

LAUNCHES STABLE, WEST REMAINS DOMINANT

Hyderabad recorded 10,761 new residential launches in Q1 2025, reflecting a minor 3% YoY dip. While affordable and mid-segment housing supply saw a slight slowdown, buyer interest remained strong, particularly in premium and high-end segments.

At a sub-market level, the West region maintained its dominance, contributing 51% to total launches, with Nanakramguda emerging as a major hotspot. The North followed with 18% share, with Bachupally as the key driver, while the South accounted for 17%, led by Rajendra Nagar. While the West remains the primary growth engine, its share has been gradually declining from a two-year average of nearly 60%, with other sub-markets like North, East and South making steady gains, indicating broader residential expansion.

HIGH-END & LUXURY DOMINATE LAUNCHES IN Q1-25

Hyderabad has seen the highest concentration in high-end & luxury segment across top-8 cities in India, accounting for 83% of the total launches during the quarter. The high-end segment's share has surged from 34% in Q1 2024 to 70% in Q1 2025, highlighting a clear trend toward premium projects. This segment was focused around areas such as Nanakramguda, Gandipet and Rajendra Nagar largely during Q1-25. The balance 17% was in the mid-segment category homes, concentrated around Bachupally.

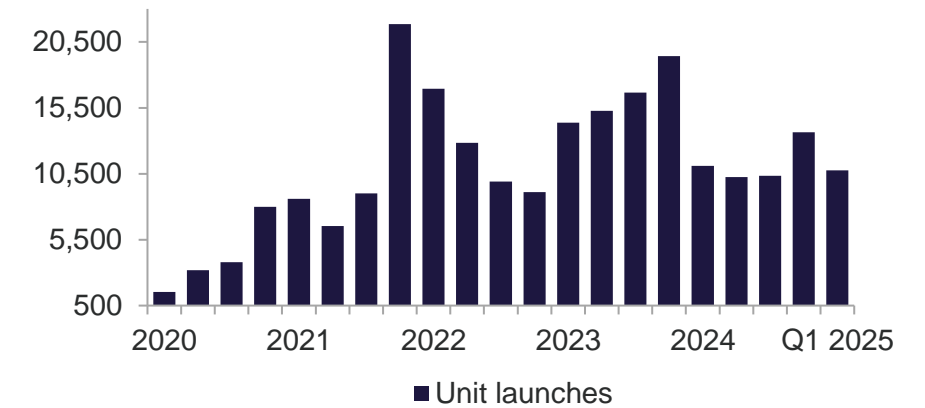
Plotted developments are gaining traction in the Eastern region, a trend likely to persist in the upcoming quarters.

RENTAL AND CAPITAL VALUES CONTINUE UPWARD TREND

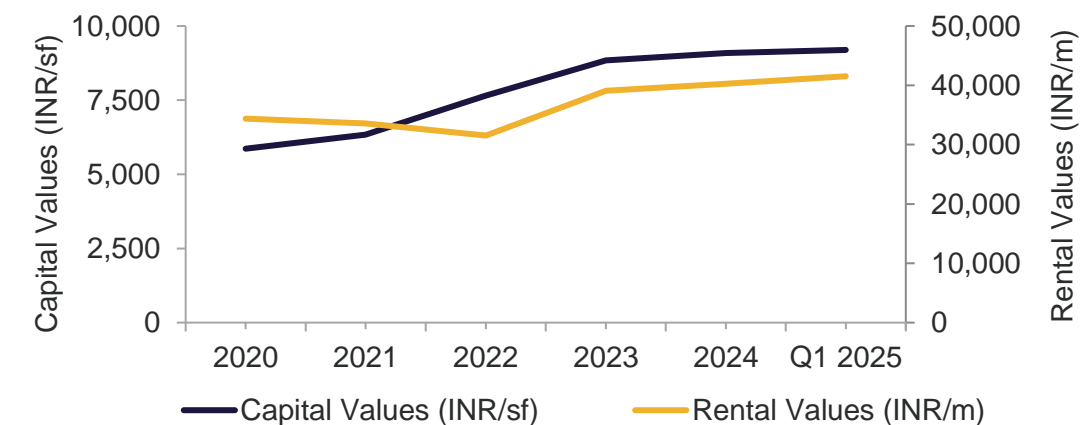
Hyderabad's rental market rose upto 3% QoQ and 7% YoY. Banjara Hills, Jubilee Hills, Madhapur, Gachibowli, Narsingi, and Kokapet led this growth, driven by strong demand from white-collar IT professionals, expatriates, etc. seeking premium rental accommodations.

