



AREA FORESIGHT

MUMBAI REAL ESTATE DATA HANDBOOK NEW PROJECTS STATISTICS

**VOLUME 5
JULY 2026**

COMPILED BY RAHUL AJMERA

DISCLAIMERS

1. This data is derived from the MahaRERA website, where real estate project data is publicly available, as uploaded against each project's registration.
2. Project data is largely self-declared by developers and is not independently verified by us. Some projects may contain incorrect data.
3. Project data is updated as the project sanction plans are revised. Numbers for recent periods may therefore rise in future editions, and figures for older years may include units that were actually added later.
4. Launch periods are based on MahaRERA certificate dates. Actual project launch timelines may differ from certificate dates by a few months, so period-wise figures should be read as approximate.
5. For analysis, we remove projects with grossly incorrect data. Projects with minor errors may remain and can slightly skew results.
6. This statistical report cannot be relied upon for micro or project-level accuracy. It is intended for studying macro trends at a larger level.
7. For this report, 'Mumbai City' refers to Greater Mumbai / BMC limits and excludes Thane and Navi Mumbai.
8. For further clarifications, you can contact the author - Rahul Ajmera (+91-9769252918)

SUMMARY OF NEW PROJECTS LAUNCHED IN JANUARY - JUNE 2026

1. New launches have rebounded sharply from the 5-year low of CY2025. Nearly 40,000 units were launched in H1-2026 in Mumbai City (excluding Thane and Navi Mumbai) almost equal to the whole of 2025. With more than 400 new projects registered versus ~350 per half last year, the recovery is broad-based.
2. Areas with the highest launches, surpassing 1,400 units: Kandivali West (400067), Ghatkopar East–Kanjurmarg (400077), Borivali West (400092), Vikhroli (400083), Mulund West (400080), Goregaon West–Motilal Nagar (400104) and Borivali East (400066).
3. Top projects with over 600 units include Kannamwar Nagar Redevelopment by MHADA (Vikhroli), The Earth (Antop Hill), Mahindra Rainforest (Kanjurmarg), Sky City Tower H (Borivali East) and Hiranandani Maitri Park (Chembur). The biggest was MHADA's Kannamwar Nagar with over 1300 units.
4. For the very first time ever, the total number of new launches sized below 60 sqm RERA carpet have fallen to less than 50% of the new launches, as the supply of smaller houses keeps reducing. The average unit size has grown 28% since 2020 - from 55 to 70 sqm.
5. Supply continues shifting from 1 bedroom homes to larger 3 & 4 bedroom homes. The 1RK & 1BHK share has fallen from 38% in 2021 to 25%, while this half-year's record breaking new 2400 four BHKs launches are higher than any full year prior to this.
6. Borivali West and Kandivali West saw new launches across multiple projects in this period; continuous heavy supply here could result in price stagnation, if absorption does not keep pace. New launches at Kanjurmarg and Ghatkopar East, by contrast, come from a few large projects.
7. Almost 16,000 units were added as new phases within existing RERA registrations - supply that never appears as a new launch. Counting these, effective new supply was ~56,000 units, about 40% above the headline number.
8. Notably, one in three homes launched in 2021-22 missed its original RERA deadline.

Statistics of New Projects in Mumbai City launched in JANUARY - JUNE 2026				
		No of Projects	Total Units	Units / Project
New Launches in Mumbai City		440	39,795	90
Total No. of Unsold Units			24,261	61%
Total No. of Sold Units			321	1%
Total No. of Rehab Units			11,790	30%
Total No. of Booked Units			322	1%
Total No. of Reservation Units			2,241	6%
Total No. of Land Owner/ Investor Share			242	1%

Units of Carpet Area	Units	Units Share %
0-30 sqm	5,639	14%
30-60 sqm	13,490	34%
60-90 sqm	11,812	30%
90-120 sqm	4,618	12%
120-150 sqm	1,977	5%
150-200 sqm	1,333	3%

Configuration of Units	Units	Units Share %
1 RK & Studio	452	1%
1 BHK	9,650	24%
1.5 BHK & 2 BHK	13,487	34%
2.5 BHK & 3 BHK	7,955	20%
3.5 BHK & 4 BHK	2,408	6%
Office	1,790	4%
Shop	2,143	5%

Type of Project	Units	Units Share %	Projects	Units / Project
Promoter Owned	24,736	62%	317	78
JV / JD with Landlord	15,059	38%	123	122

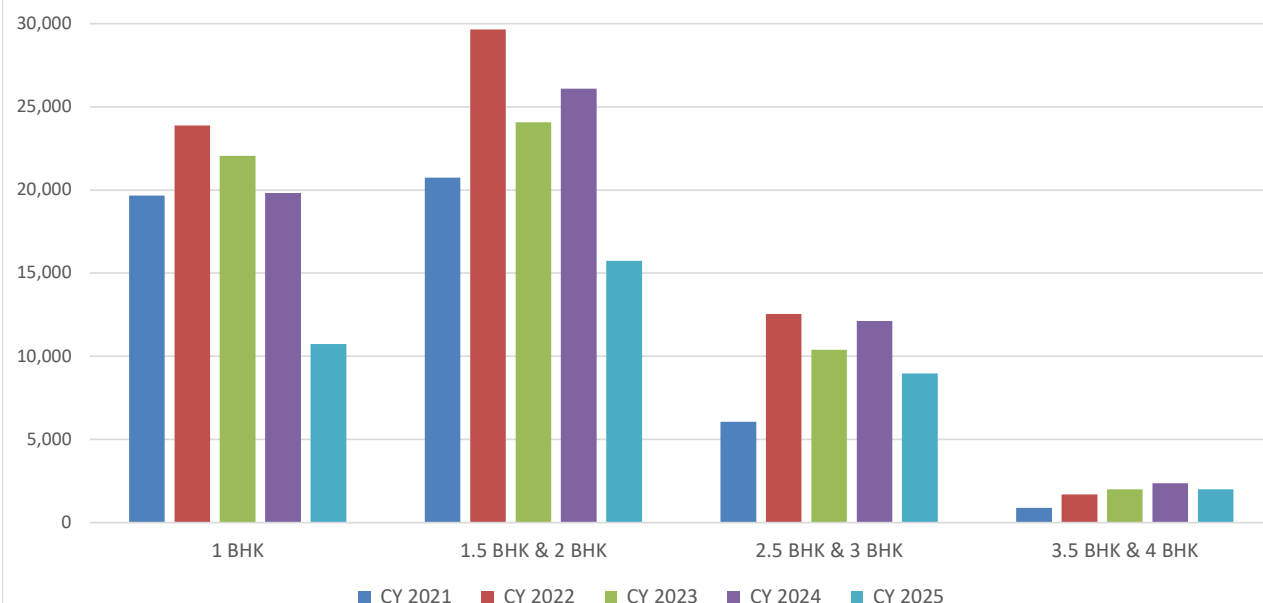
Trivia		
Permissible Built-up Area	37,25,364	sqm
Total Building Count	643	
Total Financial Encumbrance	140	₹ Billion

Total New Supply in Mumbai City over the years

		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
New Launches in Mumbai City	units	55,354	78,968	69,464	71,808	45,811	21,543	39,795

