



# **AREA FORESIGHT**

## **MUMBAI REAL ESTATE DATA HANDBOOK NEW PROJECTS STATISTICS**

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**COMPILED BY RAHUL AJMERA**

## **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 OF NEW PROJECTS LAUNCHED IN JULY - DECEMBER 2025**

1. New Launches are at a 5-year low as nearly 43,000 new units were launched in CY-2025 in Mumbai City, excluding Thane and Navi Mumbai. While the velocity of new launches has decreased as compared to 2022, it remains higher than 2019, suggesting a post-Covid19 revival in the real estate sector.
2. The areas with the highest number of new launches, surpassing 1000 units, were: Malad West (PIN 400064), Kandivali West (PIN 400067), Mulund West (PIN 400080).
3. Top projects with over 400 units launched during this period include Sayba Noor (Bandivali), Akassh Amazonia (Vikhroli), Gurukrupa Ekam (Oshiwara) and Ajmera Solis (Vikhroli). The biggest launch was Sayba Noor (Bandivali) with 500 units.
4. Almost 50% of the new launches have a RERA carpet area less than 60 sqm, but the supply of smaller houses has been gradually been reducing. There has been a significant increase in the average size of apartments in the last 5 years, as developers increase supply of larger sized houses.
5. The new supply of 1 & 2 bedroom homes has been declining in favour of larger 3 & 4 bedroom homes in the last 5 years.
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 Jogeshwari West-Oshiwara (PIN 400102) 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.

<b>Statistics of New Projects in Mumbai City launched in JULY - DECEMBER 2025</b>				
		<b>No of Projects</b>	<b>Total Units</b>	<b>Units / Project</b>
<b>New Launches in Mumbai City</b>		348	20,063	58
Total No. of Unsold Units			11,728	58%
Total No. of Sold Units			72	0%
Total No. of Rehab Units			6,061	30%
Total No. of Booked Units			174	1%
Total No. of Reservation Units			791	4%
Total No. of Land Owner/ Investor Share			466	2%

<b>Units of Carpet Area</b>	<b>Units</b>	<b>Units Share %</b>
0-30 sqm	2,639	13%
30-60 sqm	7,913	39%
60-90 sqm	5,740	29%
90-120 sqm	2,071	10%
120-150 sqm	603	3%
150-200 sqm	446	2%

<b>Configuration of Units</b>	<b>Units</b>	<b>Units Share %</b>
1 RK & Studio	368	2%
1 BHK	4,226	21%
1.5 BHK & 2 BHK	7,469	37%
2.5 BHK & 3 BHK	3,615	18%
3.5 BHK & 4 BHK	661	3%
Office	1,689	8%
Shop	1,332	7%

<b>Type of Project</b>	<b>Units</b>	<b>Units Share %</b>	<b>Projects</b>	<b>Units / Project</b>
Promoter Owned	13,551	68%	271	50
JV / JD with Landlord	6,512	32%	77	85
Sanctioned by MCGM	10,614	53%	242	44
Sanctioned by SRA	7,371	37%	59	125
Sanctioned by MHADA	2,078	10%	47	44

<b>Trivia</b>		
Permissible Built-up Area	23,52,634	sqm
Total Building Count	451	
Total Financial Encumbrance	41	₹ Billion

Inventory Mix of New Projects launched in JULY - DECEMBER 2025							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	4BHK	Shop
Kalbadevi	400002	0	0	0	0	0	0
Girgaon	400004	0	0	0	0	0	0
Mumbai Central	400008	60	0	53	0	0	0
Mazgaon Dock	400010	0	0	0	0	0	0
Byculla West	400011	361	66	124	61	7	48
Parel	400012	50	42	0	0	0	6
Lower Parel	400013	96	0	87	0	0	7
Dadar East	400014	110	19	44	13	10	14
Mahim / Matunga West	400016	661	96	242	119	4	15
Matunga	400019	276	5	167	64	7	32
Sion	400022	1,066	7	706	302	1	31
Kurla East	400024	0	0	0	0	0	0
Prabhadevi	400025	28	0	0	0	0	0
Dadar West	400028	290	138	124	8	2	1
Wadala	400031	0	0	0	0	0	0
Cotton Green	400033	14	0	2	8	4	0
Antop Hill	400037	239	0	108	78	37	16
Bhandup East	400042	35	2	17	15	0	0
Deonar / Govandi West	400043	88	0	0	0	0	12
Juhu	400049	501	368	13	43	11	9
Bandra West	400050	289	18	43	41	35	52
Bandra East	400051	587	0	3	255	125	4
Khar West	400052	249	8	83	147	3	7
Andheri-Azad Nagar	400053	647	84	335	204	4	16
Santacruz West	400054	396	237	64	43	23	7
Santacruz East	400055	202	38	93	51	6	13
Vile Parle West	400056	138	10	26	22	16	10
Vile Parle East	400057	138	27	44	42	0	0
Andheri West	400058	432	74	175	127	38	13
Andheri East-Marol	400059	374	237	59	12	0	4
Jogeshwari East	400060	18	0	0	0	18	0
Madh-Versova	400061	174	0	76	86	3	8
Goregaon West	400062	246	86	102	28	0	29

<b>Inventory Mix of New Projects launched in JULY - DECEMBER 2025</b>							
<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>TOTAL</b>	<b>1BHK</b>	<b>2BHK</b>	<b>3BHK</b>	<b>4BHK</b>	<b>Shop</b>
Goregaon East	400063	391	134	88	0	0	29
Malad West	400064	893	177	371	128	1	62
Borivali East	400066	674	204	316	67	0	43
Kandivali West	400067	266	52	115	52	2	39
Dahisar	400068	739	98	484	29	0	42
Andheri East	400069	32	3	13	15	0	1
Kurla West	400070	193	104	77	0	0	0
Chembur	400071	635	78	203	240	14	36
Saki Naka-Chandivali	400072	277	2	0	0	0	103
Mahul	400074	0	0	0	0	0	0
Ghatkopar East	400075	283	114	47	15	0	34
Powai	400076	49	17	29	0	0	1
Ghatkopar East	400077	316	2	64	45	0	30
Bhandup West	400078	215	121	71	4	0	10
Vikhroli	400079	0	0	0	0	0	0
Mulund West	400080	577	94	148	99	8	61
Mulund East	400081	364	24	185	59	0	30
Vikhroli	400083	872	381	414	45	0	32
Ghatkopar West	400086	138	18	93	25	0	2
Deonar-Mankhurd	400088	26	26	0	0	0	0
Lokmanya Tilak Terminus	400089	229	3	59	53	0	14
Borivali West	400091	389	93	181	68	0	32
Borivali West-Gorai	400092	991	60	482	238	14	154
Andheri East-Chakala	400093	88	31	32	10	0	8
Malvani-Marve	400095	189	88	94	0	0	4
Malad East	400097	118	52	53	3	0	7
Santacruz East	400098	0	0	0	0	0	0
Mumbai Airport	400099	0	0	0	0	0	0
Kandivali East	400101	0	0	0	0	0	0
Jogeshwari West-Oshiwara	400102	1,601	387	678	344	8	148
Mandapeshwar	400103	198	37	112	16	0	16
Motilal Nagar	400104	103	28	39	13	0	18
<b>TOTAL</b>		<b>18,611</b>	<b>3,990</b>	<b>7,238</b>	<b>3,337</b>	<b>401</b>	<b>1,310</b>

Inventory Mix % of New Projects launched in July - December 2025							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	4BHK	Shop
Kalbadevi	400002	0					
Girgaon	400004	0					
Mumbai Central	400008	60	0%	88%	0%	0%	0%
Mazgaon Dock	400010	0					
Byculla West	400011	361	18%	34%	17%	2%	13%
Parel	400012	50	84%	0%	0%	0%	12%
Lower Parel	400013	96	0%	91%	0%	0%	7%
Dadar East	400014	110	17%	40%	12%	9%	13%
Mahim / Matunga West	400016	661	15%	37%	18%	1%	2%
Matunga	400019	276	2%	61%	23%	3%	12%
Sion	400022	1,066	1%	66%	28%	0%	3%
Kurla East	400024	0					
Prabhadevi	400025	28	0%	0%	0%	0%	0%
Dadar West	400028	290	48%	43%	3%	1%	0%
Wadala	400031	0					
Cotton Green	400033	14	0%	14%	57%	29%	0%
Antop Hill	400037	239	0%	45%	33%	15%	7%
Bhandup East	400042	35	6%	49%	43%	0%	0%
Deonar / Govandi West	400043	88	0%	0%	0%	0%	14%
Juhu	400049	501	73%	3%	9%	2%	2%
Bandra West	400050	289	6%	15%	14%	12%	18%
Bandra East	400051	587	0%	1%	43%	21%	1%
Khar West	400052	249	3%	33%	59%	1%	3%
Andheri-Azad Nagar	400053	647	13%	52%	32%	1%	2%
Santacruz West	400054	396	60%	16%	11%	6%	2%
Santacruz East	400055	202	19%	46%	25%	3%	6%
Vile Parle West	400056	138	7%	19%	16%	12%	7%
Vile Parle East	400057	138	20%	32%	30%	0%	0%
Andheri West	400058	432	17%	41%	29%	9%	3%
Andheri East-Marol	400059	374	63%	16%	3%	0%	1%
Jogeshwari East	400060	18	0%	0%	0%	100%	0%
Madh-Versova	400061	174	0%	44%	49%	2%	5%
Goregaon West	400062	246	35%	41%	11%	0%	12%

