

BANGALORE MACRO-ECONOMIC & INFRASTRUCTURE LEDGER (Q4 2025)

1. PRICE DYNAMICS & ABSORPTION:

- City-wide Average PSF: ₹9,932 (Dec 2024) -> Projected ₹10,450 (Q1 2025).
- Inventory Overhang: 9 months (Historically low). 85% of projects launched in 2023 are already sold out.
- Capital Appreciation: 8-12% YoY city-wide; 15-18% in "Infrastructure Impact Zones" (Blue Line Metro Corridor).
- Rental Yields: 3.9% - 4.4% in IT hubs; 2.8% - 3.2% in mature central zones like Jayanagar.

2. TRANSIT-ORIENTED DEVELOPMENT (TOD) STATUS:

- Blue Line (Airport Metro): Phase 2A (Silk Board to KR Puram) is 75% complete. Phase 2B (KR Puram to Airport) is 60% complete. Target operational: Late 2026.
- Yellow Line (E-City Link): 98% complete. Final safety trials underway for Q1 2025 launch. Impact: High rental spike expected in HSR and BTM layouts.
- Bengaluru Business Corridor (PRR): Final land acquisition notices issued Dec 2025. Compensation fixed at ~₹15.6 Crore/acre for prime clusters.
- Suburban Rail: Mallige Line (KSR to Devanahalli) has seen 30% civil work completion.

3. ECONOMIC DRIVERS:

- VC Inflow: \$15.1 Billion in 2024 alone (focused on AI & Deep Tech).
- Grade-A Office Absorption: 15.8 Million sq. ft. in 2024, primarily in North Bangalore (KIADB Aerospace Park) and ORR.
- Power/Water: New BESCOM solar mandates for apartments over 50 units. Water tanker pricing regulated at ₹1,200/12KL max as of 2024 mandate.