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# Mumbai realty writes its best chapter in 14 years

With registrations crossing the 1.5 lakh mark, the city reaffirmed its status as India's most resilient real estate market

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The crown jewel of Indian real estate, Mumbai, recorded a historic 2025—garnering its highest annual property registrations in over 14 years. Data from the Inspector General of Registration and Controller of Stamps, Maharashtra, and industry reports reveal that 1,50,254 properties were registered across the Mumbai Municipal Region in 2025. This notes a six per cent year-on-year (YoY) rise over 2024, accompanied by robust stamp duty collections of Rs 13,487 crore, reflecting an 11 per cent annual growth and underscoring sustained end-user demand in the residential housing segment.

"Mumbai's 2025 registrations crossing 1.5 lakh units is a very encouraging signal for the city's housing ecosystem. This trend is driven by both end-users seeking quality homes and investors recognising long-term value. As the market matures, we are seeing a blend of affordability and premium demand, with buyers engaging confidently across price bands," shares Kaushal Agarwal, chairman, The Guardians Real Estate

Advisory. Residential units dominated activity, accounting for approximately 80 per cent of total registrations. Properties under 1,000 sq ft continued to dominate buyer preference, contributing around 82 per cent of December registrations, with Rs one to two crore bracket homes increasing their share.

In December 2025 alone, 14,447 property transactions were registered, generating approximately Rs 1,263 crore in stamp duty revenue, a 16 per cent increase YoY and an 18 per cent rise over November 2025.

"This 14-year high reflects not just seasonal momentum but underlying demand across both primary and resale segments," adds Prashant Sharma, president, NAREDCO Maharashtra.

Maintaining product diversity, transparent practices, and customer-first engagement will be key to building on this momentum this year, opine market experts. "With registrations and stamp duty collections both hitting record highs, this performance validates renewed optimism in the housing and commercial segments and signals a balanced growth path in 2026," explains Shil-

pin Tater, managing director, Superb Realty.

The data reveals sustained demand for homes in well-connected suburbs where quality product offerings meet aspirational needs.

"Developers must continue to align with buyer expectations around value, delivery and lifestyle amenities to sustain this positive trajectory," advises Vijay Choraria, managing director, Crest Ventures.

Further giving more insights, Gulam Zia, international partner, senior executive director, research, advisory, infrastructure and valuation, Knight Frank India, concludes, "Mumbai's residential market is navigating a phase of healthy consolidation, where demand remains steady even as the market shifts toward higher ticket sizes. While developers have been disciplined with a 10 per cent reduction in annual launches to manage inventory, the seven per cent price appreciation and improving Metro connectivity continue to make peripheral locations highly attractive for end-users seeking better value and efficient commutes."