Inventory Mix % of New Projects launched in July - December 2025							
New Supply in selected micro markets	Pin Code	TOTAL	1BHK	2BHK	3BHK	4BHK	Shop
Goregaon East	400063	391	34%	23%	0%	0%	7%
Malad West	400064	893	20%	42%	14%	0%	7%
Borivali East	400066	674	30%	47%	10%	0%	6%
Kandivali West	400067	266	20%	43%	20%	1%	15%
Dahisar	400068	739	13%	65%	4%	0%	6%
Andheri East	400069	32	9%	41%	47%	0%	3%
Kurla West	400070	193	54%	40%	0%	0%	0%
Chembur	400071	635	12%	32%	38%	2%	6%
Saki Naka-Chandivali	400072	277	1%	0%	0%	0%	37%
Mahul	400074	0					
Ghatkopar East	400075	283	40%	17%	5%	0%	12%
Powai	400076	49	35%	59%	0%	0%	2%
Ghatkopar East	400077	316	1%	20%	14%	0%	9%
Bhandup West	400078	215	56%	33%	2%	0%	5%
Vikhroli	400079	0					
Mulund West	400080	577	16%	26%	17%	1%	11%
Mulund East	400081	364	7%	51%	16%	0%	8%
Vikhroli	400083	872	44%	47%	5%	0%	4%
Ghatkopar West	400086	138	13%	67%	18%	0%	1%
Deonar-Mankhurd	400088	26	100%	0%	0%	0%	0%
Lokmanya Tilak Terminus	400089	229	1%	26%	23%	0%	6%
Borivali West	400091	389	24%	47%	17%	0%	8%
Borivali West-Gorai	400092	991	6%	49%	24%	1%	16%
Andheri East-Chakala	400093	88	35%	36%	11%	0%	9%
Malvani-Marve	400095	189	47%	50%	0%	0%	2%
Malad East	400097	118	44%	45%	3%	0%	6%
Santacruz East	400098	0					
Mumbai Airport	400099	0					
Kandivali East	400101	0					
Jogeshwari West-Oshiwara	400102	1,601	24%	42%	21%	0%	9%
Mandapeshwar	400103	198	19%	57%	8%	0%	8%
Motilal Nagar	400104	103	27%	38%	13%	0%	17%
<b>TOTAL</b>		<b>100%</b>	<b>21%</b>	<b>39%</b>	<b>18%</b>	<b>2%</b>	<b>7%</b>

Inventory Mix by MahaRERA carpet area of New Projects launched in July - December 2025							
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	0	0	0	0	0	0
Girgaon	400004	0	0	0	0	0	0
Mumbai Central	400008	60	6	53	0	1	0
Mazgaon Dock	400010	0	0	0	0	0	0
Byculla West	400011	361	88	140	56	60	10
Parel	400012	50	5	43	0	0	2
Lower Parel	400013	96	6	89	1	0	0
Dadar East	400014	110	7	33	43	15	2
Mahim / Matunga West	400016	661	32	115	364	110	31
Matunga	400019	276	32	117	76	28	14
Sion	400022	1,066	8	138	664	247	1
Kurla East	400024	0	0	0	0	0	0
Prabhadevi	400025	28	0	0	0	4	0
Dadar West	400028	290	9	180	93	6	0
Wadala	400031	0	0	0	0	0	0
Cotton Green	400033	14	0	0	0	4	6
Antop Hill	400037	239	0	3	113	82	2
Bhandup East	400042	35	1	8	26	0	0
Deonar / Govandi West	400043	88	0	33	25	2	1
Juhu	400049	501	418	3	13	31	15
Bandra West	400050	289	33	37	67	30	21
Bandra East	400051	587	0	165	11	157	180
Khar West	400052	249	5	40	121	78	2
Andheri-Azad Nagar	400053	647	2	290	187	110	45
Santacruz West	400054	396	185	86	64	40	9
Santacruz East	400055	202	5	57	101	33	3
Vile Parle West	400056	138	21	66	13	12	7
Vile Parle East	400057	138	26	49	49	13	0
Andheri West	400058	432	57	122	118	78	51
Andheri East-Marol	400059	374	17	244	55	12	0
Jogeshwari East	400060	18	0	0	0	9	9
Madh-Versova	400061	174	1	7	91	36	39
Goregaon West	400062	246	22	132	84	8	0

<b>Inventory Mix by MahaRERA carpet area of New Projects launched in July - December 2025</b>							
<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>TOTAL</b>	<b>00 - 30 sqm</b>	<b>30 - 60 sqm</b>	<b>60 - 90 sqm</b>	<b>90 - 120 sqm</b>	<b>120 - 150 sqm</b>
Goregaon East	400063	391	196	131	60	1	1
Malad West	400064	893	180	429	242	35	1
Borivali East	400066	674	62	345	204	60	1
Kandivali West	400067	266	37	107	98	20	0
Dahisar	400068	739	66	546	109	17	1
Andheri East	400069	32	0	7	9	15	0
Kurla West	400070	193	18	109	60	4	0
Chembur	400071	635	50	175	259	109	22
Saki Naka-Chandivali	400072	277	130	110	21	2	3
Mahul	400074	0	0	0	0	0	0
Ghatkopar East	400075	283	116	121	24	22	0
Powai	400076	49	1	48	0	0	0
Ghatkopar East	400077	316	24	140	107	40	3
Bhandup West	400078	215	41	153	14	4	1
Vikhroli	400079	0	0	0	0	0	0
Mulund West	400080	577	129	187	171	65	11
Mulund East	400081	364	86	87	149	40	1
Vikhroli	400083	872	13	759	99	0	1
Ghatkopar West	400086	138	1	80	56	1	0
Deonar-Mankhurd	400088	26	0	26	0	0	0
Lokmanya Tilak Terminus	400089	229	12	130	64	9	4
Borivali West	400091	389	22	276	59	32	0
Borivali West-Gorai	400092	991	85	348	399	102	32
Andheri East-Chakala	400093	88	31	36	17	1	0
Malvani-Marve	400095	189	34	144	11	0	0
Malad East	400097	118	1	88	26	1	1
Santacruz East	400098	0	0	0	0	0	0
Mumbai Airport	400099	0	0	0	0	0	0
Kandivali East	400101	0	0	0	0	0	0
Jogeshwari West-Oshiwara	400102	1,601	264	486	679	154	1
Mandapeshwar	400103	198	19	92	72	11	2
Motilal Nagar	400104	103	17	39	33	13	0
<b>TOTAL</b>		<b>18,611</b>	<b>2,621</b>	<b>7,449</b>	<b>5,477</b>	<b>1,964</b>	<b>536</b>

Inventory Mix % by MahaRERA carpet area of New Projects launched in July - December 2025							
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	0					
Girgaon	400004	0					
Mumbai Central	400008	60	10%	88%	0%	2%	0%
Mazgaon Dock	400010	0					
Byculla West	400011	361	24%	39%	16%	17%	3%
Parel	400012	50	10%	86%	0%	0%	4%
Lower Parel	400013	96	6%	93%	1%	0%	0%
Dadar East	400014	110	6%	30%	39%	14%	2%
Mahim / Matunga West	400016	661	5%	17%	55%	17%	5%
Matunga	400019	276	12%	42%	28%	10%	5%
Sion	400022	1,066	1%	13%	62%	23%	0%
Kurla East	400024	0					
Prabhadevi	400025	28	0%	0%	0%	14%	0%
Dadar West	400028	290	3%	62%	32%	2%	0%
Wadala	400031	0					
Cotton Green	400033	14	0%	0%	0%	29%	43%
Antop Hill	400037	239	0%	1%	47%	34%	1%
Bhandup East	400042	35	3%	23%	74%	0%	0%
Deonar / Govandi West	400043	88	0%	38%	28%	2%	1%
Juhu	400049	501	83%	1%	3%	6%	3%
Bandra West	400050	289	11%	13%	23%	10%	7%
Bandra East	400051	587	0%	28%	2%	27%	31%
Khar West	400052	249	2%	16%	49%	31%	1%
Andheri-Azad Nagar	400053	647	0%	45%	29%	17%	7%
Santacruz West	400054	396	47%	22%	16%	10%	2%
Santacruz East	400055	202	2%	28%	50%	16%	1%
Vile Parle West	400056	138	15%	48%	9%	9%	5%
Vile Parle East	400057	138	19%	36%	36%	9%	0%
Andheri West	400058	432	13%	28%	27%	18%	12%
Andheri East-Marol	400059	374	5%	65%	15%	3%	0%
Jogeshwari East	400060	18	0%	0%	0%	50%	50%
Madh-Versova	400061	174	1%	4%	52%	21%	22%
Goregaon West	400062	246	9%	54%	34%	3%	0%

