



AREA FORESIGHT

MUMBAI REAL ESTATE DATA HANDBOOK NEW PROJECTS STATISTICS

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DISCLAIMER

1. This data is derived from the MahaRERA website, where real estate projects data is publicly available.
2. As this data is not proof-checked by any authority, it is possible that some projects may have incorrect data.
3. For purpose of analysis, we ignore projects with grossly incorrect data, but this may include projects with minor incorrect data, which may skew the results.
4. Thus, this statistical report cannot be relied on for micro accuracy, rather it can be used to study macro trends at a larger level.
5. For further clarifications, you can contact the author - Rahul Ajmera (+91-9769252918)

SUMMARY

1. In the last six months of 2024, nearly 27,000 new housing units were launched in Mumbai City, excluding Thane and Navi Mumbai. While the rate of new launches has decreased as compared to 2022, it remains higher than 2019, suggesting a post-Covid19 revival in the real estate sector. Around 90% of the new launches were located in North and Central Mumbai, specifically above Dadar and Sion.
2. The areas with the highest number of new launches, surpassing 1000 units, were: Bhandup West (PIN 400078), Mulund West (PIN 400080), Borivali West-Gorai (PIN 400092), Malad East (PIN 400097), Jogeshwari West-Oshiwara (PIN 400102) and Motilal Nagar (PIN 400104).
3. Top projects with over 600 units launched during this period include Opulence (Motilal Nagar), Forest Hills Ph 1 (Mulund West), Kalpataru Advay (Borivali West) and Corinthia (Bhandup West). The biggest launch was Opulence (Motilal Nagar) with 1000 units.
4. Almost 50% of the new launches have a RERA carpet area less than 60 sqm. However, there has been a gradual increase in the average size of apartments in the last 5 years. The supply of larger apartments sized between 60-120 sqm has nearly doubled in 4 years.
5. About 25% of the new housing inventory consists of 1 BHK configurations, suggesting that affordability is a major concern among homebuyers. However, there has been a growing preference for larger apartment configurations with 3 bedrooms and above.
6. The past few years have witnessed a remarkable increase in the number of new housing units launched, reaching over 76,000 units in 2022 alone. This may be attributed to factors such as 50% discounts in premiums, relaxation of CRZ norms and favorable market conditions, which have contributed to higher sales.
7. Specific areas like Kurla East (PIN 400024), Bandra West (PIN 400050), Vile Parle East (PIN 400057), Andheri East-Marol (PIN 400059), Malad West (PIN 400064), Ghatkopar East (PIN 400077), Bhandup West (PIN 400078), Vikhroli (PIN 400083), Borivali West (PIN 400091), Malad East (PIN 400097), Kandivali East (PIN 400101) have experienced a surge in new housing launches in recent years. This influx of new developments could potentially result in price stagnation in these areas.

Statistics of New Projects in Mumbai City launched in July - December 2024				
Taluka	Units Share %	No of Projects	Total Units	Units / Project
Andheri	19%	85	5,110	60
Borivali	34%	101	9,073	90
Kurla	33%	83	8,848	107
Mumbai	1%	9	381	42
Mumbai City	1%	6	340	57
Ward ABCD	2%	8	550	69
Ward E	2%	3	480	160
Ward FNorth	5%	12	1,282	107
Ward FSouth	0%	-	-	
Ward GNorth	1%	8	264	33
Ward GSouth	1%	3	396	132
Total in Mumbai City	100%	318	26,724	84

Units of Carpet Area	Units	Units Share %
0-30 sqm	4,317	16%
30-45 sqm	5,552	21%
45-60 sqm	4,482	17%
60-90 sqm	7,121	27%
90-120 sqm	2,908	11%
120-150 sqm	684	3%
150-200 sqm	303	1%

Configuration of Units	Units	Units Share %
1 BHK	6,233	23%
1.5 BHK & 2 BHK	9,025	34%
2.5 BHK & 3 BHK	3,990	15%
3.5 BHK & 4 BHK	654	2%
Office	1,979	7%
Shop	1,157	4%

Type of Project	Units Share %	Projects	Units	Units / Project
Residential	52%	181	13,838	76
Commercial	6%	15	1,729	115
Others	41%	118	10,850	92

Land Area Under Development (sqmts)	%	
Residential	3,74,271	57%
Commercial	48,159	7%
Others	2,35,356	36%
Total	6,57,785	100%

Inventory Mix of New Projects launched in July - December 2024							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	Office	Shop
Kalbadevi	400002	-	-	-	-	-	-
Girgaon	400004	163	73	17	-	-	57
Mumbai Central	400008	327	116	121	-	-	55
Mazgaon Dock	400010	-	-	-	-	-	-
Byculla West	400011	173	122	-	-	18	32
Parel	400012	-	-	-	-	-	-
Lower Parel	400013	342	-	166	105	1	10
Dadar East	400014	64	16	38	3	1	-
Mahim	400016	130	28	52	26	2	5
Matunga	400019	237	53	50	68	-	-
Sion	400022	619	13	153	149	219	14
Kurla East	400024	640	185	422	3	-	28
Prabhadevi	400025	-	-	-	-	-	-
Dadar West	400028	425	205	87	45	3	16
Wadala	400031	362	8	228	126	-	-
Cotton Green	400033	-	-	-	-	-	-
Antop Hill	400037	-	-	-	-	-	-
Bhandup East	400042	25	9	16	-	-	-
Deonar	400043	-	-	-	-	-	-
Juhu	400049	126	1	7	70	-	-
Bandra West	400050	367	69	87	47	1	14
Bandra East	400051	149	23	126	-	-	-
Khar West	400052	148	-	22	23	72	9
Andheri-Azad Nagar	400053	224	-	76	136	-	10
Santacruz West	400054	199	42	27	42	4	21
Santacruz East	400055	223	26	89	30	2	7
Vile Parle West	400056	86	1	5	29	-	6
Vile Parle East	400057	565	97	178	119	3	38
Andheri West	400058	419	167	177	18	26	27
Andheri East-Marol	400059	836	-	161	125	474	12
Jogeshwari East	400060	315	123	117	74	-	1
Madh-Versova	400061	32	-	11	10	-	-
Goregaon West	400062	79	16	19	-	-	-

Inventory Mix of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	Office	Shop
Goregaon East	400063	711	129	352	65	73	3
Malad West	400064	938	175	276	105	18	46
Borivali East	400066	538	161	274	27	-	18
Kandivali West	400067	325	34	47	25	1	72
Dahisar	400068	494	189	101	2	53	29
Andheri East	400069	-	-	-	-	-	-
Kurla West	400070	444	134	28	11	3	25
Chembur	400071	266	65	148	32	-	-
Saki Naka-Chandivali	400072	-	-	-	-	-	-
Mahul	400074	-	-	-	-	-	-
Ghatkopar East	400075	84	30	-	-	-	7
Powai	400076	771	60	618	20	17	8
Ghatkopar East	400077	559	23	118	104	12	50
Bhandup West	400078	3,141	586	1,498	558	98	90
Vikhroli	400079	133	-	5	126	-	-
Mulund West	400080	1,579	91	336	611	32	49
Mulund East	400081	492	35	247	84	-	7
Vikhroli	400083	514	193	92	-	213	16
Ghatkopar West	400086	260	19	38	-	138	34
Deonar-Mankhurd	400088	44	-	14	30	-	-
Lokmanya Tilak Terminus	400089	103	35	28	-	-	-
Borivali West	400091	714	26	454	196	-	-
Borivali West-Gorai	400092	1,730	314	320	322	327	137
Andheri East-Chakala	400093	-	-	-	-	-	-
Malvani-Marve	400095	178	91	30	-	8	24
Malad East	400097	1,066	374	328	29	145	65
Santacruz East	400098	-	-	-	-	-	-
Mumbai Airport	400099	158	49	79	26	-	4
Kandivali East	400101	371	363	-	-	-	8
Jogeshwari West-Oshiwara	400102	1,212	456	341	269	7	53
Mandapeshwar	400103	180	34	68	4	-	12
Motilal Nagar	400104	1,800	984	587	27	8	38
TOTAL		26,080	6,043	8,879	3,921	1,979	1,157

