



PROPERTY PRICE INDEX

An overview of Residential Property Prices across Chennai Regions



Source : Cushman & Wakefield Research India

Location	No. of bedrooms	Average Unit Size(sq. ft)	Average price(INR/sqft)	Approximate price (Lakhs)
Under Rs 30 lakh				
Kundrathur	1 BHK	400-570	4,000-4,700	16.00-26.80
Pammal	1 BHK	400-660	4,450-4,500	17.80-29.70
Manali	1 BHK	420-500	3,500-4,000	14.70-20.00
Sholinganallur	1 BHK	430-450	5,470-6,700	23.52-30.00
Tambaram	1 BHK	500-600	4,800-6,500	24.00-39.00
Veppampattu	1 BHK	550-750	3,200-3,500	17.60-26.25

Location	No. of bedrooms	Average Unit Size(sq. ft)	Average price(INR/sqft)	Approximate price (Lakhs)
Rs. 75 Lakh-Rs 1.5 Crore				
Vadapalani	3 BHK	1000-1800	7,800-11,000	78.00-198.00
Velachery	3 BHK	1200-1800	6,500-8,500	78.00-153.00
Pallavaram	3 BHK	1200-1500	6,000-10,000	72.00-150.00

Location	No. of bedrooms	Average Unit Size(sq. ft)	Average price(INR/sqft)	Approximate price (Lakhs)
Rs 30 lakh- Rs 75 lakh				
Perungalathur	2 BHK	800-1200	4,200-5,500	33.60-66.00
Kelambakkam	2 BHK	830-1300	3,600-4,800	29.90-62.40
Kundrathur	2 BHK	900-1100	4,000-4,700	36.00-51.70
Iyyappanthangal	2 BHK	900-1100	4,500-5,500	40.50-60.50
Veppampattu	2 BHK	900-1200	3,200-3,900	28.80-46.80
Guduvancheri	2 BHK	900-1200	3,750-4,500	33.75-54.00
Poonamallee	2 BHK	900-1200	4,500-5,500	40.50-66.00
Mogappair	2 BHK	950-1000	6,000-7,500	57.00-75.00
Tambaram East	2 BHK	1000-1200	5,800-6,900	58.00-82.80
Mangadu	2 BHK	1000-1200	4,300-5,500	43.00-66.00
Sholinganallur	2 BHK	1000-1200	4,800-5,800	48.00-69.60
West Tambaram	2 BHK	1000-1400	4,700-5,000	47.00-70.00

Location	No. of bedrooms	Average Unit Size(sq. ft)	Average price(INR/sqft)	Approximate price (Lakhs)
Above Rs. 1.5 Crore				
Nungambakkam	3 BHK	1000-2000	18,000-22,500	180.00-450.00
Adyar	3 BHK	1200-2000	13,500-19,000	162.00-380.00
Annanagar	3 BHK	1500-2000	10,500-16,500	157.50-330.00
T.Nagar	3 BHK	1500-2500	16800-18400	252.00-460.00

