

# News Release

FOR IMMEDIATE RELEASE

## Mumbai records 12,000+ property registrations in May 2026; best-ever May in 14 years: Knight Frank India

- State Exchequer collects over 1,000+ Cr in stamp duty

**Mumbai, May 31, 2026:** Mumbai city (area under BMC jurisdiction) recorded **12,315 property registrations<sup>1</sup> in May 2026, a growth of 7% year-on-year (YoY). The highest for the month in over a decade**, this signals a continued end-user demand. The state exchequer collected over **INR 1,051 crore (Cr) in stamp duty revenue in May 2026**, according to data from the Maharashtra Department of Registrations and Stamps as analysed by Knight Frank India.

Property registrations in May 2026 mark the **highest volume for the month of May in the past 14 years**, surpassing the previous peak recorded in May 2025, highlighting the strength of Mumbai's residential market. While registrations have grown 7% YoY, stamp duty collections dipped marginally by 1% YoY due to a shift in the transaction mix.

Sequentially, property registrations declined by 14% in May 2026 while revenue collections dropped by 9% month-on-month (MoM).

### Mumbai property sale registration and government revenue collection

Period	Registration (Units)	YoY	MoM	Revenue (INR cr)	YoY	MoM
Apr-25	13,080	12%	-16%	1,115	5%	-30%
May-25	11,565	-4%	-12%	1,062	3%	-5%
Jun-25	11,599	-1%	0%	1,035	2%	-3%
Jul-25	12,579	1.7%	8%	1,123	6%	8%
Aug-25	11,230	-3%	-11%	1,000	-6%	-11%
Sep-25	12,070	32%	7%	1,292	47%	29%
Oct-25	11,649	-10%	-3%	1,040	-14%	-20%
Nov-25	12,219	20%	5%	1,038	12%	0%
Dec-25	14,424	16%	18%	1,245	10%	20%
Jan-26	11,219	-8%	-22%	1,012	2%	-19%
Feb-26	13,029	8%	16%	1,134	21%	12%
Mar-26	15,983	3%	23%	1,534	-3%	35%
Apr-26	14,285	9%	-11%	1,156	4%	-25%
<b>May-26</b>	<b>12,315</b>	<b>7%</b>	<b>-14%</b>	<b>1,051</b>	<b>-1%</b>	<b>-9%</b>

Source: Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India

<sup>1</sup> According to data from the Maharashtra Department of Registrations and Stamps analysed by Knight Frank India

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**Shishir Bajjal, International Partner, Chairman & Managing Director, Knight Frank India, stated** “Mumbai’s residential market continues to demonstrate remarkable resilience, with May 2026 recording the strongest performance for the month in more than a decade. The sustained volume of registrations reflects the depth of end-user demand and confidence in the city’s housing market. While stamp duty collections moderated marginally, suggesting some normalization in transaction values, overall market fundamentals remain robust, supported by stable demand, improving affordability dynamics and continued preference for homeownership among buyers.”

## Mumbai records 14-year best property registrations

Month-wise	Registration (Units)	Revenue (INR Cr)
May-13	6,068	343
May-14	5,392	339
May-15	5,240	305
May-16	5,815	339
May-17	4,997	745
May-18	6,672	465
May-19	6,270	534
May-20	-	-
May-21	5,360	269
May-22	9,839	727
May-23	9,823	833
May-24	12,000	1,034
May-25	11,565	1,062
May-26	12,315	1,051

Source: Maharashtra Govt- Dept. of Registrations and Stamps (IGR); Knight Frank India

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### About Knight Frank

Knight Frank LLP is a leading independent, global property consultancy. Headquartered in London, Knight Frank has 20,000+ people operating from over 740+ offices across more than 50 territories. The Group advises clients ranging from individual owners and buyers to major developers, investors, and corporate tenants. For further information about the Company, please visit [www.knightfrank.com](http://www.knightfrank.com)

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