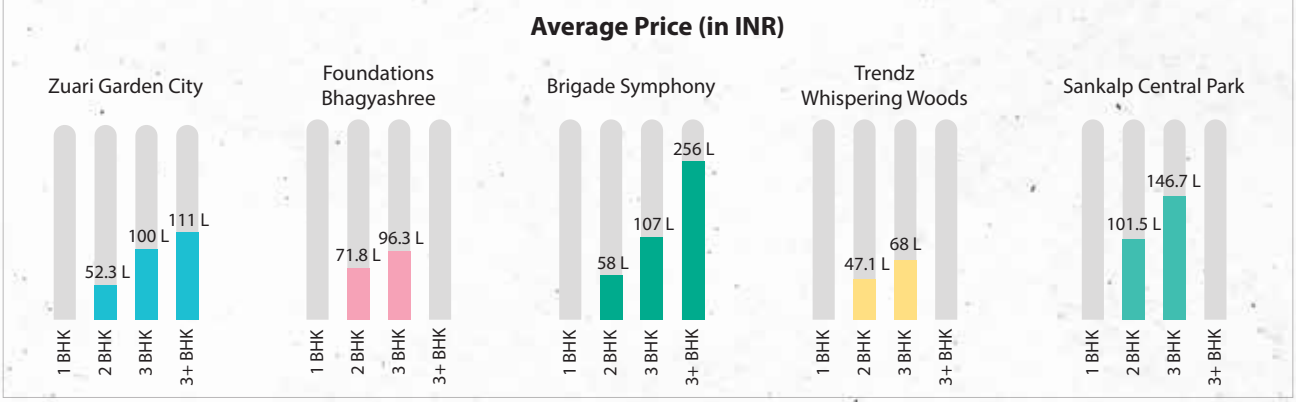
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Sankalp Magnum stands out as the fastest appreciating project, with property prices increasing by 38.29% over the last two years.

Avg appreciation of top 5 projects over the past two years is 18.37%.



Trendz Whispering Woods provides relatively affordable 3 BHK options, making it a great choice for budget-conscious buyers. On the other hand, Sankalp Central Park commands a premium price for the same configuration. Notably, Brigade properties are appreciating rapidly, driving up the prices for 3 & 3+ BHK units in their projects.

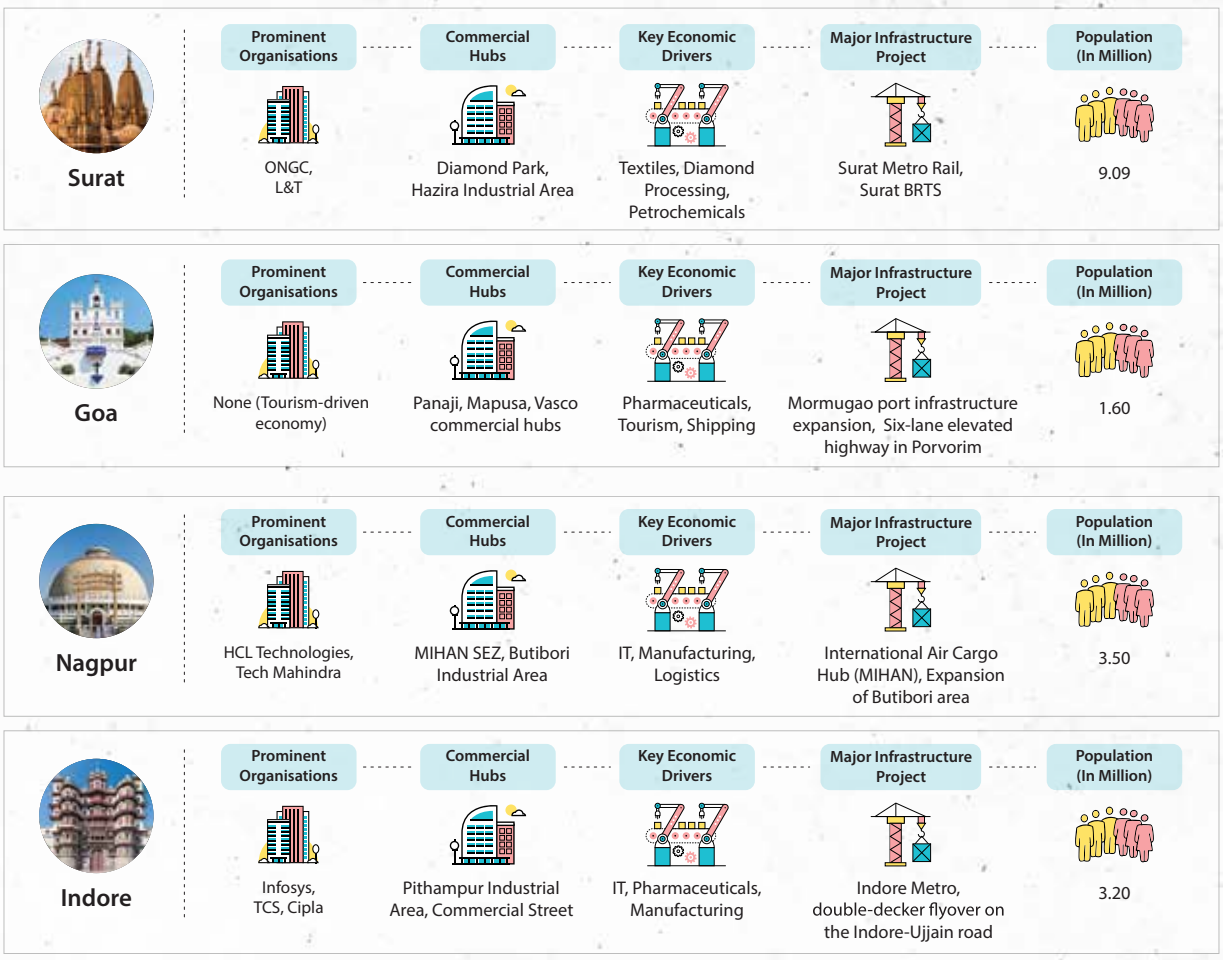
West Zone

- West India's residential real estate market is rapidly evolving, with cities like Goa, Surat, Nagpur and Indore emerging as prime destinations for property investment, driven by strong economic growth, infrastructure development, and rising demand across both affordable and premium housing segments.

- Goa, renowned for its vibrant tourism and lifestyle, is attracting more second-home buyers and retirees, as well as those seeking luxury properties. Surat, a major hub for textiles and diamonds, is gaining momentum with its rapid urbanization and industrial expansion, boosting demand for residential spaces.

- Nagpur, strategically located with growing industrial sectors, is becoming a key commercial and residential hub. Indore, the commercial and educational heart of Madhya Pradesh, is experiencing substantial growth, fueled by a robust economy and enhanced infrastructure.

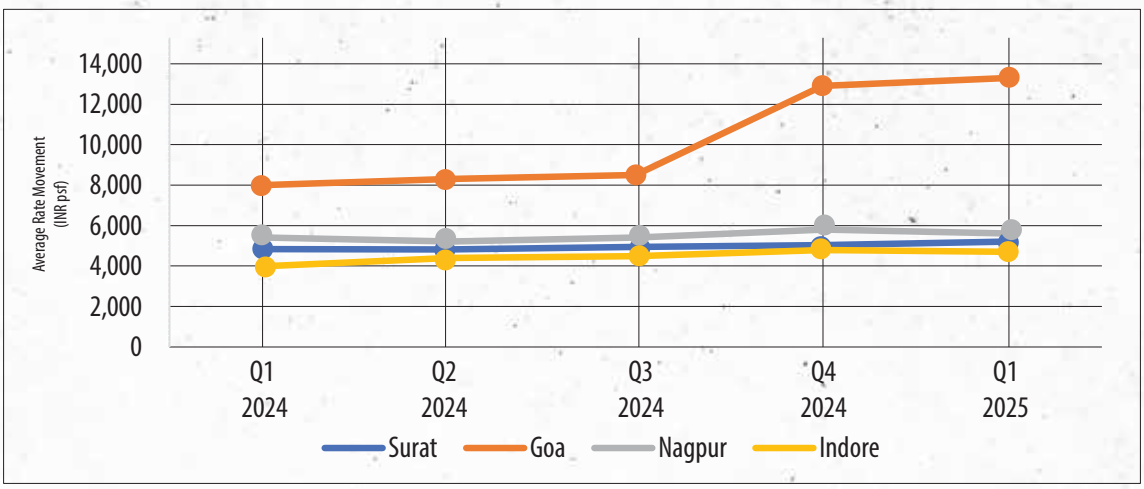
- This section explores the key trends, market dynamics, and opportunities in these cities, providing valuable insights for homebuyers, investors, and developers seeking to leverage the growth potential in West India's emerging real estate markets.



