

5 FAST FACTS

HYDERABAD | Q2 2025



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

1

Q2 OFFICE LEASING REMAINED STEADY; GLV AT 1.74 MSF

Q2 office GLV stood at 1.74 MSF; net absorption was 1.3 MSF, led by strong demand from flexible workspace operators alongside IT-BPM and BFSI sectors.



2

MADHAPUR DROVE OFFICE RENTAL GROWTH; CITYWIDE RENTALS UP 15% Y-O-Y

Citywide office rentals rose 15% y-o-y, with Madhapur driving the appreciation.



3

RETAIL LEASING REACHED 0.8 MSF; SUBURBAN LOCATIONS LED DEMAND

Retail leasing stood at ~0.8 MSF in Q2 2025, contributing to 1.5 MSF in H1, up 11% y-o-y. High streets dominated, with suburban areas like Bachupally and Kompally leading demand.



4

RESIDENTIAL LAUNCHES REMAINED STEADY; WEST HYDERABAD LED SUPPLY

Residential launches held steady at 10,281 units, with the West region contributing 54% of new supply, primarily in Kokapet and Gopanapally.



5

HIGH-END SEGMENT DOMINATED NEW RESIDENTIAL SUPPLY

High-end homes accounted for 73% of launches, concentrated in Kokapet and Nanakramguda, while plotted developments gained traction in the East.



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