

MARKET FUNDAMENTALS

	YOY Chg	Outlook
10,101 New unit launches	▼	■
9-12K Prime CBD Capital Value* (INR/SF)	▲	▲
195 NHB Residex (June 2025) <small>Source: NHB</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
7.80% GDP Growth (Q1 FY25-26)	▲	▼
2.07% CPI Inflation	▼	▲
8.15% External Benchmark Lending Rate <small>Source: MOSPI, RBI, SBI</small>	▼	▼

LAUNCHES STABLE, WEST REMAINS DOMINANT

Hyderabad recorded 10,101 new residential launches in Q3 2025, a marginal dip of 2% QoQ and 3% YoY. Despite this, YTD supply stood at 31,143 units, nearly matching 2024 levels and highlighting the city’s sustained supply levels.

Most new launches in Q3 2025 were concentrated in the West (39%), with major contributions from Kollur, Nallagandla, Puppalaguda, and Borabanda. The South emerged as the next largest zone (32%), led by Rajendranagar, Gaganpahad, and Tukkuguda. North and North-West each accounted for 12%, driven by Kompally, Kukatpally, and Kandlakoya. These areas together constituted nearly 95% of the quarterly supply, with locations.

HIGH-END SEGMENT MAINTAINS LARGER SHARE

The high-end category continued to dominate, comprising 63% of quarterly launches. Prominent contributions came from Nallagandla (West) and Rajendranagar (South), underlining the ongoing preference for projects offering lifestyle amenities and larger formats. The mid-segment accounted for 34%, with activity anchored in Kollur (West) and Kukatpally (North-West), where established catchments continue to attract value-conscious buyers.

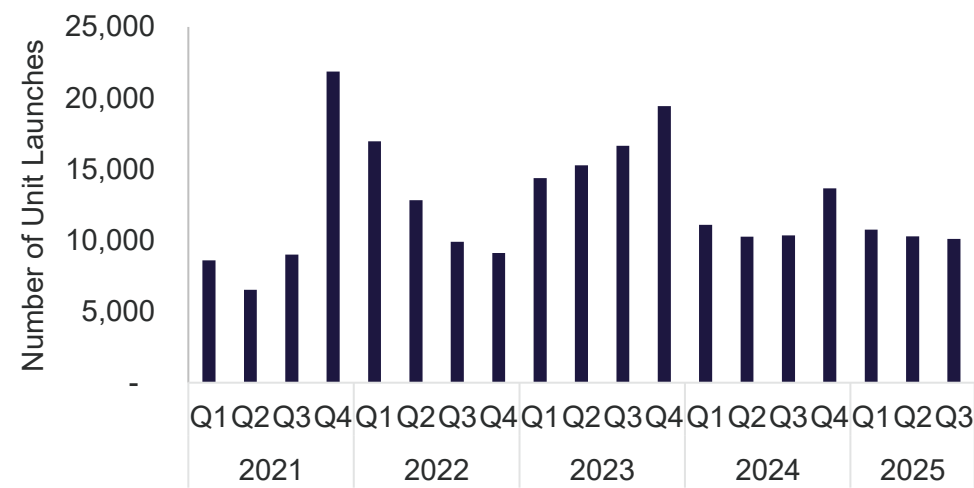
Affordable and luxury launches together made up only 3% of the supply, keeping Hyderabad’s launch mix tilted towards the mid to high-end spectrum. Select traction was also visible in plotted developments, particularly in emerging eastern corridors, highlighting growing interest in land-led investments.

STEADY GROWTH IN RENTAL AND CAPITAL VALUES

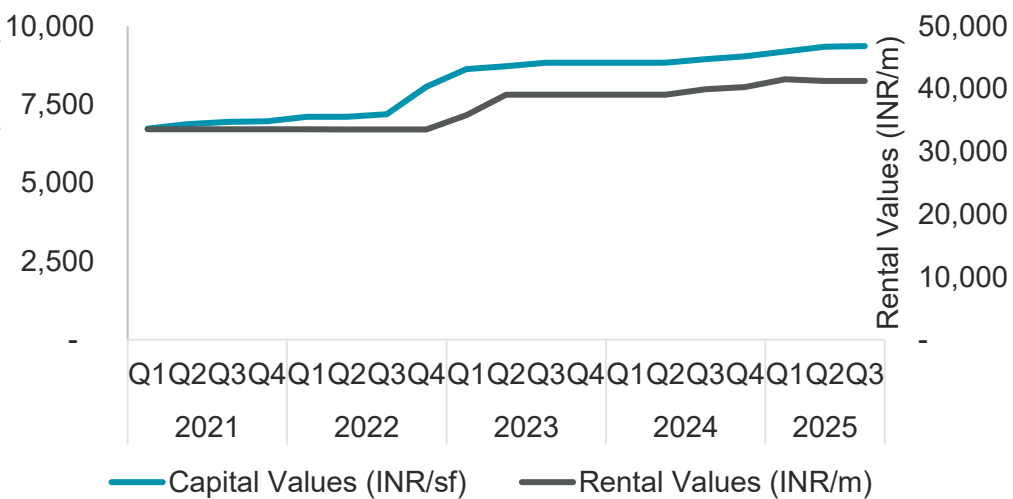
Average Rental values recorded an annual growth of 5% in Q3 2025, with the strongest gains in Banjara Hills, Madhapur, Gachibowli, and Kukatpally. Average capital values increased by 6% YOY, led by prime neighbourhoods Banjara Hills and Jubilee Hills, alongside growth in Narsingi, Kokapet, Miyapur, and Bachupally.

Old City Metro construction activity is gathering pace, set to enhance southern connectivity and support residential demand. The government’s focus on the Regional Ring Road (RRR), along with ongoing prime land auctions at record prices, is expected to set new benchmarks in Hyderabad’s real estate market.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



CAPITAL VALUES AS OF Q3 2025

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	13,150 – 15,000	1%	10%	↗
Madhapur, Gachibowli	9,000 – 12,000	0%	0%	—
Kukatpally	8,500 – 11,000	0%	3%	—
Narsingi, Kokapet	9,100 – 12,500	0%	5%	↗
Mid segment				
Madhapur, Gachibowli	8,250 – 8,500	0%	12%	↗
Kukatpally	7,000 – 8,250	0%	5%	↗
Kompally	6,250 – 8,000	0%	2%	—
Miyapur, Bachupally	6,000 – 7,350	0%	8%	↗

KEY PROJECTS LAUNCHED IN Q3 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Godrej Regal Pavilion	Rajendra Nagar	Godrej Properties	1,926	1,308 - 3,445
ASBL Broadway	Puppalguda	ASBL	885	2,035 - 2,650
Ramky The Eminent	Gaganpahad	Ramky Estates	724	1,565 – 4,100

KEY CONSTRUCTION COMPLETIONS IN Q3 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
Data for the third quarter is based on market information collected until 15th Sept ember 2025

RENTAL VALUES AS OF Q3 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%	2%	↗
Madhapur, Gachibowli	45,000 – 68,000	0%	5%	↗
Kukatpally	25,000 – 40,000	0%	0%	—
Himayath Nagar	20,000 – 35,000	0%	0%	—
Mid segment				
Banjara Hills	31,000 – 45,000	0%	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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