Pricing Dynamics

YoY Rate Change	0-10%	10-20 %	20-30%	30-40%	>50%
Surat	4.39%				
Goa					66.37%
Nagpur	3.58%				
Indore		14.89%			

- Driven by a fivefold increase in the supply of new residential units priced above INR 10,000 psf, Goa has seen an outstanding 66.37% surge in property rates in the West Zone, highlighting its growing appeal as a premium real estate destination.
- Surat experienced a 4.39% annual rise in property rates, driven by an impressive 8% increase in average prices for Multistorey Apartments and a 2% uptick for Residential Houses over the past year.
- Fueled by its strategic location, growing industrial sectors, and emerging status as a key commercial and residential hub, Nagpur recorded a significant surge of 3.58% in average property rates.
- Indore's residential real estate market recorded a strong year-on-year (YoY) capital growth of 14.89%, fueled by rising land costs. Independent houses saw a remarkable 32% surge in average prices, while Builder Floors rose by 22%, and Multistorey Apartments by 17%.



BHK Wise Average Rates (in INR psf)

	1BHK	2BHK	3BHK	3+BHK
Surat	3,900	4,000	4,900	6,100
Goa	10,300	9,200	14,200	17,200
Nagpur	4,000	4,300	5,400	6,900
Indore	4,000	4,500	5,300	6,000

Property Type Wise Average Rates (in INR psf)

	Builder Floor	Independent House	Multistorey Apartment	Villas
Surat	3,100	6,400	4,800	6,800
Goa	8,500	10,800	9,700	19,400
Nagpur	4,600	3,600	5,100	4,300
Indore	4,600	5,300	4,900	5,800

- Goa emerges as the premium residential market of West Zone across various BHK configurations with average rates soaring as high as INR 17,200 psf for 3+ BHKs..
- Surat is the most affordable market in the West Zone, followed by Nagpur and Indore.
- Multistorey apartments, the dominant asset class in the West Zone, are most affordable in Surat, followed by Indore.
- Builder floors, the fastest-growing segment in terms of supply across all property types, are most expensive in Goa, followed by Nagpur and Indore.

West Zone Demand and Supply

- Surat recorded an impressive annual demand growth of nearly 16.83% due to the increasing employment opportunities, rapid urbanization and industrial growth especially in the textiles and diamond sector.
- With steady demand share across various property types over the past year, Goa saw strong annual growth of nearly 10% in residential demand, fueled by its increasing popularity as a lifestyle destination and thriving tourism sector.

YoY Demand	0-5%	5-10%	10-15%	15-20%	>20%
Surat				16.83%	
Goa		9.43%			
Nagpur		8.58%			
Indore		6.45%			

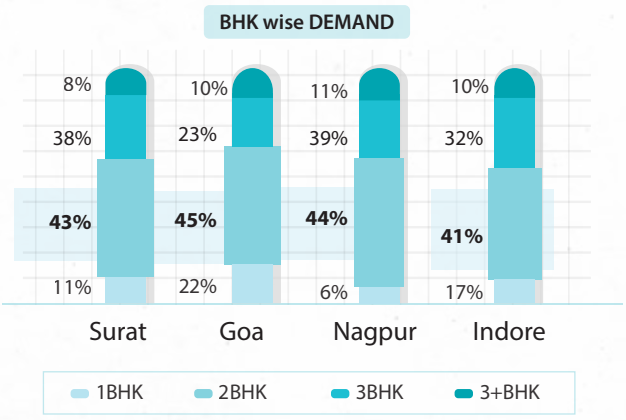
- Nagpur's central location, supported by major expressways such as Samruddhi and Nagpur-Goa, boosts its role as a logistics hub, spurring residential demand due to the rise of logistics parks and industrial zones.
- Indore is experiencing a moderate YoY demand growth of 6.45%, driven by the presence of prestigious educational institutions like IIT and IIM, along with its proximity to India's first greenfield SEZ in Pithampur, which is generating more jobs and boosting housing demand.

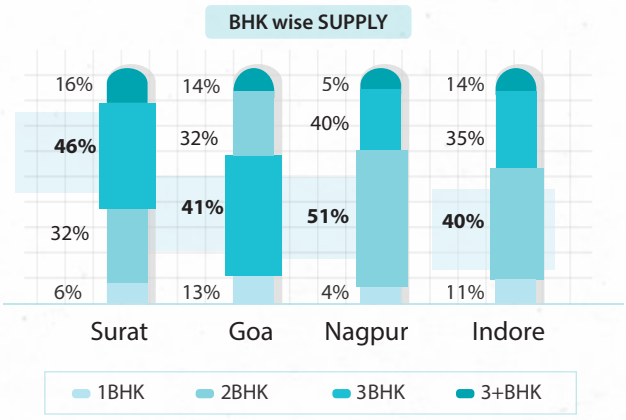
YoY Supply	<0%	0-5%	5-10%	10-15%	>15%
Surat	-13.96%				
Goa	-9.87%				
Nagpur	-7.42%				
Indore	-3.84%				

- Goa experienced the dip in residential supply growth by nearly 10%.
- The availability of residential inventory in Surat and Nagpur has declined, failing to keep up with the rapidly growing demand in these cities.
- Indore witnessed a 3.84% year-on-year decline in residential inventory, driven by a 15.7% drop in new property supply. However, the resale property segment saw a marginal 1.3% YoY increase.

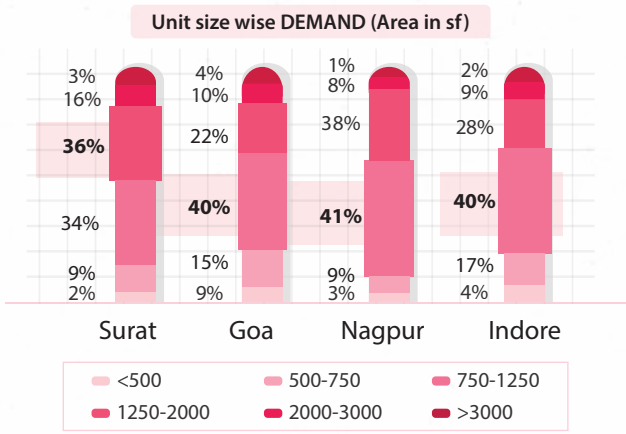
Demand and Supply Insights

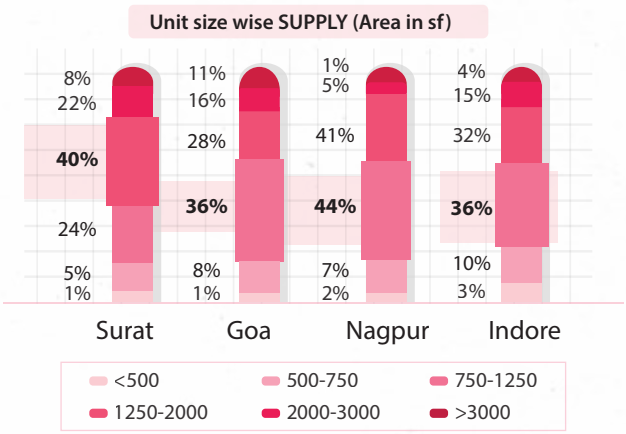
Consumer Preferences and Inventory Availability: BHKs, Unit Size, Ticket Size



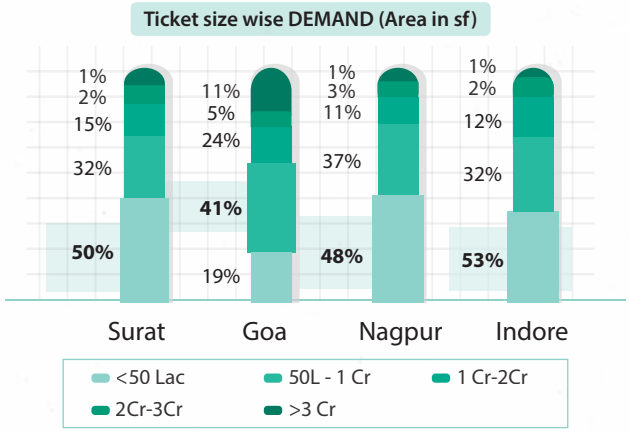


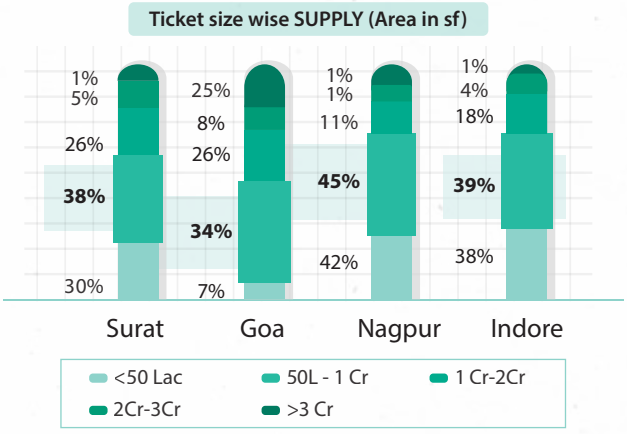
- Homebuyers are increasingly opting for 2 BHK and larger homes, where 2 BHK units remain the most preferred choice.
- In the West Zone, demand for 1 BHK units exceeds available supply, driving an impressive increase of 26% average capital appreciation in this segment over the past year.