Capital values also saw up to 2% QoQ and 4% YoY increase, with Banjara Hills, Jubilee Hills, Madhapur, and Gachibowli being the key contributors. Rising construction costs, premiumization, and a steady influx of luxury housing supply have supported price appreciation across these micro-markets.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



MARKET FUNDAMENTALS

	YOY Chg	Outlook
10,761 New unit launches	▼	■
9-12K Prime CBD Capital Value (INR/SF)	▲	▲
192 NHB Residex (Sept 2024) <i>Source: NHB</i>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
6.20% GDP Growth (Q3 FY24-25)	▼	▲
3.60% CPI Inflation	▼	▲
8.90% External Benchmark Lending Rate <i>Source: MOSPI, RBI, SBI</i>	▼	▼

CAPITAL VALUES AS OF Q1 2025

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills/ Jubilee Hills*	12,000 – 15,000	2%	8%	↗
Madhapur, Gachibowli	9,000 – 12,000	0%	0%	→
Kukatpally	8,500 – 11,000	0%	3%	→
Narsingi, Kokapet	8,500 – 12,000	0%	0%	→
Mid segment				
Madhapur, Gachibowli	8,000 – 8,250	5%	8%	↗
Kukatpally	7,000 – 8,250	3%	5%	↗
Kompally	6,250 – 8,000	1%	2%	→
Miyapur, Bachupally	6,000 – 7,350	6%	8%	↗

KEY PROJECTS LAUNCHED IN Q1 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Prestige Spring Heights	Rajendranagar	Prestige Group	1556	1,571 - 3,233
Godrej Madison Avenue	Kokapet	Godrej Properties	518	2,400 - 3,800

KEY CONSTRUCTION COMPLETIONS IN Q1 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
No completions this quarter				

Data collated from primary and secondary resources. Estimations are subject to change

* Banjara Hills/Jubilee Hills submarket includes projects from the Shaikpet market

** Rental and capital values have been depicted only for key submarkets

*** Quoted base capital value does not include other charges such as Preferential Location Charges, External Development Charges, Internal Development Charges, etc.

The above values for the high-end segment are for units typically of 1,600 sf and above

The above values for mid-segment are for units typically of 1,200-1,600 sf

^Affordable housing has been defined as units with a carpet area of 60 sq. mt in metros / 90 sq. mt in non-metros and value up to INR 45 lakh

Data for the first quarter is based on market information collected until 15th March 2025

RENTAL VALUES AS OF Q1 2025

SUBMARKET	AVERAGE QUOTED RENT** (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills/ Jubilee Hills*	60,000 – 145,000	2%	4%	↗
Madhapur, Gachibowli	45,000 – 68,000	5%	8%	↗
Kukatpally	25,000 – 40,000	0%	0%	→
Narsingi, Kokapet	25,000 – 35,000	0%	9%	↗
Mid segment				
Banjara Hills	30,000 – 45,000	7%	10%	↗
Madhapur, Gachibowli	30,000 – 37,000	5%	12%	↗
Kukatpally	20,000 – 25,000	3%	7%	↗
Himayath Nagar	15,500 – 19,000	1%	6%	→

ALOKA MAJUMDER

Manager, Research

Tel: +91 40 4045555

aloka.majumder@cushwake.com

SUVISHESH VALSAN

Senior Director, Research

Tel: +91 22 6771555

suvishesh.valsan@cushwake.com

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