Carpet Area		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
0-30 sqm	units	7,814	8,710	9,287	8,545	5,922	2,976	5,639
30-60 sqm	units	30,578	41,145	32,554	31,161	17,858	8,355	13,490
60-90 sqm	units	11,072	18,994	17,580	19,532	12,449	6,089	11,812
90-120 sqm	units	3,446	5,919	5,356	7,587	4,937	2,272	4,618
120-150 sqm	units	515	1,582	1,633	1,988	1,914	645	1,977
% units < 60 sqm carpet area	%	69%	63%	60%	55%	52%	53%	48%
% units 60-120 sqm carpet area	%	26%	32%	33%	38%	38%	39%	41%
% units > 120 sqm carpet area	%	4%	5%	7%	7%	10%	9%	11%
Avg. carpet area per unit	sqm	55.6	59.7	61.9	63.7	69.3	68.8	70.9

New Launches in Mumbai City by configuration



Configuration		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
1 RK & Studio	units	1,563	1,352	1,823	839	761	400	452
1 BHK	units	19,667	23,877	22,058	19,824	10,746	4,630	9,650
1.5 BHK & 2 BHK	units	20,737	29,648	24,076	26,099	15,744	8,013	13,487
2.5 BHK & 3 BHK	units	6,068	12,544	10,392	12,124	8,971	3,976	7,955
3.5 BHK & 4 BHK	units	873	1,695	2,002	2,358	1,999	803	2,408
Office	units	2,583	5,512	4,777	5,401	3,308	1,709	1,790
Shop	units	2,443	2,674	2,663	3,054	2,649	1,407	2,143
1 BHK	%	36%	30%	32%	28%	23%	21%	24%
1.5 BHK & 2 BHK	%	37%	38%	35%	36%	34%	37%	34%
2.5 BHK & 3 BHK	%	11%	16%	15%	17%	20%	18%	20%
3.5 BHK & 4 BHK	%	2%	2%	3%	3%	4%	4%	6%

Total New Supply in Mumbai City over the years								
		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
New Launches in Mumbai City	units	55,354	78,968	69,464	71,808	45,811	21,543	39,795
Total No. of Unsold Units	units	N/A	N/A	N/A	25,231	20,200	10,581	24,261
Total No. of Sold Units	units	N/A	N/A	N/A	16,273	4,279	1,278	321
Total No. of Rehab Units	units	N/A	N/A	N/A	14,113	11,724	6,464	11,790
Total No. of Booked Units	units	N/A	N/A	N/A	4,070	2,719	1,149	322
Total No. of Reservation Units	units	N/A	N/A	N/A	2,123	1,903	1,102	2,241

Delay Analysis								
Project Launch Year		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Projects which are delayed beyond the first proposed RERA deadline		185	265	151	64	4	1	6
Projects that are delayed, with delay of less than 1 year		126	198	118	50	3	1	2
Projects that are delayed, with delay of 1-3 years		51	63	33	13	1	0	4
Projects that are delayed, with delay of more than 3 years		8	4	0	1	0	0	0
Units which are delayed beyond the first proposed RERA deadline		18,512	22,939	9,600	5,109	371	120	899
Units that are delayed, with delay of less than 1 year		12,662	15,842	7,472	4,059	300	120	32
Units that are delayed, with delay of 1-3 years		5,195	6,410	2,128	1,029	71	0	867
Units that are delayed, with delay of more than 3 years		655	687	0	21	0	0	0

Disclaimer: These inferences are based on the data available on the MahaRERA portal, which may or may not be updated by the real estate developers.

Trivia		CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
New Project Registrations		563	919	727	710	689	348	440
Active Projects		142	315	503	653	686	347	439
Lapsed Projects		157	224	110	36	2	0	1
Completed Projects		264	380	114	21	1	1	0
Projects with Excavation Completed		490	829	642	548	437	203	110
Projects with RCC Completed		375	623	376	189	38	13	6
Projects with Finishing Completed		251	360	140	49	2	1	0
Total Building Count	nos	716	1,104	944	956	904	453	643
Avg. Building Floors per Project		19.7	19.5	17.5	16.9	15.4	14.1	16.4

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-H2	CY26-H1
Kalbadevi	400002	317	124	495	192	46	-	-
Girgaon	400004	9	785	677	249	411	-	125
Mumbai Central	400008	384	760	719	499	596	60	209
Mazgaon Dock	400010	460	101	824	194	185	27	171
Byculla West	400011	483	1,346	562	172	767	365	199
Parel	400012	454	652	443	886	50	50	613
Lower Parel	400013	303	269	-	492	583	96	389
Dadar East	400014	-	414	467	374	272	110	223
Mahim / Matunga West	400016	774	800	225	421	1,262	694	484
Matunga	400019	112	473	243	298	418	276	85
Sion	400022	1,053	1,332	1,116	1,211	1,157	1,066	1,204
Kurla East	400024	916	1,426	832	1,235	303	151	638
Prabhadevi	400025	227	187	-	98	92	28	492
Dadar West	400028	461	690	189	768	349	290	270
Wadala	400031	135	702	400	362	70	-	210
Cotton Green	400033	217	564	-	194	61	14	-
Antop Hill	400037	1,055	543	242	276	440	440	1,245
Bhandup East	400042	867	1,902	750	674	57	35	1,184
Deonar / Govandi West	400043	596	1,124	17	-	88	88	-
Juhu	400049	133	508	279	216	600	501	131
Bandra West	400050	368	655	525	751	1,047	434	471
Bandra East	400051	546	997	1,363	722	1,421	864	616
Khar West	400052	84	411	392	491	523	261	289
Andheri-Azad Nagar	400053	1,405	1,508	1,049	1,092	1,285	647	1,405
Santacruz West	400054	803	729	542	363	604	401	275
Santacruz East	400055	420	516	548	468	574	202	406
Vile Parle West	400056	84	268	529	339	1,037	138	172
Vile Parle East	400057	353	897	858	1,362	737	139	353
Andheri West	400058	864	760	744	1,125	976	432	492
Andheri East-Marol	400059	923	444	2,037	1,224	753	394	187
Jogeshwari East	400060	644	2,472	2,447	418	216	18	540
Madh-Versova	400061	-	494	427	163	312	174	210
Goregaon West	400062	357	655	134	36	246	246	12