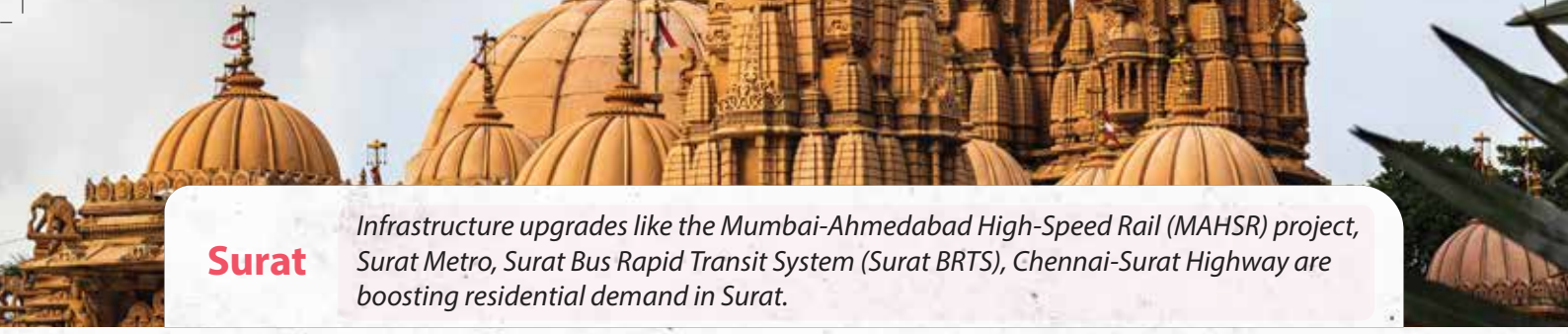


- Most homebuyers in the West Zone prefer units ranging from 750 to 1,250 sf. However, Surat recorded the highest demand share for more spacious units with sizes more than 1,250 sf.
- There exists a negligible supply share of units sized up to 500 sf across all five cities. Moreover, a significant demand-supply gap exists for units with sizes up to 750 sf in Goa, Surat, and Indore.





- Demand for affordable housing options, priced up to INR 50 lakh, exceeds available supply in the West Zone.
- Highest demand for affordable housing options comes from Surat, Nagpur and Indore.
- Goa boasts the highest supply of units priced above INR 2 crore, while Nagpur leads in offering the largest supply share of affordable units among the emerging cities in the West Zone.



Surat

Infrastructure upgrades like the Mumbai-Ahmedabad High-Speed Rail (MAHSR) project, Surat Metro, Surat Bus Rapid Transit System (Surat BRTS), Chennai-Surat Highway are boosting residential demand in Surat.

Diamond and Textile Capital

Surat is a leading global hub for diamond cutting and polishing, as well as a major center for textile manufacturing, significantly contributing to its economic growth.

Rapid Urbanization

The city's rapid development has made it one of India's fastest-growing urban centers, attracting a workforce and fostering entrepreneurship.

Strong Infrastructure

Surat's improved infrastructure, including transportation and logistics, supports its industries and enhances connectivity, making it a desirable location for businesses and residents.



Top Developers	
1	Happy Home Group Builders
2	Sangini Group
3	Pramukh Group
4	Kohinoor Developer
5	Prayosha Group

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

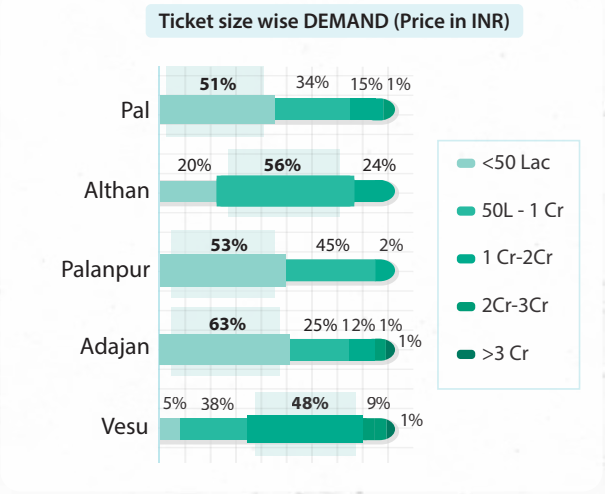
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Vesu	**Hospital :** Satva Hospital **School :** C.B. Bhandari Saraswati Vidyalaya **College :** NIIT Surat, **Mall:** VR Mall **Infrastructure :** Bhatar Char Rasta Metro Station	0.78%	7.28%
Adajan	**Hospital :** Velocity Multispeciality Hospital **School :** SMT. L.N.B. Daliya High School **College :** Navyug Science College **Mall :** Imperial Square Mall **Infrastructure :** Surat Railway Station	3.58%	6.30%
Palanpur	**Hospital :** Shalby Multi-Specialty Hospital **School :** L P Savani School **College :** Sir K. P. College of Commerce **Mall :** Monarch **Infrastructure :** Surat Railway Station	-0.54%	0.01%
Althan	**Hospital:** Amruta Hospital, **School:** Canopus International School, **College:** TNPatel PTC College, **Mall:** VR Mall, **Infrastructure:** Surat - Palsana Road	2.91%	11.53%
Pal	**Hospital :** Velocity Multispeciality Hospital **School :** Gajera Global School **College :** International Institute of Management and Technical Studies **Mall :** Time Square **Infrastructure :** LP Savani Metro Station	0.19%	2.60%

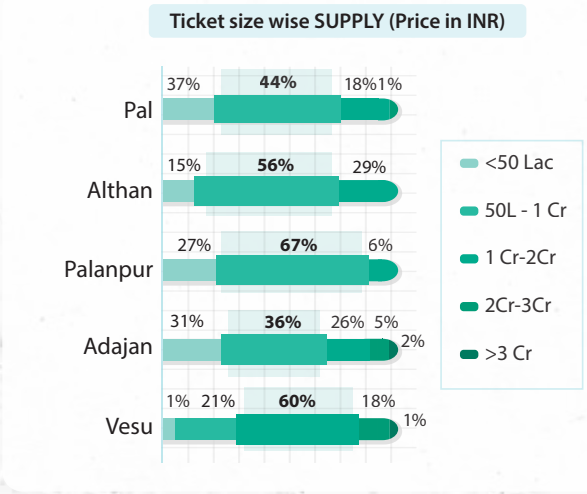
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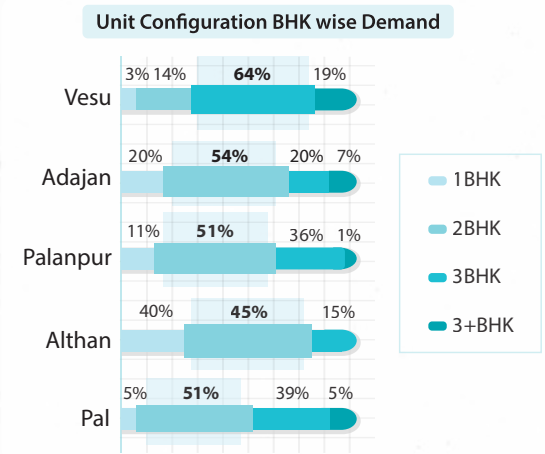
Surat

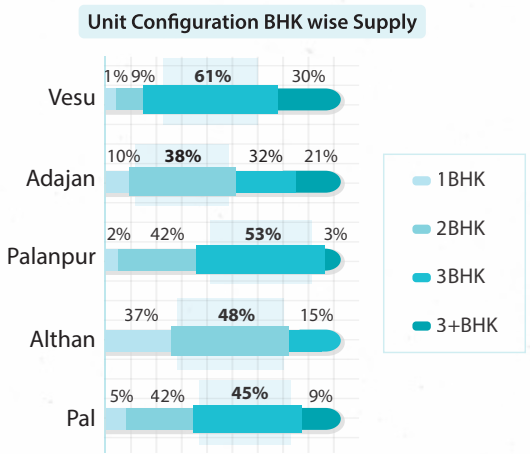
Locality Wise Demand & Supply Analysis





There's a noticeable preference among buyers for properties priced under INR 50 Lac in most of the top localities of Surat. However, the market supply leans heavily towards units in the INR 50 Lac to 1 Cr range, leaving a gap in catering to the demand for lower-priced properties.
Vesu, Adajan and Althan have emerged as prime destinations for luxury homebuyers, attracting a substantial share of both demand and supply in the premium segment (priced above INR 1 Cr). These areas have firmly established themselves as sought-after hotspots for upscale living.