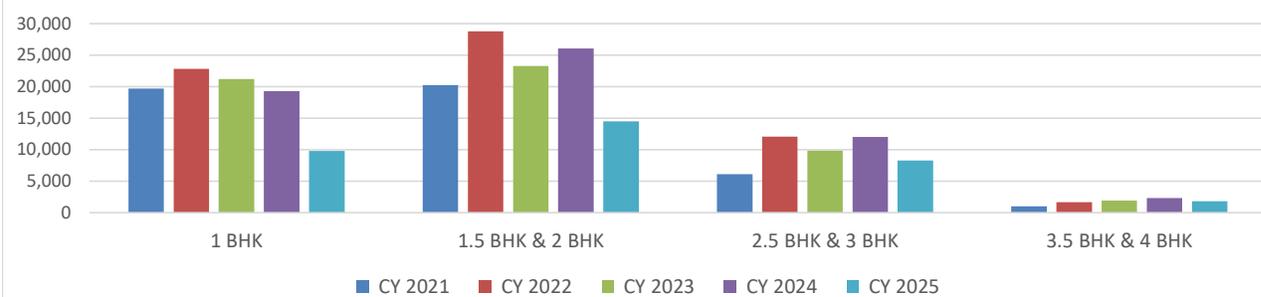
<b>Inventory Mix % by MahaRERA carpet area of New Projects launched in July - December 2025</b>							
<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>TOTAL</b>	<b>00 - 30 sqm</b>	<b>30 - 60 sqm</b>	<b>60 - 90 sqm</b>	<b>90 - 120 sqm</b>	<b>120 - 150 sqm</b>
Goregaon East	400063	391	50%	34%	15%	0%	0%
Malad West	400064	893	20%	48%	27%	4%	0%
Borivali East	400066	674	9%	51%	30%	9%	0%
Kandivali West	400067	266	14%	40%	37%	8%	0%
Dahisar	400068	739	9%	74%	15%	2%	0%
Andheri East	400069	32	0%	22%	28%	47%	0%
Kurla West	400070	193	9%	56%	31%	2%	0%
Chembur	400071	635	8%	28%	41%	17%	3%
Saki Naka-Chandivali	400072	277	47%	40%	8%	1%	1%
Mahul	400074	0					
Ghatkopar East	400075	283	41%	43%	8%	8%	0%
Powai	400076	49	2%	98%	0%	0%	0%
Ghatkopar East	400077	316	8%	44%	34%	13%	1%
Bhandup West	400078	215	19%	71%	7%	2%	0%
Vikhroli	400079	0					
Mulund West	400080	577	22%	32%	30%	11%	2%
Mulund East	400081	364	24%	24%	41%	11%	0%
Vikhroli	400083	872	1%	87%	11%	0%	0%
Ghatkopar West	400086	138	1%	58%	41%	1%	0%
Deonar-Mankhurd	400088	26	0%	100%	0%	0%	0%
Lokmanya Tilak Terminus	400089	229	5%	57%	28%	4%	2%
Borivali West	400091	389	6%	71%	15%	8%	0%
Borivali West-Gorai	400092	991	9%	35%	40%	10%	3%
Andheri East-Chakala	400093	88	35%	41%	19%	1%	0%
Malvani-Marve	400095	189	18%	76%	6%	0%	0%
Malad East	400097	118	1%	75%	22%	1%	1%
Santacruz East	400098	0					
Mumbai Airport	400099	0					
Kandivali East	400101	0					
Jogeshwari West-Oshiwara	400102	1,601	16%	30%	42%	10%	0%
Mandapeshwar	400103	198	10%	46%	36%	6%	1%
Motilal Nagar	400104	103	17%	38%	32%	13%	0%
<b>TOTAL</b>		<b>100%</b>	<b>14%</b>	<b>40%</b>	<b>29%</b>	<b>11%</b>	<b>3%</b>

### Total New Supply in Mumbai City over the years

		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
<b>New Launches in Mumbai City</b>	units	54,736	76,472	66,941	70,892	42,643	22,580	20,063

Carpet Area		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
0-30 sqm	units	7,538	7,675	9,026	8,294	5,372	2,733	2,639
30-60 sqm	units	30,374	40,279	31,614	30,161	16,675	8,762	7,913
60-90 sqm	units	10,793	18,590	16,786	19,185	11,606	5,866	5,740
90-120 sqm	units	3,439	5,820	5,178	7,366	4,637	2,566	2,071
% units < 60 sqm carpet area	%	69%	63%	61%	54%	52%	51%	53%
% units 60-120 sqm carpet area	%	26%	32%	33%	37%	38%	37%	39%
% units > 120 sqm carpet area	%	5%	5%	6%	8%	10%	12%	8%
Avg. carpet area per unit	sqm	55.9	60.0	60.7	63.5	69.3	70.0	68.5

### New Launches in Mumbai City by configuration



Configuration		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
1 RK & Studio	units	1,518	1,129	1,704	832	790	422	368
1 BHK	units	19,691	22,799	21,192	19,281	9,786	5,560	4,226
1.5 BHK & 2 BHK	units	20,237	28,793	23,251	26,021	14,485	7,016	7,469
2.5 BHK & 3 BHK	units	6,110	12,066	9,847	12,044	8,263	4,648	3,615
3.5 BHK & 4 BHK	units	1,000	1,678	1,878	2,320	1,826	1,165	661
Office	units	2,555	5,439	4,753	4,816	3,059	1,370	1,689
Shop	units	2,106	2,632	2,541	2,926	2,597	1,265	1,332
1 BHK	%	36%	30%	32%	27%	23%	25%	21%
1.5 BHK & 2 BHK	%	37%	38%	35%	37%	34%	31%	37%
2.5 BHK & 3 BHK	%	11%	16%	15%	17%	19%	21%	18%
3.5 BHK & 4 BHK	%	2%	2%	3%	3%	4%	5%	3%

Trivia		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
New Project Registrations		559	912	726	731	689	341	348
Active Projects		151	324	540	699	687	340	347
Lapsed Projects		181	283	122	25	1	1	0
Completed Projects		227	305	64	7	1	0	1
Projects with Excavation Completed		486	810	613	491	209	144	65
Projects with RCC Completed		350	562	285	100	5	4	1
Projects with Finishing Completed		232	297	78	16	1	0	1
Total Building Count	nos	711	1,095	942	984	902	451	451
Avg. Building Floors per Project		19.7	19.5	17.3	16.5	14.8	16.2	13.5

### Total New Supply in Mumbai City over the years

New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	312	124	250	222	5	5	-
Girgaon	400004	9	732	678	224	411	411	-
Mumbai Central	400008	341	618	719	499	596	536	60
Mazgaon Dock	400010	210	101	824	177	158	158	-
Byculla West	400011	483	1,200	568	172	763	402	361
Parel	400012	395	652	434	884	50	-	50
Lower Parel	400013	499	269	-	492	583	487	96
Dadar East	400014	-	336	467	372	252	142	110
Mahim / Matunga West	400016	946	799	208	421	1,229	568	661
Matunga	400019	112	473	241	292	418	142	276
Sion	400022	1,053	1,334	869	1,211	1,157	91	1,066
Kurla East	400024	995	1,426	832	1,317	152	152	-
Prabhadevi	400025	227	187	-	98	92	64	28
Dadar West	400028	395	640	187	733	349	59	290
Wadala	400031	61	702	400	362	70	70	-
Cotton Green	400033	217	543	-	194	61	47	14
Antop Hill	400037	1,052	543	242	248	239	-	239
Bhandup East	400042	844	1,567	857	643	57	22	35
Deonar / Govandi West	400043	596	1,124	17	-	88	-	88
Juhu	400049	133	492	271	252	600	99	501
Bandra West	400050	336	655	476	805	886	597	289
Bandra East	400051	546	897	1,349	722	1,048	461	587
Khar West	400052	84	423	377	536	481	232	249
Andheri-Azad Nagar	400053	1,437	1,508	987	1,092	1,216	569	647
Santacruz West	400054	835	729	519	417	599	203	396
Santacruz East	400055	420	516	540	412	574	372	202
Vile Parle West	400056	84	263	434	419	878	740	138
Vile Parle East	400057	353	896	844	1,357	730	592	138
Andheri West	400058	864	760	696	1,160	976	544	432
Andheri East-Marol	400059	899	444	2,014	1,224	728	354	374
Jogeshwari East	400060	644	2,478	2,017	404	216	198	18
Madh-Versova	400061	-	494	330	159	309	135	174
Goregaon West	400062	357	630	132	36	246	-	246