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-H2	CY26-H1
Goregaon East	400063	1,224	1,150	1,331	1,828	1,067	391	595
Malad West	400064	1,915	2,577	2,629	4,411	1,980	905	1,234
Borivali East	400066	1,258	4,893	2,294	1,976	1,136	674	1,481
Kandivali West	400067	2,977	2,885	4,485	1,888	1,579	266	2,295
Dahisar	400068	3,225	1,352	1,125	1,851	952	739	615
Andheri East	400069	636	432	1,915	341	328	32	778
Kurla West	400070	634	148	283	946	425	193	728
Chembur	400071	1,424	1,363	2,190	2,317	1,796	939	955
Saki Naka-Chandivali	400072	2,122	1,441	897	643	949	277	-
Mahul	400074	387	73	461	2,175	248	-	83
Ghatkopar East	400075	2,709	2,922	1,124	634	417	315	-
Powai	400076	447	769	426	771	410	49	412
Ghatkopar East	400077	972	925	1,132	1,910	624	316	2,141
Bhandup West	400078	3,701	2,476	2,588	3,968	1,051	215	325
Vikhroli	400079	-	1,384	271	1,026	-	-	145
Mulund West	400080	1,380	3,754	3,717	2,515	1,802	577	1,810
Mulund East	400081	988	637	1,988	1,299	789	364	966
Vikhroli	400083	2,359	4,428	3,987	1,489	1,222	872	1,925
Ghatkopar West	400086	424	425	1,136	895	309	138	-
Deonar-Mankhurd	400088	641	127	320	205	55	26	-
Lokmanya Tilak Terminus	400089	156	1,380	108	799	417	229	109
Borivali West	400091	139	385	685	1,496	734	389	465
Borivali West-Gorai	400092	1,781	3,595	2,383	3,450	1,645	1,001	2,065
Andheri East-Chakala	400093	644	545	394	233	143	88	183
Malvani-Marve	400095	405	2,341	1,146	1,624	315	189	124
Malad East	400097	1,796	1,831	1,580	2,254	1,020	118	1,038
Santacruz East	400098	86	119	466	275	192	-	-
Mumbai Airport	400099	-	416	79	298	61	-	191
Kandivali East	400101	1,048	2,174	700	3,207	975	-	597
Jogeshwari West-Oshiwara	400102	538	1,756	1,364	1,598	2,399	1,605	1,218
Mandapeshwar	400103	98	1,241	558	789	548	213	95
Motilal Nagar	400104	1,935	2,601	3,873	3,232	863	241	1,698
TOTAL		53,856	78,053	67,710	69,708	43,989	20,002	37,571
Market Share in Mumbai City		97%	99%	97%	97%	96%	93%	94%

Total New Supply over the years (0 - 30 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Kalbadevi	400002	1	4	83	127	5	-	-
Girgaon	400004	4	68	52	68	91	-	10
Mumbai Central	400008	29	68	56	98	85	6	24
Mazgaon Dock	400010	-	5	36	8	15	3	41
Byculla West	400011	25	6	9	96	97	88	-
Parel	400012	103	12	23	57	5	5	4
Lower Parel	400013	153	109	-	16	6	6	-
Dadar East	400014	-	19	31	27	16	7	-
Mahim / Matunga West	400016	11	54	12	29	43	32	41
Matunga	400019	3	8	12	5	33	32	8
Sion	400022	864	8	68	155	8	8	113
Kurla East	400024	120	37	17	182	14	11	32
Prabhadevi	400025	-	-	-	1	-	-	15
Dadar West	400028	29	111	1	167	12	9	10
Wadala	400031	135	4	7	-	3	-	-
Cotton Green	400033	-	2	-	13	2	-	-
Antop Hill	400037	1	9	70	-	-	-	-
Bhandup East	400042	17	220	97	132	1	1	288
Deonar / Govandi West	400043	268	831	-	-	-	-	-
Juhu	400049	-	13	-	-	427	418	35
Bandra West	400050	61	8	26	107	129	33	8
Bandra East	400051	341	216	306	6	54	54	13
Khar West	400052	2	29	5	102	45	5	42
Andheri-Azad Nagar	400053	90	7	55	-	2	2	217
Santacruz West	400054	64	16	10	18	190	185	19
Santacruz East	400055	65	30	58	16	154	5	3
Vile Parle West	400056	3	38	47	49	49	21	40
Vile Parle East	400057	33	171	129	173	128	27	25
Andheri West	400058	101	57	25	109	91	57	147
Andheri East-Marol	400059	40	19	681	26	18	17	12
Jogeshwari East	400060	17	606	111	3	62	-	263
Madh-Versova	400061	-	-	114	-	1	1	122
Goregaon West	400062	118	47	7	9	22	22	3

Total New Supply over the years (0 - 30 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Goregaon East	400063	94	32	21	235	212	196	21
Malad West	400064	171	134	266	269	569	180	42
Borivali East	400066	187	334	268	138	164	62	158
Kandivali West	400067	197	259	493	531	256	37	295
Dahisar	400068	154	179	87	368	152	66	41
Andheri East	400069	172	23	184	12	48	-	125
Kurla West	400070	220	20	18	199	111	18	104
Chembur	400071	43	50	746	166	349	309	22
Saki Naka-Chandivali	400072	69	35	18	3	130	130	-
Mahul	400074	24	-	28	73	-	-	-
Ghatkopar East	400075	51	178	69	66	116	116	-
Powai	400076	-	3	9	-	1	1	77
Ghatkopar East	400077	225	83	120	91	46	24	537
Bhandup West	400078	1,021	1,148	532	308	371	41	83
Vikhroli	400079	-	172	-	1	-	-	-
Mulund West	400080	384	213	358	342	314	129	331
Mulund East	400081	55	42	119	213	232	86	699
Vikhroli	400083	190	207	314	111	55	13	222
Ghatkopar West	400086	153	50	5	129	16	1	-
Deonar-Mankhurd	400088	110	2	3	9	-	-	-
Lokmanya Tilak Terminus	400089	8	370	-	72	12	12	25
Borivali West	400091	9	6	11	41	27	22	108
Borivali West-Gorai	400092	135	253	148	358	136	85	248
Andheri East-Chakala	400093	197	204	9	12	32	31	-
Malvani-Marve	400095	6	399	42	89	34	34	62
Malad East	400097	574	427	689	417	278	1	349
Santacruz East	400098	8	2	1	37	1	-	-
Mumbai Airport	400099	-	81	1	65	24	-	10
Kandivali East	400101	77	532	13	783	-	-	19
Jogeshwari West-Oshiwara	400102	249	175	459	589	284	264	190
Mandapeshwar	400103	-	38	26	61	54	19	15
Motilal Nagar	400104	102	217	1,981	789	50	17	95
TOTAL		7,583	8,700	9,186	8,376	5,882	2,949	5,413

Total New Supply over the years (30 - 60 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Kalbadevi	400002	275	94	279	-	-	-	-
Girgaon	400004	1	263	414	135	140	-	88
Mumbai Central	400008	280	602	519	377	454	53	136
Mazgaon Dock	400010	266	59	481	185	107	4	72
Byculla West	400011	208	53	478	56	363	140	-
Parel	400012	348	5	195	386	43	43	83
Lower Parel	400013	140	119	-	98	162	89	-
Dadar East	400014	-	125	171	241	96	33	9
Mahim / Matunga West	400016	372	177	155	80	350	115	117
Matunga	400019	40	190	28	117	139	117	25
Sion	400022	113	739	142	277	139	138	89
Kurla East	400024	706	1,165	757	940	235	139	516
Prabhadevi	400025	17	162	-	58	61	-	179
Dadar West	400028	329	340	45	249	212	180	145
Wadala	400031	-	213	40	8	21	-	1
Cotton Green	400033	217	30	-	178	45	-	-
Antop Hill	400037	509	9	172	-	3	3	523
Bhandup East	400042	740	1,215	584	208	30	8	406
Deonar / Govandi West	400043	328	293	11	-	33	33	-
Juhu	400049	-	10	32	3	24	3	17
Bandra West	400050	123	87	146	163	63	37	45
Bandra East	400051	38	636	580	326	482	322	235
Khar West	400052	5	94	135	80	61	50	50
Andheri-Azad Nagar	400053	775	474	390	471	750	290	350
Santacruz West	400054	484	99	103	68	110	86	37
Santacruz East	400055	279	300	202	232	210	57	111
Vile Parle West	400056	18	50	124	33	281	66	27
Vile Parle East	400057	132	265	251	379	157	49	104
Andheri West	400058	441	322	497	432	437	122	172
Andheri East-Marol	400059	406	258	804	638	297	250	29
Jogeshwari East	400060	549	1,419	1,740	222	132	-	254
Madh-Versova	400061	-	452	27	6	7	7	42
Goregaon West	400062	143	211	25	27	132	132	9