Inventory Mix % of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	Office	Shop
Kalbadevi	400002	-					
Girgaon	400004	163	45%	10%	0%	0%	35%
Mumbai Central	400008	327	35%	37%	0%	0%	17%
Mazgaon Dock	400010	-					
Byculla West	400011	173	71%	0%	0%	10%	18%
Parel	400012	-					
Lower Parel	400013	342	0%	49%	31%	0%	3%
Dadar East	400014	64	25%	59%	5%	2%	0%
Mahim	400016	130	22%	40%	20%	2%	4%
Matunga	400019	237	22%	21%	29%	0%	0%
Sion	400022	619	2%	25%	24%	35%	2%
Kurla East	400024	640	29%	66%	0%	0%	4%
Prabhadevi	400025	-					
Dadar West	400028	425	48%	20%	11%	1%	4%
Wadala	400031	362	2%	63%	35%	0%	0%
Cotton Green	400033	-					
Antop Hill	400037	-					
Bhandup East	400042	25	36%	64%	0%	0%	0%
Deonar	400043	-					
Juhu	400049	126	1%	6%	56%	0%	0%
Bandra West	400050	367	19%	24%	13%	0%	4%
Bandra East	400051	149	15%	85%	0%	0%	0%
Khar West	400052	148	0%	15%	16%	49%	6%
Andheri-Azad Nagar	400053	224	0%	34%	61%	0%	4%
Santacruz West	400054	199	21%	14%	21%	2%	11%
Santacruz East	400055	223	12%	40%	13%	1%	3%
Vile Parle West	400056	86	1%	6%	34%	0%	7%
Vile Parle East	400057	565	17%	32%	21%	1%	7%
Andheri West	400058	419	40%	42%	4%	6%	6%
Andheri East-Marol	400059	836	0%	19%	15%	57%	1%
Jogeshwari East	400060	315	39%	37%	23%	0%	0%
Madh-Versova	400061	32	0%	34%	31%	0%	0%
Goregaon West	400062	79	20%	24%	0%	0%	0%

Inventory Mix % of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	Office	Shop
Goregaon East	400063	711	18%	50%	9%	10%	0%
Malad West	400064	938	19%	29%	11%	2%	5%
Borivali East	400066	538	30%	51%	5%	0%	3%
Kandivali West	400067	325	10%	14%	8%	0%	22%
Dahisar	400068	494	38%	20%	0%	11%	6%
Andheri East	400069	-					
Kurla West	400070	444	30%	6%	2%	1%	6%
Chembur	400071	266	24%	56%	12%	0%	0%
Saki Naka-Chandivali	400072	-					
Mahul	400074	-					
Ghatkopar East	400075	84	36%	0%	0%	0%	8%
Powai	400076	771	8%	80%	3%	2%	1%
Ghatkopar East	400077	559	4%	21%	19%	2%	9%
Bhandup West	400078	3,141	19%	48%	18%	3%	3%
Vikhroli	400079	133	0%	4%	95%	0%	0%
Mulund West	400080	1,579	6%	21%	39%	2%	3%
Mulund East	400081	492	7%	50%	17%	0%	1%
Vikhroli	400083	514	38%	18%	0%	41%	3%
Ghatkopar West	400086	260	7%	15%	0%	53%	13%
Deonar-Mankhurd	400088	44	0%	32%	68%	0%	0%
Lokmanya Tilak Terminus	400089	103	34%	27%	0%	0%	0%
Borivali West	400091	714	4%	64%	27%	0%	0%
Borivali West-Gorai	400092	1,730	18%	18%	19%	19%	8%
Andheri East-Chakala	400093	-					
Malvani-Marve	400095	178	51%	17%	0%	4%	13%
Malad East	400097	1,066	35%	31%	3%	14%	6%
Santacruz East	400098	-					
Mumbai Airport	400099	158	31%	50%	16%	0%	3%
Kandivali East	400101	371	98%	0%	0%	0%	2%
Jogeshwari West-Oshiwara	400102	1,212	38%	28%	22%	1%	4%
Mandapeshwar	400103	180	19%	38%	2%	0%	7%
Motilal Nagar	400104	1,800	55%	33%	2%	0%	2%
TOTAL		100%	23%	34%	15%	8%	4%

Inventory Mix by MahaRERA carpet area of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	00 - 30 sqm	30 - 60 sqm	60 - 90 sqm	90 - 120 sqm	120 - 150 sqm
Kalbadevi	400002	-	-	-	-	-	-
Girgaon	400004	163	64	97	-	1	-
Mumbai Central	400008	327	86	240	1	-	-
Mazgaon Dock	400010	-	-	-	-	-	-
Byculla West	400011	173	96	56	1	-	2
Parel	400012	-	-	-	-	-	-
Lower Parel	400013	342	8	60	168	99	4
Dadar East	400014	64	2	17	37	4	4
Mahim	400016	130	29	42	34	24	1
Matunga	400019	237	4	103	72	19	22
Sion	400022	619	138	144	163	155	14
Kurla East	400024	640	22	598	19	-	-
Prabhadevi	400025	-	-	-	-	-	-
Dadar West	400028	425	122	126	55	58	44
Wadala	400031	362	-	8	228	126	-
Cotton Green	400033	-	-	-	-	-	-
Antop Hill	400037	-	-	-	-	-	-
Bhandup East	400042	25	-	25	-	-	-
Deonar	400043	-	-	-	-	-	-
Juhu	400049	126	1	2	6	40	42
Bandra West	400050	367	27	97	111	58	22
Bandra East	400051	149	-	147	2	-	-
Khar West	400052	148	10	15	56	36	22
Andheri-Azad Nagar	400053	224	-	16	85	91	29
Santacruz West	400054	199	9	62	42	47	21
Santacruz East	400055	223	7	136	65	14	1
Vile Parle West	400056	86	19	19	13	11	7
Vile Parle East	400057	565	76	169	219	85	6
Andheri West	400058	419	28	272	98	15	2
Andheri East-Marol	400059	836	26	432	227	134	-
Jogeshwari East	400060	315	-	168	54	3	-
Madh-Versova	400061	32	-	2	30	-	-
Goregaon West	400062	79	19	51	9	-	-

Inventory Mix by MahaRERA carpet area of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	00 - 30 sqm	30 - 60 sqm	60 - 90 sqm	90 - 120 sqm	120 - 150 sqm
Goregaon East	400063	711	101	303	283	23	1
Malad West	400064	938	135	504	239	54	1
Borivali East	400066	538	21	312	180	23	-
Kandivali West	400067	325	50	134	93	20	19
Dahisar	400068	494	106	324	57	2	1
Andheri East	400069	-	-	-	-	-	-
Kurla West	400070	444	159	259	21	2	1
Chembur	400071	266	-	124	87	25	-
Saki Naka-Chandivali	400072	-	-	-	-	-	-
Mahul	400074	-	-	-	-	-	-
Ghatkopar East	400075	84	53	31	-	-	-
Powai	400076	771	-	103	561	97	7
Ghatkopar East	400077	559	52	188	227	70	21
Bhandup West	400078	3,141	274	1,177	1,290	299	51
Vikhroli	400079	133	-	-	1	130	-
Mulund West	400080	1,579	160	260	478	405	124
Mulund East	400081	492	13	192	222	65	-
Vikhroli	400083	514	11	240	45	-	-
Ghatkopar West	400086	260	129	96	19	11	2
Deonar-Mankhurd	400088	44	-	-	26	18	-
Lokmanya Tilak Terminus	400089	103	-	98	5	-	-
Borivali West	400091	714	1	39	24	-	-
Borivali West-Gorai	400092	1,730	247	652	380	315	111
Andheri East-Chakala	400093	-	-	-	-	-	-
Malvani-Marve	400095	178	85	90	3	-	-
Malad East	400097	1,066	380	498	181	4	2
Santacruz East	400098	-	-	-	-	-	-
Mumbai Airport	400099	158	4	105	34	15	-
Kandivali East	400101	371	371	-	-	-	-
Jogeshwari West-Oshiwara	400102	1,212	395	169	332	255	21
Mandapeshwar	400103	180	9	127	44	-	-
Motilal Nagar	400104	1,800	745	586	447	15	4
TOTAL		26,080	4,294	9,715	7,074	2,868	609

Inventory Mix % by MahaRERA carpet area of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	00 - 30 sqm	30 - 60 sqm	60 - 90 sqm	90 - 120 sqm	120 - 150 sqm
Kalbadevi	400002	-					
Girgaon	400004	163	39%	60%	0%	1%	0%
Mumbai Central	400008	327	26%	73%	0%	0%	0%
Mazgaon Dock	400010	-					
Byculla West	400011	173	55%	32%	1%	0%	1%
Parel	400012	-					
Lower Parel	400013	342	2%	18%	49%	29%	1%
Dadar East	400014	64	3%	27%	58%	6%	6%
Mahim	400016	130	22%	32%	26%	18%	1%
Matunga	400019	237	2%	43%	30%	8%	9%
Sion	400022	619	22%	23%	26%	25%	2%
Kurla East	400024	640	3%	93%	3%	0%	0%
Prabhadevi	400025	-					
Dadar West	400028	425	29%	30%	13%	14%	10%
Wadala	400031	362	0%	2%	63%	35%	0%
Cotton Green	400033	-					
Antop Hill	400037	-					
Bhandup East	400042	25	0%	100%	0%	0%	0%
Deonar	400043	-					
Juhu	400049	126	1%	2%	5%	32%	33%
Bandra West	400050	367	7%	26%	30%	16%	6%
Bandra East	400051	149	0%	99%	1%	0%	0%
Khar West	400052	148	7%	10%	38%	24%	15%
Andheri-Azad Nagar	400053	224	0%	7%	38%	41%	13%
Santacruz West	400054	199	5%	31%	21%	24%	11%
Santacruz East	400055	223	3%	61%	29%	6%	0%
Vile Parle West	400056	86	22%	22%	15%	13%	8%
Vile Parle East	400057	565	13%	30%	39%	15%	1%
Andheri West	400058	419	7%	65%	23%	4%	0%
Andheri East-Marol	400059	836	3%	52%	27%	16%	0%
Jogeshwari East	400060	315	0%	53%	17%	1%	0%
Madh-Versova	400061	32	0%	6%	94%	0%	0%
Goregaon West	400062	79	24%	65%	11%	0%	0%