Total New Supply in Mumbai City over the years								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	1,224	1,151	1,256	1,811	1,152	761	391
Malad West	400064	1,927	2,576	2,692	4,478	1,968	1,075	893
Borivali East	400066	1,224	4,753	2,284	3,026	1,066	392	674
Kandivali West	400067	2,778	2,818	4,300	1,640	1,605	1,339	266
Dahisar	400068	3,121	1,352	1,107	1,676	952	213	739
Andheri East	400069	616	438	1,812	254	328	296	32
Kurla West	400070	634	148	283	610	421	228	193
Chembur	400071	1,459	1,344	2,096	1,758	1,088	453	635
Saki Naka-Chandivali	400072	2,118	1,438	892	643	917	640	277
Mahul	400074	387	73	314	2,175	248	248	-
Ghatkopar East	400075	2,696	2,792	1,124	634	385	102	283
Powai	400076	447	769	426	773	410	361	49
Ghatkopar East	400077	965	882	973	1,897	613	297	316
Bhandup West	400078	3,581	1,986	2,339	4,227	954	739	215
Vikhroli	400079	-	1,384	271	1,026	-	-	-
Mulund West	400080	1,380	3,754	3,719	2,478	1,737	1,160	577
Mulund East	400081	988	719	1,930	1,296	688	324	364
Vikhroli	400083	2,329	4,239	4,123	1,750	1,097	225	872
Ghatkopar West	400086	424	403	1,136	895	309	171	138
Deonar-Mankhurd	400088	641	127	319	205	55	29	26
Lokmanya Tilak Terminus	400089	156	1,380	108	782	417	188	229
Borivali West	400091	139	363	685	1,483	702	313	389
Borivali West-Gorai	400092	1,781	3,559	2,283	3,275	1,593	602	991
Andheri East-Chakala	400093	644	543	388	107	143	55	88
Malvani-Marve	400095	405	2,340	1,148	1,062	315	126	189
Malad East	400097	1,796	1,799	1,533	2,376	841	723	118
Santacruz East	400098	86	119	466	275	192	192	-
Mumbai Airport	400099	-	401	69	298	61	61	-
Kandivali East	400101	1,048	1,979	684	3,124	975	975	-
Jogeshwari West-Oshiwara	400102	538	1,640	1,364	1,567	2,395	794	1,601
Mandapeshwar	400103	98	1,205	531	803	489	291	198
Motilal Nagar	400104	1,869	2,571	3,855	3,168	628	525	103
<b>TOTAL</b>		<b>53,238</b>	<b>75,600</b>	<b>65,289</b>	<b>69,128</b>	<b>40,961</b>	<b>22,350</b>	<b>18,611</b>
<b>Market Share in Mumbai City</b>		97%	99%	98%	98%	96%	99%	93%

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Kalbadevi	400002	1	4	15	172	5	5	-
Girgaon	400004	4	53	52	68	91	91	-
Mumbai Central	400008	23	23	56	98	85	79	6
Mazgaon Dock	400010	-	5	36	8	12	12	-
Byculla West	400011	25	-	9	96	97	9	88
Parel	400012	54	12	23	63	5	-	5
Lower Parel	400013	153	109	-	16	6	-	6
Dadar East	400014	-	3	31	19	16	9	7
Mahim / Matunga West	400016	11	47	12	30	43	11	32
Matunga	400019	3	8	12	6	33	1	32
Sion	400022	864	8	54	155	8	-	8
Kurla East	400024	144	37	17	192	3	3	-
Prabhadevi	400025	-	-	-	1	-	-	-
Dadar West	400028	28	110	1	179	12	3	9
Wadala	400031	61	4	7	-	3	3	-
Cotton Green	400033	-	2	-	13	2	2	-
Antop Hill	400037	1	9	70	-	-	-	-
Bhandup East	400042	14	33	107	135	1	-	1
Deonar / Govandi West	400043	268	831	-	-	-	-	-
Juhu	400049	-	13	-	-	427	9	418
Bandra West	400050	44	8	12	125	130	97	33
Bandra East	400051	341	209	306	6	-	-	-
Khar West	400052	2	26	7	102	45	40	5
Andheri-Azad Nagar	400053	93	7	55	-	5	3	2
Santacruz West	400054	64	16	18	18	190	5	185
Santacruz East	400055	65	30	54	17	154	149	5
Vile Parle West	400056	3	38	47	34	32	11	21
Vile Parle East	400057	33	170	122	185	127	101	26
Andheri West	400058	101	57	25	109	91	34	57
Andheri East-Marol	400059	40	19	681	26	18	1	17
Jogeshwari East	400060	17	615	100	3	62	62	-
Madh-Versova	400061	-	-	20	-	1	-	1
Goregaon West	400062	118	35	6	9	22	-	22

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Goregaon East	400063	94	32	21	234	216	20	196
Malad West	400064	171	134	279	281	569	389	180
Borivali East	400066	185	328	265	113	154	92	62
Kandivali West	400067	209	259	489	331	262	225	37
Dahisar	400068	154	179	87	367	152	86	66
Andheri East	400069	172	23	188	14	48	48	-
Kurla West	400070	220	20	18	182	111	93	18
Chembur	400071	43	46	709	118	66	16	50
Saki Naka-Chandivali	400072	69	35	18	3	130	-	130
Mahul	400074	24	-	16	73	-	-	-
Ghatkopar East	400075	51	178	69	66	116	-	116
Powai	400076	-	3	9	-	1	-	1
Ghatkopar East	400077	223	82	123	99	46	22	24
Bhandup West	400078	994	658	535	303	330	289	41
Vikhroli	400079	-	172	-	1	-	-	-
Mulund West	400080	384	213	362	340	310	181	129
Mulund East	400081	55	51	119	213	130	44	86
Vikhroli	400083	190	207	314	116	34	21	13
Ghatkopar West	400086	153	36	5	129	16	15	1
Deonar-Mankhurd	400088	110	2	3	9	-	-	-
Lokmanya Tilak Terminus	400089	8	370	-	72	12	-	12
Borivali West	400091	9	2	11	42	27	5	22
Borivali West-Gorai	400092	135	233	136	359	136	51	85
Andheri East-Chakala	400093	197	212	9	-	32	1	31
Malvani-Marve	400095	6	400	32	88	34	-	34
Malad East	400097	435	453	692	432	278	277	1
Santacruz East	400098	8	2	1	37	1	1	-
Mumbai Airport	400099	-	66	1	80	24	24	-
Kandivali East	400101	77	400	12	783	-	-	-
Jogeshwari West-Oshiwara	400102	254	64	459	589	284	20	264
Mandapeshwar	400103	-	42	26	62	54	35	19
Motilal Nagar	400104	102	227	1,981	791	42	25	17
<b>TOTAL</b>		<b>7,307</b>	<b>7,670</b>	<b>8,944</b>	<b>8,212</b>	<b>5,341</b>	<b>2,720</b>	<b>2,621</b>

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Kalbadevi	400002	258	94	103	-	-	-	-
Girgaon	400004	1	314	416	134	140	140	-
Mumbai Central	400008	243	504	519	377	454	401	53
Mazgaon Dock	400010	210	59	481	168	103	103	-
Byculla West	400011	208	28	482	56	363	223	140
Parel	400012	338	5	195	382	43	-	43
Lower Parel	400013	140	119	-	98	162	73	89
Dadar East	400014	-	74	171	248	93	60	33
Mahim / Matunga West	400016	628	174	145	80	350	235	115
Matunga	400019	40	190	23	116	139	22	117
Sion	400022	113	738	140	277	139	1	138
Kurla East	400024	761	1,165	757	1,016	96	96	-
Prabhadevi	400025	17	162	-	58	63	63	-
Dadar West	400028	271	305	45	231	212	32	180
Wadala	400031	-	213	40	8	21	21	-
Cotton Green	400033	217	9	-	178	45	45	-
Antop Hill	400037	506	9	172	-	3	-	3
Bhandup East	400042	724	1,275	677	198	30	22	8
Deonar / Govandi West	400043	328	293	11	-	33	-	33
Juhu	400049	-	10	32	3	24	21	3
Bandra West	400050	113	87	135	164	49	12	37
Bandra East	400051	38	520	580	326	244	79	165
Khar West	400052	5	111	132	77	50	10	40
Andheri-Azad Nagar	400053	783	474	352	471	719	429	290
Santacruz West	400054	484	99	96	86	110	24	86
Santacruz East	400055	279	300	198	206	210	153	57
Vile Parle West	400056	18	50	107	36	181	115	66
Vile Parle East	400057	132	265	242	377	152	103	49
Andheri West	400058	441	322	461	435	437	315	122
Andheri East-Marol	400059	387	258	803	638	291	47	244
Jogeshwari East	400060	549	1,416	1,567	209	132	132	-
Madh-Versova	400061	-	452	24	7	7	-	7
Goregaon West	400062	143	199	37	27	132	-	132