Total New Supply over the years (30 - 60 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Goregaon East	400063	389	721	464	716	226	131	107
Malad West	400064	1,227	1,586	1,230	2,324	830	429	478
Borivali East	400066	655	3,186	635	941	546	345	873
Kandivali West	400067	1,548	1,764	1,864	883	605	107	1,483
Dahisar	400068	2,533	941	825	1,063	648	546	470
Andheri East	400069	351	152	447	120	152	7	144
Kurla West	400070	348	110	202	682	199	109	531
Chembur	400071	1,094	559	628	1,575	655	175	29
Saki Naka-Chandivali	400072	1,399	670	666	206	347	110	-
Mahul	400074	198	65	51	1,626	2	-	1
Ghatkopar East	400075	1,425	1,682	757	306	153	153	-
Powai	400076	319	348	14	103	378	48	136
Ghatkopar East	400077	333	131	348	395	221	140	531
Bhandup West	400078	2,615	1,298	1,910	1,558	469	153	240
Vikhroli	400079	-	1,090	-	432	-	-	-
Mulund West	400080	695	492	1,188	567	596	187	446
Mulund East	400081	92	228	964	337	197	87	234
Vikhroli	400083	2,072	3,977	3,415	1,264	1,003	759	343
Ghatkopar West	400086	172	308	798	99	193	80	-
Deonar-Mankhurd	400088	128	22	136	92	26	26	-
Lokmanya Tilak Terminus	400089	73	557	32	575	185	130	55
Borivali West	400091	75	261	393	750	338	276	190
Borivali West-Gorai	400092	739	1,631	994	1,210	684	350	658
Andheri East-Chakala	400093	343	272	274	66	67	36	34
Malvani-Marve	400095	271	1,669	1,062	1,185	270	144	61
Malad East	400097	865	1,195	562	1,472	616	88	340
Santacruz East	400098	32	75	88	150	117	-	-
Mumbai Airport	400099	-	276	45	175	31	-	97
Kandivali East	400101	562	997	208	553	302	-	475
Jogeshwari West-Oshiwara	400102	180	1,315	479	474	788	488	356
Mandapeshwar	400103	69	582	249	283	246	102	65
Motilal Nagar	400104	857	1,922	1,353	1,658	357	39	402
TOTAL		29,941	40,612	31,808	30,513	17,223	7,811	12,650

Total New Supply over the years (60 - 90 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Kalbadevi	400002	33	10	56	-	25	-	-
Girgaon	400004	4	271	150	34	90	-	24
Mumbai Central	400008	64	88	104	24	54	-	23
Mazgaon Dock	400010	194	32	253	1	49	13	55
Byculla West	400011	93	367	23	-	74	56	-
Parel	400012	2	333	183	251	-	-	354
Lower Parel	400013	9	25	-	168	59	1	-
Dadar East	400014	-	234	258	79	76	43	8
Mahim / Matunga West	400016	132	314	32	135	599	397	212
Matunga	400019	37	113	64	85	146	76	13
Sion	400022	48	288	284	485	688	664	662
Kurla East	400024	29	219	54	74	53	1	88
Prabhadevi	400025	17	-	-	23	3	-	57
Dadar West	400028	71	135	42	182	115	93	74
Wadala	400031	-	312	242	228	20	-	96
Cotton Green	400033	-	321	-	2	-	-	-
Antop Hill	400037	414	269	-	271	208	208	699
Bhandup East	400042	103	452	66	-	26	26	232
Deonar / Govandi West	400043	-	-	6	-	25	25	-
Juhu	400049	7	21	36	3	52	13	17
Bandra West	400050	42	117	102	242	182	81	56
Bandra East	400051	89	121	412	296	289	30	257
Khar West	400052	19	139	120	158	155	122	57
Andheri-Azad Nagar	400053	368	356	264	201	320	187	547
Santacruz West	400054	167	197	219	86	175	64	53
Santacruz East	400055	70	160	209	187	110	101	250
Vile Parle West	400056	52	79	183	125	255	13	49
Vile Parle East	400057	131	288	337	547	361	49	169
Andheri West	400058	232	305	187	445	283	118	112
Andheri East-Marol	400059	447	139	278	338	225	68	61
Jogeshwari East	400060	71	400	323	187	4	-	18
Madh-Versova	400061	-	16	155	42	93	91	-
Goregaon West	400062	89	331	99	-	84	84	-

Total New Supply over the years (60 - 90 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Goregaon East	400063	266	346	243	688	260	60	351
Malad West	400064	384	731	974	1,212	490	254	538
Borivali East	400066	69	950	898	646	287	204	107
Kandivali West	400067	898	598	1,690	368	577	98	410
Dahisar	400068	436	207	191	397	131	109	100
Andheri East	400069	67	215	870	171	108	9	357
Kurla West	400070	18	17	53	59	109	60	89
Chembur	400071	204	555	438	466	495	261	376
Saki Naka-Chandivali	400072	644	456	165	99	131	21	-
Mahul	400074	45	8	275	426	240	-	80
Ghatkopar East	400075	967	877	248	130	126	24	-
Powai	400076	128	89	48	557	31	-	135
Ghatkopar East	400077	274	339	351	661	201	107	811
Bhandup West	400078	56	22	143	1,551	93	14	-
Vikhroli	400079	-	85	5	344	-	-	3
Mulund West	400080	111	2,129	1,393	823	543	171	496
Mulund East	400081	461	315	851	522	269	149	32
Vikhroli	400083	88	237	249	59	163	99	1,357
Ghatkopar West	400086	40	65	241	487	88	56	-
Deonar-Mankhurd	400088	196	96	79	72	-	-	-
Lokmanya Tilak Terminus	400089	75	436	76	150	148	64	28
Borivali West	400091	50	112	243	407	294	59	164
Borivali West-Gorai	400092	580	1,319	897	1,092	651	404	884
Andheri East-Chakala	400093	66	43	71	138	40	17	22
Malvani-Marve	400095	115	257	41	337	11	11	1
Malad East	400097	310	168	244	256	120	26	135
Santacruz East	400098	46	42	272	42	57	-	-
Mumbai Airport	400099	-	38	33	55	6	-	81
Kandivali East	400101	249	558	379	916	292	-	3
Jogeshwari West-Oshiwara	400102	99	193	379	341	737	680	250
Mandapeshwar	400103	29	440	199	368	172	77	15
Motilal Nagar	400104	714	424	449	646	347	168	490
TOTAL		10,719	18,819	17,429	19,385	12,115	5,826	11,558

