

Localities with maximum property price appreciation in Pune – Makaan.com Research

~ Singhad Road tops the charts with 42% appreciation in 1 year~

Pune 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 Mumbai 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 Pune property market.

The research for Pune was conducted among 132 localities. We represent here the top 10 areas that have beaten all localities and have appreciated the maximum over the 12 months period. Singhad Road, a popular locality in Pune, witnessed the maximum price appreciation across Pune. The property prices in the area went up from Rs- 3403 in January – August 2010 to Rs- 4823 in Januray-August 2011, a whopping 42% growth. Wanowrie came next with an increase of 34%. The real estate prices in this locality went up from Rs- 4371 in January to August 2010 to Rs- 5859 in the same period this year. Other localities in the Pune top list are Baner, BT Kavre Road, Magarpatta, Pimple Saudagar, NIBM Road, Kharadi, Bavdhan, Viman Nagar. These areas experienced price appreciation in the range of 29% - 19%. (You can refer to the table below for the details analysis.)

Locality	Avg Capital Value (Jan – Aug 2010)	Avg Capital Value (Jan – Aug 2011)	Percentage Change
Singhad Road	3403	4823	42%
Wanowrie	4371	5859	34%
Baner	4112	5301	29%
BT Kavre Road	3677	4673	27%
Magarpatta	4032	5025	25%
Pimple Saudagar	3414	4247	24%
NIBM Road	3757	4611	23%
Kharadi	3315	4025	21%
Bavdhan	3829	4591	20%
Viman Nagar	4160	4946	19%

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, Hyderabad 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.

For further details please contact:

[Priya Chandrakanth](#)
[Assistant Manager - Public Relations](#)
[Makaan.com](#)
[Handphone: +91 9999234112](#)
[Landline: 0124 4694690](#)