

Brix Research Northern Region Value Report

Executive Summary

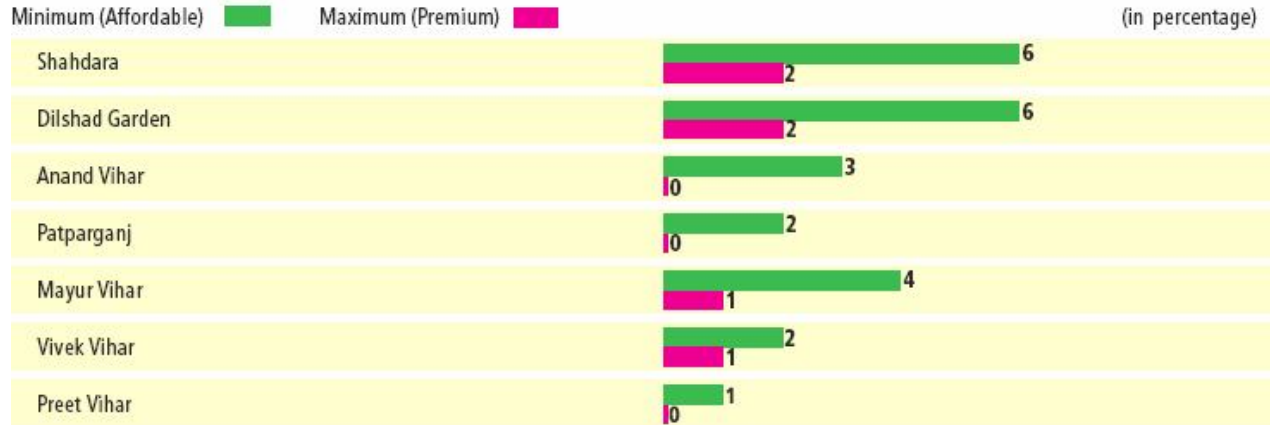
The property markets in the Northern region remained relatively stable during the Jul-Sep 2010 as compared to the Apr-Jun 2010 period. The National Capital Region (NCR) had witnessed a small appreciation in values during this quarter on account of improved infrastructure facilities and connectivity. However, this appreciation was limited to select localities. Further, cities such as Noida and Greater Noida are likely to have an oversupply of residential space, mainly in the affordable segment. This is due to the fact that developers are expected to start giving possession of their projects by the end of 2011 or by mid 2012. This is expected to put pressure on values.

The National Capital Territory of Delhi also witnessed a small appreciation in prices due to limited options; however, consumers remained price sensitive. Lucknow's property market remained stable with a mild correction in values due to a sluggish demand, whereas Chandigarh appreciated marginally on account of limited space vis-à-vis the growing demand for residential space in the city.

The Commercial segment in the NCR region, especially in Noida, Gurgaon and Delhi registered enhanced demand during the Jul-Sep 2010, mainly on account of improved corporate revenues. This also led to a surge in the job market and an overall positive consumer sentiment. However, other regions of the NCR such as Faridabad, Greater Noida and Ghaziabad registered unchanged values because of mismatch in demand and supply. The Chandigarh market maintained a stable trend in values. On the other hand, Lucknow witnessed dipping values because of low demand for commercial space vis-à-vis space availability during the same period.

Upcoming developments in the North Region which had been stalled during the global financial crisis got a new lease of life in the past quarter, on the back of improved consumer sentiments and positive future outlook. New residential and commercial projects have also been launched.

East Delhi: Apartment Capital Values (Jul-Sep 2010)



Source: BrixResearch

The above graph, being one of many such graphs, shows percentage change in residential values in the affordable and premium segments during the Jul-Sep 2010 period in East Delhi.

The regional value analysis report will be useful to real estate developers, consultants, agents and brokers, with property value trends in a specific region, city or locality. Besides, the report is also valuable for investors and end-users who would want to study a particular market before making an investment decision.

This is a quarterly report and is priced at Rs 5000 per issue per quarter. There will be four issues for one financial year. Individual city reports are also available for Rs 1000 per city.

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