



## Metro Property Price Trends

Delhi-NCR | Mumbai | Kolkata | Chennai | Hyderabad | Pune | Bangalore

October 2007 – September 2008

## Metro Property Price Trends

**99acres.com** has firmly established itself as the leading real estate portal in India, with over 3 lakh live listings. The 99acres Insite is a unique initiative to provide users and stakeholders of 99acres.com with useful insights about the property market in India. The team at 99acres.com has mined through volumes of data to make inferences and observations that will help users in decision making.

99acres Insite - Metro Property Price Trends addresses the single most important concern of all be it buyers, sellers, investors or media- 'Price trends'. The report compiles city wise, locality wise price graphs of residential apartments only.

The price trends have been presented for the last four quarters from Oct 2007 to Sep 2008. The localities covered in the section have been carefully chosen to reflect popular demand and supply destinations. The report reflects trends only in the Residential Apartments segment and the underlying dataset is that of the asking prices (and not the transaction prices). The unit for measuring property rate is Price per square feet (Rs/sqft.) and the quarters are defined as per the calendar year i.e. Q1 2008 represents Jan – Feb – Mar 2008.

A brief city-wise summary is presented as follows and the graphs with the corresponding numbers have been collated in the annexure.

### Executive Summary

Realty prices saw a high fluctuation across localities in India, with asking prices slashing by 40% in some of the localities since January this year. The top losers with price depreciation of over 20% include localities like Hebbal, Sarjapur Road and Whitefield in Bangalore, Jubilee Hills in Hyderabad and Nerul in Mumbai.

City	Region	Locality	Sep vs. Jan (%)
Bangalore	Bangalore North	Hebbal	-41.8
Bangalore	Bangalore East	Whitefield	-31.2
Mumbai	Mumbai Navi	Nerul	-31.0
Hyderabad	Hyderabad	Jubilee Hills	-25.4
Bangalore	Bangalore South	Sarjapur Road	-22.6

City	Region	Locality	Sep vs. Jan (%)
Chennai	Chennai South	Urapakkam	65.2
Chennai	Chennai South	Perungudi	30.0
Kolkata	Kolkata East	Rajarhat	27.1
Delhi	Gurgaon	Sushant Lok	25.7
Kolkata	Kolkata South	Ballygunj	23.5
Delhi	Delhi East	Patparganj	22.7
Delhi	Delhi East	Mayur Vihar - I	22.6

On the other hand, some of the localities have also seen heavy price increase. Some of the top gainers include localities like Urapakkam and Perungudi in Chennai. Rajarhat and Ballygunj in Kolkata. Patparganj and Mayur Vihar - I in Delhi.



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### Delhi / NCR – Property Prices soar and stabilize

Delhi market includes hot spots in the southern and eastern part of the city as well as other popular investment and housing localities like Noida, Greater Noida and Gurgaon.

- ▶ In the south, Vasant Kunj and Lajpat Nagar have been stable in the last two quarters. Vasant Kunj has maintained stability at around Rs 9800/sqft. Residential Apartments in Lajpat Nagar are being quoted at Rs. 6635/sqft, an appreciation of nearly 15% vis-a vis first quarter of the year
- ▶ Dwarka has shown a decline in the third quarter (July – Sep) of this year by a margin of 15% when compared to prices in January. It currently exhibits a buyer friendly rate of Rs 5800/sqft.
- ▶ Moving east, there has been a clear price rise in Mayur Vihar and Pitampura with the asking rates increasing steadily over the given time period.
- ▶ In Noida, prices have shown some volatility in popular sectors such as 50 and 61 with a variation to the tune of 10%. Prices in these regions currently range between Rs 4500/sqft to Rs 6000/sqft.
- ▶ In Gurgaon, prices have declined (July - Sep) by about 10% - 20% in localities such as Golf course road and Sohna Road during the third quarter after appreciating in the second quarter.
- ▶ In Greater Noida, the last two quarters represented a period of considerable volatility. Over the course of the entire year it has experienced a price depreciation to the tune of 15-20%.

### Mumbai – A stable market

Mumbai has been a relatively stable market in the last one year with rates exhibiting marginal increase / decrease in most localities.

- ▶ In Mira Road, prices have remained stable at around Rs 3100/sqft. Bhayander (East) has shown a very marginal increase in the last two quarters of this year. The rate in here currently stands at Rs 3100/sqft.
- ▶ The Andheri - Dahisar belt experienced some volatility. With high property demand, Goregaon (East) continues to be a hotspot and witnessed a 10% rise in price since the beginning of the year. However, other areas in this belt, such as Malad (West) have registered a decline in prices.
- ▶ Navi Mumbai has seen declining prices especially in Nerul, average prices have fallen from Rs 6677/sqft at the beginning of the year to the prevailing rate of Rs 4607/sq ft.

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### Kolkata – An attractive market with reasonable prices

Kolkata has seen a price decline in popular localities in the southern region of the city.

- ▶ Tollygunj and Ballygunj have seen dips in prices in the last quarter although E M Bypass has seen a slight increase. Ballygunj – a prime locality has a prevailing rate of around Rs 5700/sqft whereas in Tollygunj it is Rs 2500/sqft.
- ▶ A popular locality in the eastern part of city – Rajarhat has seen an increase of almost 25% in prices over the given time period and residential apartments here are priced at around Rs 2900/sqft.

### Chennai – Appreciating prices

After some volatility during the first quarter of this year, the prices have shown some stability.

- ▶ Valasaravakkam and Madipakkam, in South Chennai have not experienced much volatility over the last one year with prices currently hovering at Rs 3900/sqft and Rs 3200/sqft respectively.
- ▶ Urapakkam saw a near 65% appreciation in prices over the year with the prevailing rate at Rs 2100/sqft.
- ▶ Other localities that have seen an appreciation in the third quarter (July – Sep) of this year vis-à-vis the previous one are Perungudi and Medavakkam. Perungudi is selling at a slight premium at Rs 4600/sqft currently and Medavakkam at around Rs 3200/sqft.
- ▶ Velacheri in the southern part of the city – witnessed a decline of about 8% in prices in the last quarter (July – Sep) vis-à-vis the previous one. Over the year the prices have increased by 11%. The rate here currently stands at Rs 4800/sqft.

### Bangalore – Property market slows down significantly

Bangalore has witnessed volatility in some localities in the given time period.

- ▶ Whitefield, which commanded a price of Rs. 3300/ sqft, has witnessed decline in prices in the last two quarters (April – Sep) of this year and the prices currently stand at Rs 2200/sqft.
- ▶ Marathahalli has shown stability in prices with the current rate standing at Rs. 2700/sqft. In the eastern part of the city, Kaggadasapura has remained stable over the year with current asking rate of around Rs 2100/sqft.
- ▶ Maleshpalya has been steady over the year with prices around the Rs 2100 / sqft mark.
- ▶ In the North, Hebbal has seen a correction of almost 40%. this year
- ▶ Sarjapur road, a popular locality in the southern part of the city has seen a dip in prices by almost 20% over the year.

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### Hyderabad – An overpriced market sees a correction

Hyderabad has shown a decline in prices in the localities of Banjara Hills, Nizampet and Kukatpally in the third quarter of this year (July – Sep) vis-à-vis the previous one.

- ▶ In Banjara hills there has been a 10% correction in prices with the figure now standing at Rs 7800/sqft.
- ▶ In Nizampet and Kukatpally the rate is in the range of Rs 2200 – 3000 / sqft.
- ▶ Jubilee Hill, a posh locality has seen a correction of almost 20% over the year.

