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## North Goa Villa Prices Remain Flat Amid Oversupply and Buyer Caution: Savills India

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Villa prices in North Goa have remained largely unchanged in the first half of 2025, as oversupply and cautious buyer sentiment have cooled down what was once a red-hot luxury real estate market, according to a report released by property consultancy Savills India.

The report highlighted that while property prices in key micro-markets like Anjuna, Assagao, Siolim, and Vagator surged by over 30% between 2022 and 2024, they have now stabilized.

This plateau comes as developers continue to launch new projects, increasing supply at a time when investor interest has started to wane due to high valuations and broader economic uncertainty.

“The North Goa villa market witnessed exponential growth over the last two years, but with multiple new developments and resales entering the market, we are now seeing price stabilization,” Savills India noted in the report. “Buyers, especially from metro cities, are becoming more discerning, evaluating long-term value rather than buying into hype.”

Local brokers report that many investors who bought into the market during the surge are now looking to exit, adding to inventory pressure. Simultaneously, several developers have launched premium gated villa communities with high-end amenities, further expanding the supply.

Despite the slowdown in capital value growth, demand for lifestyle-oriented homes remains steady, especially among high-net-worth individuals looking for vacation homes. Locations like Candolim and Arpora still attract attention due to proximity to the beach, restaurants, and nightlife.

However, with a softening in enquiries from Tier I cities and global economic headwinds, experts suggest that pricing will likely remain flat for the short term. Developers may need to offer better value propositions or incentives to maintain sales momentum.

“Buyers are increasingly seeking gated communities with security, green spaces, and modern amenities. Those projects that deliver on quality and location will continue to see traction, even in a price-sensitive environment,” the report added.

Savills concluded that while the North Goa villa market is unlikely to see sharp price declines, the days of rapid appreciation may be behind it, at least for now.