

Housing prices display positive momentum in Q4 FY 2024-25: NHB

- ❖ **All the 8 major metros (viz. Ahmedabad, Bengaluru, Chennai, Delhi, Hyderabad, Kolkata, Mumbai & Pune) witnessed appreciation in property prices.**
- ❖ **48 cities registered growth in indices during Q4 FY 2024-25.**
- ❖ **50 City composite HPI based on Valuation prices increased by 7.5% on Y-o-Y basis.**

The index recorded sequential increase in 43 cities out of 50 cities with Navi Mumbai recording the highest sequential increase of 17.3%, followed by Bhubaneswar (8.5%), Gurugram (7.5%) and Noida (7.0%), while Raipur recorded maximum sequential decrease of 2.6 % in the HPI @ Assessment Price.

The latest residential housing price index (NHB RESIDEX) released by National Housing Bank reports an increase in property prices across 48 cities during Q4 FY 2024-25.

The 50 city HPI based on valuation prices of properties collected from Banks and Housing finance companies (HPI @ Assessment Prices) recorded an annual increase (Y-o-Y) of 7.5th during the 4th quarter of the fiscal 2025 as compared with 5.1 % a year ago.

India's eight key primary residential markets witnessed appreciating property prices during the period Jan-Mar 2025. Ahmedabad (6.1%), Bengaluru (13.1%), Chennai (9.0%), Delhi (2.9%), Hyderabad (4.8%), Kolkata (9.6%), Mumbai (5.9%) & Pune (6.8%) recorded increase in the index on an annual basis as per the Housing Price Index published by the National Housing Bank.

The annual change in HPI @ Assessment Price varied widely across the cities – ranging from an increase of 45.8% (Navi-Mumbai) to a decline of 3.5% (Howrah).

Out of the 50 cities covered, 2 cities (Howrah & Thiruvananthapuram) registered a decline in the property prices.

On a sequential (Q-o-Q) basis, the 50-city index registered an expansion of 1.9% in Jan-Mar 2025. The index has shown an increasing trend on Q-o-Q basis since Sep-21.