## Prices at a Glance

## Metro Property Price Trends

City	Region	Locality	Q1 Rs. / sqft	Q2 Rs. / sqft	Q3 Rs. / sqft	Q3 vs Q2(%)	Q3 vs Q1 (%)
Delhi	Delhi North	Rohini	9327	9569	9082	-5.1	-2.6
	Delhi South	Vasant Kunj	9318	9111	9863	8.2	5.8
	Delhi South	Lajpat Nagar	5799	6522	6635	1.7	14.4
	Delhi - Dwarka	Dwarka	6938	6484	5871	-9.5	-15.4
	Delhi East	Patparganj	5270	6331	6465	2.1	22.7
	Delhi East	Mayur Vihar – I	7203	7769	8827	13.6	22.6
	Delhi North	Pitampura	6822	7756	7877	1.6	15.5
	Noida	Sector-93 Noida	4507	4464	4924	10.3	9.3
	Noida	Sector-50 Noida	5719	5237	6020	14.9	5.3
	Noida	Sector-61 Noida	5333	5159	4694	-9.0	-12.0
	Gurgaon	Sohna Road	3957	3909	3858	-1.3	-2.5
	Gurgaon	Golf Course Road	5676	7632	6308	-17.3	11.1
	Gurgaon	Sushant Lok	6206	8697	7799	-10.3	25.7
Mumbai	Mira Road And Beyond	Mira Road	3194	3213	3122	-2.8	-2.2
	Mira Road And Beyond	Bhayander (East)	2998	2722	3070	12.8	2.4
	Mumbai Andheri-Dahisar	Kandivali (East)	7288	7002	6932	-1.0	-4.9
	Mumbai Andheri-Dahisar	Malad (West)	8153	7116	7257	2.0	-11.0
	Mumbai Andheri-Dahisar	Goregaon (East)	8516	7752	9442	21.8	10.9
	Mumbai Navi	Nerul	6677	5525	4607	-16.6	-31.0
	Mumbai Navi	Vashi	6190	6908	6049	-12.4	-2.3
	Mumbai Thane	Thane West	5035	4832	5257	8.8	4.4
	Mumbai Thane	Ghodbunder Road	3639	3898	3971	1.9	9.1
Kolkata	Kolkata East	Rajarhat	2276	2262	2893	27.9	27.1
	Kolkata South	E M Bypass	2821	2279	2485	9.0	-11.9
	Kolkata South	Ballygunj	4644	6521	5733	-12.1	23.5
	Kolkata South	Tollygunge	3112	3100	2580	-16.8	-17.1
Chennai	Chennai South	Velacheri	4296	5172	4796	-7.3	11.6
	Chennai South	Perungudi	3535	3915	4596	17.4	30.0
	Chennai South	Valasaravakkam	3534	3926	3952	0.6	11.8
	Chennai South	Medavakkam	3198	2812	3280	16.6	2.5
	Chennai South	Madipakkam	3075	3085	3220	4.4	4.7
	Chennai South	Urapakkam	1274	1797	2104	17.1	65.2
	Chennai South	Urapakkam	1274	1797	2104	17.1	65.2
Bangalore	Bangalore East	Kaggadasapura	1995	2095	2171	3.6	8.8
	Bangalore East	Whitefield	3327	2261	2288	1.2	-31.2
	Bangalore East	Marathahalli	2669	2340	2688	14.9	0.7
	Bangalore East	Maleshpalya	2076	2164	2031	-6.1	-2.2
	Bangalore East	Banaswadi	2424	2474	2906	17.5	19.9
	Bangalore North	Hebbal	3967	2550	2310	-9.4	-41.8
	Bangalore North	Yelahanka	3058	3776	3662	-3.0	19.8
	Bangalore South	Sarjapur Road	3588	2372	2778	17.1	-22.6
Hyderabad	Hyderabad	Miyapur	3404	3033	2877	-5.2	-15.5
	Hyderabad	Banjara hills	9013	8794	7856	-10.7	-12.8
	Hyderabad	Kukatpally	3263	3740	3073	-17.8	-5.8
	Hyderabad	Nizampet	2819	2513	2271	-9.6	-19.5
	Hyderabad	Jubilee Hills	9386	9291	7006	-24.6	-25.4
Pune	Pune	Viman Nagar	3951	4476	3975	-11.2	0.6
	Pune	Kalyani Nagar	6392	6521	5326	-18.3	-16.7



## Metro Property Price Trends

### Our methodology

The Analytics team of 99acres.com employed the following methodology for plotting the trends:

**Data cleansing:** Our team has taken care to ensure spam listings do not skew the numbers that we present in this report. Since, the figures we quote here are asking prices and not actual transaction prices, it was important to identify entries which were spurious and eliminate them from the data set. The following due diligence has been conducted to ensure hygiene of the data-

- ▶ Sample size has been carefully chosen to ensure significant number of data points as well as to cover as many localities as possible
- ▶ Outliers have been identified and treated
- ▶ Only properties with high number of user views have been selected for the analysis

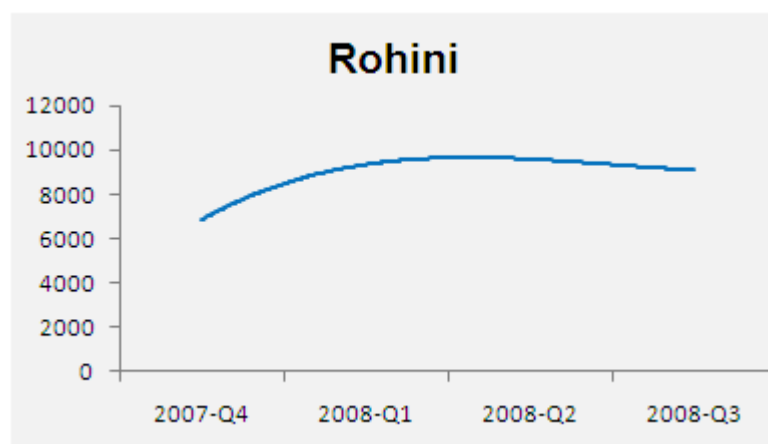
### Disclaimer

The graph has been constructed based on data provided by 99acres.com users. Our analytics team has used statistical techniques to derive insights which might be useful for our users/stake holders/ audiences. However, variations from observed market prices are possible as these graphs are only approximations. The models will be revisited regularly with more data, not just from the quotes of buyers and sellers on 99acres.com but also from the feedback we receive from our users.

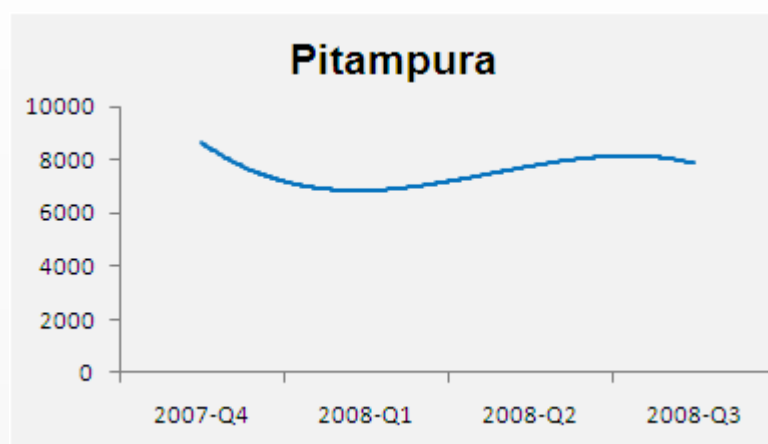
Property prices in a locality also vary depending upon age of property, builder reputation, floor etc. The numbers given in this report are just averages and do not completely represent a given locality. Variations to the tune of 20-30% on either side might be possible.

## Metro Property Price Trends

### Delhi



Location	Locality	Quarter	PSQFT
Delhi	Rohini	2007-Q4	6878
Delhi	Rohini	2008-Q1	9327
Delhi	Rohini	2008-Q2	9569
Delhi	Rohini	2008-Q3	9082

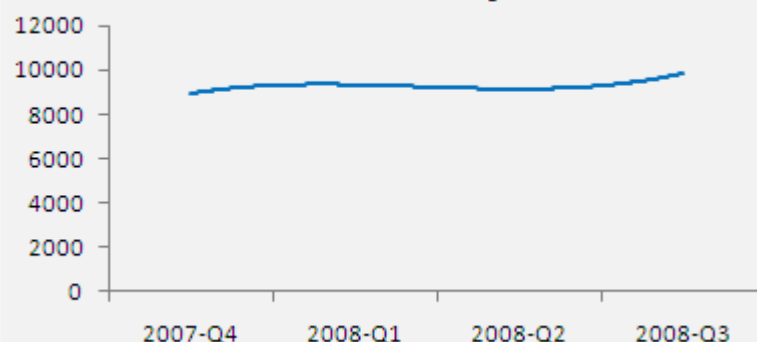


Location	Locality	Quarter	PSQFT
Delhi	Pitampura	2007-Q4	8679
Delhi	Pitampura	2008-Q1	6822
Delhi	Pitampura	2008-Q2	7756
Delhi	Pitampura	2008-Q3	7877



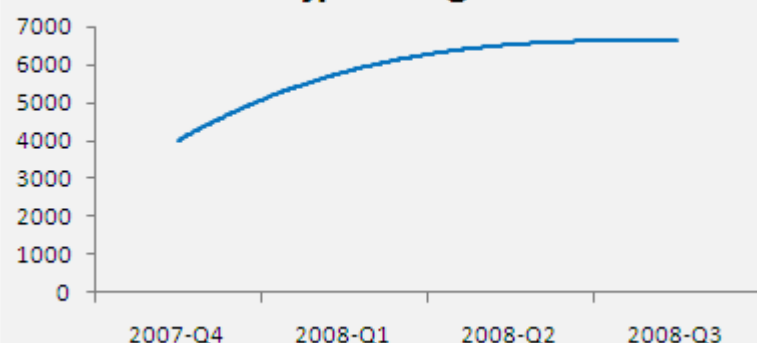
## Metro Property Price Trends

### Vasant Kunj



Location	Locality	Quarter	PSQFT
Delhi	Vasant Kunj	2007-Q4	8893
Delhi	Vasant Kunj	2008-Q1	9318
Delhi	Vasant Kunj	2008-Q2	9111
Delhi	Vasant Kunj	2008-Q3	9863

