

MARKET FUNDAMENTALS

	YOY Chg	Outlook*
6,539 New unit launches	▲	▲
23-28K Prime CBD Capital Value (INR/SF)*	▲	▲
139 NHB Residex (June 2025) <small>Source: NHB</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook*
7.80% GDP Growth (Q1FY25-26)	▲	▼
2.07% CPI Inflation	▼	▲
8.15% External Benchmark Lending Rate <small>Source: MOSPI, RBI, SBI</small>	▼	▼

SOUTHERN SUBURBS DROVE QUARTERLY UNIT LAUNCHES IN Q3

The third quarter of 2025 saw Chennai’s residential market sustain its growth momentum, with over 6,500 unit launches, an 8% Y-O-Y increase. On a YTD basis, nearly 19,600 units were launched across the city, marking an 18% rise compared to the same period last year. The southern suburban markets dominated the quarterly launches in Q3, with Suburban South II contributing 54% of the launches, followed by Suburban South I at 36%. Supply during the quarter was largely concentrated in key residential hotspots such as Pallavaram-Thoraipakkam Road, Thoraipakkam and Porur.

PREMIUM SEGMENTS DOMINATED UNIT LAUNCHES IN Q3

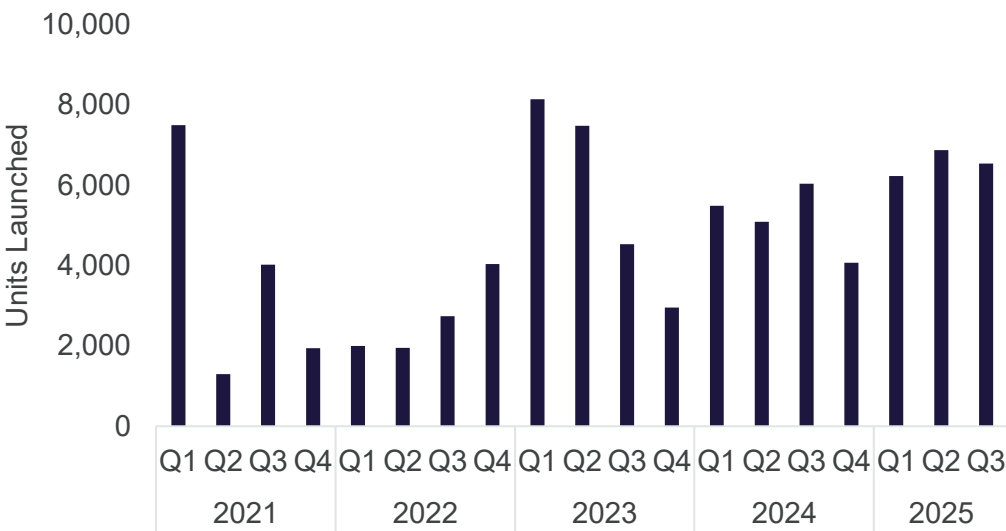
In contrast to Chennai’s typical mid-segment driven launch activity, Q3 marked a notable shift with premium offerings taking the lead. High-end and luxury units accounted for 59% of launches during the quarter, representing a 3.4-fold increase over the previous quarter. On a YTD basis, high-end and luxury units captured 34% of total launches, recording a healthy 49% growth compared to the same period last year. This trend highlights a noticeable shift in market dynamics, with developers increasingly catering to homebuyers as demand for premium housing strengthens.

While mid-segment recorded the remaining share of 41% in Q3, the segment still contributed a healthy 61% on a YTD basis, registering a 17% annual growth. This indicates that while premium launches are gaining prominence, developers continue to maintain a balance by focusing on the mid-segment to serve a broad spectrum of end-user demand.