Inventory Mix % by MahaRERA carpet area of New Projects launched in July - December 2023							
New Supply in selected micro markets	Pin Code	TOTAL	00 - 30 sqm	30 - 60 sqm	60 - 90 sqm	90 - 120 sqm	120 - 150 sqm
Goregaon East	400063	711	14%	43%	40%	3%	0%
Malad West	400064	938	14%	54%	25%	6%	0%
Borivali East	400066	538	4%	58%	33%	4%	0%
Kandivali West	400067	325	15%	41%	29%	6%	6%
Dahisar	400068	494	21%	66%	12%	0%	0%
Andheri East	400069	-					
Kurla West	400070	444	36%	58%	5%	0%	0%
Chembur	400071	266	0%	47%	33%	9%	0%
Saki Naka-Chandivali	400072	-					
Mahul	400074	-					
Ghatkopar East	400075	84	63%	37%	0%	0%	0%
Powai	400076	771	0%	13%	73%	13%	1%
Ghatkopar East	400077	559	9%	34%	41%	13%	4%
Bhandup West	400078	3,141	9%	37%	41%	10%	2%
Vikhroli	400079	133	0%	0%	1%	98%	0%
Mulund West	400080	1,579	10%	16%	30%	26%	8%
Mulund East	400081	492	3%	39%	45%	13%	0%
Vikhroli	400083	514	2%	47%	9%	0%	0%
Ghatkopar West	400086	260	50%	37%	7%	4%	1%
Deonar-Mankhurd	400088	44	0%	0%	59%	41%	0%
Lokmanya Tilak Terminus	400089	103	0%	95%	5%	0%	0%
Borivali West	400091	714	0%	5%	3%	0%	0%
Borivali West-Gorai	400092	1,730	14%	38%	22%	18%	6%
Andheri East-Chakala	400093	-					
Malvani-Marve	400095	178	48%	51%	2%	0%	0%
Malad East	400097	1,066	36%	47%	17%	0%	0%
Santacruz East	400098	-					
Mumbai Airport	400099	158	3%	66%	22%	9%	0%
Kandivali East	400101	371	100%	0%	0%	0%	0%
Jogeshwari West-Oshiwara	400102	1,212	33%	14%	27%	21%	2%
Mandapeshwar	400103	180	5%	71%	24%	0%	0%
Motilal Nagar	400104	1,800	41%	33%	25%	1%	0%
TOTAL		100%	16%	37%	27%	11%	2%

Total New Supply in Mumbai City over the years

Taluka		CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Andheri	units	2,320	7,999	12,179	13,751	10,854	5,744	5,110
Borivali	units	6,566	19,056	26,610	19,712	23,577	14,504	9,073
Kurla	units	12,186	21,080	24,964	18,204	20,330	11,482	8,848
Mumbai	units	533	938	1,907	1,359	629	248	381
Mumbai City	units	1,161	2,860	5,296	3,052	1,824	1,484	340
Ward ABCD	units	372	360	639	721	998	448	550
Ward E	units	670	765	1,225	1,453	1,048	568	480
Ward FNorth	units	894	739	1,146	1,512	1,625	343	1,282
Ward FSouth	units	288	343	802	627	740	740	-
Ward GNorth	units	304	907	752	480	727	463	264
Ward GSouth	units	305	948	382	59	892	496	396
Total in Mumbai City	units	25,599	55,995	75,902	60,930	63,244	36,520	26,724

Units of carpet area 0-30 sqm	units	3,306	7,037	7,486	8,187	8,447	4,130	4,317
Units of carpet area 30-45 sqm	units	7,809	18,261	22,842	16,317	14,854	9,302	5,552
Units of carpet area 45-60 sqm	units	5,425	13,144	16,723	12,058	11,335	6,853	4,482
Units of carpet area 60-90 sqm	units	5,003	11,070	18,872	14,681	16,778	9,657	7,121
Units of carpet area 90-120 sqm	units	1,246	3,777	5,515	4,845	6,604	3,696	2,908
% units < 60 sqm carpet area	%	65%	69%	62%	60%	55%	56%	54%
% units < 120 sqm carpet area	%	89%	95%	94%	92%	92%	92%	91%

1 BHK	units	7,975	19,594	22,183	18,876	15,098	8,865	6,233
1.5 BHK & 2 BHK	units	9,359	21,016	27,790	20,885	21,276	12,251	9,025
2.5 BHK & 3 BHK	units	3,028	6,536	12,190	8,693	10,049	6,059	3,990
3.5 BHK & 4 BHK	units	546	945	1,462	1,792	1,955	1,301	654
Office	units	2,503	2,613	4,788	3,806	3,588	1,609	1,979
Shop	units	782	1,968	2,787	2,241	2,709	1,552	1,157
1 BHK	%	31%	35%	29%	31%	25%	24%	23%
1.5 BHK & 2 BHK	%	37%	38%	37%	34%	35%	34%	34%
2.5 BHK & 3 BHK	%	12%	12%	16%	14%	16%	17%	15%

Type of Project

Residential	units	16,798	36,665	51,380	36,751	34,121	20,283	13,838
Commercial	units	2,348	2,815	5,529	2,875	2,386	657	1,729
Others	units	6,057	16,371	18,406	20,878	26,245	15,395	10,850

Land Area Under Development

Residential	sqm	3,74,747	8,37,780	11,59,463	10,63,077	8,64,881	4,90,610	3,74,271
Commercial	sqm	47,493	94,179	70,091	62,262	70,892	22,733	48,159
Others	sqm	1,13,283	2,73,357	3,39,975	4,29,016	5,21,551	2,86,195	2,35,356
Total	sqm	5,35,523	12,05,316	15,69,529	15,54,355	14,57,324	7,99,539	6,57,785

Total New Supply in Mumbai City over the years

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	16	312	119	251	222	222	-
Girgaon	400004	68	9	737	682	224	61	163
Mumbai Central	400008	-	342	655	356	524	197	327
Mazgaon Dock	400010	591	362	100	729	177	177	-
Byculla West	400011	35	394	1,567	508	173	-	173
Parel	400012	153	390	762	402	872	872	-
Lower Parel	400013	109	514	269	-	592	250	342
Dadar East	400014	133	48	316	518	366	302	64
Mahim	400016	23	1,021	776	208	349	219	130
Matunga	400019	53	112	374	201	260	23	237
Sion	400022	516	1,037	1,299	1,060	1,204	585	619
Kurla East	400024	316	941	1,423	723	1,207	567	640
Prabhadevi	400025	283	227	187	-	98	98	-
Dadar West	400028	204	389	654	179	717	292	425
Wadala	400031	29	61	592	381	362	-	362
Cotton Green	400033	29	216	463	-	194	194	-
Antop Hill	400037	799	1,079	557	203	248	248	-
Bhandup East	400042	369	1,005	2,193	696	647	622	25
Deonar	400043	-	606	1,088	17	-	-	-
Juhu	400049	51	133	422	218	235	109	126
Bandra West	400050	205	334	619	413	851	484	367
Bandra East	400051	39	546	1,018	1,146	699	550	149
Khar West	400052	75	106	388	344	487	339	148
Andheri-Azad Nagar	400053	118	1,493	1,446	1,042	897	673	224
Santacruz West	400054	59	763	639	500	355	156	199
Santacruz East	400055	85	428	449	511	394	171	223
Vile Parle West	400056	23	84	236	352	334	248	86
Vile Parle East	400057	223	390	859	836	1,270	705	565
Andheri West	400058	448	782	741	689	979	560	419
Andheri East-Marol	400059	76	899	337	1,535	1,200	364	836
Jogeshwari East	400060	351	651	2,093	2,264	442	127	315
Madh-Versova	400061	-	-	494	330	196	164	32
Goregaon West	400062	78	337	499	134	79	-	79