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Goregaon East	400063	389	722	463	694	385	254	131
Malad West	400064	1,226	1,586	1,252	2,311	830	401	429
Borivali East	400066	632	3,071	629	1,757	486	141	345
Kandivali West	400067	1,359	1,698	1,823	782	625	518	107
Dahisar	400068	2,475	941	752	915	648	102	546
Andheri East	400069	351	158	438	103	152	145	7
Kurla West	400070	348	110	202	360	195	86	109
Chembur	400071	1,129	558	618	1,127	396	221	175
Saki Naka-Chandivali	400072	1,399	670	666	206	335	225	110
Mahul	400074	198	65	28	1,626	2	2	-
Ghatkopar East	400075	1,407	1,572	757	306	121	-	121
Powai	400076	319	348	14	103	378	330	48
Ghatkopar East	400077	329	120	271	392	221	81	140
Bhandup West	400078	2,525	1,298	1,653	1,849	480	327	153
Vikhroli	400079	-	1,090	-	432	-	-	-
Mulund West	400080	695	492	1,187	561	562	375	187
Mulund East	400081	92	228	925	322	198	111	87
Vikhroli	400083	2,042	3,810	3,547	1,258	899	140	759
Ghatkopar West	400086	172	302	798	99	193	113	80
Deonar-Mankhurd	400088	128	22	135	92	26	-	26
Lokmanya Tilak Terminus	400089	73	557	32	566	185	55	130
Borivali West	400091	75	250	393	446	338	62	276
Borivali West-Gorai	400092	739	1,632	940	1,111	663	315	348
Andheri East-Chakala	400093	343	266	273	28	67	31	36
Malvani-Marve	400095	271	1,668	1,078	685	270	126	144
Malad East	400097	1,004	1,139	535	1,571	437	349	88
Santacruz East	400098	32	75	88	150	117	117	-
Mumbai Airport	400099	-	276	38	160	31	31	-
Kandivali East	400101	562	934	186	484	302	302	-
Jogeshwari West-Oshiwara	400102	175	1,314	479	472	786	300	486
Mandapeshwar	400103	69	617	249	283	229	137	92
Motilal Nagar	400104	804	1,890	1,337	1,616	355	316	39
<b>TOTAL</b>		<b>29,737</b>	<b>39,772</b>	<b>30,929</b>	<b>29,554</b>	<b>16,139</b>	<b>8,690</b>	<b>7,449</b>

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Kalbadevi	400002	45	10	55	-	-	-	-
Girgaon	400004	4	228	149	19	90	90	-
Mumbai Central	400008	64	89	104	24	54	54	-
Mazgaon Dock	400010	-	32	253	1	36	36	-
Byculla West	400011	93	321	25	-	74	18	56
Parel	400012	2	333	174	247	-	-	-
Lower Parel	400013	9	25	-	168	59	58	1
Dadar East	400014	-	227	258	77	74	31	43
Mahim / Matunga West	400016	112	322	31	134	566	202	364
Matunga	400019	37	113	65	87	146	70	76
Sion	400022	48	289	222	485	688	24	664
Kurla East	400024	29	220	54	70	52	52	-
Prabhadevi	400025	17	-	-	23	1	1	-
Dadar West	400028	65	125	40	159	115	22	93
Wadala	400031	-	312	242	228	20	20	-
Cotton Green	400033	-	321	-	2	-	-	-
Antop Hill	400037	414	269	-	244	113	-	113
Bhandup East	400042	99	232	61	-	26	-	26
Deonar / Govandi West	400043	-	-	6	-	25	-	25
Juhu	400049	7	19	35	9	52	39	13
Bandra West	400050	37	117	97	247	168	101	67
Bandra East	400051	89	116	401	296	255	244	11
Khar West	400052	19	154	106	168	154	33	121
Andheri-Azad Nagar	400053	396	356	240	201	279	92	187
Santacruz West	400054	167	211	202	118	175	111	64
Santacruz East	400055	70	160	209	154	110	9	101
Vile Parle West	400056	52	79	139	126	218	205	13
Vile Parle East	400057	131	288	338	540	360	311	49
Andheri West	400058	231	305	180	470	283	165	118
Andheri East-Marol	400059	442	139	260	338	211	156	55
Jogeshwari East	400060	71	400	322	186	4	4	-
Madh-Versova	400061	-	16	156	42	93	2	91
Goregaon West	400062	89	337	86	-	84	-	84

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Goregaon East	400063	266	346	242	694	259	199	60
Malad West	400064	396	730	1,001	1,256	478	236	242
Borivali East	400066	60	925	897	907	286	82	204
Kandivali West	400067	876	597	1,568	422	582	484	98
Dahisar	400068	386	207	105	260	131	22	109
Andheri East	400069	67	215	792	130	108	99	9
Kurla West	400070	18	17	53	63	109	49	60
Chembur	400071	204	557	424	395	377	118	259
Saki Naka-Chandivali	400072	639	456	164	99	111	90	21
Mahul	400074	45	8	134	426	240	240	-
Ghatkopar East	400075	972	864	248	130	126	102	24
Powai	400076	128	89	48	558	31	31	-
Ghatkopar East	400077	274	320	292	645	194	87	107
Bhandup West	400078	57	22	146	1,551	72	58	14
Vikhroli	400079	-	85	5	344	-	-	-
Mulund West	400080	111	2,129	1,393	797	517	346	171
Mulund East	400081	461	385	832	533	269	120	149
Vikhroli	400083	88	215	253	136	163	64	99
Ghatkopar West	400086	40	64	241	487	88	32	56
Deonar-Mankhurd	400088	196	96	78	72	-	-	-
Lokmanya Tilak Terminus	400089	75	436	76	142	148	84	64
Borivali West	400091	50	105	243	246	262	203	59
Borivali West-Gorai	400092	581	1,285	864	1,018	623	224	399
Andheri East-Chakala	400093	66	39	66	73	40	23	17
Malvani-Marve	400095	115	257	38	278	11	-	11
Malad East	400097	310	167	229	265	120	94	26
Santacruz East	400098	46	42	272	42	57	57	-
Mumbai Airport	400099	-	38	30	55	6	6	-
Kandivali East	400101	249	558	387	902	292	292	-
Jogeshwari West-Oshiwara	400102	99	188	379	298	736	57	679
Mandapeshwar	400103	29	380	180	380	145	73	72
Motilal Nagar	400104	697	428	449	626	143	110	33
<b>TOTAL</b>		<b>10,440</b>	<b>18,415</b>	<b>16,639</b>	<b>19,093</b>	<b>11,309</b>	<b>5,832</b>	<b>5,477</b>

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

<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Kalbadevi	400002	8	16	1	-	-	-	-
Girgaon	400004	-	97	58	2	44	44	-
Mumbai Central	400008	5	1	20	-	2	1	1
Mazgaon Dock	400010	-	5	54	-	7	7	-
Byculla West	400011	80	401	39	-	99	39	60
Parel	400012	1	144	42	151	-	-	-
Lower Parel	400013	51	-	-	99	19	19	-
Dadar East	400014	-	28	5	22	37	22	15
Mahim / Matunga West	400016	33	255	17	109	204	94	110
Matunga	400019	26	86	57	34	55	27	28
Sion	400022	17	214	242	263	253	6	247
Kurla East	400024	-	3	2	37	-	-	-
Prabhadevi	400025	3	-	-	16	4	-	4
Dadar West	400028	25	73	66	89	8	2	6
Wadala	400031	-	160	35	126	8	8	-
Cotton Green	400033	-	190	-	1	4	-	4
Antop Hill	400037	87	256	-	-	82	-	82
Bhandup East	400042	7	25	12	-	-	-	-
Deonar / Govandi West	400043	-	-	-	-	2	-	2
Juhu	400049	91	187	44	40	48	17	31
Bandra West	400050	27	154	58	81	217	187	30
Bandra East	400051	10	24	23	71	272	115	157
Khar West	400052	21	66	59	119	118	40	78
Andheri-Azad Nagar	400053	109	451	276	311	146	36	110
Santacruz West	400054	22	196	142	119	96	56	40
Santacruz East	400055	4	3	75	18	55	22	33
Vile Parle West	400056	10	61	126	142	331	319	12
Vile Parle East	400057	46	126	91	219	82	69	13
Andheri West	400058	72	66	24	86	101	23	78
Andheri East-Marol	400059	4	11	124	131	75	63	12
Jogeshwari East	400060	1	45	23	2	9	-	9
Madh-Versova	400061	-	8	-	18	36	-	36
Goregaon West	400062	3	48	1	-	8	-	8

