

Dilsukh Nagar tops the charts with 45% property price appreciation in 1 year – Makaan.com Research

~ Banjara Hills follows with 37% price appreciation in 1 year~

Hyderabad 22nd September 2011: Over the past 12 months, property market in India has been influenced by RBI moves to increase benchmark lending rates at repeated intervals. Efforts to tame inflation are having a dampening impact on interest rates sensitive sectors including automobile & real estate. The property transactions in major metros have dropped by 20-35% from the levels of last year. High prices and even higher interest rates are keeping the buyers guessing between buying and not buying a house. However within this scenario there are many localities where property prices have appreciated and continue to be on a rise.

In an attempt to capture the market sentiments and ascertain the pockets that are driving the growth in Hyderabad real estate sector, Makaan.com, the fastest growing website by People Group conducted a research on areas that have appreciated the most in the last one year. The objective of the study is to identify gems in an otherwise subdued Hyderabad property market.

The research for Hyderabad was conducted among 112 localities. We feature here the top 2 areas that have beaten all localities and have appreciated the maximum over the 12 months period. Dilsukh Nagar, a popular locality, witnessed the maximum price appreciation across Hyderabad. The property prices in the area went up from Rs. 2397 in January – August 2010 to Rs. 3480 in January-August 2011, a whopping 45% growth. Banjara Hills came next with an increase of 37%. The real estate prices in this locality went up from Rs. 6825 in January to August 2010 to Rs. 9371 in the same period this year.

Commenting on the findings Aditya Verma – COO, Makaan.com says, “Owing to policy changes announced by RBI, property prices in top real estate markets in India have moved in a narrow range over the past 12 months. However, there are pockets within each market that seems to have bucked this trend. The purpose of this research was to identify areas that have outperformed even during tough macro environment. We hope, consumers will be able to benefit from the analysis.”

Makaan.com conducted similar research for the top 4 real estate markets of Bangalore, Delhi, Pune and Mumbai. The objective was to identify price drivers in each of these markets over the last 12 months (from January – August '10 to January - August'11).

Disclaimer: The research is based on historical prices. It cannot be used to predict price movements in future since all the factors, which have a bearing on property prices as well as their impact, cannot be adequately assessed in advance. The research reflects the overall price movement at the locality level. Individual properties within a locality may show a different pattern than the locality depending on their proximity to important landmarks, amenities, age of building etc.

About Makaan.com

Makaan.com, the fastest growing property website in India was established with the mission to connect relevant buyers and sellers of real estate, massively increasing the propensity of transactions. The website is committed to help its users make wise and profitable decisions relating to buying, selling, renting and leasing of properties in India and key global geographies. Makaan.com is part of Anupam Mittal promoted People Group, owners of well renowned businesses such as Shaadi.com & Mauj Mobile.

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