Total New Supply in Mumbai City over the years								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	711	1,130	1,108	1,060	1,690	979	711
Malad West	400064	340	1,911	2,515	2,662	3,930	2,992	938
Borivali East	400066	230	1,209	4,776	1,826	1,809	1,271	538
Kandivali West	400067	911	3,118	3,182	3,742	1,274	949	325
Dahisar	400068	248	3,282	1,466	933	1,263	769	494
Andheri East	400069	23	645	412	1,850	204	204	-
Kurla West	400070	260	552	280	292	827	383	444
Chembur	400071	1,040	1,542	1,552	1,992	979	713	266
Saki Naka-Chandivali	400072	661	2,121	1,421	849	643	643	-
Mahul	400074	79	387	69	314	1,256	1,256	-
Ghatkopar East	400075	1,946	2,981	2,622	982	392	308	84
Powai	400076	-	447	829	331	771	-	771
Ghatkopar East	400077	471	857	869	952	1,803	1,244	559
Bhandup West	400078	1,530	3,294	2,102	2,129	4,006	865	3,141
Vikhroli	400079	121	-	1,513	284	1,069	936	133
Mulund West	400080	1,883	1,247	3,856	3,371	2,422	843	1,579
Mulund East	400081	262	1,305	738	1,704	1,173	681	492
Vikhroli	400083	1,744	2,491	4,110	3,574	1,528	1,014	514
Ghatkopar West	400086	620	424	402	1,072	892	632	260
Deonar-Mankhurd	400088	454	719	180	296	44	-	44
Lokmanya Tilak Terminus	400089	911	174	1,320	108	613	510	103
Borivali West	400091	60	234	355	436	1,046	332	714
Borivali West-Gorai	400092	689	1,955	3,375	1,968	2,890	1,160	1,730
Andheri East-Chakala	400093	375	547	361	350	38	38	-
Malvani-Marve	400095	223	405	2,339	1,102	951	773	178
Malad East	400097	797	1,897	1,518	1,500	2,281	1,215	1,066
Santacruz East	400098	-	62	119	334	404	404	-
Mumbai Airport	400099	80	2	373	69	298	140	158
Kandivali East	400101	2,407	1,417	1,925	653	2,710	2,339	371
Jogeshwari West-Oshiwara	400102	127	458	1,475	1,223	1,976	764	1,212
Mandapeshwar	400103	32	98	1,090	471	720	540	180
Motilal Nagar	400104	21	1,840	2,470	3,742	2,763	963	1,800
TOTAL		24,813	54,762	75,093	59,599	61,519	35,439	26,080
Market Share in Mumbai City		97%	98%	99%	98%	97%	97%	98%

Total New Supply over the years (0 - 30 sqm MahaRERA Carpet Area)

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	1	3	8	172	172	-
Girgaon	400004	3	4	51	51	68	4	64
Mumbai Central	400008	-	28	21	27	98	12	86
Mazgaon Dock	400010	-	-	2	27	8	8	-
Byculla West	400011	4	10	131	-	96	-	96
Parel	400012	11	49	12	22	41	41	-
Lower Parel	400013	-	160	109	-	16	8	8
Dadar East	400014	7	-	21	17	20	18	2
Mahim	400016	-	17	53	12	30	1	29
Matunga	400019	7	3	9	36	4	-	4
Sion	400022	-	882	8	53	155	17	138
Kurla East	400024	12	150	37	26	183	161	22
Prabhadevi	400025	12	-	-	-	1	1	-
Dadar West	400028	1	16	54	-	175	53	122
Wadala	400031	2	61	2	1	-	-	-
Cotton Green	400033	-	-	2	-	13	13	-
Antop Hill	400037	58	27	11	31	-	-	-
Bhandup East	400042	-	14	220	112	132	132	-
Deonar	400043	-	283	798	-	-	-	-
Juhu	400049	-	-	13	-	1	-	1
Bandra West	400050	25	44	7	10	169	142	27
Bandra East	400051	39	338	210	321	12	12	-
Khar West	400052	3	24	25	5	107	97	10
Andheri-Azad Nagar	400053	66	90	7	55	14	14	-
Santacruz West	400054	12	64	4	10	10	1	9
Santacruz East	400055	12	56	25	40	16	9	7
Vile Parle West	400056	-	3	47	48	65	46	19
Vile Parle East	400057	49	34	161	180	173	97	76
Andheri West	400058	58	66	34	33	107	79	28
Andheri East-Marol	400059	-	40	20	310	26	-	26
Jogeshwari East	400060	26	34	318	90	3	3	-
Madh-Versova	400061	-	-	-	20	42	42	-
Goregaon West	400062	-	125	4	6	19	-	19

Total New Supply over the years (0 - 30 sqm MahaRERA Carpet Area)

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	38	78	26	15	229	128	101
Malad West	400064	2	242	128	275	485	350	135
Borivali East	400066	3	176	318	245	97	76	21
Kandivali West	400067	222	243	246	359	199	149	50
Dahisar	400068	15	141	193	104	331	225	106
Andheri East	400069	3	173	11	160	14	14	-
Kurla West	400070	72	108	78	24	325	166	159
Chembur	400071	43	43	267	720	85	85	-
Saki Naka-Chandivali	400072	327	69	35	18	3	3	-
Mahul	400074	4	24	-	16	73	73	-
Ghatkopar East	400075	150	34	177	70	66	13	53
Powai	400076	-	-	3	-	-	-	-
Ghatkopar East	400077	139	205	74	100	129	77	52
Bhandup West	400078	940	889	683	457	285	11	274
Vikhroli	400079	-	-	183	-	1	1	-
Mulund West	400080	93	146	274	335	388	228	160
Mulund East	400081	8	57	108	118	214	201	13
Vikhroli	400083	162	206	202	237	70	59	11
Ghatkopar West	400086	202	153	30	7	129	-	129
Deonar-Mankhurd	400088	1	110	2	3	-	-	-
Lokmanya Tilak Terminus	400089	75	8	361	-	51	51	-
Borivali West	400091	-	10	3	12	28	27	1
Borivali West-Gorai	400092	67	229	217	149	348	101	247
Andheri East-Chakala	400093	85	165	30	9	-	-	-
Malvani-Marve	400095	-	6	402	32	85	-	85
Malad East	400097	84	420	338	699	686	306	380
Santacruz East	400098	-	7	2	-	126	126	-
Mumbai Airport	400099	5	1	54	1	80	76	4
Kandivali East	400101	139	77	325	13	398	27	371
Jogeshwari West-Oshiwara	400102	16	251	44	392	619	224	395
Mandapeshwar	400103	1	-	35	24	51	42	9
Motilal Nagar	400104	-	83	213	1,977	790	45	745
TOTAL		3,303	6,977	7,481	8,122	8,361	4,067	4,294

Total New Supply over the years (30 - 60 sqm MahaRERA Carpet Area)

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	16	258	92	109	-	-	-
Girgaon	400004	25	1	304	419	134	37	97
Mumbai Central	400008	-	266	514	195	404	164	240
Mazgaon Dock	400010	95	361	62	417	168	168	-
Byculla West	400011	18	137	238	434	56	-	56
Parel	400012	131	338	5	182	391	391	-
Lower Parel	400013	-	148	119	-	125	65	60
Dadar East	400014	65	48	59	214	248	231	17
Mahim	400016	6	667	143	145	78	36	42
Matunga	400019	1	41	133	18	110	7	103
Sion	400022	186	92	689	106	273	129	144
Kurla East	400024	285	700	1,272	650	978	380	598
Prabhadevi	400025	166	16	162	-	58	58	-
Dadar West	400028	75	234	353	16	227	101	126
Wadala	400031	2	-	116	27	8	-	8
Cotton Green	400033	29	216	9	-	178	178	-
Antop Hill	400037	394	507	6	172	-	-	-
Bhandup East	400042	366	883	1,423	543	454	429	25
Deonar	400043	-	323	290	11	-	-	-
Juhu	400049	1	-	8	34	2	-	2
Bandra West	400050	44	112	76	131	175	78	97
Bandra East	400051	-	40	665	481	345	198	147
Khar West	400052	13	5	102	112	79	64	15
Andheri-Azad Nagar	400053	47	817	390	388	471	455	16
Santacruz West	400054	36	484	84	89	66	4	62
Santacruz East	400055	41	290	295	196	198	62	136
Vile Parle West	400056	4	18	49	96	40	21	19
Vile Parle East	400057	43	150	246	240	351	182	169
Andheri West	400058	240	449	326	470	351	79	272
Andheri East-Marol	400059	50	387	195	704	650	218	432
Jogeshwari East	400060	322	539	1,091	1,519	248	80	168
Madh-Versova	400061	-	-	452	24	13	11	2
Goregaon West	400062	-	139	110	37	51	-	51