<b>Total New Supply over the years (90 - 120 sqm MahaRERA Carpet Area)</b>								
<b>New Supply in selected micro markets</b>	<b>Pin Code</b>	<b>CY 2021</b>	<b>CY 2022</b>	<b>CY 2023</b>	<b>CY 2024</b>	<b>CY 2025</b>	<b>CY25-H1</b>	<b>CY25-H2</b>
Goregaon East	400063	33	44	10	128	131	130	1
Malad West	400064	86	120	132	356	55	20	35
Borivali East	400066	245	145	400	239	70	10	60
Kandivali West	400067	284	87	330	62	116	96	20
Dahisar	400068	99	9	18	13	17	-	17
Andheri East	400069	8	40	183	5	17	2	15
Kurla West	400070	-	1	7	2	4	-	4
Chembur	400071	38	110	250	62	163	54	109
Saki Naka-Chandivali	400072	5	168	43	92	127	125	2
Mahul	400074	16	-	134	26	2	2	-
Ghatkopar East	400075	208	164	33	129	22	-	22
Powai	400076	-	303	281	102	-	-	-
Ghatkopar East	400077	126	215	122	529	124	84	40
Bhandup West	400078	5	2	3	456	25	21	4
Vikhroli	400079	-	21	248	189	-	-	-
Mulund West	400080	130	329	472	487	278	213	65
Mulund East	400081	316	29	49	222	40	-	40
Vikhroli	400083	3	7	6	20	-	-	-
Ghatkopar West	400086	56	-	46	175	8	7	1
Deonar-Mankhurd	400088	152	4	12	31	20	20	-
Lokmanya Tilak Terminus	400089	-	15	-	1	57	48	9
Borivali West	400091	3	6	27	37	63	31	32
Borivali West-Gorai	400092	251	280	134	547	112	10	102
Andheri East-Chakala	400093	24	25	14	-	1	-	1
Malvani-Marve	400095	12	-	-	2	-	-	-
Malad East	400097	34	22	70	49	4	3	1
Santacruz East	400098	-	-	51	33	16	16	-
Mumbai Airport	400099	-	2	-	3	-	-	-
Kandivali East	400101	112	83	36	617	74	74	-
Jogeshwari West-Oshiwara	400102	7	13	42	156	456	302	154
Mandapeshwar	400103	-	146	13	72	32	21	11
Motilal Nagar	400104	250	10	76	77	43	30	13
<b>TOTAL</b>		<b>3,266</b>	<b>5,800</b>	<b>4,958</b>	<b>7,225</b>	<b>4,499</b>	<b>2,535</b>	<b>1,964</b>

Total New Supply over the years (1 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	101	33	20	2	-	-	-
Girgaon	400004	-	183	290	108	102	102	-
Mumbai Central	400008	178	413	400	255	355	355	-
Mazgaon Dock	400010	107	43	302	155	91	91	-
Byculla West	400011	177	28	219	122	152	86	66
Parel	400012	371	-	102	371	42	-	42
Lower Parel	400013	17	86	-	11	-	-	-
Dadar East	400014	-	22	164	154	66	47	19
Mahim / Matunga West	400016	391	123	92	51	264	168	96
Matunga	400019	35	170	11	68	28	23	5
Sion	400022	855	160	90	57	8	1	7
Kurla East	400024	442	687	454	617	52	52	-
Prabhadevi	400025	3	148	-	-	42	42	-
Dadar West	400028	198	181	31	267	143	5	138
Wadala	400031	-	116	24	8	1	1	-
Cotton Green	400033	213	9	-	134	34	34	-
Antop Hill	400037	192	-	61	-	-	-	-
Bhandup East	400042	327	372	296	450	8	6	2
Deonar / Govandi West	400043	398	875	-	-	-	-	-
Juhu	400049	-	3	17	4	368	-	368
Bandra West	400050	62	43	55	153	105	87	18
Bandra East	400051	390	109	381	1	2	2	-
Khar West	400052	1	30	74	121	9	1	8
Andheri-Azad Nagar	400053	378	154	179	436	166	82	84
Santacruz West	400054	-	46	26	51	243	6	237
Santacruz East	400055	254	243	105	64	77	39	38
Vile Parle West	400056	15	8	28	9	30	20	10
Vile Parle East	400057	84	143	118	253	157	130	27
Andheri West	400058	159	241	213	182	268	194	74
Andheri East-Marol	400059	331	143	406	172	247	10	237
Jogeshwari East	400060	239	1,162	638	168	126	126	-
Madh-Versova	400061	-	350	22	2	-	-	-
Goregaon West	400062	53	87	14	18	86	-	86

Total New Supply over the years (1 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	232	211	200	313	142	8	134
Malad West	400064	788	676	666	1,354	706	529	177
Borivali East	400066	414	1,129	464	831	266	62	204
Kandivali West	400067	824	818	1,063	265	420	368	52
Dahisar	400068	1,662	457	480	692	167	69	98
Andheri East	400069	170	77	370	61	135	132	3
Kurla West	400070	355	75	133	401	161	57	104
Chembur	400071	452	296	453	611	160	82	78
Saki Naka-Chandivali	400072	733	230	497	100	98	96	2
Mahul	400074	171	50	28	1,090	1	1	-
Ghatkopar East	400075	623	672	355	207	114	-	114
Powai	400076	93	175	-	95	200	183	17
Ghatkopar East	400077	156	72	79	111	3	1	2
Bhandup West	400078	2,418	1,262	1,321	917	462	341	121
Vikhroli	400079	-	109	-	-	-	-	-
Mulund West	400080	459	305	743	366	380	286	94
Mulund East	400081	26	186	612	366	126	102	24
Vikhroli	400083	1,081	2,254	2,450	935	474	93	381
Ghatkopar West	400086	11	72	335	28	78	60	18
Deonar-Mankhurd	400088	-	3	102	74	26	-	26
Lokmanya Tilak Terminus	400089	17	483	57	313	6	3	3
Borivali West	400091	43	87	111	176	138	45	93
Borivali West-Gorai	400092	291	726	315	388	196	136	60
Andheri East-Chakala	400093	266	323	89	-	31	-	31
Malvani-Marve	400095	129	1,575	675	257	193	105	88
Malad East	400097	755	703	808	710	533	481	52
Santacruz East	400098	18	46	49	20	108	108	-
Mumbai Airport	400099	-	89	20	133	14	14	-
Kandivali East	400101	300	836	133	885	71	71	-
Jogeshwari West-Oshiwara	400102	304	721	411	797	503	116	387
Mandapeshwar	400103	35	239	97	90	100	63	37
Motilal Nagar	400104	343	1,116	3,058	1,831	212	184	28
<b>TOTAL</b>		<b>19,140</b>	<b>22,484</b>	<b>21,006</b>	<b>18,881</b>	<b>9,496</b>	<b>5,506</b>	<b>3,990</b>

Total New Supply over the years (2 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	157	63	98	-	-	-	-
Girgaon	400004	4	209	209	33	92	92	-
Mumbai Central	400008	104	155	182	141	114	61	53
Mazgaon Dock	400010	102	35	338	10	39	39	-
Byculla West	400011	105	168	281	-	244	120	124
Parel	400012	14	324	274	252	-	-	-
Lower Parel	400013	-	22	-	193	164	77	87
Dadar East	400014	-	260	270	155	71	27	44
Mahim / Matunga West	400016	464	338	75	175	444	202	242
Matunga	400019	15	109	47	97	235	68	167
Sion	400022	78	607	188	471	729	23	706
Kurla East	400024	387	649	287	547	92	92	-
Prabhadevi	400025	13	-	-	16	19	19	-
Dadar West	400028	116	191	42	201	153	29	124
Wadala	400031	-	312	168	228	20	20	-
Cotton Green	400033	4	181	-	41	13	11	2
Antop Hill	400037	727	270	172	122	108	-	108
Bhandup East	400042	374	653	407	176	33	16	17
Deonar / Govandi West	400043	172	249	11	-	-	-	-
Juhu	400049	6	25	36	9	51	38	13
Bandra West	400050	16	108	68	267	70	27	43
Bandra East	400051	98	516	480	500	252	249	3
Khar West	400052	3	101	132	102	124	41	83
Andheri-Azad Nagar	400053	620	432	307	224	703	368	335
Santacruz West	400054	121	137	230	101	145	81	64
Santacruz East	400055	112	216	232	247	101	8	93
Vile Parle West	400056	33	114	166	79	285	259	26
Vile Parle East	400057	141	281	313	484	312	268	44
Andheri West	400058	320	363	288	520	359	184	175
Andheri East-Marol	400059	376	217	593	326	236	177	59
Jogeshwari East	400060	354	794	912	141	60	60	-
Madh-Versova	400061	-	119	178	10	76	-	76
Goregaon West	400062	185	240	81	9	102	-	102

Total New Supply over the years (2 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	176	402	307	778	259	171	88
Malad West	400064	744	1,149	1,244	1,609	561	190	371
Borivali East	400066	284	1,875	858	1,673	379	63	316
Kandivali West	400067	1,197	1,197	1,623	570	612	497	115
Dahisar	400068	1,252	465	516	799	547	63	484
Andheri East	400069	238	248	678	146	46	33	13
Kurla West	400070	110	60	123	104	105	28	77
Chembur	400071	857	613	586	738	376	173	203
Saki Naka-Chandivali	400072	934	601	275	44	33	33	-
Mahul	400074	76	22	133	691	239	239	-
Ghatkopar East	400075	1,663	1,606	586	213	149	102	47
Powai	400076	226	209	52	629	176	147	29
Ghatkopar East	400077	197	300	206	437	118	54	64
Bhandup West	400078	585	480	566	2,110	214	143	71
Vikhroli	400079	-	345	5	650	-	-	-
Mulund West	400080	692	1,372	1,321	673	572	424	148
Mulund East	400081	504	356	1,025	508	329	144	185
Vikhroli	400083	948	1,710	1,243	352	521	107	414
Ghatkopar West	400086	34	104	199	512	143	50	93
Deonar-Mankhurd	400088	238	63	60	50	-	-	-
Lokmanya Tilak Terminus	400089	116	446	37	334	149	90	59
Borivali West	400091	37	225	368	753	270	89	181
Borivali West-Gorai	400092	690	1,481	939	1,207	812	330	482
Andheri East-Chakala	400093	13	107	182	-	63	31	32
Malvani-Marve	400095	198	612	351	735	115	21	94
Malad East	400097	733	734	225	499	190	137	53
Santacruz East	400098	39	64	213	17	48	48	-
Mumbai Airport	400099	-	80	43	127	16	16	-
Kandivali East	400101	479	736	362	1,118	342	342	-
Jogeshwari West-Oshiwara	400102	169	696	474	419	896	218	678
Mandapeshwar	400103	57	517	228	455	193	81	112
Motilal Nagar	400104	973	1,100	556	912	282	243	39
<b>TOTAL</b>		<b>19,680</b>	<b>28,433</b>	<b>22,649</b>	<b>25,739</b>	<b>14,201</b>	<b>6,963</b>	<b>7,238</b>