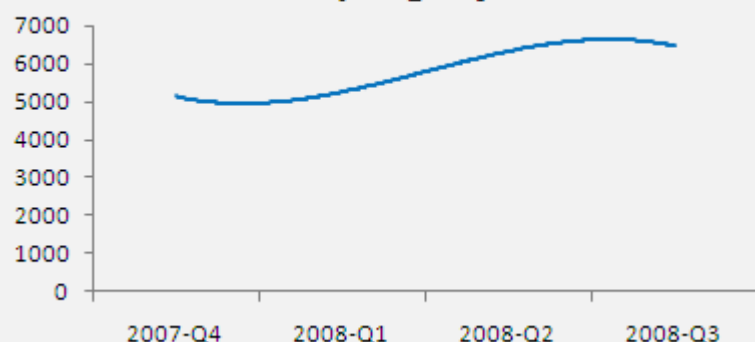
### Lajpat Nagar



Location	Locality	Quarter	PSQFT
Delhi	Lajpat Nagar	2007-Q4	3981
Delhi	Lajpat Nagar	2008-Q1	5799
Delhi	Lajpat Nagar	2008-Q2	6522
Delhi	Lajpat Nagar	2008-Q3	6635

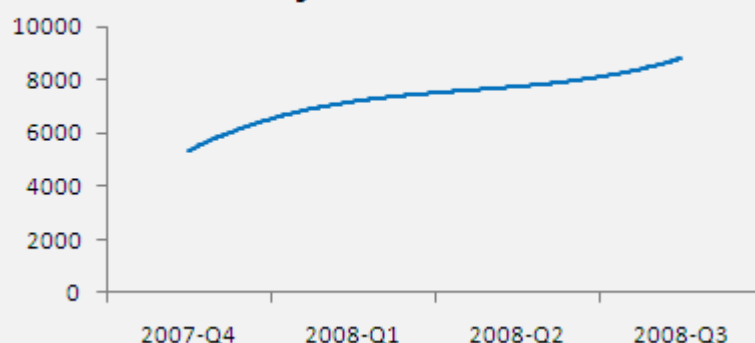
## Metro Property Price Trends

### Patparganj



Location	Locality	Quarter	PSQFT
Delhi East	Patparganj	2007-Q4	5150
Delhi East	Patparganj	2008-Q1	5270
Delhi East	Patparganj	2008-Q2	6331
Delhi East	Patparganj	2008-Q3	6465

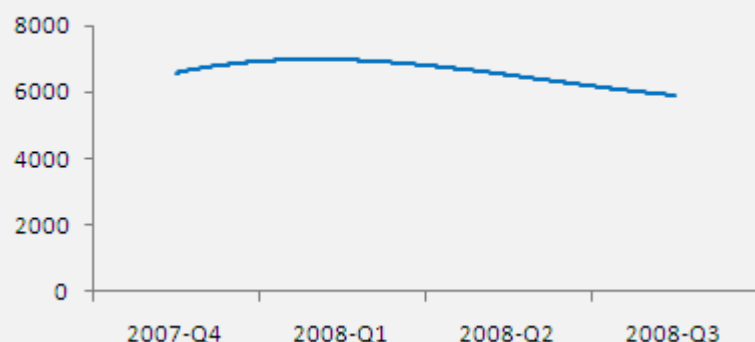
### Mayur Vihar - I



Location	Locality	Quarter	PSQFT
Delhi East	Mayur Vihar - I	2007-Q4	5364
Delhi East	Mayur Vihar - I	2008-Q1	7203
Delhi East	Mayur Vihar - I	2008-Q2	7769
Delhi East	Mayur Vihar - I	2008-Q3	8827

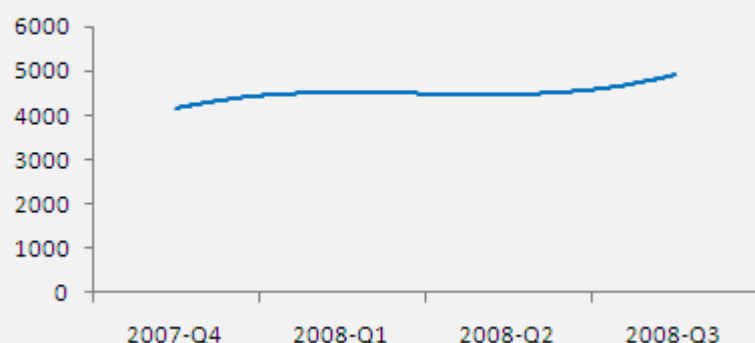
## Metro Property Price Trends

### Dwarka



Location	Locality	Quarter	PSQFT
Delhi - Dwarka	Dwarka	2007-Q4	6551
Delhi - Dwarka	Dwarka	2008-Q1	6938
Delhi - Dwarka	Dwarka	2008-Q2	6484
Delhi - Dwarka	Dwarka	2008-Q3	5871

### Sector-93 Noida

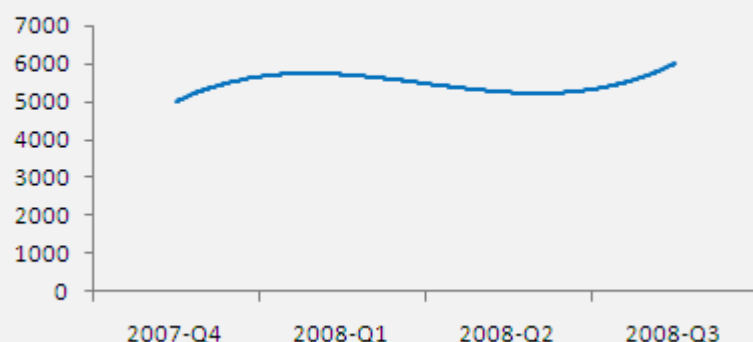


Location	Locality	Quarter	PSQFT
Noida	Sector-93 Noida	2007-Q4	4135
Noida	Sector-93 Noida	2008-Q1	4507
Noida	Sector-93 Noida	2008-Q2	4464
Noida	Sector-93 Noida	2008-Q3	4924



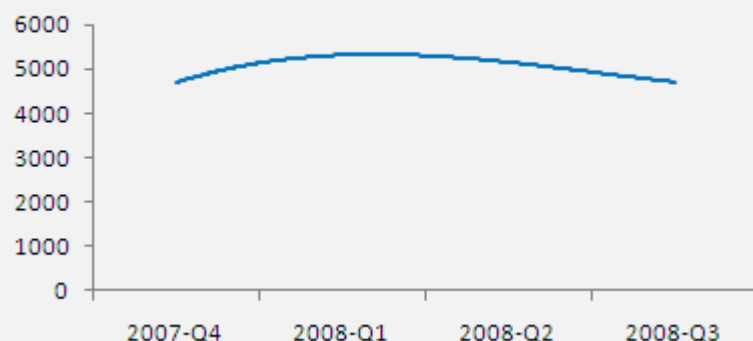
## Metro Property Price Trends

### Sector-50 Noida



Location	Locality	Quarter	PSQFT
Noida	Sector-50 Noida	2007-Q4	4988
Noida	Sector-50 Noida	2008-Q1	5719
Noida	Sector-50 Noida	2008-Q2	5237
Noida	Sector-50 Noida	2008-Q3	6020

### Sector-61 Noida

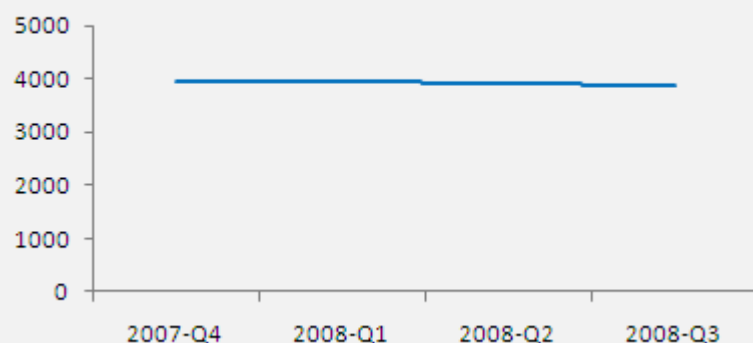


Location	Locality	Quarter	PSQFT
Noida	Sector-61 Noida	2007-Q4	4685
Noida	Sector-61 Noida	2008-Q1	5333
Noida	Sector-61 Noida	2008-Q2	5159
Noida	Sector-61 Noida	2008-Q3	4694