Total New Supply over the years (30 - 60 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	281	336	617	453	727	424	303
Malad West	400064	45	1,170	1,455	1,176	1,960	1,456	504
Borivali East	400066	169	650	3,140	551	1,020	708	312
Kandivali West	400067	335	1,570	2,126	1,632	583	449	134
Dahisar	400068	232	2,606	1,036	659	770	446	324
Andheri East	400069	17	374	124	433	53	53	-
Kurla West	400070	184	376	184	210	437	178	259
Chembur	400071	611	1,119	550	606	589	465	124
Saki Naka-Chandivali	400072	205	1,398	667	614	206	206	-
Mahul	400074	64	198	65	28	907	907	-
Ghatkopar East	400075	1,125	1,657	1,449	738	181	150	31
Powai	400076	-	319	385	-	103	-	103
Ghatkopar East	400077	226	324	104	304	306	118	188
Bhandup West	400078	388	2,332	1,391	1,500	1,615	438	1,177
Vikhroli	400079	1	-	1,238	-	467	467	-
Mulund West	400080	704	767	547	1,098	508	248	260
Mulund East	400081	108	272	214	896	331	139	192
Vikhroli	400083	1,550	2,145	3,672	2,966	1,055	815	240
Ghatkopar West	400086	399	172	293	746	96	-	96
Deonar-Mankhurd	400088	267	168	22	133	-	-	-
Lokmanya Tilak Terminus	400089	748	91	490	32	435	337	98
Borivali West	400091	60	86	247	242	204	165	39
Borivali West-Gorai	400092	329	820	1,424	760	1,053	401	652
Andheri East-Chakala	400093	120	279	266	254	15	15	-
Malvani-Marve	400095	63	271	1,667	1,032	857	767	90
Malad East	400097	607	1,054	1,085	535	1,290	792	498
Santacruz East	400098	-	15	75	67	169	169	-
Mumbai Airport	400099	33	1	263	39	160	55	105
Kandivali East	400101	1,247	579	943	185	475	475	-
Jogeshwari West-Oshiwara	400102	64	164	1,021	434	543	374	169
Mandapeshwar	400103	25	69	558	172	298	171	127
Motilal Nagar	400104	20	799	1,685	1,308	1,247	661	586
TOTAL		12,928	30,847	39,081	27,982	25,590	15,875	9,715

Total New Supply over the years (60 - 90 sqm MahaRERA Carpet Area)

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	45	9	56	-	-	-
Girgaon	400004	33	4	242	116	19	19	-
Mumbai Central	400008	-	30	116	94	12	11	1
Mazgaon Dock	400010	350	-	31	261	1	1	-
Byculla West	400011	11	90	377	22	1	-	1
Parel	400012	1	-	493	154	248	248	-
Lower Parel	400013	55	9	25	-	168	-	168
Dadar East	400014	37	-	219	280	75	38	37
Mahim	400016	15	125	329	31	110	76	34
Matunga	400019	42	36	109	31	74	2	72
Sion	400022	226	42	304	298	485	322	163
Kurla East	400024	18	30	110	44	42	23	19
Prabhadevi	400025	54	10	-	-	23	23	-
Dadar West	400028	16	75	164	34	151	96	55
Wadala	400031	7	-	312	242	228	-	228
Cotton Green	400033	-	-	281	-	2	2	-
Antop Hill	400037	303	414	400	-	244	244	-
Bhandup East	400042	2	101	508	39	61	61	-
Deonar	400043	-	-	-	6	-	-	-
Juhu	400049	8	7	16	3	7	1	6
Bandra West	400050	48	37	102	96	242	131	111
Bandra East	400051	-	90	118	293	277	275	2
Khar West	400052	35	19	139	94	149	93	56
Andheri-Azad Nagar	400053	5	423	369	266	187	102	85
Santacruz West	400054	9	127	189	207	79	37	42
Santacruz East	400055	21	76	102	199	147	82	65
Vile Parle West	400056	7	52	53	101	109	96	13
Vile Parle East	400057	87	136	280	293	495	276	219
Andheri West	400058	34	173	307	160	403	305	98
Andheri East-Marol	400059	15	442	113	239	372	145	227
Jogeshwari East	400060	2	71	168	172	94	40	54
Madh-Versova	400061	-	-	16	156	51	21	30
Goregaon West	400062	76	68	331	88	9	-	9

Total New Supply over the years (60 - 90 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	22	229	312	240	598	315	283
Malad West	400064	166	380	795	970	1,023	784	239
Borivali East	400066	55	36	899	768	456	276	180
Kandivali West	400067	278	937	609	1,291	395	302	93
Dahisar	400068	1	406	222	168	154	97	57
Andheri East	400069	3	72	230	718	130	130	-
Kurla West	400070	3	20	17	49	60	39	21
Chembur	400071	199	297	560	352	199	112	87
Saki Naka-Chandivali	400072	122	644	438	168	99	99	-
Mahul	400074	11	45	4	134	249	249	-
Ghatkopar East	400075	516	1,016	846	124	79	79	-
Powai	400076	-	128	96	5	561	-	561
Ghatkopar East	400077	79	207	293	273	625	398	227
Bhandup West	400078	19	62	22	167	1,583	293	1,290
Vikhroli	400079	55	-	55	10	362	361	1
Mulund West	400080	327	93	2,190	1,162	783	305	478
Mulund East	400081	116	549	361	658	464	242	222
Vikhroli	400083	30	131	231	236	163	118	45
Ghatkopar West	400086	8	40	78	233	487	468	19
Deonar-Mankhurd	400088	106	222	130	78	26	-	26
Lokmanya Tilak Terminus	400089	88	75	466	76	126	121	5
Borivali West	400091	-	125	101	152	139	115	24
Borivali West-Gorai	400092	177	590	1,251	650	802	422	380
Andheri East-Chakala	400093	59	66	39	47	22	22	-
Malvani-Marve	400095	160	115	256	38	4	1	3
Malad East	400097	83	364	74	204	260	79	181
Santacruz East	400098	-	40	42	222	63	63	-
Mumbai Airport	400099	32	-	35	29	43	9	34
Kandivali East	400101	570	350	572	360	929	929	-
Jogeshwari West-Oshiwara	400102	45	34	297	356	400	68	332
Mandapeshwar	400103	6	29	337	146	291	247	44
Motilal Nagar	400104	1	696	538	375	539	92	447
TOTAL		4,854	10,730	18,728	14,534	16,679	9,605	7,074

Total New Supply over the years (90 - 120 sqm MahaRERA Carpet Area)

New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	8	15	1	-	-	-
Girgaon	400004	7	-	111	44	2	1	1
Mumbai Central	400008	-	-	2	20	9	9	-
Mazgaon Dock	400010	57	1	5	24	-	-	-
Byculla West	400011	2	80	393	39	-	-	-
Parel	400012	2	1	249	44	151	151	-
Lower Parel	400013	19	51	-	-	111	12	99
Dadar East	400014	16	-	16	5	17	13	4
Mahim	400016	1	52	250	17	76	52	24
Matunga	400019	3	25	71	45	25	6	19
Sion	400022	104	3	214	319	268	113	155
Kurla East	400024	1	-	3	2	2	2	-
Prabhadevi	400025	20	-	-	-	16	16	-
Dadar West	400028	17	22	44	76	90	32	58
Wadala	400031	7	-	160	35	126	-	126
Cotton Green	400033	-	-	150	-	1	1	-
Antop Hill	400037	44	87	140	-	-	-	-
Bhandup East	400042	1	7	30	2	-	-	-
Deonar	400043	-	-	-	-	-	-	-
Juhu	400049	18	91	149	15	42	2	40
Bandra West	400050	1	41	112	51	95	37	58
Bandra East	400051	-	10	25	34	42	42	-
Khar West	400052	8	21	64	57	98	62	36
Andheri-Azad Nagar	400053	-	107	459	274	172	81	91
Santacruz West	400054	2	22	194	134	118	71	47
Santacruz East	400055	8	4	4	72	16	2	14
Vile Parle West	400056	2	10	52	95	78	67	11
Vile Parle East	400057	24	46	126	80	218	133	85
Andheri West	400058	19	75	65	20	73	58	15
Andheri East-Marol	400059	11	4	4	119	135	1	134
Jogeshwari East	400060	-	1	19	4	5	2	3
Madh-Versova	400061	-	-	8	-	16	16	-
Goregaon West	400062	-	3	43	1	-	-	-