Total New Supply over the years (90 - 120 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Kalbadevi	400002	8	16	1	-	2	-	-
Girgaon	400004	-	130	58	10	44	-	3
Mumbai Central	400008	5	1	20	-	2	1	26
Mazgaon Dock	400010	-	5	54	-	8	1	2
Byculla West	400011	80	469	39	-	99	60	70
Parel	400012	1	146	42	151	-	-	54
Lower Parel	400013	-	-	-	99	19	-	-
Dadar East	400014	-	32	5	21	52	15	83
Mahim / Matunga West	400016	96	254	22	109	204	110	52
Matunga	400019	26	86	56	35	55	28	13
Sion	400022	17	210	334	263	253	247	172
Kurla East	400024	-	3	2	37	-	-	1
Prabhadevi	400025	3	-	-	16	4	4	37
Dadar West	400028	26	76	68	95	8	6	30
Wadala	400031	-	160	35	126	8	-	87
Cotton Green	400033	-	190	-	1	4	4	-
Antop Hill	400037	87	256	-	-	142	142	9
Bhandup East	400042	7	13	3	-	-	-	217
Deonar / Govandi West	400043	-	-	-	-	2	2	-
Juhu	400049	91	190	44	68	48	31	28
Bandra West	400050	27	154	64	68	307	130	119
Bandra East	400051	10	24	26	71	297	182	54
Khar West	400052	21	68	59	92	112	76	110
Andheri-Azad Nagar	400053	115	451	276	311	146	110	208
Santacruz West	400054	22	200	145	116	96	40	96
Santacruz East	400055	4	3	75	16	55	33	32
Vile Parle West	400056	10	61	142	77	332	12	18
Vile Parle East	400057	46	126	90	226	82	13	51
Andheri West	400058	70	66	25	82	101	78	42
Andheri East-Marol	400059	4	11	128	131	79	12	31
Jogeshwari East	400060	1	45	23	2	9	9	5
Madh-Versova	400061	-	8	1	18	36	36	-
Goregaon West	400062	3	49	1	-	8	8	-

Total New Supply over the years (90 - 120 sqm MahaRERA Carpet Area)								
New Supply in selected micro markets	Pin Code	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY25-H2	CY26-H1
Goregaon East	400063	33	44	10	125	182	1	114
Malad West	400064	80	120	130	381	55	35	100
Borivali East	400066	245	146	400	241	70	60	195
Kandivali West	400067	282	87	346	61	116	20	85
Dahisar	400068	95	9	18	18	17	17	1
Andheri East	400069	8	40	202	26	17	15	30
Kurla West	400070	-	1	7	3	4	4	2
Chembur	400071	38	121	276	53	179	121	312
Saki Naka-Chandivali	400072	4	170	45	92	127	2	-
Mahul	400074	16	-	92	26	2	-	-
Ghatkopar East	400075	208	164	33	129	22	22	-
Powai	400076	-	303	281	101	-	-	-
Ghatkopar East	400077	126	226	145	515	128	40	243
Bhandup West	400078	7	2	3	473	45	4	-
Vikhroli	400079	-	21	248	189	-	-	142
Mulund West	400080	130	329	472	489	279	65	382
Mulund East	400081	316	29	49	221	40	40	-
Vikhroli	400083	3	7	6	41	-	-	3
Ghatkopar West	400086	57	1	46	175	8	1	-
Deonar-Mankhurd	400088	152	4	12	31	20	-	-
Lokmanya Tilak Terminus	400089	-	15	-	1	57	9	-
Borivali West	400091	3	6	27	208	63	32	2
Borivali West-Gorai	400092	251	260	133	551	115	105	196
Andheri East-Chakala	400093	24	25	14	1	1	1	84
Malvani-Marve	400095	12	-	-	2	-	-	-
Malad East	400097	34	21	75	50	4	1	164
Santacruz East	400098	-	-	51	33	16	-	-
Mumbai Airport	400099	-	2	-	3	-	-	2
Kandivali East	400101	112	83	37	620	74	-	63
Jogeshwari West-Oshiwara	400102	7	15	42	144	457	155	152
Mandapeshwar	400103	-	125	19	72	47	11	-
Motilal Nagar	400104	250	17	78	80	44	14	423
TOTAL		3,273	5,896	5,135	7,396	4,803	2,165	4,345

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-H2	CY26-H1
Kalbadevi	400002	107	33	20	-	-	-	-
Girgaon	400004	-	156	281	109	102	-	56
Mumbai Central	400008	215	523	400	255	355	-	133
Mazgaon Dock	400010	107	43	302	172	96	5	96
Byculla West	400011	177	52	219	122	152	66	-
Parel	400012	407	-	137	371	42	42	73
Lower Parel	400013	17	86	-	11	-	-	-
Dadar East	400014	-	38	164	155	68	19	1
Mahim / Matunga West	400016	313	124	119	51	264	96	89
Matunga	400019	35	170	15	70	28	5	16
Sion	400022	855	161	90	57	8	7	134
Kurla East	400024	380	687	454	533	116	64	278
Prabhadevi	400025	3	148	-	-	41	-	176
Dadar West	400028	257	193	31	279	143	138	118
Wadala	400031	-	116	24	8	1	-	-
Cotton Green	400033	213	28	-	134	34	-	-
Antop Hill	400037	192	-	61	-	-	-	1,225
Bhandup East	400042	330	497	295	475	8	2	434
Deonar / Govandi West	400043	398	875	-	-	-	-	-
Juhu	400049	-	3	17	3	368	368	18
Bandra West	400050	77	43	68	153	125	18	3
Bandra East	400051	390	152	381	1	51	49	-
Khar West	400052	1	30	74	121	10	9	56
Andheri-Azad Nagar	400053	388	154	179	436	173	84	297
Santacruz West	400054	1	46	26	40	243	237	11
Santacruz East	400055	254	243	123	75	77	38	34
Vile Parle West	400056	15	8	28	8	30	10	8
Vile Parle East	400057	84	144	132	255	160	27	61
Andheri West	400058	159	241	226	182	268	74	222
Andheri East-Marol	400059	328	143	406	172	246	238	20
Jogeshwari East	400060	244	1,162	1,033	177	126	-	444
Madh-Versova	400061	-	351	116	5	-	-	136
Goregaon West	400062	53	101	12	18	86	86	12

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-H2	CY26-H1
Goregaon East	400063	232	210	210	320	142	134	54
Malad West	400064	789	679	668	1,404	706	177	77
Borivali East	400066	420	1,151	473	514	266	204	123
Kandivali West	400067	871	853	1,159	262	409	52	801
Dahisar	400068	1,629	457	484	723	167	98	174
Andheri East	400069	170	73	372	90	135	3	142
Kurla West	400070	355	75	136	709	169	104	109
Chembur	400071	452	292	453	741	531	301	10
Saki Naka-Chandivali	400072	750	230	498	100	98	2	-
Mahul	400074	171	50	31	1,090	1	-	1
Ghatkopar East	400075	616	715	355	206	130	130	-
Powai	400076	93	175	-	95	200	17	63
Ghatkopar East	400077	156	83	125	121	3	2	516
Bhandup West	400078	2,526	1,620	1,475	867	504	121	253
Vikhroli	400079	-	109	-	-	-	-	-
Mulund West	400080	457	305	663	473	406	94	157
Mulund East	400081	26	179	626	375	220	24	777
Vikhroli	400083	1,099	2,319	2,331	790	537	381	94
Ghatkopar West	400086	11	72	335	28	78	18	-
Deonar-Mankhurd	400088	-	3	104	74	26	26	-
Lokmanya Tilak Terminus	400089	17	483	57	318	6	3	38
Borivali West	400091	43	88	111	174	138	93	116
Borivali West-Gorai	400092	291	748	343	387	209	60	171
Andheri East-Chakala	400093	265	324	89	-	31	31	-
Malvani-Marve	400095	129	1,427	751	631	193	88	81
Malad East	400097	755	695	812	686	651	52	421
Santacruz East	400098	18	46	49	20	108	-	-
Mumbai Airport	400099	-	89	21	134	14	-	57
Kandivali East	400101	300	1,030	133	927	71	-	445
Jogeshwari West-Oshiwara	400102	97	832	411	797	503	387	182
Mandapeshwar	400103	35	255	97	85	112	42	26
Motilal Nagar	400104	343	1,131	3,045	1,834	212	28	91
TOTAL		19,116	23,549	21,850	19,423	10,397	4,354	9,130