## Metro Property Price Trends

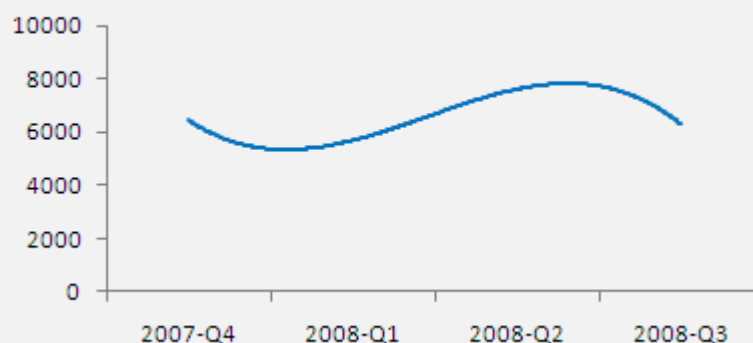
### Gurgaon

#### Sohna Road



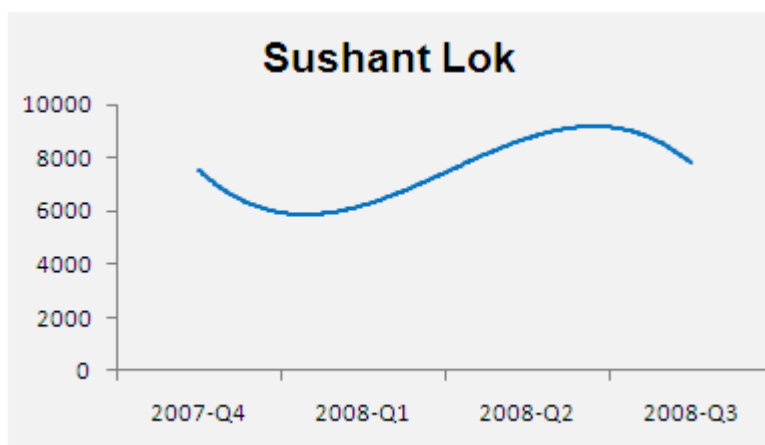
Location	Locality	Quarter	PSQFT
Gurgaon	Sohna Road	2007-Q4	3951
Gurgaon	Sohna Road	2008-Q1	3957
Gurgaon	Sohna Road	2008-Q2	3909
Gurgaon	Sohna Road	2008-Q3	3858

#### Golf Course Road



Location	Locality	Quarter	PSQFT
Gurgaon	Golf Course Road	2007-Q4	6448
Gurgaon	Golf Course Road	2008-Q1	5676
Gurgaon	Golf Course Road	2008-Q2	7632
Gurgaon	Golf Course Road	2008-Q3	6308

## Metro Property Price Trends



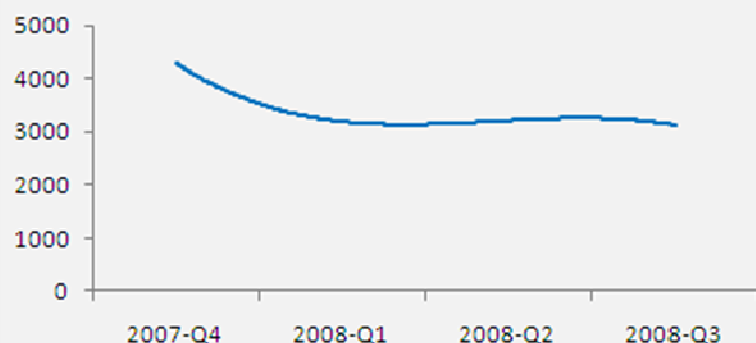
Location	Locality	Quarter	PSQFT
Gurgaon	Sushant Lok	2007-Q4	7536
Gurgaon	Sushant Lok	2008-Q1	6206
Gurgaon	Sushant Lok	2008-Q2	8697
Gurgaon	Sushant Lok	2008-Q3	7799



## Metro Property Price Trends

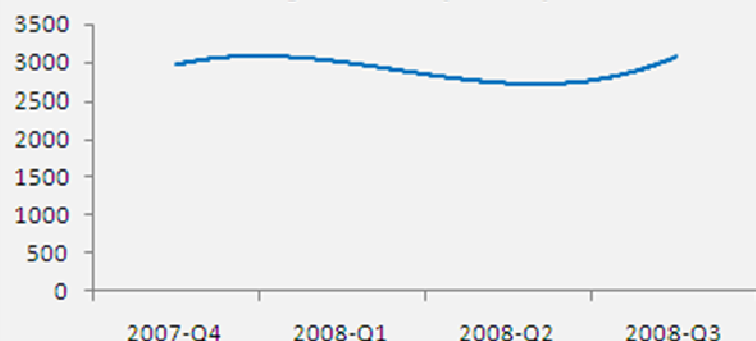
### Mumbai

#### Mira Road



Location	Locality	Quarter	PSQFT
Mira Road And Beyond	Mira Road	2007-Q4	4294
Mira Road And Beyond	Mira Road	2008-Q1	3194
Mira Road And Beyond	Mira Road	2008-Q2	3213
Mira Road And Beyond	Mira Road	2008-Q3	3122

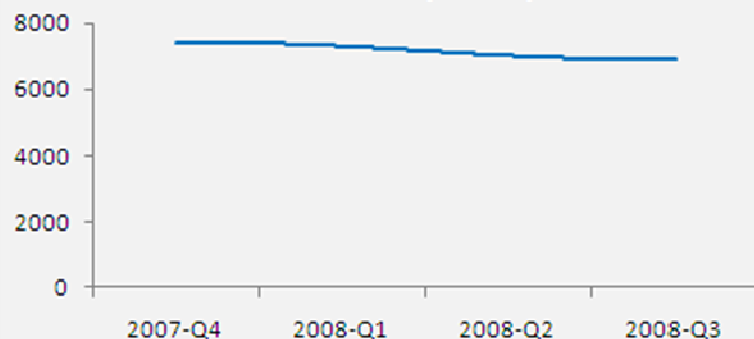
#### Bhayander (East)



Location	Locality	Quarter	PSQFT
Mira Road And Beyond	Bhayander (East)	2007-Q4	2964
Mira Road And Beyond	Bhayander (East)	2008-Q1	2998
Mira Road And Beyond	Bhayander (East)	2008-Q2	2722
Mira Road And Beyond	Bhayander (East)	2008-Q3	3070

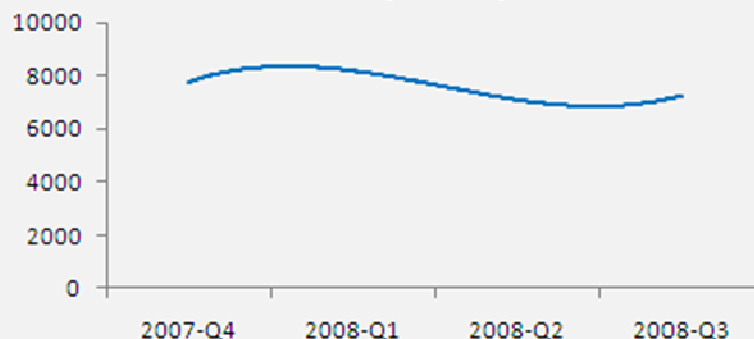
## Metro Property Price Trends

### Kandivali (East)



Location	Locality	Quarter	PSQFT
Mumbai Andheri-Dahisar	Kandivali (East)	2007-Q4	7367
Mumbai Andheri-Dahisar	Kandivali (East)	2008-Q1	7288
Mumbai Andheri-Dahisar	Kandivali (East)	2008-Q2	7002
Mumbai Andheri-Dahisar	Kandivali (East)	2008-Q3	6932

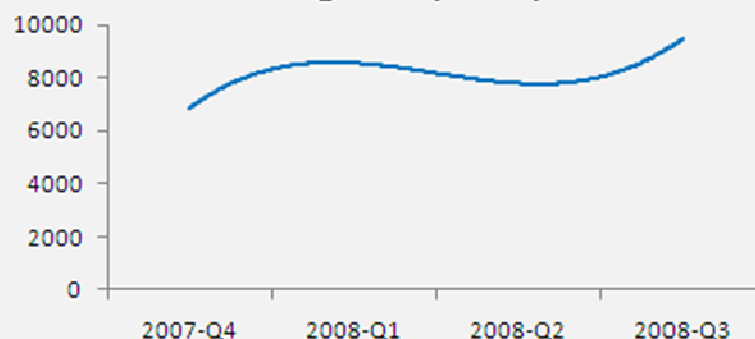
### Malad (West)



Location	Locality	Quarter	PSQFT
Mumbai Andheri-Dahisar	Malad (West)	2007-Q4	7752
Mumbai Andheri-Dahisar	Malad (West)	2008-Q1	8153
Mumbai Andheri-Dahisar	Malad (West)	2008-Q2	7116
Mumbai Andheri-Dahisar	Malad (West)	2008-Q3	7257