Total New Supply over the years (90 - 120 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	4	20	44	9	98	75	23
Malad West	400064	90	87	134	132	181	127	54
Borivali East	400066	3	245	141	199	225	202	23
Kandivali West	400067	65	319	81	358	59	39	20
Dahisar	400068	-	99	3	-	3	1	2
Andheri East	400069	-	8	45	191	5	5	-
Kurla West	400070	-	-	1	6	2	-	2
Chembur	400071	67	47	111	214	49	24	25
Saki Naka-Chandivali	400072	2	5	168	48	92	92	-
Mahul	400074	-	16	-	134	4	4	-
Ghatkopar East	400075	132	216	136	33	63	63	-
Powai	400076	-	-	314	260	97	-	97
Ghatkopar East	400077	26	110	207	110	519	449	70
Bhandup West	400078	14	11	2	3	413	114	299
Vikhroli	400079	41	-	27	269	191	61	130
Mulund West	400080	174	130	248	472	457	52	405
Mulund East	400081	5	351	29	29	157	92	65
Vikhroli	400083	2	5	5	16	20	20	-
Ghatkopar West	400086	2	56	-	41	175	164	11
Deonar-Mankhurd	400088	43	164	22	27	18	-	18
Lokmanya Tilak Terminus	400089	-	-	1	-	1	1	-
Borivali West	400091	-	8	4	24	24	24	-
Borivali West-Gorai	400092	76	242	307	144	482	167	315
Andheri East-Chakala	400093	-	23	25	14	1	1	-
Malvani-Marve	400095	-	12	-	-	-	-	-
Malad East	400097	21	46	17	53	28	24	4
Santacruz East	400098	-	-	-	42	33	33	-
Mumbai Airport	400099	10	-	2	-	15	-	15
Kandivali East	400101	56	361	85	34	602	602	-
Jogeshwari West-Oshiwara	400102	1	2	2	37	293	38	255
Mandapeshwar	400103	-	-	144	19	70	70	-
Motilal Nagar	400104	-	250	19	74	94	79	15
TOTAL		1,228	3,605	5,501	4,621	6,473	3,605	2,868

Total New Supply over the years (1 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	16	101	29	28	2	2	-
Girgaon	400004	11	-	180	291	108	35	73
Mumbai Central	400008	-	194	372	130	225	109	116
Mazgaon Dock	400010	95	181	51	271	155	155	-
Byculla West	400011	13	83	28	201	122	-	122
Parel	400012	127	371	-	77	83	83	-
Lower Parel	400013	-	25	86	-	30	30	-
Dadar East	400014	46	48	14	204	156	140	16
Mahim	400016	4	399	100	92	28	-	28
Matunga	400019	1	35	88	8	60	7	53
Sion	400022	65	851	161	39	53	40	13
Kurla East	400024	196	389	719	401	569	384	185
Prabhadevi	400025	71	3	148	-	-	-	-
Dadar West	400028	38	215	160	11	275	70	205
Wadala	400031	2	-	116	15	8	-	8
Cotton Green	400033	9	212	9	-	134	134	-
Antop Hill	400037	254	114	-	29	-	-	-
Bhandup East	400042	175	461	516	305	455	446	9
Deonar	400043	-	411	842	-	-	-	-
Juhu	400049	1	-	2	13	4	3	1
Bandra West	400050	40	61	40	54	219	150	69
Bandra East	400051	39	390	147	384	25	2	23
Khar West	400052	-	1	24	49	4	4	-
Andheri-Azad Nagar	400053	34	389	150	178	434	434	-
Santacruz West	400054	3	-	37	13	43	1	42
Santacruz East	400055	21	264	238	98	46	20	26
Vile Parle West	400056	-	15	6	52	6	5	1
Vile Parle East	400057	24	95	127	179	199	102	97
Andheri West	400058	129	151	222	217	181	14	167
Andheri East-Marol	400059	18	331	101	287	102	102	-
Jogeshwari East	400060	268	250	997	869	205	82	123
Madh-Versova	400061	-	-	350	22	1	1	-
Goregaon West	400062	-	63	34	14	16	-	16

Total New Supply over the years (1 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	266	233	218	183	216	87	129
Malad West	400064	41	814	593	638	822	647	175
Borivali East	400066	89	456	1,185	353	315	154	161
Kandivali West	400067	325	946	1,080	944	251	217	34
Dahisar	400068	161	1,600	565	359	471	282	189
Andheri East	400069	7	315	57	412	19	19	-
Kurla West	400070	103	370	177	150	384	250	134
Chembur	400071	251	455	289	401	379	314	65
Saki Naka-Chandivali	400072	284	730	231	538	100	100	-
Mahul	400074	44	171	46	28	699	699	-
Ghatkopar East	400075	199	727	702	356	128	98	30
Powai	400076	-	93	186	-	60	-	60
Ghatkopar East	400077	145	152	75	33	55	32	23
Bhandup West	400078	968	2,001	1,287	1,059	899	313	586
Vikhroli	400079	1	-	76	-	-	-	-
Mulund West	400080	208	334	394	353	213	122	91
Mulund East	400081	51	61	186	596	83	48	35
Vikhroli	400083	1,042	1,089	2,244	1,998	734	541	193
Ghatkopar West	400086	80	11	72	295	19	-	19
Deonar-Mankhurd	400088	24	-	3	97	-	-	-
Lokmanya Tilak Terminus	400089	267	17	416	17	278	243	35
Borivali West	400091	-	64	88	93	76	50	26
Borivali West-Gorai	400092	56	307	642	247	377	63	314
Andheri East-Chakala	400093	92	203	150	85	-	-	-
Malvani-Marve	400095	-	129	1,441	617	464	373	91
Malad East	400097	426	869	649	801	672	298	374
Santacruz East	400098	-	6	46	27	33	33	-
Mumbai Airport	400099	19	1	59	20	139	90	49
Kandivali East	400101	604	310	760	133	498	135	363
Jogeshwari West-Oshiwara	400102	48	280	685	296	721	265	456
Mandapeshwar	400103	13	35	230	61	92	58	34
Motilal Nagar	400104	16	363	957	3,014	1,558	574	984
TOTAL		7,530	19,245	21,883	18,735	14,703	8,660	6,043

Total New Supply over the years (2 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	157	64	44	-	-	-
Girgaon	400004	42	4	218	215	33	16	17
Mumbai Central	400008	-	118	193	140	184	63	121
Mazgaon Dock	400010	350	179	29	307	10	10	-
Byculla West	400011	13	89	168	249	-	-	-
Parel	400012	1	11	481	268	202	202	-
Lower Parel	400013	-	-	22	-	208	42	166
Dadar East	400014	39	-	259	272	153	115	38
Mahim	400016	18	506	340	75	127	75	52
Matunga	400019	31	15	89	31	54	4	50
Sion	400022	246	75	556	274	472	319	153
Kurla East	400024	101	380	575	231	549	127	422
Prabhadevi	400025	147	13	-	-	16	16	-
Dadar West	400028	52	114	248	33	169	82	87
Wadala	400031	9	-	312	167	228	-	228
Cotton Green	400033	20	4	181	-	40	40	-
Antop Hill	400037	384	724	270	172	122	122	-
Bhandup East	400042	176	399	653	240	180	164	16
Deonar	400043	-	169	246	11	-	-	-
Juhu	400049	10	6	17	33	9	2	7
Bandra West	400050	14	16	85	67	192	105	87
Bandra East	400051	-	98	611	434	478	352	126
Khar West	400052	45	3	90	111	142	120	22
Andheri-Azad Nagar	400053	16	659	448	342	194	118	76
Santacruz West	400054	9	81	127	231	61	34	27
Santacruz East	400055	28	110	157	231	171	82	89
Vile Parle West	400056	4	33	98	99	35	30	5
Vile Parle East	400057	92	151	273	264	425	247	178
Andheri West	400058	130	297	352	292	345	168	177
Andheri East-Marol	400059	47	376	180	568	408	247	161
Jogeshwari East	400060	53	353	752	1,013	151	34	117
Madh-Versova	400061	-	-	119	178	11	-	11
Goregaon West	400062	38	163	212	80	19	-	19

Total New Supply over the years (2 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	65	175	354	304	639	287	352
Malad West	400064	150	723	1,149	1,167	1,137	861	276
Borivali East	400066	122	273	1,801	771	1,076	802	274
Kandivali West	400067	348	1,348	1,225	1,436	399	352	47
Dahisar	400068	70	1,417	505	400	409	308	101
Andheri East	400069	10	236	240	726	138	138	-
Kurla West	400070	92	105	63	109	128	100	28
Chembur	400071	488	934	606	538	385	237	148
Saki Naka-Chandivali	400072	223	938	591	243	44	44	-
Mahul	400074	30	76	23	130	340	340	-
Ghatkopar East	400075	1,270	1,696	1,408	491	79	79	-
Powai	400076	-	226	242	6	618	-	618
Ghatkopar East	400077	134	187	318	164	368	250	118
Bhandup West	400078	7	601	496	526	1,868	370	1,498
Vikhroli	400079	49	-	286	10	686	681	5
Mulund West	400080	1,069	665	1,464	1,080	617	281	336
Mulund East	400081	108	690	325	862	385	138	247
Vikhroli	400083	517	1,012	1,511	1,088	378	286	92
Ghatkopar West	400086	7	34	104	192	420	382	38
Deonar-Mankhurd	400088	1	303	97	68	14	-	14
Lokmanya Tilak Terminus	400089	165	134	396	73	212	184	28
Borivali West	400091	60	94	218	176	570	116	454
Borivali West-Gorai	400092	238	710	1,379	776	815	495	320
Andheri East-Chakala	400093	59	13	107	157	-	-	-
Malvani-Marve	400095	223	198	614	364	425	395	30
Malad East	400097	244	708	569	266	422	94	328
Santacruz East	400098	-	25	64	213	38	38	-
Mumbai Airport	400099	32	-	73	43	121	42	79
Kandivali East	400101	1,233	568	782	346	1,161	1,161	-
Jogeshwari West-Oshiwara	400102	51	127	501	506	704	363	341
Mandapeshwar	400103	12	57	440	162	315	247	68
Motilal Nagar	400104	5	925	1,098	472	697	110	587
TOTAL		9,197	20,501	27,474	20,537	20,996	12,117	8,879

