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India Housing Booms on Jobs, Infrastructure

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India's housing market has recorded sharp growth from late 2021 through mid-2025, supported by job creation and infrastructure upgrades, according to ANAROCK Research. Several micro markets posted double-digit gains, with some areas witnessing near-doubling in prices and steep rental increases.

The study covered 14 leading markets across Bengaluru, Hyderabad, Pune, the National Capital Region (NCR), Mumbai Metropolitan Region (MMR), Kolkata, and Chennai.

- Noida's Sector 150 led nationally with a 139% rise in prices, driven by large township projects and planned infrastructure.
- Bengaluru's Sarjapur Road saw prices climb 79% and 2-BHK rents rise 81%, while Thanisandra Main Road posted 81% price growth and 65% rent increase, both boosted by metro expansion.
- Hyderabad's Gachibowli rose 87% in prices and 66% in rents, while HITECH City delivered 70% price growth and 58% rental growth, fueled by IT corridor demand.
- Pune's Hinjewadi posted 40% capital appreciation and 60% rent growth, while Wagholi matched the price gains and added 69% rental growth.
- NCR's Sohna Road saw prices rise 74% and rents by 50%.
- In MMR, Chembur gained 53% in capital values and 46% in rents, while Mulund advanced 50% in prices and 32% in rents.

ANAROCK Chairman Anuj Puri said the housing recovery since 2021 was fueled by pent-up demand, low interest rates, and a post-pandemic shift toward homeownership. By early 2025, rental growth stabilized at 7–9% annually, still above inflation but more sustainable.

Looking ahead, markets linked to new infrastructure, metro lines in Bengaluru, expressways in NCR, and expanding IT hubs in Hyderabad and Pune- are projected to deliver above-average growth in 2026.

Overall, the housing boom underlines how infrastructure and employment corridors are reshaping residential demand across India, attracting both investors and homebuyers.