■■ Real Estate @ 2047 — The Broker's Edition

(Simplified summary of the Colliers India Report for realtors and property professionals)

1■■ India's Real Estate in Numbers

• 2024: ■25 lakh crore | 6–8% of GDP | Industry still developing, fragmented market

• 2030: ■125 lakh crore | ~10–12% of GDP | Structured, organised growth with new cities emerging

• 2047: ■850 lakh crore | ~20% of GDP | Real estate becomes one of India's largest GDP contributors

The takeaway: India's property market will grow 30x in value by 2047. There will be more business, more cities, and more sectors than ever before.

2■■ The Decentralised Boom — Beyond Metros

By 2047, India will have 100 cities with over 1 million people, and 17 Tier-2 & Tier-3 cities will lead this wave.

Top 17 Growth Cities: Indore, Lucknow, Surat, Nagpur, Coimbatore, Kochi, Jaipur, Varanasi, Ayodhya, Bhubaneswar, Visakhapatnam, Amritsar, Kanpur, Tirupati, Puri, Dwarka, and Shirdi.

Builders and investors are moving towards smaller cities. Brokers who build local partnerships in these emerging hubs will grow faster than those fighting competition in metros.

3■■ Sector-Wise Growth Outlook (2025–2047)

• Residential: 1M units sold annually by 2047. Affordable and mid-luxury homes dominate Tier-2 cities.

• Office Spaces: Grade-A stock to grow from 1B to 2B sq.ft. Flex spaces 20–25% of leasing.

• Industrial & Warehousing: From 0.5B to 2B sq.ft. E-commerce and EV industries lead demand.

• Retail: 1,000 to 1,500+ malls by 2047. Tier-2/3 cities become retail hotspots.

• Data Centres: IT load from 4.5 GW to 10 GW. Huge potential for green infrastructure.

• Co-Living & Senior-Living: Co-living: 1M→3M beds; Senior-living: 0.1M→1M beds.

• REITs & AIFs: REIT coverage rises from 16%→60% of office stock. Institutional funding surges.

4■■ The Broker Roadmap — What to Do Next

• Learn multiple segments: housing, leasing, warehousing, commercial.

- Focus on emerging cities and build relations with developers.
- Adopt CRM and automation tools for follow-ups.
- Create a strong personal brand and online presence.
- Collaborate with other brokers; stop competing for the same clients.

5■■ Summary for Brokers

- India’s property market = ■850 lakh crore by 2047.
- GDP contribution = nearly 20%.
- Top 17 cities = future goldmines.
- Fastest-growing sectors = housing, warehousing, office, data centre, senior living.
- Opportunity = unlimited for those who expand, collaborate, and brand themselves.

■ A Note from Wolves of Real Estate

This simplified report is made for Indian brokers to help them see where the future money is and plan their business now. Join the Wolves of Real Estate community — Learn, Network & Grow together for ■5/day.