Total New Supply over the years (3 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	51	20	47	-	-	-
Girgaon	400004	8	-	149	67	3	3	-
Mumbai Central	400008	-	-	36	57	11	11	-
Mazgaon Dock	400010	107	1	14	117	1	1	-
Byculla West	400011	-	112	717	39	-	-	-
Parel	400012	-	-	261	45	199	199	-
Lower Parel	400013	-	51	2	-	105	-	105
Dadar East	400014	27	-	27	36	14	11	3
Mahim	400016	1	80	266	20	101	75	26
Matunga	400019	14	45	88	104	76	8	68
Sion	400022	160	9	477	408	348	199	149
Kurla East	400024	5	21	45	44	5	2	3
Prabhadevi	400025	24	30	-	-	11	11	-
Dadar West	400028	19	27	83	111	104	59	45
Wadala	400031	5	-	162	196	126	-	126
Cotton Green	400033	-	-	251	-	-	-	-
Antop Hill	400037	140	88	270	-	126	126	-
Bhandup East	400042	-	91	474	27	-	-	-
Deonar	400043	-	-	-	6	-	-	-
Juhu	400049	38	101	235	118	145	75	70
Bandra West	400050	61	59	229	36	97	50	47
Bandra East	400051	-	-	66	115	159	159	-
Khar West	400052	14	25	113	93	73	50	23
Andheri-Azad Nagar	400053	1	194	581	396	172	36	136
Santacruz West	400054	-	60	253	179	72	30	42
Santacruz East	400055	20	17	20	126	36	6	30
Vile Parle West	400056	17	28	80	116	102	73	29
Vile Parle East	400057	58	84	230	176	283	164	119
Andheri West	400058	20	148	133	61	178	160	18
Andheri East-Marol	400059	11	101	36	143	127	2	125
Jogeshwari East	400060	-	19	136	132	78	4	74
Madh-Versova	400061	-	-	18	90	32	22	10
Goregaon West	400062	39	29	200	31	-	-	-

Total New Supply over the years (3 BHK)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	237	315	112	258	146	81	65
Malad West	400064	116	148	285	390	544	439	105
Borivali East	400066	11	342	537	209	204	177	27
Kandivali West	400067	149	468	262	743	105	80	25
Dahisar	400068	1	135	37	26	39	37	2
Andheri East	400069	3	11	98	382	18	18	-
Kurla West	400070	-	2	2	1	11	-	11
Chembur	400071	183	83	263	298	127	95	32
Saki Naka-Chandivali	400072	30	305	404	35	202	202	-
Mahul	400074	1	19	-	133	177	177	-
Ghatkopar East	400075	168	354	245	31	72	72	-
Powai	400076	-	128	365	285	20	-	20
Ghatkopar East	400077	40	154	351	191	673	569	104
Bhandup West	400078	-	8	23	82	669	111	558
Vikhroli	400079	38	-	7	269	328	202	126
Mulund West	400080	423	166	1,166	454	730	119	611
Mulund East	400081	67	463	120	103	253	169	84
Vikhroli	400083	4	49	112	133	104	104	-
Ghatkopar West	400086	-	42	23	99	164	164	-
Deonar-Mankhurd	400088	-	264	67	79	30	-	30
Lokmanya Tilak Terminus	400089	61	15	376	18	44	44	-
Borivali West	400091	-	42	42	75	239	43	196
Borivali West-Gorai	400092	86	356	544	337	564	242	322
Andheri East-Chakala	400093	25	8	28	18	10	10	-
Malvani-Marve	400095	-	70	87	-	-	-	-
Malad East	400097	21	133	20	76	43	14	29
Santacruz East	400098	-	21	7	83	-	-	-
Mumbai Airport	400099	20	-	2	6	28	2	26
Kandivali East	400101	427	459	329	68	870	870	-
Jogeshwari West-Oshiwara	400102	9	4	150	58	307	38	269
Mandapeshwar	400103	6	6	237	91	114	110	4
Motilal Nagar	400104	-	298	144	171	162	135	27
TOTAL		2,915	6,339	12,117	8,338	9,781	5,860	3,921

Total New Supply over the years (Offices)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	-	4	-	-	-	-
Girgaon	400004	-	-	-	3	7	7	-
Mumbai Central	400008	-	10	-	-	-	-	-
Mazgaon Dock	400010	-	1	1	-	-	-	-
Byculla West	400011	-	-	306	12	18	-	18
Parel	400012	-	1	-	-	6	6	-
Lower Parel	400013	-	73	128	-	1	-	1
Dadar East	400014	2	-	6	-	1	-	1
Mahim	400016	-	1	-	-	3	1	2
Matunga	400019	-	-	-	12	-	-	-
Sion	400022	-	4	16	78	219	-	219
Kurla East	400024	2	5	-	18	2	2	-
Prabhadevi	400025	-	-	-	-	-	-	-
Dadar West	400028	86	-	25	-	27	24	3
Wadala	400031	-	-	-	-	-	-	-
Cotton Green	400033	-	-	1	-	-	-	-
Antop Hill	400037	-	-	-	-	-	-	-
Bhandup East	400042	-	-	-	4	-	-	-
Deonar	400043	-	-	-	-	-	-	-
Juhu	400049	-	-	-	-	-	-	-
Bandra West	400050	80	-	125	91	2	1	1
Bandra East	400051	-	-	-	130	-	-	-
Khar West	400052	3	1	119	20	73	1	72
Andheri-Azad Nagar	400053	-	191	165	5	-	-	-
Santacruz West	400054	1	38	99	27	4	-	4
Santacruz East	400055	-	2	-	-	16	14	2
Vile Parle West	400056	-	1	-	9	5	5	-
Vile Parle East	400057	-	-	75	13	13	10	3
Andheri West	400058	122	27	22	89	28	2	26
Andheri East-Marol	400059	-	20	3	161	474	-	474
Jogeshwari East	400060	1	4	44	95	-	-	-
Madh-Versova	400061	-	-	-	-	-	-	-
Goregaon West	400062	-	39	5	-	-	-	-

Total New Supply over the years (Offices)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	-	197	387	128	398	325	73
Malad West	400064	23	5	357	236	121	103	18
Borivali East	400066	-	23	818	58	3	3	-
Kandivali West	400067	4	247	217	163	46	45	1
Dahisar	400068	-	18	157	2	70	17	53
Andheri East	400069	-	57	3	42	10	10	-
Kurla West	400070	6	1	-	1	3	-	3
Chembur	400071	-	20	60	4	-	-	-
Saki Naka-Chandivali	400072	-	-	119	-	-	-	-
Mahul	400074	-	-	-	-	-	-	-
Ghatkopar East	400075	248	-	179	67	4	4	-
Powai	400076	-	-	-	-	17	-	17
Ghatkopar East	400077	136	233	1	149	43	31	12
Bhandup West	400078	120	11	32	116	105	7	98
Vikhroli	400079	-	-	16	-	-	-	-
Mulund West	400080	-	7	471	723	48	16	32
Mulund East	400081	2	8	-	-	5	5	-
Vikhroli	400083	10	20	40	21	226	13	213
Ghatkopar West	400086	515	319	154	445	138	-	138
Deonar-Mankhurd	400088	426	79	3	5	-	-	-
Lokmanya Tilak Terminus	400089	347	-	5	-	10	10	-
Borivali West	400091	-	8	-	68	1	1	-
Borivali West-Gorai	400092	223	323	430	163	368	41	327
Andheri East-Chakala	400093	111	308	63	52	-	-	-
Malvani-Marve	400095	-	-	10	6	8	-	8
Malad East	400097	3	142	9	214	859	714	145
Santacruz East	400098	-	-	-	9	149	149	-
Mumbai Airport	400099	6	-	28	-	-	-	-
Kandivali East	400101	-	40	2	28	-	-	-
Jogeshwari West-Oshiwara	400102	-	8	56	315	7	-	7
Mandapeshwar	400103	-	-	9	3	16	16	-
Motilal Nagar	400104	-	119	18	5	21	13	8
TOTAL		2,477	2,611	4,788	3,790	3,575	1,596	1,979

