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## South Mumbai's Market Share Shrinks as Western and Central Suburbs Dominate Property Registrations in July

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Property registration data for July reveals a sharp decline in South Mumbai's share of real estate activity, while Mumbai's suburban areas continue to dominate the market.

According to figures from the Maharashtra Inspector General of Registration, total property transactions in Mumbai reached 12,366 units in July, almost unchanged from the 12,373 units recorded in July 2024. Meanwhile, stamp duty collections rose by 3 percent to ₹1,101 crore, indicating stronger high-value deals.

The Western and Central Suburbs jointly accounted for 88 percent of all registrations, with the Western Suburbs alone contributing 57 percent and the Central Suburbs adding 31 percent. This is up from a combined suburban share of 86 percent in the same period last year. South Mumbai's share declined to just 6 percent, down from 8 percent, reflecting reduced activity in traditionally premium areas.

Compact apartments dominated the market again, with homes up to 1,000 square feet accounting for 82 percent of all residential registrations, which is similar to last year. Within that, units sized between 500 and 1,000 square feet remained the most transacted, while larger units between 1,000 and 2,000 square feet made up 14 percent, and units exceeding 2,000 square feet held at 3 percent.

High-ticket property sales rose modestly. Homes priced above ₹5 crore made up 6 percent of all deals, up from 5 percent last year. In contrast, mid-segment homes priced between ₹1 crore and ₹5 crore registered a slight dip in their share.

Between January and July 2025, Mumbai logged 88,570 property registrations, marking a 5 percent year-on-year rise. Stamp duty revenue reached ₹7,853 crore, up 14 percent from the same period in 2024, which is the strongest seven-month performance since 2013.

Industry experts attribute these geographic and segmental shifts to infrastructure-led growth and changing buyer preferences. Improved metro lines, expressway connectivity, and emerging corridors have enhanced appeal in suburban micro-markets like Western and Central Mumbai.

Prashant Sharma, President of NAREDCO Maharashtra, remarked that suburban zones offer better infrastructure and lifestyle choices, reinforcing end-user confidence. Shishir Bajjal of Knight Frank India noted that consistency in monthly registration volumes above 11,000 and strong revenue further signal resilience.