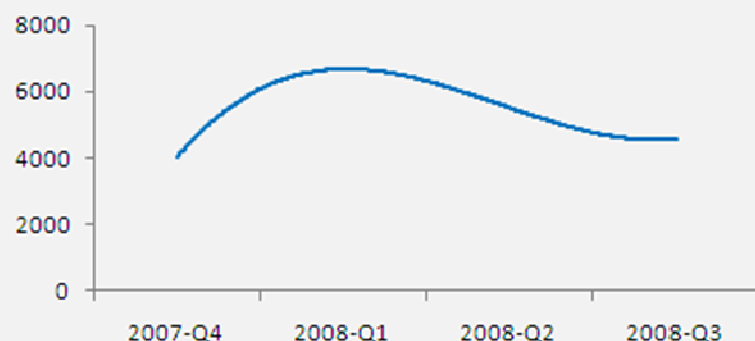
## Metro Property Price Trends

### Goregaon (East)



Location	Locality	Quarter	PSQFT
Mumbai Andheri-Dahisar	Goregaon (East)	2007-Q4	6807
Mumbai Andheri-Dahisar	Goregaon (East)	2008-Q1	8516
Mumbai Andheri-Dahisar	Goregaon (East)	2008-Q2	7752
Mumbai Andheri-Dahisar	Goregaon (East)	2008-Q3	9442

### Nerul

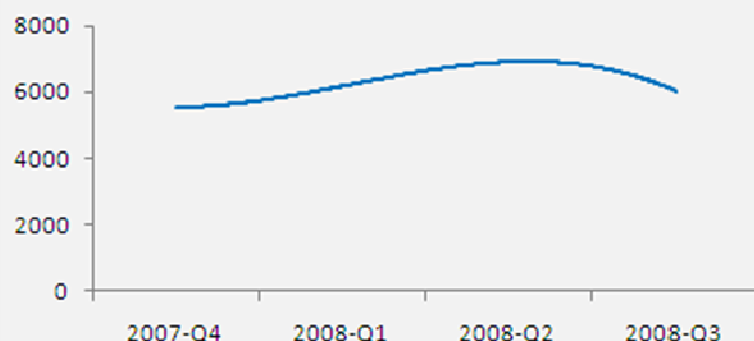


Location	Locality	Quarter	PSQFT
Mumbai Navi	Nerul	2007-Q4	4054
Mumbai Navi	Nerul	2008-Q1	6677
Mumbai Navi	Nerul	2008-Q2	5525
Mumbai Navi	Nerul	2008-Q3	4607



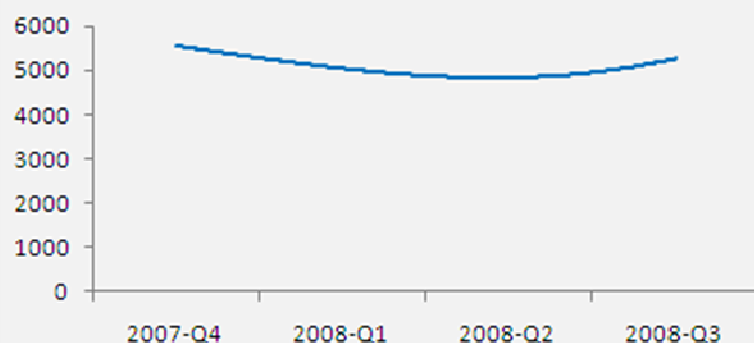
## Metro Property Price Trends

### Vashi



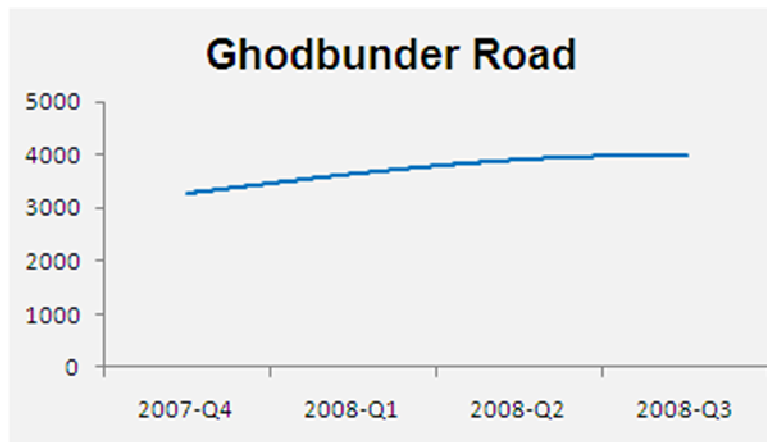
Location	Locality	Quarter	PSQFT
Mumbai Navi	Vashi	2007-Q4	5556
Mumbai Navi	Vashi	2008-Q1	6190
Mumbai Navi	Vashi	2008-Q2	6908
Mumbai Navi	Vashi	2008-Q3	6049

### Thane West



Location	Locality	Quarter	PSQFT
Mumbai Thane	Thane West	2007-Q4	5540
Mumbai Thane	Thane West	2008-Q1	5035
Mumbai Thane	Thane West	2008-Q2	4832
Mumbai Thane	Thane West	2008-Q3	5257

## Metro Property Price Trends

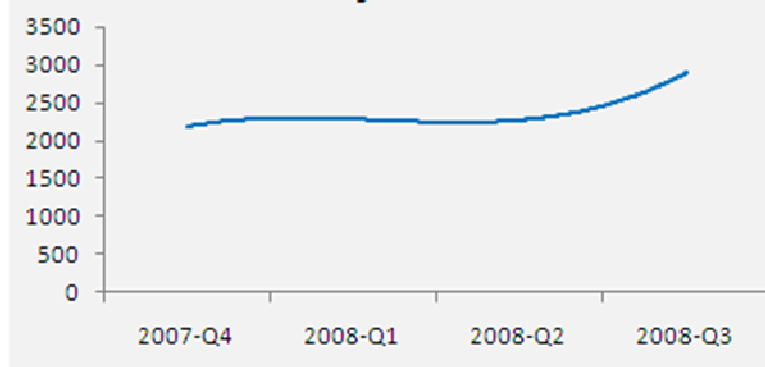


Location	Locality	Quarter	PSQFT
Mumbai Thane	Ghodbunder Road	2007-Q4	3285
Mumbai Thane	Ghodbunder Road	2008-Q1	3639
Mumbai Thane	Ghodbunder Road	2008-Q2	3898
Mumbai Thane	Ghodbunder Road	2008-Q3	3971

## Metro Property Price Trends

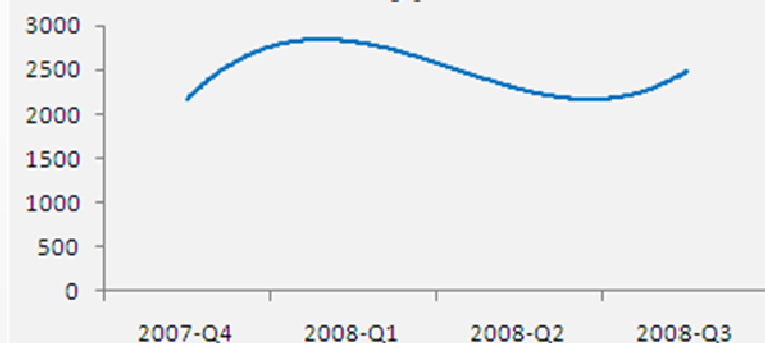
### Kolkata

#### Rajarhat



Location	Locality	Quarter	PSQFT
Kolkata East	Rajarhat	2007-Q4	2177
Kolkata East	Rajarhat	2008-Q1	2276
Kolkata East	Rajarhat	2008-Q2	2262
Kolkata East	Rajarhat	2008-Q3	2893

#### E M Bypass

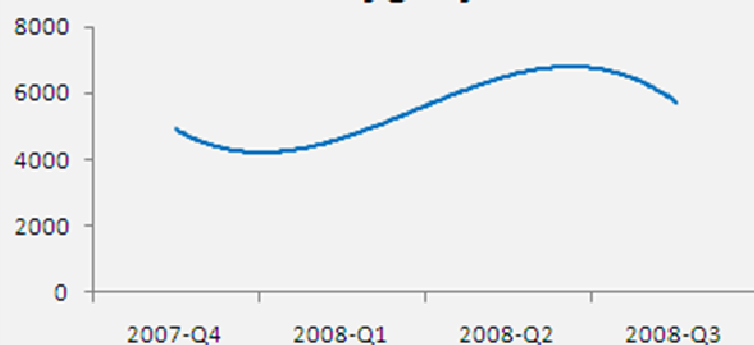


Location	Locality	Quarter	PSQFT
Kolkata South	E M Bypass	2007-Q4	2166
Kolkata South	E M Bypass	2008-Q1	2821
Kolkata South	E M Bypass	2008-Q2	2279
Kolkata South	E M Bypass	2008-Q3	2485