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-H2	CY26-H1
Kalbadevi	400002	166	63	98	-	25	-	-
Girgaon	400004	4	334	209	49	92	-	36
Mumbai Central	400008	104	137	182	141	114	53	25
Mazgaon Dock	400010	352	35	338	10	48	9	52
Byculla West	400011	105	216	281	-	244	124	-
Parel	400012	24	324	248	256	-	-	356
Lower Parel	400013	-	22	-	193	164	87	-
Dadar East	400014	-	297	270	167	73	44	-
Mahim / Matunga West	400016	371	334	59	178	427	225	221
Matunga	400019	15	109	44	97	235	167	14
Sion	400022	78	605	291	470	729	706	640
Kurla East	400024	385	648	287	562	168	76	280
Prabhadevi	400025	13	-	-	16	23	-	98
Dadar West	400028	122	223	44	225	153	124	75
Wadala	400031	-	312	168	228	20	-	97
Cotton Green	400033	4	182	-	41	13	2	-
Antop Hill	400037	730	270	172	136	206	206	-
Bhandup East	400042	383	612	326	187	33	17	262
Deonar / Govandi West	400043	172	249	11	-	-	-	-
Juhu	400049	6	27	37	4	51	13	18
Bandra West	400050	23	110	129	273	74	47	55
Bandra East	400051	98	572	490	500	422	108	420
Khar West	400052	3	101	137	90	126	85	39
Andheri-Azad Nagar	400053	588	432	345	224	741	335	637
Santacruz West	400054	119	137	233	88	145	64	39
Santacruz East	400055	112	216	238	287	101	93	284
Vile Parle West	400056	33	114	192	74	285	26	56
Vile Parle East	400057	141	282	328	494	316	45	167
Andheri West	400058	319	363	309	504	359	175	124
Andheri East-Marol	400059	390	217	612	326	257	77	87
Jogeshwari East	400060	364	794	929	141	60	-	68
Madh-Versova	400061	-	118	176	26	76	76	28
Goregaon West	400062	185	237	88	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-H2	CY26-H1
Goregaon East	400063	176	402	299	779	259	88	268
Malad West	400064	733	1,146	1,228	1,549	573	383	671
Borivali East	400066	301	1,954	858	940	416	316	262
Kandivali West	400067	1,355	1,229	1,768	522	616	115	668
Dahisar	400068	1,393	465	528	874	547	484	341
Andheri East	400069	238	246	672	170	46	13	149
Kurla West	400070	110	60	123	136	116	77	496
Chembur	400071	822	616	683	1,079	603	270	200
Saki Naka-Chandivali	400072	916	603	273	44	33	-	-
Mahul	400074	76	22	222	691	239	-	2
Ghatkopar East	400075	1,683	1,671	586	220	165	63	-
Powai	400076	226	209	52	629	176	29	116
Ghatkopar East	400077	197	320	293	506	124	64	714
Bhandup West	400078	585	480	672	1,875	231	71	23
Vikhroli	400079	-	345	5	650	-	-	-
Mulund West	400080	692	1,372	1,335	716	607	148	567
Mulund East	400081	504	286	1,049	527	337	185	116
Vikhroli	400083	956	1,813	1,224	318	583	414	1,682
Ghatkopar West	400086	34	104	199	512	143	93	-
Deonar-Mankhurd	400088	238	63	60	50	-	-	-
Lokmanya Tilak Terminus	400089	116	446	37	342	149	59	67
Borivali West	400091	37	242	368	796	319	181	194
Borivali West-Gorai	400092	691	1,531	995	1,369	840	489	1,000
Andheri East-Chakala	400093	13	113	182	-	63	32	-
Malvani-Marve	400095	198	761	328	860	115	94	22
Malad East	400097	733	839	247	498	270	53	253
Santacruz East	400098	39	64	213	17	48	-	-
Mumbai Airport	400099	-	80	50	127	16	-	87
Kandivali East	400101	479	736	363	1,151	342	-	3
Jogeshwari West-Oshiwara	400102	169	695	474	445	896	678	242
Mandapeshwar	400103	57	555	234	476	220	117	37
Motilal Nagar	400104	1,004	1,116	583	924	316	39	663
TOTAL		20,180	29,276	23,474	25,788	15,290	7,641	13,021

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-H2	CY26-H1
Kalbadevi	400002	39	20	-	-	13	-	-
Girgaon	400004	-	170	90	11	58	-	1
Mumbai Central	400008	8	21	64	1	10	-	26
Mazgaon Dock	400010	1	14	112	1	7	-	7
Byculla West	400011	114	689	39	-	143	61	119
Parel	400012	-	236	45	153	-	-	166
Lower Parel	400013	-	2	-	102	131	-	177
Dadar East	400014	-	28	7	19	56	13	150
Mahim / Matunga West	400016	61	270	20	142	266	169	87
Matunga	400019	45	118	146	74	103	64	32
Sion	400022	21	451	414	349	336	302	281
Kurla East	400024	26	46	54	86	-	-	19
Prabhadevi	400025	33	-	-	11	-	-	100
Dadar West	400028	39	103	94	135	10	8	41
Wadala	400031	-	162	196	126	26	-	112
Cotton Green	400033	-	331	-	-	8	8	-
Antop Hill	400037	88	254	-	135	138	138	-
Bhandup East	400042	105	416	28	-	15	15	214
Deonar / Govandi West	400043	-	-	6	-	-	-	-
Juhu	400049	101	282	165	99	72	43	28
Bandra West	400050	61	227	48	132	458	155	199
Bandra East	400051	-	47	199	188	429	292	57
Khar West	400052	25	90	109	64	277	154	149
Andheri-Azad Nagar	400053	177	657	396	337	324	204	244
Santacruz West	400054	61	301	188	142	144	43	123
Santacruz East	400055	17	19	140	56	56	51	66
Vile Parle West	400056	28	88	192	91	391	22	44
Vile Parle East	400057	74	232	221	345	180	41	93
Andheri West	400058	183	122	74	258	219	127	37
Andheri East-Marol	400059	113	55	125	147	163	12	64
Jogeshwari East	400060	22	147	142	95	-	-	7
Madh-Versova	400061	-	18	90	38	130	86	12
Goregaon West	400062	29	206	32	-	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-H2	CY26-H1
Goregaon East	400063	295	122	382	203	151	-	232
Malad West	400064	148	298	359	782	239	128	265
Borivali East	400066	349	569	390	331	127	67	358
Kandivali West	400067	450	286	979	127	225	52	160
Dahisar	400068	103	57	70	53	31	29	45
Andheri East	400069	9	87	504	43	15	15	120
Kurla West	400070	2	2	3	10	44	-	18
Chembur	400071	80	272	354	226	393	188	539
Saki Naka-Chandivali	400072	306	411	78	202	291	-	-
Mahul	400074	19	1	143	353	-	-	78
Ghatkopar East	400075	306	279	31	134	15	15	-
Powai	400076	128	358	321	20	31	-	135
Ghatkopar East	400077	198	377	237	745	160	45	706
Bhandup West	400078	9	22	76	865	113	4	-
Vikhroli	400079	-	7	260	323	-	-	3
Mulund West	400080	150	1,231	529	797	329	99	537
Mulund East	400081	394	136	177	333	77	59	18
Vikhroli	400083	48	109	133	20	46	45	-
Ghatkopar West	400086	42	21	108	164	42	25	-
Deonar-Mankhurd	400088	255	49	111	53	20	-	-
Lokmanya Tilak Terminus	400089	15	363	14	59	147	53	-
Borivali West	400091	24	42	108	335	189	68	125
Borivali West-Gorai	400092	349	571	546	686	281	241	374
Andheri East-Chakala	400093	8	32	32	25	33	10	52
Malvani-Marve	400095	70	87	14	57	-	-	-
Malad East	400097	121	30	84	67	43	3	125
Santacruz East	400098	16	7	83	-	32	-	-
Mumbai Airport	400099	-	5	7	27	5	-	17
Kandivali East	400101	191	323	68	926	327	-	75
Jogeshwari West-Oshiwara	400102	6	47	85	217	739	344	175
Mandapeshwar	400103	6	324	114	121	74	21	11
Motilal Nagar	400104	298	129	176	160	251	151	747
TOTAL		5,866	12,476	10,012	11,801	8,661	3,698	7,570

