

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast*
10,281 New unit launches	▼	■
9-12K Prime CBD Capital Value* (INR/SF)	▲	▲
196 NHB Residex (March 2025) <small>Source: NHB</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast*
7.40% GDP Growth (Q4 FY24-25)	▼	▼
2.82% CPI Inflation	▼	▲
8.65% External Benchmark Lending Rate <small>Source: MOSPI, RBI, SBI</small>	▼	▼

LAUNCHES STABLE, WEST REMAINS DOMINANT

Hyderabad recorded 10,281 new residential launches in Q2 2025, reflecting a small 0.2% YOY decrease. On a half-yearly basis, H1 2025 numbers remained nearly at par with H1 2024, highlighting steady market resilience.

The West region consolidated its dominance, accounting for 54% of Q2 launches, largely driven by areas such as Kokapet and Gopanapally. The South accounted for 25% of the share, while the North contributed 9%. Robust land acquisitions over the past years underscore sustained developer confidence and are expected to support elevated launch activity, particularly in the premium and luxury segments.

HIGH-END SEGMENT CONTINUED DOMINANCE IN LAUNCHES IN Q2-25

High-end homes accounted for 73% of new launches, followed by 19% mid-segment and 8% luxury homes, mirroring the strong premiumization trend witnessed across tier-I cities. Key premium hotspots included Kokapet and Nanakramguda, while mid-segment launches were concentrated around Bachupally.

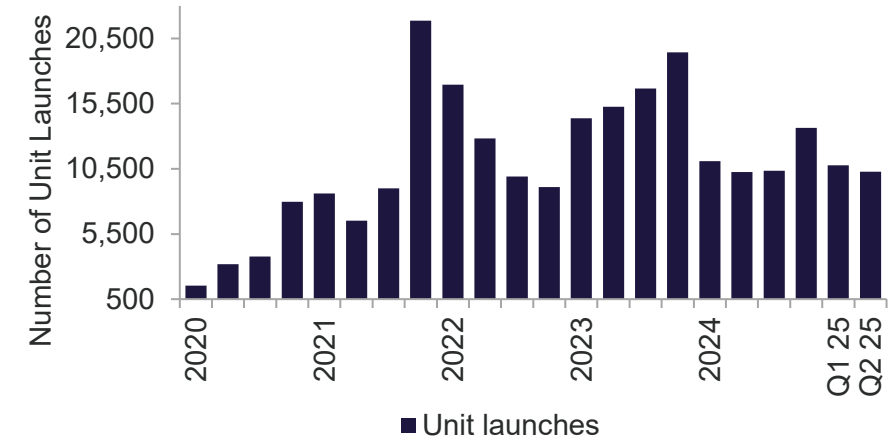
This sustained focus on upscale projects aligns with growing buyer preference for quality living and lifestyle amenities. Plotted developments are gaining traction, especially in the Eastern region.

STEADY RISE IN RENTAL AND CAPITAL VALUES

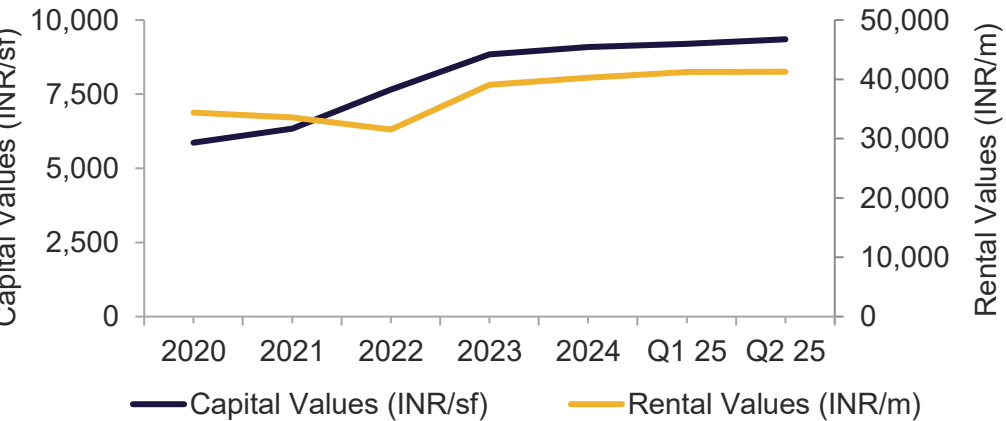
In Q2 2025, Hyderabad’s rental market saw annual growth of up to 6% in key areas like Banjara Hills, Madhapur, Gachibowli, Narsingi, and Kokapet. Average capital values also rose steadily, up 1% from the previous quarter and as high as 6% YOY in these prime locations. This upward trend reflects strong demand from white-collar IT professionals and expatriates seeking premium rental accommodations.

Long-term urban development plans with major infrastructure upgrades are expected to boost residential appeal. The government’s recent record-breaking land auction in Kukatpally signals strong investor interest, with another mega e-auction planned in Mokila by Hyderabad Metropolitan Development Authority (HMDA).

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



CAPITAL VALUES AS OF Q2 2025

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	13,000 – 15,000	4%	12%	↗
Madhapur, Gachibowli	9,000 – 12,000	0%	0%	—
Kukatpally	8,500 – 11,000	0%	3%	—
Narsingi, Kokapet	9,000 – 12,500	5%	5%	↗
Mid segment				
Madhapur, Gachibowli	8,250 – 8,500	3%	12%	↗
Kukatpally	7,000 – 8,250	0%	5%	↗
Kompally	6,250 – 8,000	0%	2%	—
Miyapur, Bachupally	6,000 – 7,350	0%	8%	↗

Data for the first quarter are based on market information collected until 13th June 2025

KEY PROJECTS LAUNCHED IN Q2 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
MSN One	Kokapet	MSN Urban Ventures	650	2,412 - 7,460
Casagrand GS Infinity	Attapur	Casagrand Builders	405	2,386 - 3,917

KEY CONSTRUCTION COMPLETIONS IN Q2 2025

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

Prime CBD Capital Value (INR/SF): Indicative capital value range for prime assets located within the Central Business District (CBD), reflecting current market benchmarks based on recent transactions, active listings, and investor sentiment. Estimates are subject to periodic review in line with prevailing market dynamics.

Outlook: The Outlook represents our forward-looking view of key market indicators over the next 12 months, based on current market trends, economic conditions, policy developments, and available data. Projections are indicative and may be adjusted as market dynamics evolve.

Short Term Outlook:Indicative directional view for the next 3–6 months, based on SME discussions, market sentiment, and ongoing activity. Subject to change as market conditions evolve.

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

RENTAL VALUES AS OF Q2 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	0%	4%	↗
Madhapur, Gachibowli	45,000 – 68,000	0%	8%	↗
Kukatpally	25,000 – 40,000	0%	0%	—
Himayath Nagar	20,000 – 35,000	0%	0%	—
Mid segment				
Banjara Hills	31,000 – 45,000	1%	12%	↗
Madhapur, Gachibowli	30,000 – 37,000	0%	12%	↗
Kukatpally	20,000 – 25,000	0%	7%	↗
Himayath Nagar	15,500 – 19,000	0%	6%	—

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