

Bangalore Real Estate Market Report 2024-25

Annual Analysis by PropertyInsights Research

Market Overview

Bangalore's real estate market continued its upward trajectory in 2024-25, with residential property prices appreciating by 12-18% across major micro-markets. The city saw approximately 62,000 new residential unit launches, a 15% increase over the previous year. Total sales volume reached 58,000 units, indicating healthy absorption rates.

Key Market Indicators:

- Average residential price: Rs. 6,800 per sq.ft. (city average)
- Highest appreciation corridor: Whitefield (18% YoY)
- Most affordable corridor: Devanahalli-Airport Road (Rs. 4,500/sq.ft. average)
- Most expensive micro-market: Koramangala (Rs. 14,000/sq.ft. average)
- Unsold inventory: 45,000 units (8.5 months supply)
- Rental yield average: 3.2% for residential, 7.5% for commercial

Area-wise Price Analysis (Rs. per sq.ft.)

Koramangala: Rs. 12,000 - 16,000 | HSR Layout: Rs. 8,500 - 11,000

Whitefield: Rs. 6,500 - 9,000 | Electronic City: Rs. 4,800 - 6,500

Sarjapur Road: Rs. 5,500 - 8,000 | Hebbal: Rs. 7,500 - 10,000

Yelahanka: Rs. 5,000 - 7,000 | Bannerghatta Road: Rs. 5,800 - 8,500

Kanakapura Road: Rs. 3,800 - 5,500 | Devanahalli: Rs. 3,500 - 5,000

Marathahalli: Rs. 7,000 - 9,500 | Bellandur: Rs. 7,500 - 10,500

Indiranagar: Rs. 13,000 - 18,000 | Jayanagar: Rs. 10,000 - 14,000

Emerging Trends

- Branded Residences:** Luxury developers partnering with hospitality brands (Four Seasons, Ritz-Carlton) for branded residences priced at Rs. 15,000-25,000 per sq.ft.
- Co-living Spaces:** Growing demand from IT professionals. Major players like Zolo, CoLive expanding rapidly. Average rent: Rs. 12,000-18,000 per month.
- Sustainable Buildings:** 35% of new launches in 2024 had green certifications, up from 20% in 2022. Buyers willing to pay 5-8% premium for eco-friendly features.
- Smart Homes:** 60% of new premium projects (above Rs. 1 Crore) offering smart home features as standard. Home automation market growing at 25% CAGR.

5. Peripheral Growth: North Bangalore (Devanahalli-Yelahanka) and East Bangalore (Budigere-Whitefield) seeing highest new project launches due to airport connectivity and IT park proximity.