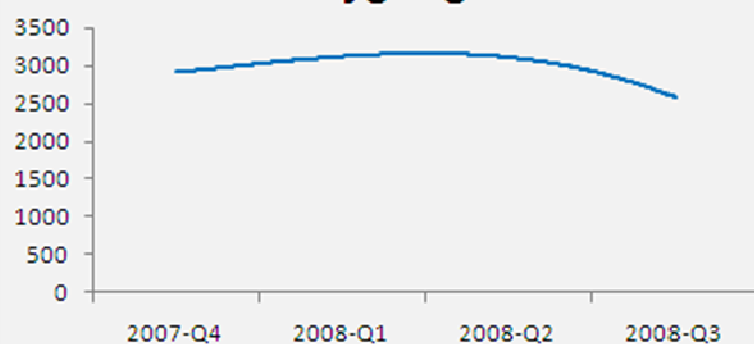
## Metro Property Price Trends

### Ballygunj



Location	Locality	Quarter	PSQFT
Kolkata South	Ballygunj	2007-Q4	4905
Kolkata South	Ballygunj	2008-Q1	4644
Kolkata South	Ballygunj	2008-Q2	6521
Kolkata South	Ballygunj	2008-Q3	5733

### Tollygunge

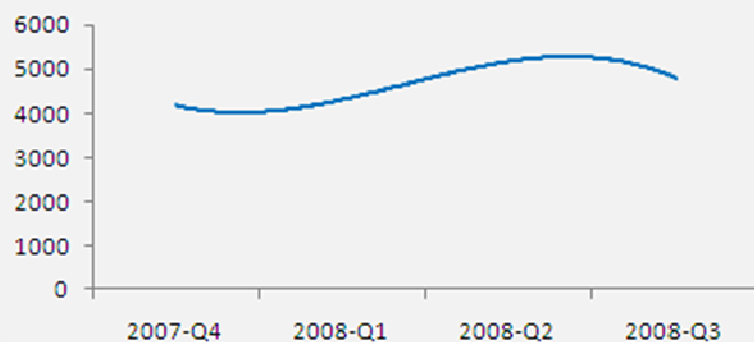


Location	Locality	Quarter	PSQFT
Kolkata South	Tollygunge	2007-Q4	2905
Kolkata South	Tollygunge	2008-Q1	3112
Kolkata South	Tollygunge	2008-Q2	3100
Kolkata South	Tollygunge	2008-Q3	2580

## Metro Property Price Trends

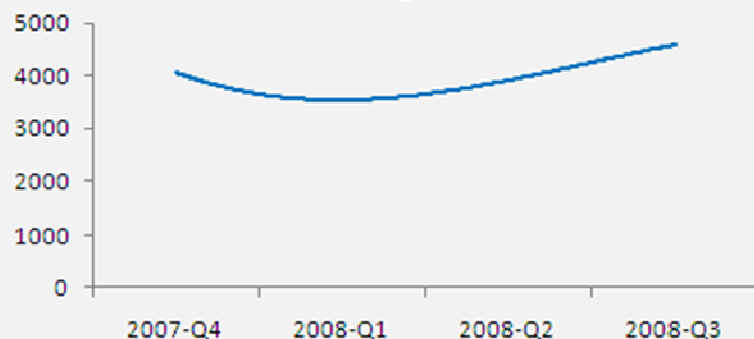
### Chennai

#### Velacheri



Location	Locality	Quarter	PSQFT
Chennai South	Velacheri	2007-Q4	4161
Chennai South	Velacheri	2008-Q1	4296
Chennai South	Velacheri	2008-Q2	5172
Chennai South	Velacheri	2008-Q3	4796

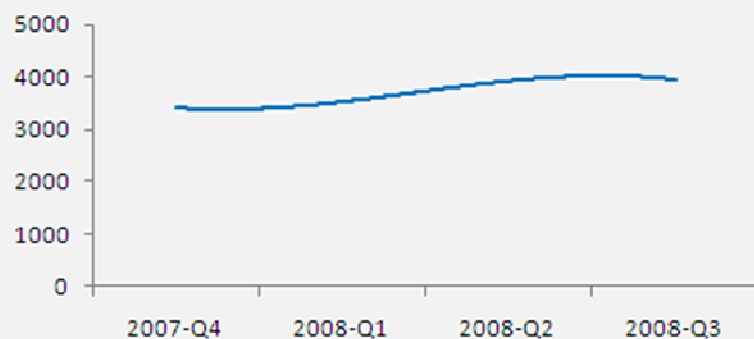
#### Perungudi



Location	Locality	Quarter	PSQFT
Chennai South	Perungudi	2007-Q4	4066
Chennai South	Perungudi	2008-Q1	3535
Chennai South	Perungudi	2008-Q2	3915
Chennai South	Perungudi	2008-Q3	4596

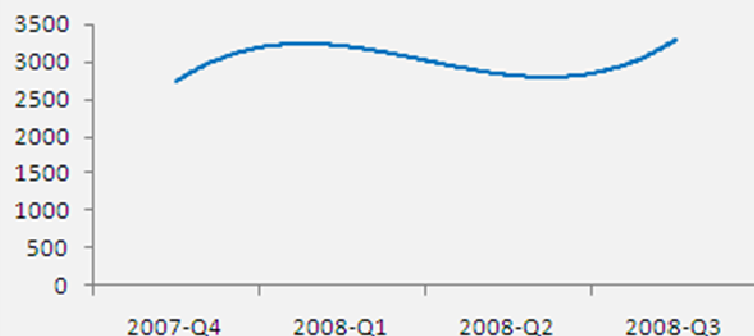
## Metro Property Price Trends

### Valasaravakkam



Location	Locality	Quarter	PSQFT
Chennai South	Valasaravakkam	2007-Q4	3420
Chennai South	Valasaravakkam	2008-Q1	3534
Chennai South	Valasaravakkam	2008-Q2	3926
Chennai South	Valasaravakkam	2008-Q3	3952

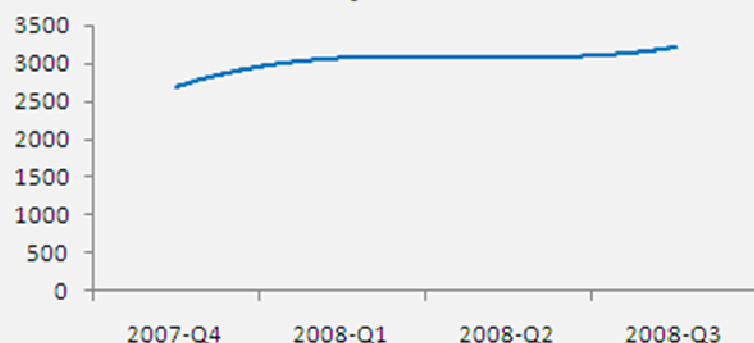
### Medavakkam



Location	Locality	Quarter	PSQFT
Chennai South	Medavakkam	2007-Q4	2725
Chennai South	Medavakkam	2008-Q1	3198
Chennai South	Medavakkam	2008-Q2	2812
Chennai South	Medavakkam	2008-Q3	3280

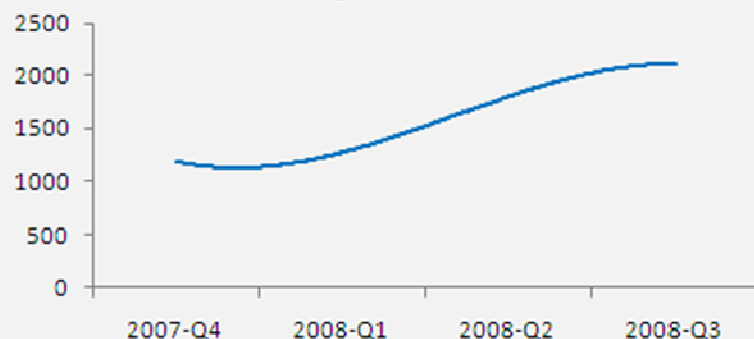
## Metro Property Price Trends

### Madipakkam



Location	Locality	Quarter	PSQFT
Chennai South	Madipakkam	2007-Q4	2683
Chennai South	Madipakkam	2008-Q1	3075
Chennai South	Madipakkam	2008-Q2	3085
Chennai South	Madipakkam	2008-Q3	3220