2 and 3 BHK units dominate the market, with buyers gravitating towards spacious mid-sized and larger Apartments in Surat's top localities.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Vesu	13,000	5,400	14,400	5,800
Adajan	9,400	3,400	11,500	4,400
Palanpur	6,300	3,600	8,100	4,000
Althan	4,300	4,300	5,300	4,700
Pal	7,900	3,700	12,700	4,500

While all localities offer a wide range of property options, Vesu stands out as the go-to destination for buyers seeking high-end, premium properties.

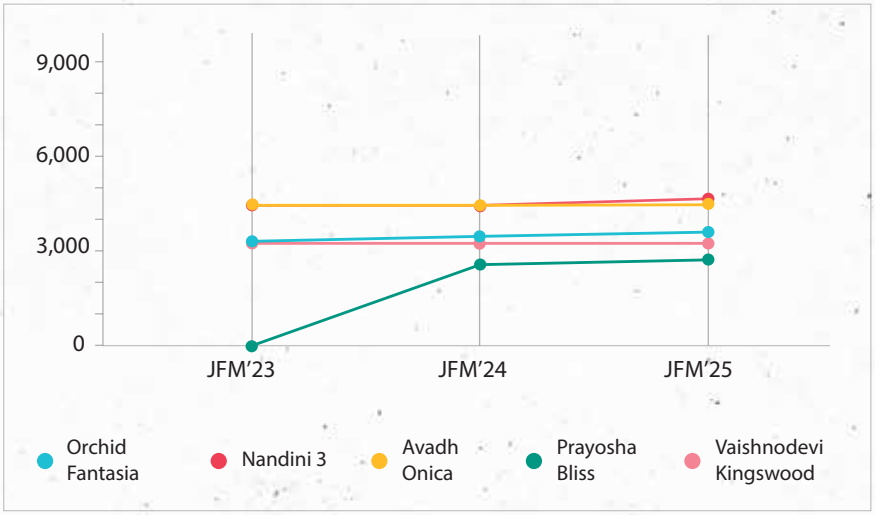


Surat

Pricing Dynamics of Top Projects in the city

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Orchid Fantasia	43.48 Lac - 65 Lac	Construction Linked Plan	Landscape garden, Children's play area, Club house, Fitness Center, Security	Palanpur
Nandini 3	55 Lac - 105 Lac	Flexible Plan	Banquet hall, gym, modular switches, power backup, garbage shaf	Vesu
Avadh Onica	61.3 Lac - 64.4 Lac	Construction Linked Plan	Chit-chat plaza, party lawn, gazebo, pergola with Seats, reflexology path	Dumas Road
Prayosha Bliss	22.5 Lac - 35.5 Lac	Flexible Plan	Banquet Hall, Gazebo, Solar Lighting, Car Parking, Parkt	Dindoli
Vaishnodevi Kingswood	38 Lac - 60.65 Lac	Construction Linked Plan	Multi-purpose sports court, garden gazebo, net cricket, terrace garden	Jahangirabad

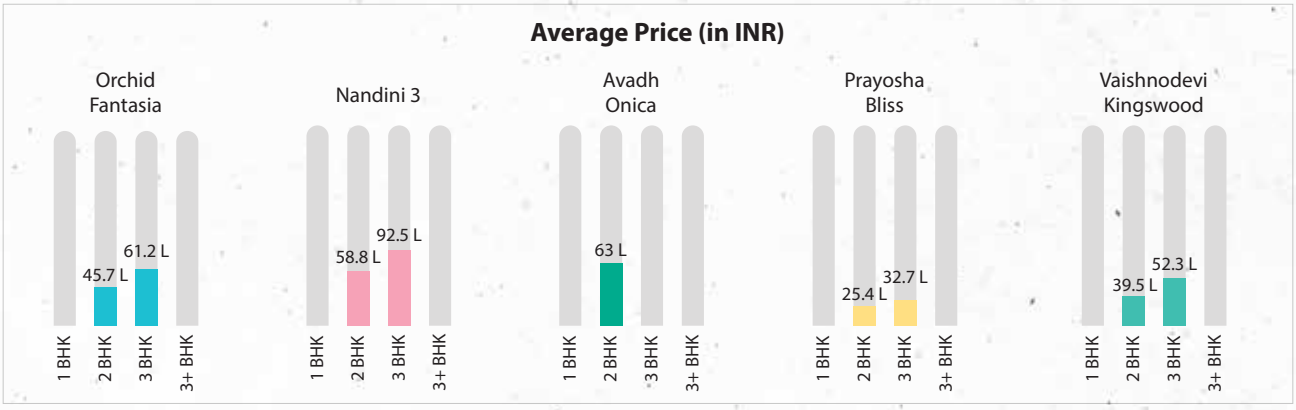
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

The project Orchid Fantasia witnessed highest capital appreciation of 5.88% over the past 2 years.

Over the past 1 year, Nandini 3 has shown the highest capital appreciation of 4.54%.



Nandini 3 and Avadh Onica offer premium 2 and 3 BHK apartments, while Prayosha Bliss and Vaishnodevi Kingswood provide more affordable options.



Goa

Goa led the West Zone with a 66.37% rise in property rates, driven by a fivefold increase in the supply of premium properties priced above INR 2 Cr.

Tourism-Focused Economy

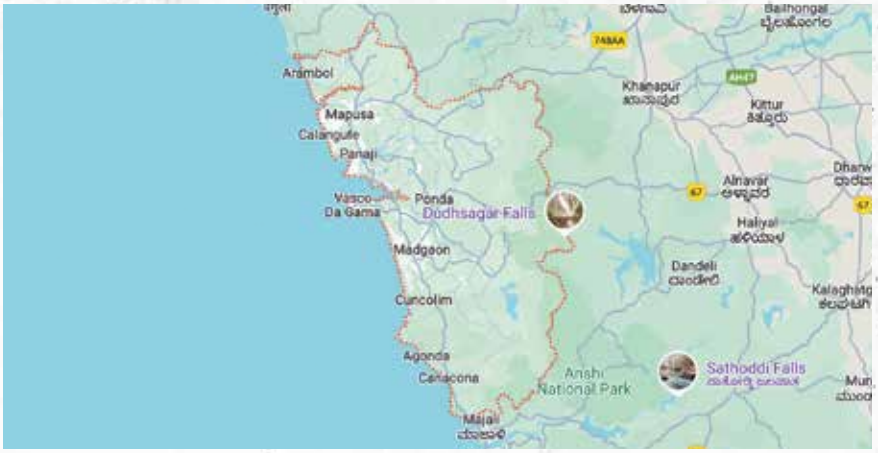
Goa's economy is predominantly driven by tourism, with its stunning beaches, vibrant nightlife, and rich cultural heritage drawing millions of visitors each year.

Sustainable Development

Efforts towards sustainable tourism and real estate development are increasingly becoming priorities, ensuring the preservation of its natural beauty while catering to growing demand.

Diverse Population

The influx of both domestic and international tourists contributes to a dynamic and multicultural environment, enhancing Goa's appeal as a place to live and work.



Top Developers	
1	Provident Housing Ltd.
2	MVR Sea View Homes Pvt. Ltd.
3	Edcon Real Estate Developers
4	Devashri Group
5	Gera Developments Pvt. Ltd.

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Porvorim	**Hospital :** Chodankar Hospital **School :** Chubby Cheeks Spring Valley High School **College :** Vidya Prabodhini College, **Mall:** Mall De Goa **Infrastructure :** Manohar International Airport	11.61%	51.69%
Candolim	**Hospital :** St. Anthony's Hospital **School :** St. Theresa's Higher Secondary School **College :** V.M. Salgaocar College of La **Mall :** Caculo Mall **Infrastructure :** Karmali Railway Station	-1.81%	43.79%
Caranzalem	**Hospital :** Wisdom Hospital **School :** Green Rosary Primary School **College :** Indian Institute of Tourism and Travel Management **Mall :** Caculo Mall, **Infrastructure:** Karmali Railway Station	0.66%	9.01%
Calangute	**Hospital :** St. Anthony's Hospital **School :** St. Joseph's High School **College :** St. Xavier's College **Mall :** Mall De Goa **Infrastructure :** Pernem Railway Station	5.91%	27.17%
Mapusa	**Hospital :** Holy Cross General Remanso Hospital **School :** St. Britto High School **College :** DM's College of Management Studies & Technology **Mall :** Mall De Goa **Infrastructure :** Manohar International Airport	5.74%	3.38%