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-H2	CY26-H1
Kalbadevi	400002	2	5	-	-	3	-	-
Girgaon	400004	-	6	19	7	77	-	4
Mumbai Central	400008	2	-	18	17	3	3	-
Mazgaon Dock	400010	-	1	-	-	12	12	10
Byculla West	400011	-	-	12	17	43	43	-
Parel	400012	-	16	-	4	-	-	2
Lower Parel	400013	72	128	-	1	-	-	21
Dadar East	400014	-	3	-	2	9	-	2
Mahim / Matunga West	400016	1	1	-	2	187	182	-
Matunga	400019	-	-	13	4	-	-	-
Sion	400022	3	4	80	219	2	2	-
Kurla East	400024	5	-	17	2	-	-	10
Prabhadevi	400025	-	-	-	-	28	28	1
Dadar West	400028	3	28	-	33	6	6	-
Wadala	400031	-	-	-	-	-	-	-
Cotton Green	400033	-	1	-	-	-	-	-
Antop Hill	400037	-	-	-	-	-	-	3
Bhandup East	400042	-	248	4	-	-	-	6
Deonar / Govandi West	400043	-	-	-	-	76	76	-
Juhu	400049	-	-	-	-	-	-	-
Bandra West	400050	-	125	158	2	76	66	14
Bandra East	400051	-	2	221	-	284	204	81
Khar West	400052	1	102	20	146	2	-	-
Andheri-Azad Nagar	400053	191	165	4	-	9	4	7
Santacruz West	400054	38	99	35	4	14	8	3
Santacruz East	400055	2	-	1	17	173	1	-
Vile Parle West	400056	1	-	9	29	159	2	11
Vile Parle East	400057	-	76	14	29	3	-	3
Andheri West	400058	26	22	92	28	21	-	78
Andheri East-Marol	400059	20	3	145	518	52	44	-
Jogeshwari East	400060	4	3	264	-	-	-	-
Madh-Versova	400061	-	-	-	-	-	-	-
Goregaon West	400062	43	-	1	-	-	-	-

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-H2	CY26-H1
Goregaon East	400063	321	386	131	435	280	96	-
Malad West	400064	3	319	213	362	259	139	3
Borivali East	400066	25	810	352	34	220	28	16
Kandivali West	400067	190	205	212	667	67	5	585
Dahisar	400068	21	215	-	128	122	73	8
Andheri East	400069	17	3	56	24	81	-	286
Kurla West	400070	1	-	1	4	13	12	2
Chembur	400071	20	64	7	96	58	38	-
Saki Naka-Chandivali	400072	-	121	-	-	189	66	-
Mahul	400074	-	-	25	-	-	-	-
Ghatkopar East	400075	-	179	68	4	73	73	-
Powai	400076	-	-	-	17	2	2	-
Ghatkopar East	400077	247	2	149	152	256	173	40
Bhandup West	400078	45	37	90	158	1	1	13
Vikhroli	400079	-	715	-	-	-	-	-
Mulund West	400080	8	471	722	49	127	100	11
Mulund East	400081	8	-	1	8	42	24	-
Vikhroli	400083	14	46	21	259	4	-	-
Ghatkopar West	400086	319	155	444	138	17	-	-
Deonar-Mankhurd	400088	79	3	4	-	-	-	-
Lokmanya Tilak Terminus	400089	-	2	-	10	89	89	-
Borivali West	400091	8	-	70	61	26	15	4
Borivali West-Gorai	400092	245	427	186	393	41	21	236
Andheri East-Chakala	400093	242	63	53	194	-	-	122
Malvani-Marve	400095	-	10	6	12	3	3	8
Malad East	400097	149	120	294	815	7	1	7
Santacruz East	400098	-	-	116	165	-	-	-
Mumbai Airport	400099	-	28	-	-	-	-	14
Kandivali East	400101	40	2	58	-	-	-	3
Jogeshwari West-Oshiwara	400102	18	63	315	7	30	28	16
Mandapeshwar	400103	-	9	3	15	27	12	4
Motilal Nagar	400104	148	17	8	48	7	1	10
TOTAL		2,582	5,510	4,732	5,336	3,280	1,681	1,644