Total New Supply over the years (3 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	51	20	-	-	-	-	-
Girgaon	400004	-	134	82	3	58	58	-
Mumbai Central	400008	8	22	64	1	10	10	-
Mazgaon Dock	400010	1	14	112	1	7	7	-
Byculla West	400011	114	624	39	-	143	82	61
Parel	400012	-	236	45	153	-	-	-
Lower Parel	400013	51	2	-	102	131	131	-
Dadar East	400014	-	30	7	19	41	28	13
Mahim / Matunga West	400016	62	266	20	143	216	97	119
Matunga	400019	45	118	144	70	103	39	64
Sion	400022	21	447	286	348	336	34	302
Kurla East	400024	26	46	54	87	-	-	-
Prabhadevi	400025	33	-	-	11	3	3	-
Dadar West	400028	39	102	94	135	10	2	8
Wadala	400031	-	162	196	126	26	26	-
Cotton Green	400033	-	331	-	-	8	-	8
Antop Hill	400037	88	254	-	122	78	-	78
Bhandup East	400042	89	207	37	-	15	-	15
Deonar / Govandi West	400043	-	-	6	-	-	-	-
Juhu	400049	101	274	165	111	72	29	43
Bandra West	400050	59	220	39	140	344	303	41
Bandra East	400051	-	47	195	188	392	137	255
Khar West	400052	25	90	105	92	194	47	147
Andheri-Azad Nagar	400053	187	657	372	337	297	93	204
Santacruz West	400054	60	301	177	162	144	101	43
Santacruz East	400055	17	19	140	51	56	5	51
Vile Parle West	400056	28	88	153	157	391	369	22
Vile Parle East	400057	74	231	214	343	181	139	42
Andheri West	400058	182	122	74	275	219	92	127
Andheri East-Marol	400059	101	55	121	147	157	145	12
Jogeshwari East	400060	18	147	141	90	-	-	-
Madh-Versova	400061	-	18	90	34	129	43	86
Goregaon West	400062	29	222	31	-	28	-	28

Total New Supply over the years (3 BHK)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	295	122	367	200	148	148	-
Malad West	400064	155	297	354	801	239	111	128
Borivali East	400066	340	550	390	321	127	60	67
Kandivali West	400067	437	286	909	126	225	173	52
Dahisar	400068	108	57	68	43	31	2	29
Andheri East	400069	9	87	412	18	15	-	15
Kurla West	400070	2	2	3	11	23	23	-
Chembur	400071	80	267	356	180	389	149	240
Saki Naka-Chandivali	400072	305	410	78	202	291	291	-
Mahul	400074	19	1	130	353	-	-	-
Ghatkopar East	400075	306	264	31	136	15	-	15
Powai	400076	128	358	321	20	31	31	-
Ghatkopar East	400077	212	366	213	696	155	110	45
Bhandup West	400078	9	22	75	855	67	63	4
Vikhroli	400079	-	7	260	323	-	-	-
Mulund West	400080	150	1,231	531	787	330	231	99
Mulund East	400081	394	136	157	333	77	18	59
Vikhroli	400083	48	88	133	124	46	1	45
Ghatkopar West	400086	42	21	108	164	42	17	25
Deonar-Mankhurd	400088	255	49	111	53	20	20	-
Lokmanya Tilak Terminus	400089	15	363	14	55	147	94	53
Borivali West	400091	24	42	108	324	186	118	68
Borivali West-Gorai	400092	350	555	528	667	270	32	238
Andheri East-Chakala	400093	8	28	26	25	33	23	10
Malvani-Marve	400095	70	87	1	-	-	-	-
Malad East	400097	121	30	77	68	31	28	3
Santacruz East	400098	16	7	83	-	32	32	-
Mumbai Airport	400099	-	5	6	28	5	5	-
Kandivali East	400101	191	323	68	917	327	327	-
Jogeshwari West-Oshiwara	400102	6	45	85	209	739	395	344
Mandapeshwar	400103	6	273	93	129	54	38	16
Motilal Nagar	400104	298	112	173	154	79	66	13
<b>TOTAL</b>		<b>5,908</b>	<b>11,997</b>	<b>9,472</b>	<b>11,770</b>	<b>7,963</b>	<b>4,626</b>	<b>3,337</b>

Total New Supply over the years (Offices)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	-	5	-	-	-	-	-
Girgaon	400004	-	-	19	7	77	77	-
Mumbai Central	400008	-	-	18	17	3	-	-
Mazgaon Dock	400010	-	1	-	-	-	-	-
Byculla West	400011	-	-	12	17	43	-	7
Parel	400012	-	16	-	6	-	-	-
Lower Parel	400013	72	128	-	1	-	-	-
Dadar East	400014	-	-	-	2	9	9	10
Mahim / Matunga West	400016	1	1	-	3	187	5	4
Matunga	400019	-	-	13	-	-	-	7
Sion	400022	3	4	80	219	2	-	1
Kurla East	400024	5	-	17	2	-	-	-
Prabhadevi	400025	-	-	-	-	28	-	-
Dadar West	400028	3	31	-	28	6	-	2
Wadala	400031	-	-	-	-	-	-	-
Cotton Green	400033	-	1	-	-	-	-	4
Antop Hill	400037	-	-	-	-	-	-	37
Bhandup East	400042	-	248	4	-	-	-	-
Deonar / Govandi West	400043	-	-	-	-	76	-	-
Juhu	400049	-	-	-	-	-	-	11
Bandra West	400050	-	125	210	2	76	10	35
Bandra East	400051	-	1	221	-	245	49	125
Khar West	400052	1	119	16	141	2	2	3
Andheri-Azad Nagar	400053	191	165	4	-	9	5	4
Santacruz West	400054	38	99	27	4	14	6	23
Santacruz East	400055	2	-	1	18	173	172	6
Vile Parle West	400056	1	-	9	33	3	1	16
Vile Parle East	400057	-	80	13	28	3	3	-
Andheri West	400058	27	22	91	28	21	21	38
Andheri East-Marol	400059	20	3	145	518	52	8	-
Jogeshwari East	400060	4	3	264	-	-	-	18
Madh-Versova	400061	-	-	-	-	-	-	3
Goregaon West	400062	43	-	-	-	-	-	-

Total New Supply over the years (Offices)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	321	388	130	423	348	252	-
Malad West	400064	3	319	213	381	259	120	1
Borivali East	400066	25	830	352	8	164	136	-
Kandivali West	400067	235	212	214	365	74	69	2
Dahisar	400068	19	215	-	67	122	49	-
Andheri East	400069	31	3	50	10	81	81	-
Kurla West	400070	1	-	1	3	13	1	-
Chembur	400071	20	60	7	95	40	2	14
Saki Naka-Chandivali	400072	-	121	-	-	157	91	-
Mahul	400074	-	-	-	-	-	-	-
Ghatkopar East	400075	-	179	68	4	73	-	-
Powai	400076	-	-	-	17	2	-	-
Ghatkopar East	400077	246	1	146	156	256	83	-
Bhandup West	400078	41	37	107	158	1	-	-
Vikhroli	400079	-	715	-	-	-	-	-
Mulund West	400080	6	471	721	50	127	27	8
Mulund East	400081	8	-	1	5	40	16	-
Vikhroli	400083	14	46	21	226	4	4	-
Ghatkopar West	400086	319	154	444	138	17	17	-
Deonar-Mankhurd	400088	79	3	5	-	-	-	-
Lokmanya Tilak Terminus	400089	-	2	-	10	89	-	-
Borivali West	400091	8	-	70	62	26	11	-
Borivali West-Gorai	400092	205	430	186	393	41	20	14
Andheri East-Chakala	400093	242	63	53	82	-	-	-
Malvani-Marve	400095	-	10	6	8	3	-	-
Malad East	400097	149	14	294	862	7	6	-
Santacruz East	400098	-	-	116	165	-	-	-
Mumbai Airport	400099	-	28	-	-	-	-	-
Kandivali East	400101	40	2	42	-	-	-	-
Jogeshwari West-Oshiwara	400102	18	56	315	7	30	2	8
Mandapeshwar	400103	-	9	3	16	27	15	-
Motilal Nagar	400104	113	17	7	18	1	-	-
<b>TOTAL</b>		<b>2,554</b>	<b>5,437</b>	<b>4,736</b>	<b>4,803</b>	<b>3,031</b>	<b>1,370</b>	<b>401</b>

