Weekly Newsletter

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Housing sales dip 9% Y-o-Y in Q3 2025 in top 7 cities, but total sales value up by 14%

Housing sales across seven top cities fell by over 9% on the back of affordability pressures, rising costs and uneven demand. As many as 97,080 housing units were sold across these cities in Q3 2025, compared to over 1.07 lakh units in Q3 2024. Despite the drop in sales volume, the total sales value rose by 14% from around ₹1.33 lakh crore in Q3 2024 to ₹1.52 lakh crore in Q3 2025.

Annual housing sales declined by 9% in the top 7 cities, clocking in at approximately 97,080 units in Q3 2025 against 1,07,060 units in Q3 2024. However, sales continued to outstrip new supply in the quarter, reflecting continued market health.

Supreme Court clears CBI to probe builder-bank nexus cases outside Delhi-NCR

The Supreme Court on Tuesday allowed the Central Bureau of Investigation (CBI) to register six criminal cases linked to the alleged nexus between banks and builders in subvention schemes for residential projects outside Delhi-NCR.

This comes two months after the CBI registered 22 cases related to housing projects within Delhi-NCR.

The order was passed by a bench headed by Justice Surya Kant in a case filed by homebuyers of various housing projects.

The court had ordered a CBI inquiry in April after a report by court-appointed amicus curiae advocate Rajiv Jain revealed that builders had siphoned off large sums from bank loans under the subvention scheme.

Yamuna Expressway property boom: Plots 6X, apartments 2.5X in 5 years

Average apartment prices along the Yamuna Expressway in Delhi-NCR have surged by 158%, while plot values have risen by 536% over the past five years, driven largely by rapid infrastructure development in the region, most notably the upcoming Noida International Airport, according to a report by property consultancy InvestoXpert.

The airport, located in Jewar, is slated for inauguration on October 30, with commercial flights expected to commence within 45 days, initially connecting at least 10 cities, Union Civil Aviation Minister Kinjarapu Rammohan Naidu had announced. In 2025 alone, the segment grew by 7.37% year-on-year, consolidating its position as a resilient housing option within NCR, it noted.

Avg Housing Prices in New Gurugram at Nearly Rs 14k/sq Ft, Cheaper Than Main City

The new Gurugram housing market, with an average price of Rs 13,900 per square feet, has emerged as a hub for affordable premium real estate.

In a statement on Thursday, the real estate portal noted that New Gurugram is emerging as a compelling ‘affordable premium’ alternative within the broader luxury real estate landscape of Gurugram City.

“The average residential property rate in New Gurugram is Rs 13,900 per square foot, with an average ticket size of Rs 2.6 crore.

Max Estates Buys Rs 534 Cr Land in Gurgaon, Eyes Rs 3,000 Cr Project

Max Estates, the property arm of the Max Group, has acquired a 7.25 acre land at Golf Course Extension Road in Gurgaon, for Rs 534 crore.
The group housing development has a potential of 1.3 mn sq. ft with a revenue potential of Rs 3,000 crore.

Max Estates, in addition to portfolio of 9 mn sq. ft. in Noida, strengthens its position in Gurugram with a portfolio spanning almost 10 mn sq. ft. across two corridors – Dwarka Expressway and Golf Course Extension Road.

This deal entails the purchase of 100% shareholding in Base Buildwell Private Limited (BBPL), a project SPV holding license, and development rights over 7.25 acre of land, subject to regulatory approvals and closing conditions.

Max Estates’ had launched Estate 360 project located on Dwarka Expressway (Sector 36 A), which has achieved pre-sales of Rs 4,800 crore, and has an upcoming launch of an 18.23 acre development contiguous to Estate 360, with a potential of 4 mn sq. ft. of saleable area and GDV of Rs 9,000 crore.

HCBS Partners with KBE to Build Twin Horizon Luxury Towers in Gurugram

HCBS Developments has announced a strategic partnership with Krishna Buildestates Private Limited (KBE) to construct its flagship ultra-luxury residential project, Twin Horizon, in Sector 102, Gurugram. Spanning over 5.29 acres, the development will feature two high-rise towers housing 268 premium residences and seven boutique commercial spaces.

Designed by renowned architecture firm Morphogenesis, Twin Horizon promises a blend of contemporary design, sustainable features, and world-class amenities. The project is expected to be completed within four years and aims to set new benchmarks in urban living.

KBE, known for its precision-driven construction and sustainable practices, brings decades of experience to the table. Bharat Bahl, Director at KBE, stated, “We’re proud to bring Twin Horizon’s vision to life.

Will GST rate cuts make real estate more affordable this Navratri 2025? The impact of GST 2.0 on housing prices

The GST Council's decision to cut tax rates on key construction materials such as cement, granite, and marble is expected to lower project costs for developers and provide some relief to homebuyers. Under GST 2.0, cement and ready-mix concrete will attract 18% GST (down from 28%), bricks, tiles, and sand will be taxed at 5% (down from 18%), and paints and varnishes will come under 18% (down from 28%).

The revised tax structure now has two main tiers, with most goods and services taxed at 5% or 18%, while ultra-luxury items face a 40% levy. Previously, GST was applied in four slabs: 5%, 12%, 18%, and 28%, with an additional compensation cess on luxury and sin goods.GST 2.0 aims to bring cement and ready-mix concrete under 18% GST (down from 28%), bricks, tiles, and sand to 5% from 18%, and paints and varnishes to 18% (down from 28%). A cut on the key construction materials, such as cement, is expected to reduce overall construction costs by 3-5% in the country, say real estate experts.

Navi Mumbai Airport operator leases 405 flats from Wadhwa Group in Panvel for airport staff and their families

The Navi Mumbai International Airport Limited (NMIAL), operated by Adani Airport Holdings Limted, has leased 405 ready-to-move-in flats on rent from the Wadhwa Group in its township project, Wadhwa Wise City, in Panvel, the Wadhwa Group said in a statement issued on September 24.The company said the apartments have been taken on lease for airport staff and their families. The project is around 20 minutes away from the upcoming Navi Mumbai Airport.

According to the statement, over 3,000 Occupation Certificate (OC)-ready units available in the project and the township is witnessing rapid absorption, and has planned various other upcoming social infrastructure such as renowned school, retail spaces, healthcare centers, landscaped gardens, and recreational facilities.

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Be ready to spend ₹1 crore for a 1 BHK and up to ₹100 crore for a luxury 4BHK

Mumbai's real estate market's residential segment continues to reflect sharp contrasts between suburban affordability and the premium pricing of South and Central Mumbai.

Prices rise steeply as one moves from 1 BHK to 4 BHK units, and from peripheral suburbs to central and coastal areas, especially in sea-facing or sea-view projects.

In western and eastern suburbs such as Borivali, Kandivali, Malad, Goregaon, Mulund, Bhandup, and Ghatkopar, 1 BHK apartments are priced between ₹80 lakh and ₹1.5 crore.

According to local brokers, the price band is much higher in midtown locations like Vile Parle, Santacruz, and Bandra, between ₹2 crore and ₹3.5 crore.

In Worli, one of the most coveted addresses in India, a 1 BHK can cost between ₹3 crore and ₹4 crore. Prices in South Mumbai are also in a similar range, brokers said.