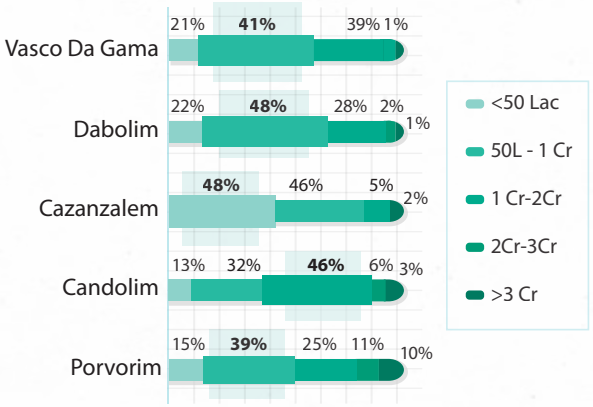
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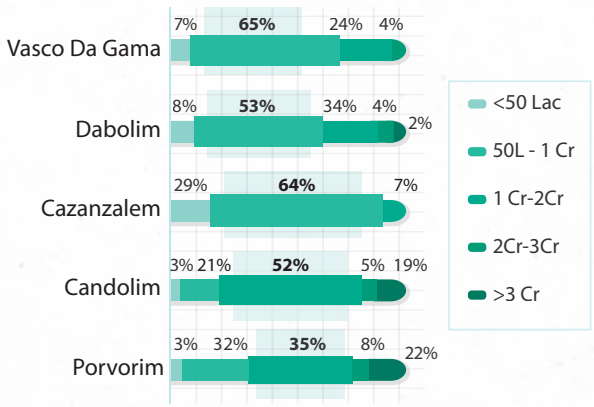
Goa

Locality Wise Demand & Supply Analysis

Ticket size wise DEMAND (Price in INR)

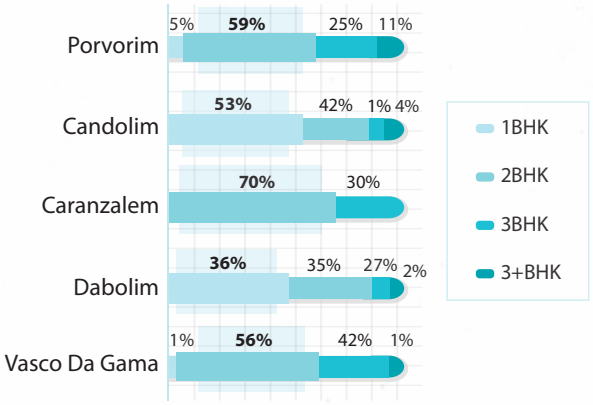


Ticket size wise SUPPLY (Price in INR)

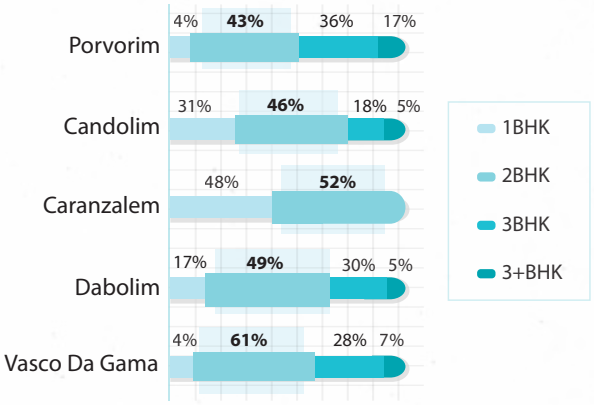


In most of Goa's top localities, residential demand is largely focused on properties priced up to INR 1 crore, which does not align with supply trends in this segment. Porvorim leads the way in luxury living, capturing a significant share of demand and supply in the premium segment priced above INR 2 Cr. Its allure as an upscale destination makes it a coveted hotspot for those seeking a refined lifestyle. Supply in the affordable segment (Properties priced upto INR 50 Lac) has not been able to keep pace with the increasing demand in the most sought-after localities of Goa.

Unit Configuration BHK wise Demand



Unit Configuration BHK wise Supply



Except for Candolim and Dabolim, where 1 BHKs are the most in demand, 2 BHKs are the preferred choice in the other top localities of Goa.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Porvorim	18,300	8,400	16,400	8,600
Candolim	18,100	14,000	19,600	14,300
Caranzalem	NA	NA	NA	9,500
Dabolim	6,600	5,300	13,400	8,500
Vasco Da Gama	9,000	11,100	NA	5,900

Candolim is a sought-after premium location for buyers looking for high-end properties. Dabolim stands out for its affordable Residential Houses, Villas, and Builder Floor while Vasco Da Gama offers the most cost-effective Multistorey Apartments.

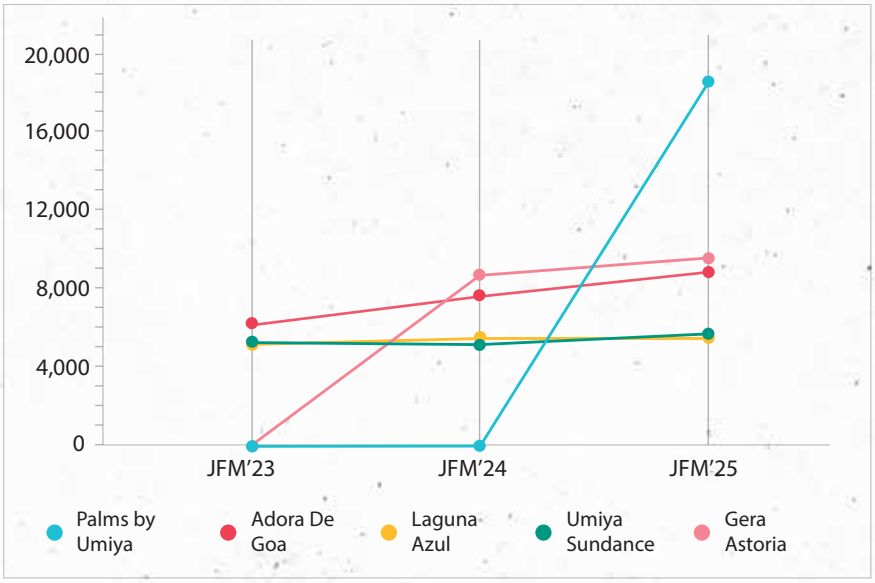


Goa

Pricing Dynamics of Top Projects in the city

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Palms by Umiya	137 Lac - 170 Lac	Construction Linked Plan	Swimming Pool, Vaastu Compliant, Gym, Maintenance Staff, Power Back Up	Candolim
Adora De Goa	49 Lac - 188 Lac	Construction Linked Plan	Futsal Court, Gym, Luxury Mall, Landscaped Gardens, Party Area	Dabolim
Laguna Azul	65.5 Lac - 121 Lac	Flexible Plan	Sauna/Steam, Concierge Services, Rooftop Barbeque Area, Infiniti Swimming Pool, Amphitheatre	Vasco Da Gama
Umiya Sundance	66.95 Lac - 73 Lac	Flexible Plan	Swimming Pool, Gym, Squash Court, Aerobics Centre, Lounge	Vasco Da Gama
Gera Astoria	70.7 Lac - 165 Lac	Flexible Plan	Swimming Pool, Gym, Park, Multipurpose court, Children's Play Area	Caranzalem

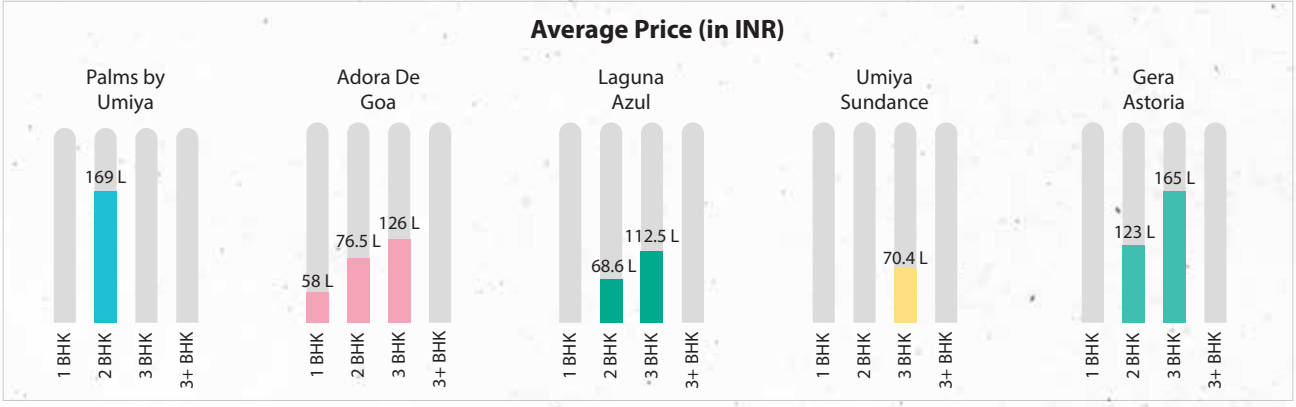
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Adora De Goa has seen the highest capital appreciation, with a remarkable 45.45% increase over the past two years.

The top projects have experienced an average capital appreciation of 11.55% over the past year.



Palms by Umiya and Gera Astoria feature premium 2 and 3 BHK units, ideal for buyers in search of upscale living. Affordable 1 BHK with an average price of 58 Lac is offered only by Adora De Goa.