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-H2	CY26-H1
Kalbadevi	400002	2	-	9	-	5	-	-
Girgaon	400004	4	89	69	73	16	-	8
Mumbai Central	400008	32	74	49	69	67	-	5
Mazgaon Dock	400010	-	4	40	3	22	1	5
Byculla West	400011	20	8	10	32	57	48	1
Parel	400012	21	-	10	59	6	6	14
Lower Parel	400013	213	31	-	20	7	7	-
Dadar East	400014	-	13	24	24	25	14	-
Mahim / Matunga West	400016	24	66	4	9	44	15	54
Matunga	400019	17	24	14	4	32	32	-
Sion	400022	18	26	30	47	31	31	36
Kurla East	400024	2	7	12	45	18	11	45
Prabhadevi	400025	-	-	-	-	-	-	-
Dadar West	400028	21	39	-	32	1	1	20
Wadala	400031	135	2	9	-	-	-	-
Cotton Green	400033	-	-	-	2	2	-	-
Antop Hill	400037	-	18	7	-	16	16	17
Bhandup East	400042	49	83	72	12	-	-	71
Deonar / Govandi West	400043	26	-	-	-	12	12	-
Juhu	400049	-	-	1	-	9	9	-
Bandra West	400050	71	16	10	29	56	52	20
Bandra East	400051	3	68	72	10	13	12	15
Khar West	400052	-	19	11	10	8	7	23
Andheri-Azad Nagar	400053	41	28	52	21	33	16	33
Santacruz West	400054	1	23	14	24	13	7	28
Santacruz East	400055	16	9	34	12	29	13	16
Vile Parle West	400056	4	-	47	27	24	10	2
Vile Parle East	400057	10	57	57	66	21	-	16
Andheri West	400058	63	11	17	37	35	13	13
Andheri East-Marol	400059	70	10	18	20	15	4	11
Jogeshwari East	400060	6	211	67	1	9	-	18
Madh-Versova	400061	-	-	5	-	20	8	-
Goregaon West	400062	11	15	1	-	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-H2	CY26-H1
Goregaon East	400063	11	11	11	68	117	29	41
Malad West	400064	176	38	79	194	147	62	96
Borivali East	400066	35	159	112	99	85	43	58
Kandivali West	400067	70	172	231	222	152	39	78
Dahisar	400068	52	150	21	71	71	42	41
Andheri East	400069	43	18	103	9	8	1	44
Kurla West	400070	4	11	9	47	10	-	65
Chembur	400071	48	65	134	110	112	78	35
Saki Naka-Chandivali	400072	112	27	25	44	103	103	-
Mahul	400074	5	-	24	39	8	-	2
Ghatkopar East	400075	45	16	22	21	34	34	-
Powai	400076	-	2	9	8	1	1	8
Ghatkopar East	400077	53	16	65	81	59	30	40
Bhandup West	400078	84	68	122	147	72	10	14
Vikhroli	400079	-	5	-	7	-	-	-
Mulund West	400080	21	75	114	137	119	61	83
Mulund East	400081	28	25	32	38	54	30	18
Vikhroli	400083	85	108	156	45	35	32	149
Ghatkopar West	400086	18	60	46	34	28	2	-
Deonar-Mankhurd	400088	5	6	8	28	-	-	-
Lokmanya Tilak Terminus	400089	8	43	-	36	14	14	4
Borivali West	400091	10	13	26	33	50	32	16
Borivali West-Gorai	400092	136	171	160	248	212	154	216
Andheri East-Chakala	400093	115	13	10	14	9	8	9
Malvani-Marve	400095	5	54	47	28	4	4	5
Malad East	400097	21	96	127	107	42	7	148
Santacruz East	400098	4	-	3	1	2	-	-
Mumbai Airport	400099	-	9	-	10	8	-	16
Kandivali East	400101	13	9	17	43	113	-	46
Jogeshwari West-Oshiwara	400102	232	52	75	77	172	152	203
Mandapeshwar	400103	-	49	28	81	53	16	17
Motilal Nagar	400104	80	172	16	75	34	18	65
TOTAL		2,399	2,664	2,597	2,890	2,603	1,376	1,988

Statistics of New Projects in selected micro markets in Mumbai City launched in JANUARY - JUNE 2026				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%	-	2			
Girgaon	400004	0.3%	125	15	45%	0%	0%
Mumbai Central	400008	0.5%	209	24	100%	0%	0%
Mazgaon Dock	400010	0.4%	171	13	26%	0%	0%
Byculla West	400011	0.5%	199	60	100%	100%	100%
Parel	400012	1.5%	613	44	100%	86%	86%
Lower Parel	400013	1.0%	389	45	100%	95%	95%
Dadar East	400014	0.6%	223	21	96%	48%	0%
Mahim / Matunga West	400016	1.2%	484	25	100%	50%	0%
Matunga	400019	0.2%	85	18	61%	0%	0%
Sion	400022	3.0%	1,204	21	98%	0%	0%
Kurla East	400024	1.6%	638	15	97%	0%	0%
Prabhadevi	400025	1.2%	492	32	100%	64%	40%
Dadar West	400028	0.7%	270	18	91%	37%	0%
Wadala	400031	0.5%	210	30	100%	93%	0%
Cotton Green	400033	0.0%	-				
Antop Hill	400037	3.1%	1,245	37	100%	100%	0%
Bhandup East	400042	3.0%	1,184	22	92%	60%	39%
Deonar / Govandi West	400043	0.0%	-				
Juhu	400049	0.3%	131	10	56%	0%	0%
Bandra West	400050	1.2%	471	18	88%	35%	0%
Bandra East	400051	1.5%	616	19	99%	0%	0%
Khar West	400052	0.7%	289	14	94%	0%	0%
Andheri-Azad Nagar	400053	3.5%	1,405	17	79%	0%	0%
Santacruz West	400054	0.7%	275	11	59%	0%	0%
Santacruz East	400055	1.0%	406	8	36%	0%	0%
Vile Parle West	400056	0.4%	172	11	49%	0%	0%
Vile Parle East	400057	0.9%	353	6	0%	0%	0%
Andheri West	400058	1.2%	492	17	100%	0%	0%
Andheri East-Marol	400059	0.5%	187	13	73%	0%	0%
Jogeshwari East	400060	1.4%	540	13	51%	0%	0%
Madh-Versova	400061	0.5%	210	21	87%	75%	0%
Goregaon West	400062	0.0%	12	4	0%	0%	0%

Statistics of New Projects in selected micro markets in Mumbai City launched in JANUARY - JUNE 2026				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	1.5%	595	28	96%	75%	0%
Malad West	400064	3.1%	1,234	18	81%	12%	0%
Borivali East	400066	3.7%	1,481	19	92%	73%	53%
Kandivali West	400067	5.8%	2,295	13	68%	36%	0%
Dahisar	400068	1.5%	615	8	40%	0%	0%
Andheri East	400069	2.0%	778	13	69%	0%	0%
Kurla West	400070	1.8%	728	12	31%	0%	0%
Chembur	400071	2.4%	955	11	80%	0%	0%
Saki Naka-Chandivali	400072	0.0%	-	-			
Mahul	400074	0.2%	83	13	100%	0%	0%
Ghatkopar East	400075	0.0%	-	-			
Powai	400076	1.0%	412	14	60%	0%	0%
Ghatkopar East	400077	5.4%	2,141	30	93%	88%	66%
Bhandup West	400078	0.8%	325	21	100%	0%	0%
Vikhroli	400079	0.4%	145	38	100%	100%	0%
Mulund West	400080	4.5%	1,810	20	92%	31%	28%
Mulund East	400081	2.4%	966	20	96%	55%	0%
Vikhroli	400083	4.8%	1,925	13	95%	0%	0%
Ghatkopar West	400086	0.0%	-	1			
Deonar-Mankhurd	400088	0.0%	-				
Lokmanya Tilak Terminus	400089	0.3%	109	5	94%	0%	0%
Borivali West	400091	1.2%	465	14	70%	0%	0%
Borivali West-Gorai	400092	5.2%	2,065	15	81%	0%	0%
Andheri East-Chakala	400093	0.5%	183	16	28%	0%	0%
Malvani-Marve	400095	0.3%	124	5	0%	0%	0%
Malad East	400097	2.6%	1,038	17	84%	32%	0%
Santacruz East	400098	0.0%	-				
Mumbai Airport	400099	0.5%	191	10	0%	0%	0%
Kandivali East	400101	1.5%	597	15	19%	0%	0%
Jogeshwari West-Oshiwara	400102	3.1%	1,218	20	100%	60%	0%
Mandapeshwar	400103	0.2%	95	8	0%	0%	0%
Motilal Nagar	400104	4.3%	1,698	28	97%	68%	0%
Market Share of these 65 pin codes		94%	37,571	16.4	87%	32%	14%



AREA FORESIGHT

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

**VOLUME 5
JULY 2026**

THANK YOU FOR READING!