# 5 FAST FACTS

## HYDERABAD | Q3 2025

CUSHMAN & WAKEFIELD

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

## 1 OFFICE LEASING ROSE; GLV RECORDED AT 2.83 MSF

Q3 office GLV **stood at 2.83 MSF;** net absorption was **1.42 MSF, led by IT-BPM (30%)** and **flexible workspaces (20%).**

## 2 OFFICE RENTALS INCREASED; MADHAPUR LED GAINS

Citywide average office rentals **rose 2% q-o-q** and **15% y-o-y,** driven mainly by appreciation in Madhapur.

## 3 RETAIL LEASING IMPROVED; ACTIVITY REACHED 0.51 MSF

Q3 retail leasing **rose to 0.51 MSF, up 3.5% y-o-y.** YTD activity was recorded at **2.04 MSF,** with suburban areas **driving 42% of volumes,** led by Kompally, Nallagandla, and the Financial District.

## 4 RESIDENTIAL LAUNCHES STOOD AT 10,101 UNITS; WEST & SOUTH LED LAUNCHES

Q3 residential launches **totaled 10,101 units; West contributed 39%,** driven primarily by Kollur, Nallagandla, and Puppalaguda, while **South accounted for 32%**, led by Rajendranagar.

## 5 HIGH-END RESIDENTIAL SEGMENT DOMINATED LAUNCHES

The high-end segment **accounted for 63%** of new launches, led by Nallagandla (West) and Rajendranagar (South).

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