Nagpur

Multi-modal International Cargo Hub and Airport at Nagpur, metro expansion, and Smart City initiatives are driving Nagpur's emergence as a key real estate hotspot in the West Zone.

Logistics Hub

Nagpur's strategic central location positions it as a vital logistics and transportation center in India, facilitating trade and commerce across various regions.

Emerging Industries

The city is witnessing growth in industries such as manufacturing, education, and information technology, which are attracting a young workforce and investment.

Rich Cultural Heritage

Known for its oranges, Nagpur also boasts historical sites and a vibrant culture, making it an appealing destination for both residents and tourists.



Top Developers	
1	Om Shivam Buildcon Pvt. Ltd.
2	Shree Infrastructure AOP
3	VCMI Constructions LLP
4	Swami Samartha Krupa Infrastructure Private Limited
5	Shree Laxmi Venture Pvt Ltd

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

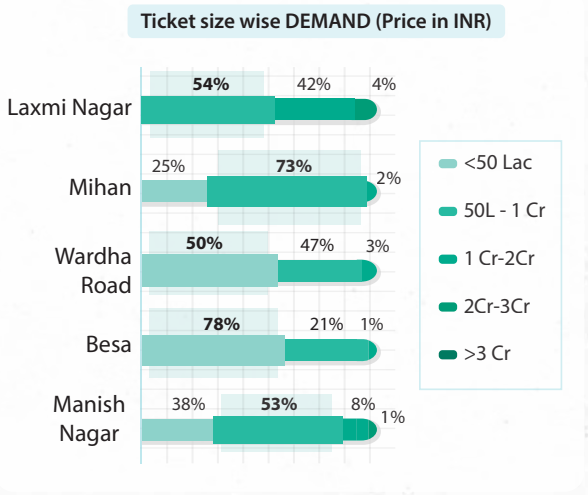
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Manish Nagar	**Hospital:** Swasthyam Superspeciality Hospital **School:** The South Public School **College:** NCNPS RAJIV NAGAR **Mall:** Orange City Mall **Infrastructure:** Ujjwal Nagar -Somalwada Metro Station	1.80%	-3.30%
Besa	**Hospital:** Center Point Hospital **School:** ABC Convent and English High School **College:** Dadasaheb Balpande College of Pharmacy **Mall:** Orange City Mall **Infrastructure:** Jaiprakash Nagar Metro Station	2.15%	1.79%
Wardha Road	**Hospital:** Athaayu Multi Speciality Hospital Nagpur **School:** School of Scholars **College:** City Premier College, Nagpur **Mall:** VR Nagpur **Infrastructure:** Nagpur Junction railway station	1.23%	-2.96%
Mihan	**Hospital:** CARNA Hospital **School:** The Pride School **College:** Yashwantrao Gudadhe Patil Memorial College Of Arts, Commerce And Science **Mall:** Empress Mall **Infrastructure:** Khapri Metro Station	-0.05%	2.35%
Laxmi Nagar	**Hospital:** Orange City Hospital **School:** NEERI Modern School **College:** Visvesvaraya National Institute of Technology **Mall:** Reliance Centro **Infrastructure:** Srinagar - Kanyakumari highway	1.29%	0.41%

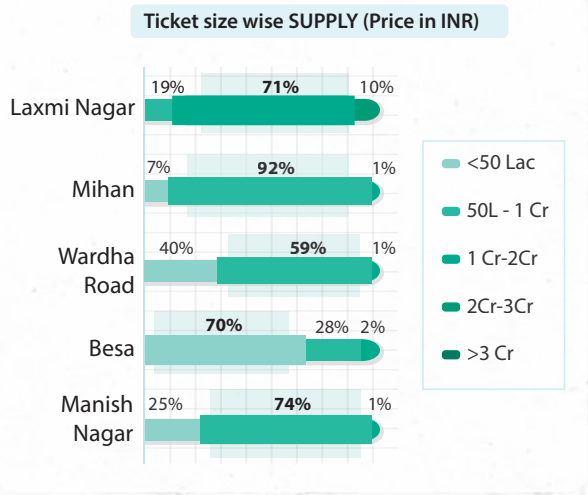
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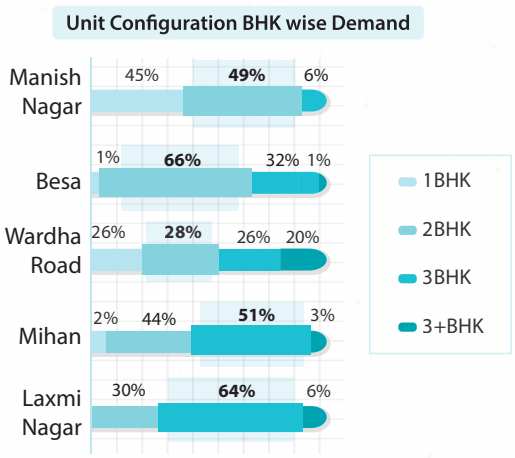
Nagpur

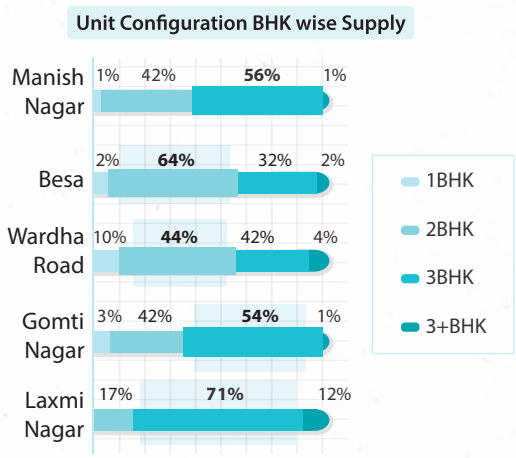
Locality Wise Demand & Supply Analysis





There is a clear preference among buyers for properties priced up to INR 1 cr, with most of the available supply in the residential real estate market also falling within this range. Laxmi Nagar has emerged as top choices for homebuyers, with significant demand and supply share for units priced more than INR 1 Cr.





2 and 3 BHK units lead the market, as buyers increasingly prefer spacious apartments in Nagpur's top localities.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Manish Nagar	NA	5,400	3,400	4,400
Besa	2,800	3,300	5,000	3,900
Wardha Road	NA	NA	NA	NA
Mihan	4,100	NA	3,700	4,400
Laxmi Nagar	NA	8,100	NA	8,400

Besa presents a range of affordable and diverse property options, while Laxmi Nagar stands out as a premium destination for those seeking high-end real estate.

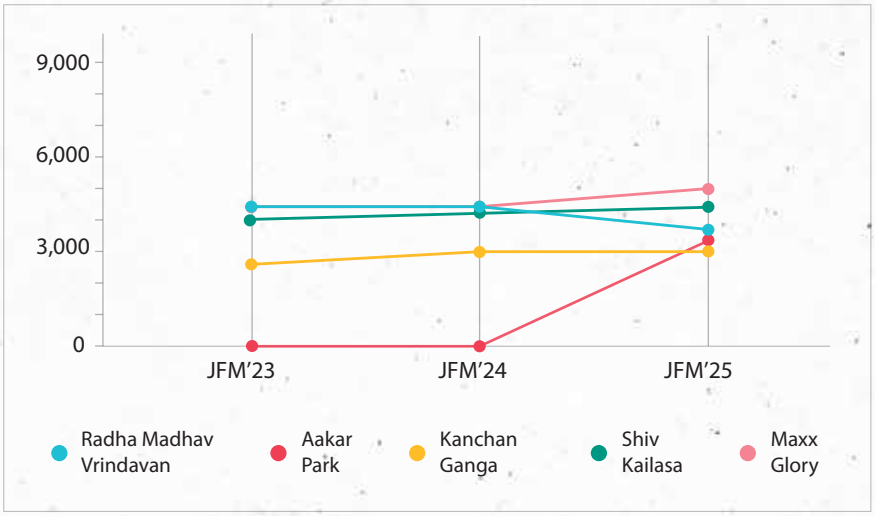


Nagpur

Pricing Dynamics of Top Projects in the city

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
Radha Madhav Vrindavan	13.5 Lac - 50 Lac	Construction Linked Plan	Club house, shuttle services, pool, radha krishna temple, ATM Services	Wardha Road
Aakar Park	32.5 Lac - 46 Lac	Construction Linked Plan	Clubhouse, gym,swimming pool, cricket practice, guest house	Besa
Kanchan Ganga	12 Lac - 35 Lac	Construction Linked Plan	Gym, Park, Car Parking, Fire Fighting, Vastu Compliant	Hingna
Shiv Kailasa	50 Lac -90 Lac	Flexible Plan	Seperate Swimming Pools, Restaurants, ATM, Gym, Sports	Mihan
Maxx Glory	51 Lac -241 Lac	Flexible Plan	Welcome lobby, club house, children play area, pool, equipped gym	Manish Nagar