Total New Supply over the years (Shops)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Kalbadevi	400002	2	-	9	-	5	5	-
Girgaon	400004	4	68	69	57	16	16	-
Mumbai Central	400008	28	25	49	69	67	67	-
Mazgaon Dock	400010	-	4	40	3	21	21	-
Byculla West	400011	20	-	10	32	57	9	48
Parel	400012	8	-	10	59	6	-	6
Lower Parel	400013	213	31	-	20	7	-	7
Dadar East	400014	-	-	24	24	25	11	14
Mahim / Matunga West	400016	24	66	4	9	44	29	15
Matunga	400019	17	24	14	4	32	-	32
Sion	400022	18	26	14	47	31	-	31
Kurla East	400024	15	7	12	56	7	7	-
Prabhadevi	400025	-	-	-	-	-	-	-
Dadar West	400028	21	36	-	37	1	-	1
Wadala	400031	61	2	9	-	-	-	-
Cotton Green	400033	-	1	-	2	2	2	-
Antop Hill	400037	-	18	7	-	16	-	16
Bhandup East	400042	41	83	57	13	-	-	-
Deonar / Govandi West	400043	26	-	-	-	12	-	12
Juhu	400049	-	-	1	-	9	-	9
Bandra West	400050	70	16	10	27	56	4	52
Bandra East	400051	3	69	72	10	5	1	4
Khar West	400052	-	14	9	10	8	1	7
Andheri-Azad Nagar	400053	41	28	52	21	33	17	16
Santacruz West	400054	1	23	13	30	13	6	7
Santacruz East	400055	16	9	34	11	29	16	13
Vile Parle West	400056	4	-	47	27	20	10	10
Vile Parle East	400057	10	52	57	68	21	21	-
Andheri West	400058	63	11	10	39	35	22	13
Andheri East-Marol	400059	70	10	18	20	15	11	4
Jogeshwari East	400060	6	217	51	1	9	9	-
Madh-Versova	400061	-	-	-	-	20	12	8
Goregaon West	400062	11	15	2	-	29	-	29

Total New Supply over the years (Shops)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H1	CY25-H2
Goregaon East	400063	11	9	12	78	138	109	29
Malad West	400064	176	38	87	191	147	85	62
Borivali East	400066	35	113	111	136	106	63	43
Kandivali West	400067	79	166	229	228	158	119	39
Dahisar	400068	52	150	21	70	71	29	42
Andheri East	400069	9	19	95	15	8	7	1
Kurla West	400070	4	11	9	35	10	10	-
Chembur	400071	48	64	125	59	51	15	36
Saki Naka-Chandivali	400072	108	27	19	44	103	-	103
Mahul	400074	5	-	23	39	8	8	-
Ghatkopar East	400075	45	16	22	21	34	-	34
Powai	400076	-	2	9	8	1	-	1
Ghatkopar East	400077	47	15	54	82	59	29	30
Bhandup West	400078	76	49	111	147	66	56	10
Vikhroli	400079	-	5	-	7	-	-	-
Mulund West	400080	21	75	112	131	119	58	61
Mulund East	400081	28	27	32	41	53	23	30
Vikhroli	400083	85	108	156	55	35	3	32
Ghatkopar West	400086	18	39	46	34	28	26	2
Deonar-Mankhurd	400088	5	6	8	28	-	-	-
Lokmanya Tilak Terminus	400089	8	43	-	36	14	-	14
Borivali West	400091	10	9	26	30	50	18	32
Borivali West-Gorai	400092	136	167	160	264	212	58	154
Andheri East-Chakala	400093	115	13	10	-	9	1	8
Malvani-Marve	400095	5	54	44	26	4	-	4
Malad East	400097	21	242	116	107	42	35	7
Santacruz East	400098	4	-	3	1	2	2	-
Mumbai Airport	400099	-	9	-	10	8	8	-
Kandivali East	400101	13	8	18	43	113	113	-
Jogeshwari West-Oshiwara	400102	25	50	75	86	168	20	148
Mandapeshwar	400103	-	54	28	82	53	37	16
Motilal Nagar	400104	80	181	16	68	27	9	18
<b>TOTAL</b>		<b>2,062</b>	<b>2,624</b>	<b>2,481</b>	<b>2,898</b>	<b>2,548</b>	<b>1,238</b>	<b>1,310</b>

Statistics of New Projects in selected micro markets in Mumbai City launched in JULY - DECEMBER 2025				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	0.0%	-				
Mumbai Central	400008	0.3%	60	11	0%	0%	0%
Mazgaon Dock	400010	0.0%	-	1			
Byculla West	400011	1.8%	361	22	100%	0%	0%
Parel	400012	0.2%	50	18	100%	0%	0%
Lower Parel	400013	0.5%	96	17	100%	0%	0%
Dadar East	400014	0.5%	110	19	100%	0%	0%
Mahim / Matunga West	400016	3.3%	661	18	83%	34%	0%
Matunga	400019	1.4%	276	18	25%	9%	0%
Sion	400022	5.3%	1,066	23	100%	80%	0%
Kurla East	400024	0.0%	-	0			
Prabhadevi	400025	0.1%	28	39	100%	100%	0%
Dadar West	400028	1.4%	290	19	100%	0%	0%
Wadala	400031	0.0%	-				
Cotton Green	400033	0.1%	14	16	100%	0%	0%
Antop Hill	400037	1.2%	239	25	100%	0%	0%
Bhandup East	400042	0.2%	35	16	100%	0%	0%
Deonar / Govandi West	400043	0.4%	88	18	100%	0%	0%
Juhu	400049	2.5%	501	12	76%	0%	0%
Bandra West	400050	1.4%	289	18	100%	0%	0%
Bandra East	400051	2.9%	587	16	100%	16%	0%
Khar West	400052	1.2%	249	15	85%	0%	0%
Andheri-Azad Nagar	400053	3.2%	647	12	71%	0%	0%
Santacruz West	400054	2.0%	396	9	10%	0%	0%
Santacruz East	400055	1.0%	202	10	0%	0%	0%
Vile Parle West	400056	0.7%	138	11	61%	0%	0%
Vile Parle East	400057	0.7%	138	6	0%	0%	0%
Andheri West	400058	2.2%	432	11	24%	0%	0%
Andheri East-Marol	400059	1.9%	374	14	64%	0%	0%
Jogeshwari East	400060	0.1%	18	15	100%	0%	0%
Madh-Versova	400061	0.9%	174	22	100%	0%	0%
Goregaon West	400062	1.2%	246	10	28%	0%	0%

Statistics of New Projects in selected micro markets in Mumbai City launched in JULY - DECEMBER 2025				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	1.9%	391	23	100%	0%	0%
Malad West	400064	4.5%	893	12	55%	0%	0%
Borivali East	400066	3.4%	674	12	58%	26%	0%
Kandivali West	400067	1.3%	266	10	58%	0%	0%
Dahisar	400068	3.7%	739	8	45%	28%	0%
Andheri East	400069	0.2%	32	13	0%	0%	0%
Kurla West	400070	1.0%	193	17	88%	0%	0%
Chembur	400071	3.2%	635	10	43%	0%	0%
Saki Naka-Chandivali	400072	1.4%	277	9	0%	0%	0%
Mahul	400074	0.0%	-				
Ghatkopar East	400075	1.4%	283	12	100%	0%	0%
Powai	400076	0.2%	49	16	100%	0%	0%
Ghatkopar East	400077	1.6%	316	9	62%	0%	0%
Bhandup West	400078	1.1%	215	10	66%	0%	0%
Vikhroli	400079	0.0%	-				
Mulund West	400080	2.9%	577	14	74%	0%	0%
Mulund East	400081	1.8%	364	13	77%	0%	0%
Vikhroli	400083	4.3%	872	11	100%	100%	0%
Ghatkopar West	400086	0.7%	138	7	0%	0%	0%
Deonar-Mankhurd	400088	0.1%	26	8	0%	0%	0%
Lokmanya Tilak Terminus	400089	1.1%	229	7	0%	0%	0%
Borivali West	400091	1.9%	389	14	75%	0%	0%
Borivali West-Gorai	400092	4.9%	991	14	66%	11%	0%
Andheri East-Chakala	400093	0.4%	88	8	52%	0%	0%
Malvani-Marve	400095	0.9%	189	13	84%	0%	0%
Malad East	400097	0.6%	118	17	64%	0%	0%
Santacruz East	400098	0.0%	-				
Mumbai Airport	400099	0.0%	-				
Kandivali East	400101	0.0%	-				
Jogeshwari West-Oshiwara	400102	8.0%	1,601	24	99%	68%	0%
Mandapeshwar	400103	1.0%	198	9	53%	0%	0%
Motilal Nagar	400104	0.5%	103	4	0%	0%	0%
<b>Market Share of these 65 pin codes</b>		<b>93%</b>	<b>18,611</b>	<b>13.5</b>	<b>77%</b>	<b>25%</b>	<b>4%</b>



# **AREA FORESIGHT**

**MUMBAI REAL ESTATE  
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