

5 FAST FACTS

HYDERABAD | Q1 2025



The Need-to-Know for Hyderabad's Commercial Real Estate

1 Q1 OFFICE LEASING GREW; GLV STOOD AT 2.6 MSF

Hyderabad's **GLV hit 2.6 MSF** in Q1 2025, an **11% y-o-y increase**. **Net absorption nearly doubled** to 1.82 MSF from Q1 2024.



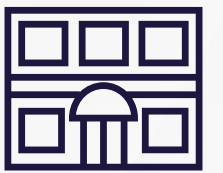
2 MADHAPUR LED RENTAL SURGE

Citywide rentals rose 3% q-o-q and 13% y-o-y, with Madhapur witnessing the sharpest gains, fueled by high demand and tight supply.



3 RETAIL DEMAND SOARED; SUBURBS DOMINATED

Q1 2025 **leasing hit 0.81 MSF**, a **2% q-o-q increase** and a **near 2x growth y-o-y**. Suburban hubs led with 61% share, driven by Kothapet, Nallagandla, and Kompally.



4 RESIDENTIAL LAUNCHES HELD STEADY; THE WEST LED SUPPLY

Q1 2025 saw **10,761 launches**, down 3% y-o-y. **The West led the supply**, driven by Nanakramguda, with North and South following, led by Bachupally and Rajendra Nagar.



5 HIGH-END AND LUXURY LED RESIDENTIAL LAUNCHES

High-end and luxury homes dominated supply, **holding a 70% share**, concentrated in Nanakramguda, Gandipet, and Rajendra Nagar.



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