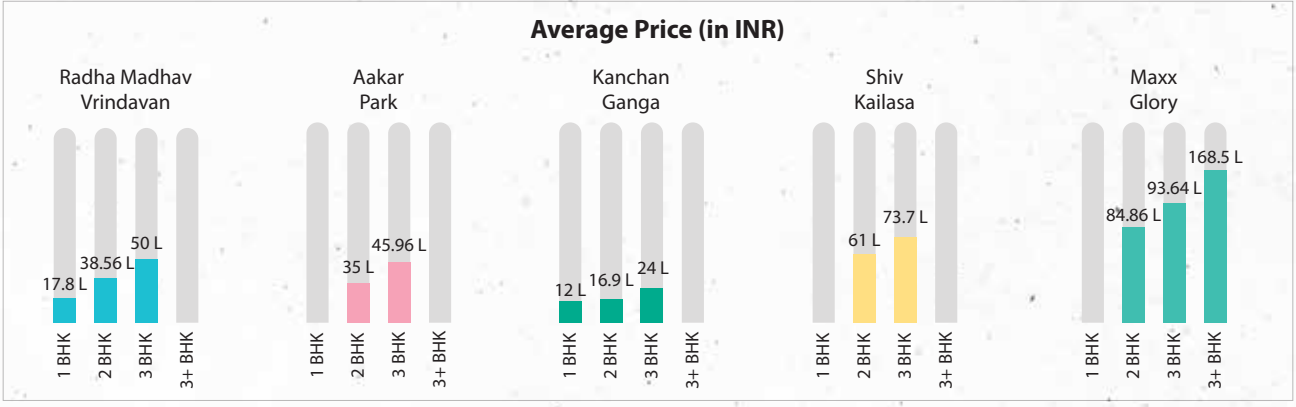
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Kanchan Ganga witnessed highest capital appreciation of 15.38% over the past 2 years.

Max Glory also saw a moderate capital appreciation of 13.63% in the past one year.



Maxx Glory offers a selection of premium properties, including 2, 3, and larger apartments, while Kanchan Ganga, Radha Madhav Vrindavan and Aakar Park provide more affordable and diverse options for buyers.



Indore

Indore's residential market saw a 15% YoY capital growth, driven by a 32% rise in independent house prices, 22% in builder floors, and 17% in multistorey apartments.

Thriving Busines Environment

Indore is recognized as a commercial hub with a diverse economy, encompassing sectors such as IT, education, and healthcare.

Urban Development

The city has been consistently ranked among the cleanest cities in India, reflecting its commitment to sustainable urban development and infrastructure improvement.

Educational Opportunities

Indore hosts numerous educational institutions, fostering a young and dynamic population that contributes to the local economy.



Top Developers	
1	Omaxe Ltd.
2	Shree Mahalaxmi Developers
3	DB Infrastructure
4	Pumarth Iinfrastructure Pvt. Ltd.
5	Dainik Bhaskar Groups & Apollo Creations

Note: The above table represents the top developers by the share of active listings on Magicbricks website in Q1 2025.

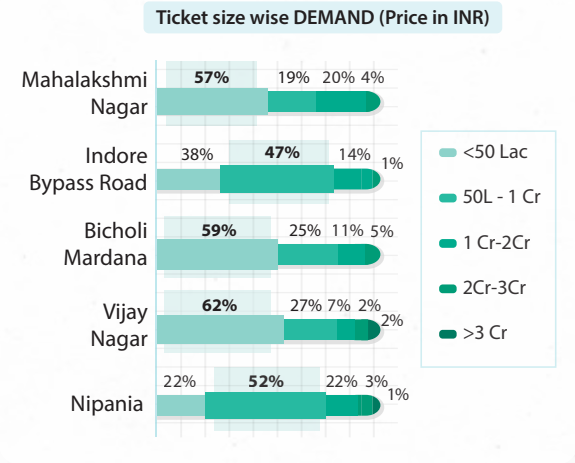
Top Localities	Key Social Drivers	Rate Change (QoQ)	Rate Change (YoY)
Nipania	**Hospital :** Apollo Hospitals Indore **School :** Delhi Public School **College :** Smriti College of Pharma Edu **Mall :** Phoenix Citadel Mall **Infrastructure :** Indore Bypass Road	-0.13%	12.09%
Vijay Nagar	**Hospital :** Shukla Hospital **School :** Orane International School Indore **College :** Holkar Science College **Mall :** Treasure Island Mall **Infrastructure :** Eastern Ring Road	13.41%	20.94%
Bicholi Mardana	**Hospital :** Phoenix Hospital **School :** Tagore Public School **College :** Swati Jain College **Mall :** The Zodiac Mall **Infrastructure :** Mumtaj Bag 1 Metro Station	0.71%	52.73%
Indore Bypass Road	**Hospital:** Phoenix Hospital, **School:** Sri Sri Ravishankar Vidya Mandir, **College:** Graduate School Of Business (GSB) College, **Mall:** Empire Market Place, **Infrastructure:** Mumbai Agra Road	-0.85%	7.26%
Mahalakshmi Nagar	**Hospital :** Bombay Hospital **School :** Pioneer Public School **College :** Pioneer Institute of Professional Studies **Mall :** C21 Mall **Infrastructure :** Meghdoot Metro Station	-4.95%	30.59%

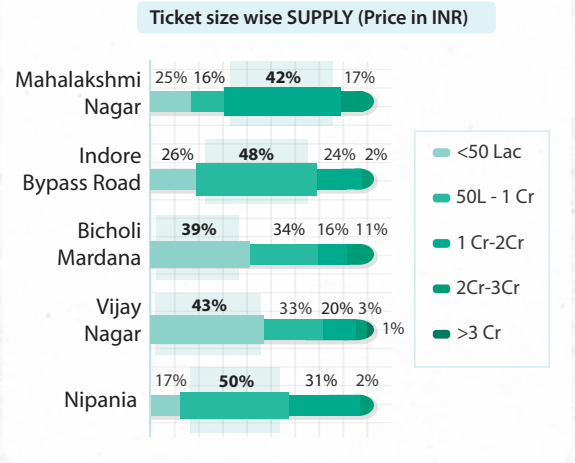
Note: Above table lists the most searched localities on Magicbricks website in Q1 2025



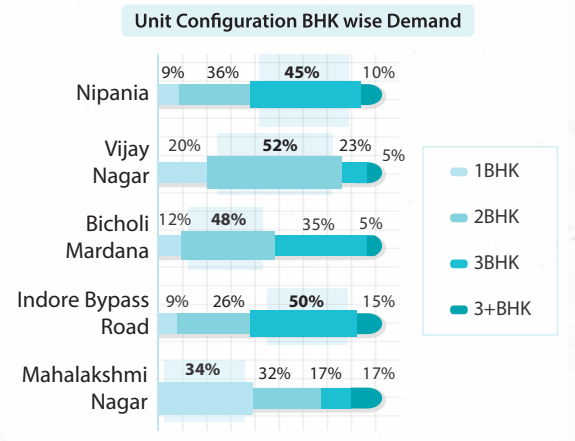
Indore

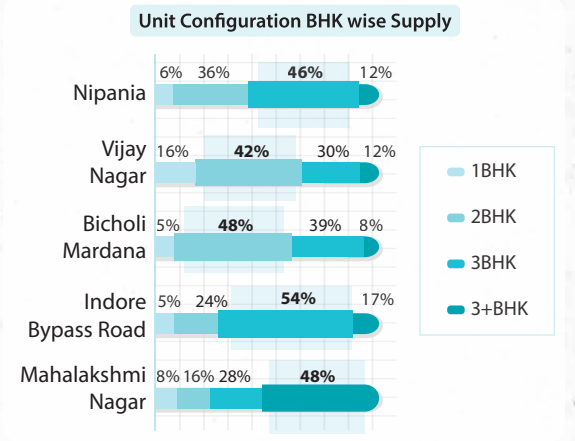
Locality Wise Demand & Supply Analysis





Among the top localities in Vadodara, Vijay Nagar and Bicholi Mardana dominate the demand and supply share of unit's price upto INR 50 Lacs.
The top localities with the largest share of demand and supply (above INR 1 Cr) are Nipania and Mahalaxmi Nagar, leading the market with their premium offerings.





Vijay Nagar commands the highest share of demand for 2 BHK units at 52%, while Indore Bypass Road leads with the highest demand share of 50% for 3 BHK units.
Mahalakshmi Nagar recorded the highest supply share of 48% for 3+ BHK units in Indore.

Property Type Wise Average Rates (in INR psf)

Locality	Residential House	Builder Floor	Villa	Multistorey Apartment
Nipania	5,900	4,100	6,400	5,100
Vijay Nagar	6,100	6,900	6,700	5,100
Bicholi Mardana	4,500	3,300	4,400	5,800
Indore Bypass Road	5,300	2,800	5,100	3,600
Mahalakshmi Nagar	6,000	4,500	6,700	5,200

Each locality in Indore offers a diverse range of living options, catering to different lifestyles and preferences, ensuring there's something for everyone. Bicholi Mardana and Indore Bypass Road are among the most budget-friendly localities in Indore, offering affordable living options without compromising on convenience. Vijay Nagar stands out as the most prestigious locality in Indore, renowned for its luxury villas and upscale residential houses, offering an exclusive living experience.

