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### Ahmedabad Residential Realty - a Buyer's Market !!!!!

Ahmedabad residential real estate market has flourished in last couple of years. Western posh localities like Prahlad nagar, thaltej, Bodakdev have witnessed whopping hikes in rates. Today property rates are at its peak in these areas, all upcoming residential properties on offer are luxurious and ultra luxurious segment. Today developers are eyeing northern and eastern part of the city for new affordable housing projects. There is a genuine demand for affordable housing segment. In last couple of years the zoning pattern of previous development plan has pushed development on northern and eastern Ahmedabad.

Pockets like gota, new ranip, chandkheda, nikol, naroda and gandhinagar are hot destination for property buyers. Thousands of apartments are on offer in Ahmedabad residential real estate in these areas. These pockets are witnessing genuine end user driven housing demand, while luxury housing in coming up posh localities.

### Factors responsible for price rise in Ahmedabad Residential Real Estate Market

Today new property offering prices are high. The main reason for its is the input cost to developers is constantly rising because of currently there is shortage of labor in construction industry, wages of labor are highest. Material prices are also fluctuating. Shortage of skill labor results in delay of projects and it affects the construction cost. Moreover increased jantri price and lending rates will make house costlier in today's time. Increase in lending rates from banks and financial institutions have also struck property buyer's sentiments. Today in Ahmedabad there is still genuine

demand in affordable housing segment. 2 BHK House with ticket size of 25-35 lacs are selling like hot cake. Looking at the economical dynamics of Ahmedabad and Gujarat the demand is likely to be created and sustained in coming time.

Government of Gujarat has also hike jantri rates. Jantri hike will eliminate intermediate individuals playing in land market and does land trading which ultimately speculates the land prices. Land price speculation is a main root cause for steep housing price escalation. The new jantri will automatically eliminate such land traders.

Today's Ahmedabad Real Estate market is entirely consumer led market. One has many options and competitive offers to choose their dream home. Understanding the same developers have started giving heavy discounts to churn the revenue. Even in affordable housing segment developers have also started giving freebies to attract house aspirants. This is a good time for genuine house aspirants to go on negotiate and close the deal !!!! 