### Urapakkam

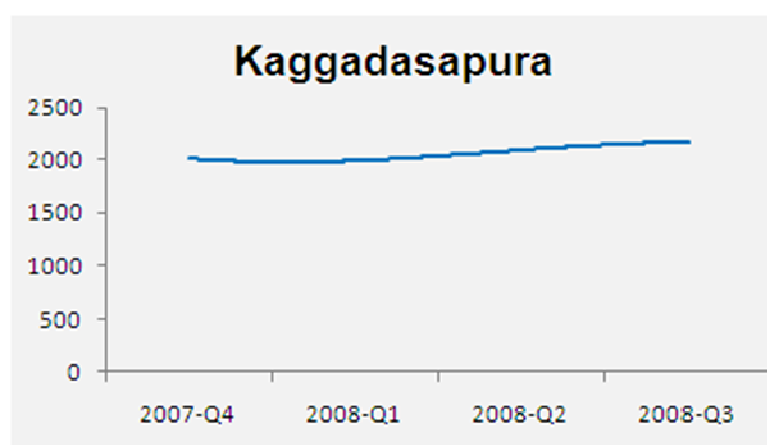


Location	Locality	Quarter	PSQFT
Chennai South	Urapakkam	2007-Q4	1190
Chennai South	Urapakkam	2008-Q1	1274
Chennai South	Urapakkam	2008-Q2	1797
Chennai South	Urapakkam	2008-Q3	2104

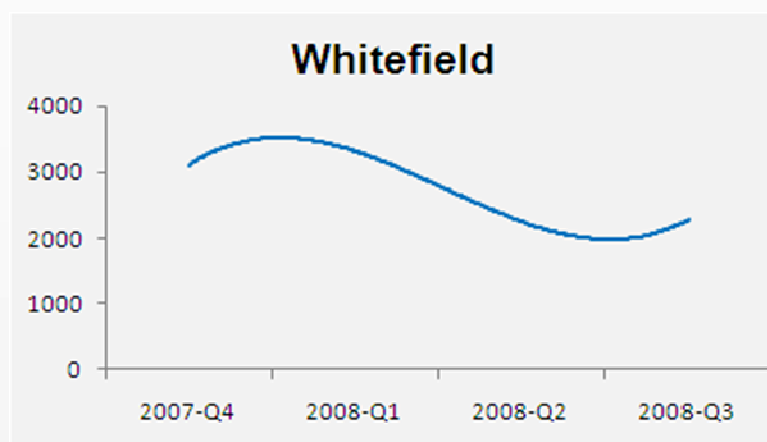


## Metro Property Price Trends

### Bangalore



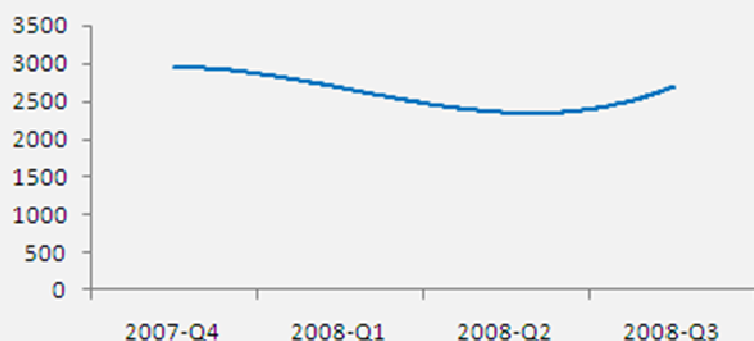
Location	Locality	Quarter	PSQFT
Bangalore East	Kaggadasapura	2007-Q4	2017
Bangalore East	Kaggadasapura	2008-Q1	1995
Bangalore East	Kaggadasapura	2008-Q2	2095
Bangalore East	Kaggadasapura	2008-Q3	2171



Location	Locality	Quarter	PSQFT
Bangalore East	Whitefield	2007-Q4	3122
Bangalore East	Whitefield	2008-Q1	3327
Bangalore East	Whitefield	2008-Q2	2261
Bangalore East	Whitefield	2008-Q3	2288

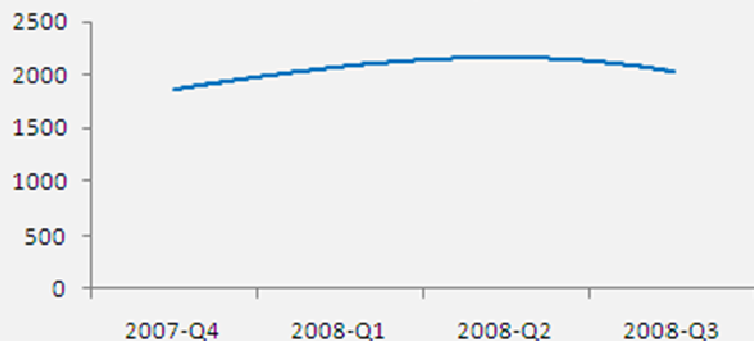
## Metro Property Price Trends

### Marathahalli



Location	Locality	Quarter	PSQFT
Bangalore East	Marathahalli	2007-Q4	2943
Bangalore East	Marathahalli	2008-Q1	2669
Bangalore East	Marathahalli	2008-Q2	2340
Bangalore East	Marathahalli	2008-Q3	2688

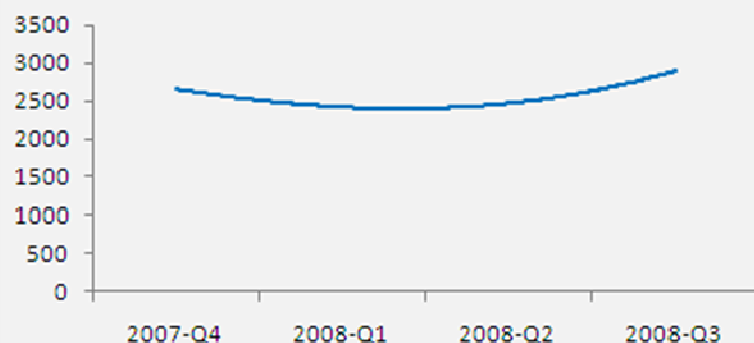
### Maleshpalaya



Location	Locality	Quarter	PSQFT
Bangalore East	Maleshpalaya	2007-Q4	1863
Bangalore East	Maleshpalaya	2008-Q1	2076
Bangalore East	Maleshpalaya	2008-Q2	2164
Bangalore East	Maleshpalaya	2008-Q3	2031

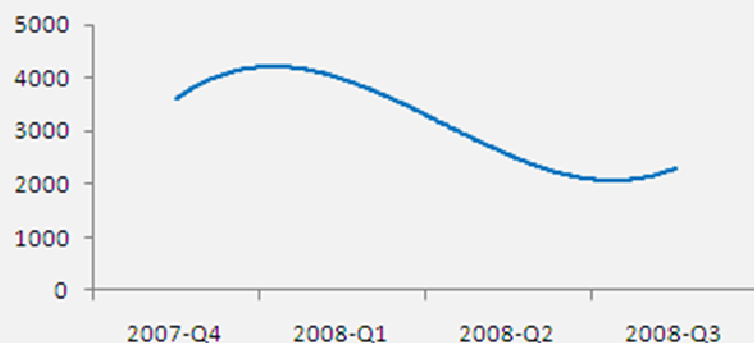
## Metro Property Price Trends

### Banaswadi



Location	Locality	Quarter	PSQFT
Bangalore East	Banaswadi	2007-Q4	2662
Bangalore East	Banaswadi	2008-Q1	2424
Bangalore East	Banaswadi	2008-Q2	2474
Bangalore East	Banaswadi	2008-Q3	2906

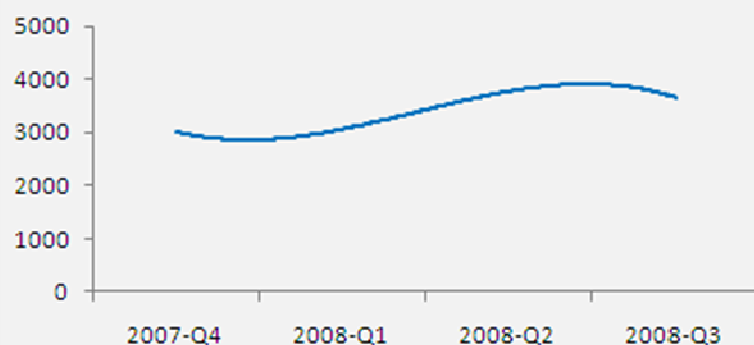
### Hebbal



Location	Locality	Quarter	PSQFT
Bangalore North	Hebbal	2007-Q4	3589
Bangalore North	Hebbal	2008-Q1	3967
Bangalore North	Hebbal	2008-Q2	2550
Bangalore North	Hebbal	2008-Q3	2310