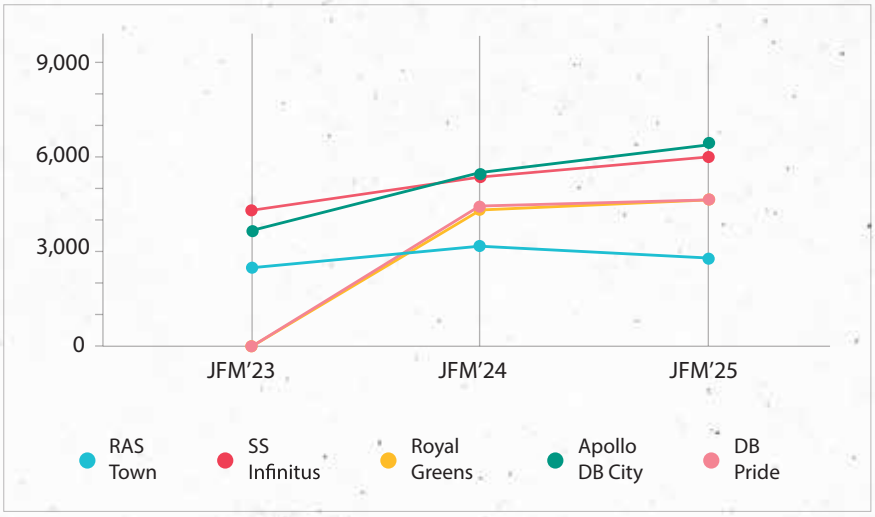


Indore

Pricing Dynamics of Top Projects in the city

Project Name	Price Range (INR)	Payment Plans	Key Amenities of the Project	Locality
RAS Town	14 Lac - 57 Lac	Flexible Plan	Club House, Landscaped Garden, Temple, Vastu / Feng Shui compliant,	AB Road
SS Infinitus	29.6 Lac - 236.6	Construction Linked Plan	Club House, Outdoor Games, Daily need, Indoor Games, Fitness	Nipania
Royal Greens	52 Lac - 100 Lac	Construction Linked Plan	Swimming Pool, Gazebo, Club House, Gym, Library	Niranjanpur
Apollo DB City	37.2 Lac -305 Lac	Flexible Plan	Swimming Pool, Banquet Hall, Club House, Gym, Park	Nipania
DB Pride	48.5 Lac -87 Lac	Flexible Plan	Swimming pool, mini theatre, Bounquet Hall, Pool Side and Cafeteria, Salon and Spa	Talawali Chanda

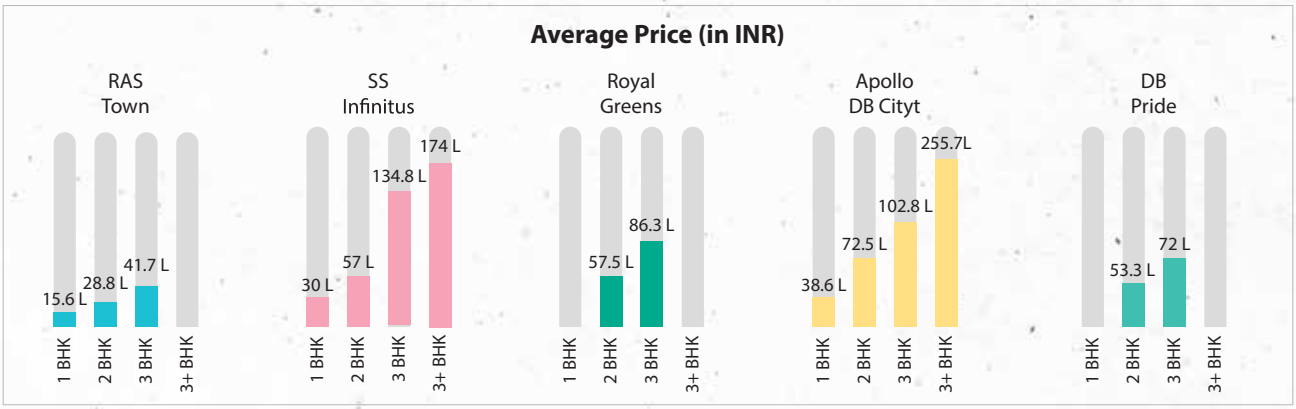
Note: Above table lists the most searched projects on Magicbricks website in Q1 2025



Rate Trends of Top Projects (Rate in INR psf)

Apollo DB City witnessed highest capital appreciation of 75% over the past 2 years.

However, the average capital appreciation of all the top project combined in the last year stand at 6.5%.



SS Infinitus and Apollo DB City offers the most diverse and luxurious options for end users, while RAS Town provide budget-friendly alternatives. Meanwhile, DB Pride and Royal Greens strike a perfect balance with their mid-range priced units.

Way Forward

As India's emerging real estate markets continue to evolve, the focus must shift toward creating sustainable, investor-friendly ecosystems. These cities hold immense potential to bridge the demand-supply gap in urban housing while contributing significantly to the country's economic growth.

- Most of the India's Tier-2 cities, strategically positioned along transformative projects like the Delhi-Mumbai Expressway and Bengaluru-Chennai Industrial Corridor, are set to redefine urban growth.
- With transformative initiatives like the Smart Cities Mission, UIDF, AMRUT, and NICDP (National Industrial Corridor Development Program), PM Gati Shakti, and UDAN, India's emerging cities are poised to become engines of sustainable growth, innovation, and connectivity. These schemes lay the foundation for urban development that empowers citizens and drives the nation forward.
- India's emerging cities are on the cusp of a transformative future, fueled by population growth and the rising trend of reverse migration. As these cities attract investments with expanding infrastructure and dynamic opportunities, they are poised to become vibrant hubs of talent, innovation, and sustainable urban development.
- Emerging cities in India are evolving into vibrant residential hubs, driven by population growth, reverse migration, and enhanced infrastructure. With rising demand for sustainable, affordable housing and support from initiatives like the Smart Cities Mission, they are set to redefine modern urban living.
- Tier-2 cities are rapidly emerging as thriving commercial hubs, fueled by rising demand for office spaces and retail centers as businesses expand and investments grow.

Key Takeaways

- **Cities to Watch (North Zone):** Lucknow, Kanpur, Jaipur, and Dehradun are identified as promising cities. Lucknow has witnessed notable price appreciation, while Kanpur leads in demand growth.
- **Premium Markets:** Goa and Mysore are the most luxurious markets, with high property prices reflecting demand for upscale homes driven by lifestyle appeal, tourism, and second-home buyers.
- **Affordable Markets:** Surat and Vadodara remain the most affordable cities, attracting first-time buyers and investors due to lower entry prices.
- **Top Performer (East Zone):** Patna has outpaced Kolkata in capital appreciation, becoming the leading city in the East for capital value growth.
- **Housing Preferences:** In the West Zone, 2 BHKs are the preferred configuration, contrasting with other zones where 3 BHKs dominate.
- **Inventory Supply:** Most emerging cities in the West and South Zones had lower inventory supply compared to the North and East Zones, which could influence future pricing and demand trends.
- **Key takeaways** indicate that demand remains robust annually, though short-term fluctuations persist. Supply constraints in several cities may drive future price growth, while infrastructure and tourism continue to shape regional real estate dynamics. With this analysis, Magicbricks reaffirms its commitment to providing data-driven insights, guiding stakeholders in navigating India's evolving real estate market.

NOTES

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India's No.1 Property Site

Magicbricks: India's No. 1 Property Site

As the largest platform for buyers and sellers of property to connect transparently, Magicbricks has monthly traffic exceeding 2 crores and an active base of over 15 lakh property listings. Magicbricks has metamorphosed into a full-stack service provider for all real estate needs, with services including home loans, interiors, movers and packers, and expert advice.

With 17+ years of experience and deep research-based knowledge, Magicbricks also presents a repertoire of insight-driven platforms like MBTV- India's leading online real estate YouTube channel, and other proprietary tools so that home buyers can access all information related to price trends and forecasts, locality reviews and more.

For more information and research related queries, please contact :

Prasun Kumar
Chief Marketing Officer
prasun.kumar@magicbricks.com

Abhishek Bhadra
Research Head
abhishek.bhadra@magicbricks.com

Nilay Singhal
Sr. Research Analyst
nilay.singhal@magicbricks.com

Sakshi Saxena
Sr. Research Analyst
sakshi.saxena@magicbricks.com

Deepak Chauhan
Research Analyst
deepak.chauhan@magicbricks.com

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