Total New Supply over the years (Shops)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Kalbadevi	400002	-	2	-	5	-	-	-
Girgaon	400004	7	4	66	76	57	-	57
Mumbai Central	400008	-	20	9	29	68	13	55
Mazgaon Dock	400010	-	-	1	33	3	3	-
Byculla West	400011	7	-	39	-	32	-	32
Parel	400012	20	2	19	11	50	50	-
Lower Parel	400013	-	219	31	-	19	9	10
Dadar East	400014	12	-	-	-	24	24	-
Mahim	400016	-	23	52	4	9	4	5
Matunga	400019	-	17	3	21	2	2	-
Sion	400022	-	18	14	21	38	24	14
Kurla East	400024	12	29	7	23	57	29	28
Prabhadevi	400025	-	-	-	-	-	-	-
Dadar West	400028	-	13	29	-	36	20	16
Wadala	400031	-	61	2	-	-	-	-
Cotton Green	400033	-	-	1	-	8	8	-
Antop Hill	400037	1	17	17	-	-	-	-
Bhandup East	400042	18	41	494	69	12	12	-
Deonar	400043	-	26	-	-	-	-	-
Juhu	400049	-	-	-	1	-	-	-
Bandra West	400050	-	70	16	5	38	24	14
Bandra East	400051	-	3	61	73	14	14	-
Khar West	400052	1	-	5	11	19	10	9
Andheri-Azad Nagar	400053	-	41	27	50	35	25	10
Santacruz West	400054	-	1	22	21	26	5	21
Santacruz East	400055	6	16	5	27	14	7	7
Vile Parle West	400056	1	4	-	47	13	7	6
Vile Parle East	400057	4	10	46	42	72	34	38
Andheri West	400058	9	16	11	7	48	21	27
Andheri East-Marol	400059	-	70	7	17	12	-	12
Jogeshwari East	400060	4	6	113	59	5	4	1
Madh-Versova	400061	-	-	-	-	-	-	-
Goregaon West	400062	-	11	4	2	-	-	-

Total New Supply over the years (Shops)								
New Supply in selected micro markets	Pin Code	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY24-H1	CY24-H2
Goregaon East	400063	8	11	8	13	80	77	3
Malad West	400064	6	152	30	63	154	108	46
Borivali East	400066	3	36	117	113	62	44	18
Kandivali West	400067	48	98	171	144	229	157	72
Dahisar	400068	1	39	173	21	55	26	29
Andheri East	400069	3	15	11	76	15	15	-
Kurla West	400070	34	26	20	10	40	15	25
Chembur	400071	6	48	90	131	7	7	-
Saki Naka-Chandivali	400072	120	108	27	33	44	44	-
Mahul	400074	-	5	-	23	4	4	-
Ghatkopar East	400075	37	45	16	22	21	14	7
Powai	400076	-	-	2	-	8	-	8
Ghatkopar East	400077	-	36	13	54	82	32	50
Bhandup West	400078	47	88	57	70	134	44	90
Vikhroli	400079	11	-	5	-	7	7	-
Mulund West	400080	6	21	75	118	104	55	49
Mulund East	400081	11	43	19	32	48	41	7
Vikhroli	400083	83	91	98	145	50	34	16
Ghatkopar West	400086	15	18	36	37	34	-	34
Deonar-Mankhurd	400088	2	5	6	8	-	-	-
Lokmanya Tilak Terminus	400089	64	8	31	-	26	26	-
Borivali West	400091	-	14	5	22	36	36	-
Borivali West-Gorai	400092	46	147	165	114	268	131	137
Andheri East-Chakala	400093	2	14	4	10	-	-	-
Malvani-Marve	400095	-	5	52	44	24	-	24
Malad East	400097	48	20	215	130	123	58	65
Santacruz East	400098	-	2	-	-	17	17	-
Mumbai Airport	400099	3	-	8	-	10	6	4
Kandivali East	400101	50	12	8	17	39	31	8
Jogeshwari West-Oshiwara	400102	3	22	12	44	93	40	53
Mandapeshwar	400103	1	-	54	28	70	58	12
Motilal Nagar	400104	-	73	150	12	84	46	38
TOTAL		760	1,942	2,779	2,188	2,679	1,522	1,157

Statistics of New Projects in selected micro markets in Mumbai City launched in July - December 2024				Average Building	% units with more than		
Area	Pin Code	Unit Share	Total Units	Floors per Project	15 floors	30 floors	50 floors
Kalbadevi	400002	0.0%	-				
Girgaon	400004	0.6%	163	12	0%	0%	0%
Mumbai Central	400008	1.2%	327	18	100%	0%	0%
Mazgaon Dock	400010	0.0%	-				
Byculla West	400011	0.6%	173	19	100%	0%	0%
Parel	400012	0.0%	-				
Lower Parel	400013	1.3%	342	33	100%	79%	79%
Dadar East	400014	0.2%	64	14	28%	0%	0%
Mahim	400016	0.5%	130	16	85%	0%	0%
Matunga	400019	0.9%	237	22	100%	0%	0%
Sion	400022	2.3%	619	27	57%	47%	0%
Kurla East	400024	2.4%	640	16	100%	0%	0%
Prabhadevi	400025	0.0%	-				
Dadar West	400028	1.6%	425	18	87%	0%	0%
Wadala	400031	1.4%	362	40	100%	100%	0%
Cotton Green	400033	0.0%	-				
Antop Hill	400037	0.0%	-				
Bhandup East	400042	0.1%	25	4	0%	0%	0%
Deonar	400043	0.0%	-				
Juhu	400049	0.5%	126	11	21%	0%	0%
Bandra West	400050	1.4%	367	14	23%	0%	0%
Bandra East	400051	0.6%	149	13	0%	0%	0%
Khar West	400052	0.6%	148	12	67%	0%	0%
Andheri-Azad Nagar	400053	0.8%	224	15	97%	50%	0%
Santacruz West	400054	0.7%	199	10	0%	0%	0%
Santacruz East	400055	0.8%	223	7	0%	0%	0%
Vile Parle West	400056	0.3%	86	7	0%	0%	0%
Vile Parle East	400057	2.1%	565	6	0%	0%	0%
Andheri West	400058	1.6%	419	9	56%	0%	0%
Andheri East-Marol	400059	3.1%	836	10	0%	0%	0%
Jogeshwari East	400060	1.2%	315	6	58%	0%	0%
Madh-Versova	400061	0.1%	32	8	0%	0%	0%
Goregaon West	400062	0.3%	79	4	0%	0%	0%

Statistics of New Projects in selected micro markets in Mumbai City launched in July - December 2024				Average Building	% units with more than		
Area	Pin Code	Unit Share	Total Units	Floors per Project	15 floors	30 floors	50 floors
Goregaon East	400063	2.7%	711	17	90%	35%	0%
Malad West	400064	3.5%	938	11	62%	0%	0%
Borivali East	400066	2.0%	538	9	49%	0%	0%
Kandivali West	400067	1.2%	325	9	18%	0%	0%
Dahisar	400068	1.8%	494	8	28%	0%	0%
Andheri East	400069	0.0%	-	-			
Kurla West	400070	1.7%	444	6	0%	0%	0%
Chembur	400071	1.0%	266	5	38%	0%	0%
Saki Naka-Chandivali	400072	0.0%	-				
Mahul	400074	0.0%	-	-			
Ghatkopar East	400075	0.3%	84	8	100%	0%	0%
Powai	400076	2.9%	771	18	100%	0%	0%
Ghatkopar East	400077	2.1%	559	10	42%	0%	0%
Bhandup West	400078	11.8%	3,141	21	71%	58%	0%
Vikhroli	400079	0.5%	133	35	100%	100%	0%
Mulund West	400080	5.9%	1,579	23	89%	52%	42%
Mulund East	400081	1.8%	492	13	88%	0%	0%
Vikhroli	400083	1.9%	514	1	0%	0%	0%
Ghatkopar West	400086	1.0%	260	8	0%	0%	0%
Deonar-Mankhurd	400088	0.2%	44	9	0%	0%	0%
Lokmanya Tilak Terminus	400089	0.4%	103	13	0%	0%	0%
Borivali West	400091	2.7%	714	16	91%	91%	0%
Borivali West-Gorai	400092	6.5%	1,730	16	79%	0%	0%
Andheri East-Chakala	400093	0.0%	-				
Malvani-Marve	400095	0.7%	178	8	83%	0%	0%
Malad East	400097	4.0%	1,066	13	86%	0%	0%
Santacruz East	400098	0.0%	-				
Mumbai Airport	400099	0.6%	158	12	0%	0%	0%
Kandivali East	400101	1.4%	371	23	100%	0%	0%
Jogeshwari West-Oshiwara	400102	4.5%	1,212	18	49%	36%	0%
Mandapeshwar	400103	0.7%	180	8	0%	0%	0%
Motilal Nagar	400104	6.7%	1,800	19	95%	0%	0%
Market Share of these 65 pin codes		98%	26,080	12.7	66%	21%	4%



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THANK YOU FOR READING!