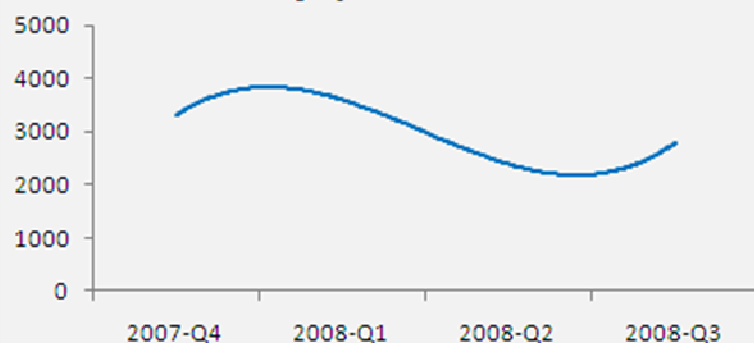
## Metro Property Price Trends

### Yelahanka



Location	Locality	Quarter	PSQFT
Bangalore North	Yelahanka	2007-Q4	3014
Bangalore North	Yelahanka	2008-Q1	3058
Bangalore North	Yelahanka	2008-Q2	3776
Bangalore North	Yelahanka	2008-Q3	3662

### Sarjapur Road



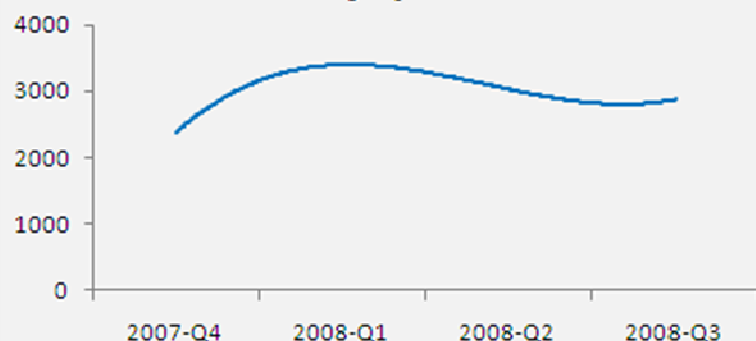
Location	Locality	Quarter	PSQFT
Bangalore South	Sarjapur Road	2007-Q4	3295
Bangalore South	Sarjapur Road	2008-Q1	3588
Bangalore South	Sarjapur Road	2008-Q2	2372
Bangalore South	Sarjapur Road	2008-Q3	2778



## Metro Property Price Trends

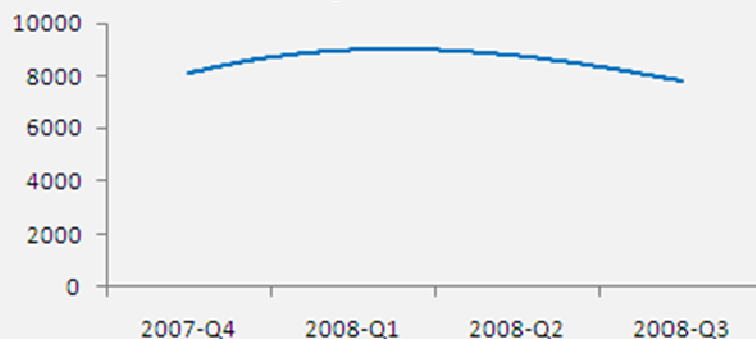
### Hyderabad

#### Miyapur



Location	Locality	Quarter	PSQFT
Hyderabad	Miyapur	2007-Q4	2377
Hyderabad	Miyapur	2008-Q1	3404
Hyderabad	Miyapur	2008-Q2	3033
Hyderabad	Miyapur	2008-Q3	2877

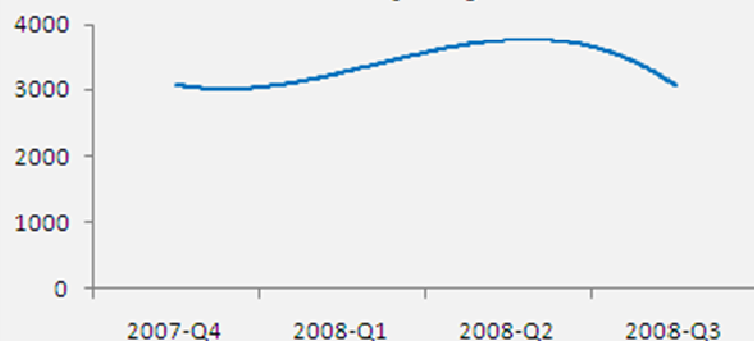
#### Banjara hills



Location	Locality	Quarter	PSQFT
Hyderabad	Banjara hills	2007-Q4	8138
Hyderabad	Banjara hills	2008-Q1	9013
Hyderabad	Banjara hills	2008-Q2	8794
Hyderabad	Banjara hills	2008-Q3	7856

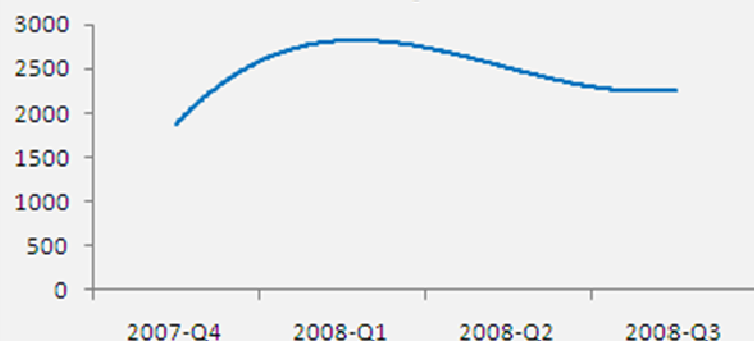
## Metro Property Price Trends

### Kukatpally



Location	Locality	Quarter	PSQFT
Hyderabad	Nizampet	2007-Q4	3088
Hyderabad	Nizampet	2008-Q1	3263
Hyderabad	Nizampet	2008-Q2	3740
Hyderabad	Nizampet	2008-Q3	3073

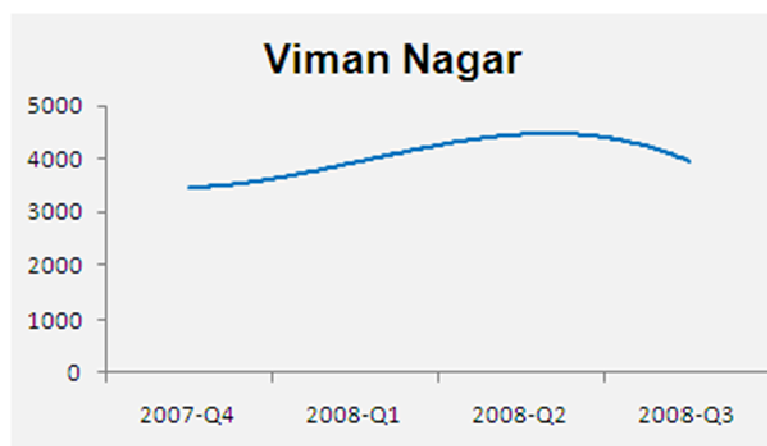
### Nizampet



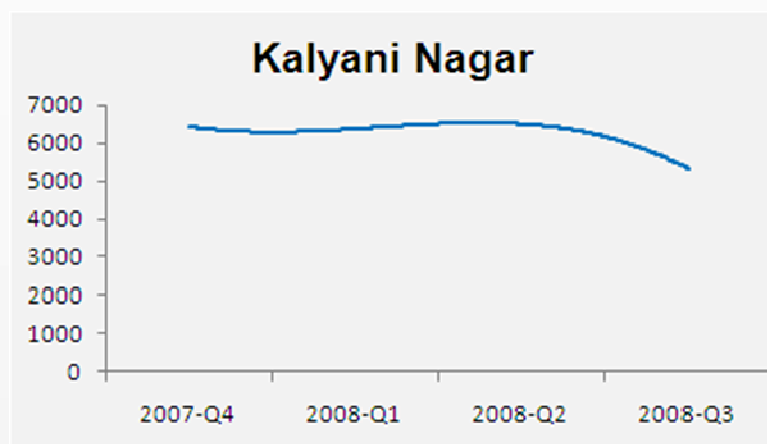
Location	Locality	Quarter	PSQFT
Hyderabad	Nizampet	2007-Q4	1880
Hyderabad	Nizampet	2008-Q1	2819
Hyderabad	Nizampet	2008-Q2	2513
Hyderabad	Nizampet	2008-Q3	2271

## Metro Property Price Trends

### Pune



Location	Locality	Quarter	PSQFT
Pune	Viman Nagar	2007-Q4	3478
Pune	Viman Nagar	2008-Q1	3951
Pune	Viman Nagar	2008-Q2	4476
Pune	Viman Nagar	2008-Q3	3975



Location	Locality	Quarter	PSQFT
Pune	Kalyani Nagar	2007-Q4	6453
Pune	Kalyani Nagar	2008-Q1	6392
Pune	Kalyani Nagar	2008-Q2	6521
Pune	Kalyani Nagar	2008-Q3	5326

## Metro Property Price Trends

