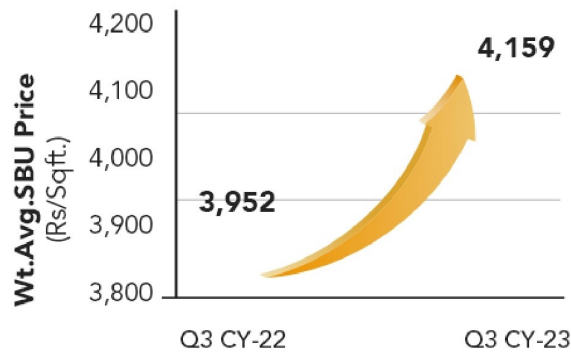


MADHYAMGRAM MARKET INSIGHTS

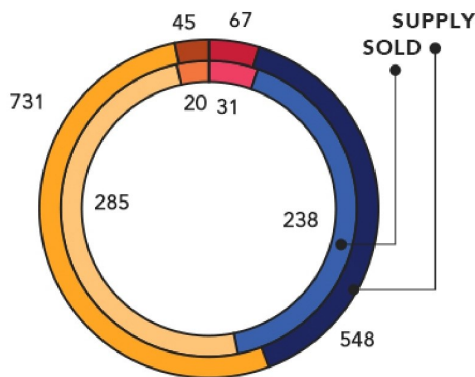
Madhyamgram*, a rapidly developing locality in the Northern Extension of Kolkata, has witnessed significant growth in its real estate market in recent years. The region's affordability, proximity to Kolkata, and improving infrastructure have attracted a growing number of homebuyers and investors. **A 5% YoY apartment price growth**, providing an affordable option for homebuyers.

PRICE TRENDS



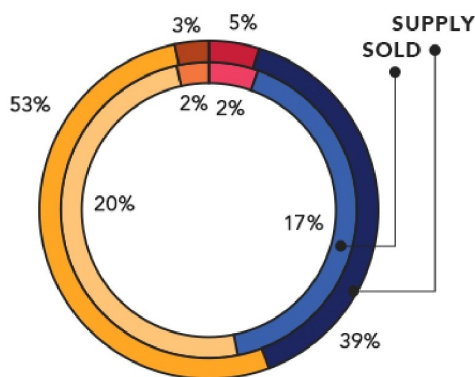
- Since **September 2022**, the Madhyamgram region has experienced a YoY price growth of **5%** on the **weighted average saleable price#** (on Super Built-Up Area), climbing from **Rs. 3,952** to **Rs. 4,159 PSF^**.
- Out of **13** marketable projects, **3** are currently offering units at a saleable price of **less than Rs. 4,000 PSF**.

SUPPLY & DEMAND – CY 22



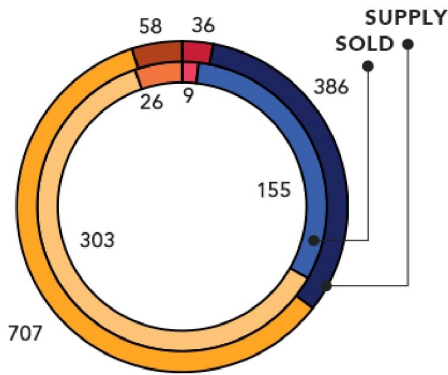
UNIT WISE DISTRIBUTION	
Supply (Outer Circle)	Sold (Inner Circle)
1BHK	1BHK
2BHK	2BHK
3BHK	3BHK
4BHK	4BHK

- During **CY-22~**, Madhyamgram had a total **marketable supply** of **1,391 units**.
- A total of **574 units** were sold, accounting for **41%** of the available supply, indicating there are now **59%** units remaining, equivalent to **817 units**.



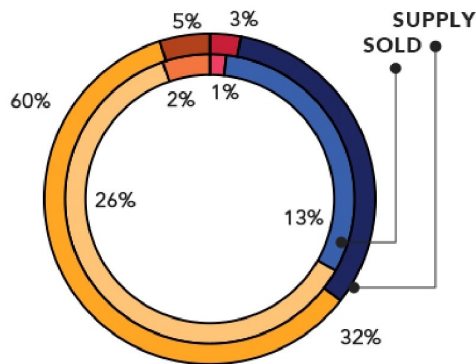
PERCENTAGE WISE DISTRIBUTION	
Supply (Outer Circle)	Sold (Inner Circle)
1BHK	1BHK
2BHK	2BHK
3BHK	3BHK
4BHK	4BHK

- By inventory, **3 BHK units** have been the most prevalent both in terms of supply and transactions, followed by **2 BHK units**.
- In **CY-22**, throughout **12 months**, Madhyamgram maintained a **monthly average absorption rate of 48 units**.



Supply (Outer Circle)	Sold (Inner Circle)
1BHK	1BHK
2BHK	2BHK
3BHK	3BHK
4BHK	4BHK

- During the first **9 months** of **CY-23**, Madhyamgram had a total **marketable supply** of **1,187 units**.
- A total of **493 units** were **sold**, accounting for **42%** of the marketable supply, indicating **58%** of units are remaining, equivalent to **694 units**.



Supply (Outer Circle)	Sold (Inner Circle)
1BHK	1BHK
2BHK	2BHK
3BHK	3BHK
4BHK	4BHK

- By inventory, **3 BHK units** have been the most prevalent both in terms of supply and transactions, followed by **2 BHK units**.
- In **Q3 CY-23**, throughout **9 months**, Madhyamgram maintained a **monthly average absorption rate** of **55 units**.

CONCLUSION:

- The Kalyani Expressway is a 40 km road managed by the KMDA. It has two lanes and serves as a valuable alternative to National Highway 34, benefiting both locals and travellers. It is the quickest route between Kalyani and Kolkata, promoting trade and urban development in the region. This toll road connects Kalyani to the Belghoria Highway, providing a well-planned bypass that avoids congested routes through towns like Sodepur, Barrackpore, and Naihati. As a result, it simplifies short-distance travel and significantly reduces travel time. As a result, Madhyamgram is an appealing choice for homebuyers residing in Sodepur, Barrackpore, Naihati, and Barasat.
- Between CY22 and Q3 CY23, the Madhyamgram real estate market witnessed an increase in absorption rate. If this rate continues, the existing marketable supply will **last for 22 months** (Note that we have not analyzed any impact of upcoming supply).
- Limited marketable supply, upgradation of road infrastructure and social infrastructure and advancement in project construction indicate a **potential 5% - 7% price growth** on weightage avg saleable price in the next 12 months.

*Madhyamgram: We exclusively assessed RERA Approved projects situated within a 3 km radius of Madhyamgram Chowmatha, featuring over 50 units.

#Weightage Avg. Saleable Price – One divides the cost of the marketable units by the number of marketable units.

^PSF – Per Square Feet; ~CY – Calendar Year.

This dataset has been collected by Developer Website, RERA Website and Primary Survey and run through 3 layers of verification. We are taking a 10% Standard Deviation on this dataset.

We have calculated on project's Base Per Square Feet Price for accuracy.



**THE PREFERRED
REAL ESTATE DESTINATION**