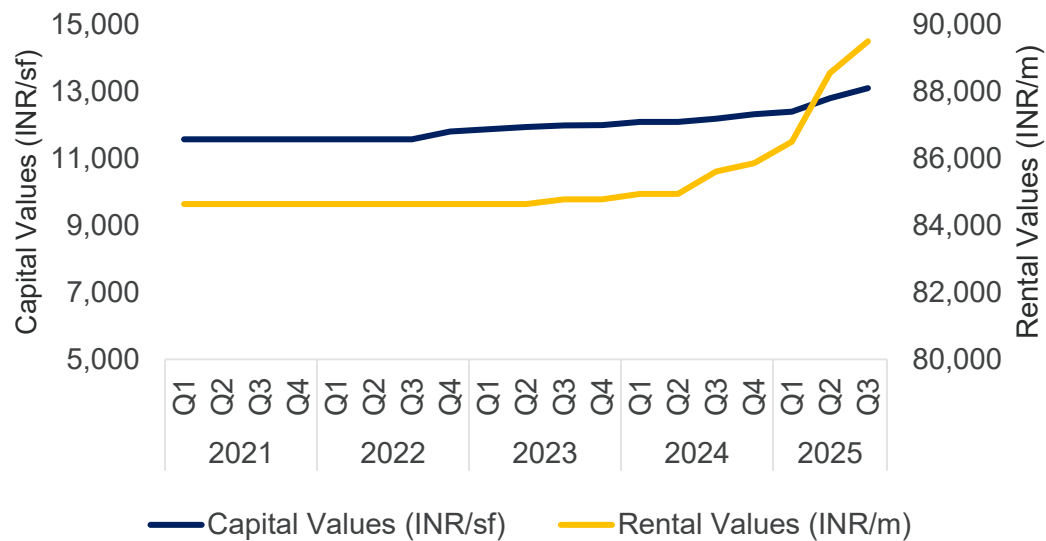
GROWTH IN RENTAL AND CAPITAL VALUES

Strong market activity was further reflected in the price movements with both rental and capital values recording healthy growth across key sub-markets. Rentals for mid-segment units in Suburban South I and II grew by 2-3% on a quarterly basis, while capital values in Suburban South I, Suburban South II and Suburban North posted Y-O-Y growth of 8-12%. The premium segment also witnessed notable appreciation, particularly in Off Central I and ECR submarkets, where capital values rose by 6-8% annually. Weighted average prices for new launches rose in Suburban South I (48%) and Suburban South II (18%), largely driven by the influx of premium units. With major infrastructure projects underway, both rental and capital values are expected to sustain their upward momentum in the near to medium term.

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				
Central	24,500-28,000	1%	5%	▬
Off Central - I	19,500-25,500	2%	8%	↗
Off Central - II	17,000-20,000	6%	14%	↗
East Coast Road	8,000-10,000	0%	6%	▬
Mid segment				
Central	15,000-18,500	2%	5%	▬
Off Central- I	15,500-18,000	2%	5%	↗
Off Central -II	11,000-13,000	4%	10%	↗
Suburban South - I	6,900-9,000	7%	12%	↗
Suburban South - II	5,900-8,500	5%	8%	↗
Suburban North	6,000-8,000	1%	8%	↗
Suburban West	5,900-8,500	0%	5%	▬
East Coast Road	5,500-7,000	3%	9%	↗

KEY PROJECTS LAUNCHED IN Q3 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Prestige Pallavaram Gardens	Pallavaram Thoraipakkam Road	Prestige Estates	2,069	1,061-2,735
Enchanted by Baashyaam	Thoraipakkam	Baashyaam Reality Pvt Ltd	904	1,933-3,165
Casagrand Osaka	Porur	Casagrand Builders	401	1,140-2,495

KEY CONSTRUCTION COMPLETIONS IN Q3 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Ayana 95	Ayanambakkam	Nature Residences Development	185	632-1,679
KCee Rainbow	K.K Nagar	KCee Properties	40	1,500

Data collated from primary and secondary resources. Estimations are subject to change
* Rental and capital values have been depicted only for key submarkets
** Quoted capital value on carpet area based on agreement values which includes, Base Rate, Car Parking Charges, Internal Development Charges, etc.
The above values for high-end segment are for units typically of 1,500-2,000 sf
The above values for mid segment are for units typically of 1,000-1,400 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 12th September 2025

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.

KEY TO SUBMARKETS

HIGH-END SEGMENT

Central: Boat Club, Poes Garden, Nungambakkam
Off Central-I: R.A. Puram, Abhiramapuram, Alwarpet And Teynampet
Off Central-II: T.Nagar, Mylapore, Annanagar, Kilpauk, Thiruvanmiyur, Adyar, Kotturpuram, Besant Nagar, K.K.Nagar, Velachery, Vadapalani

MID SEGMENT

Central: Boat Club, Poes Garden, Nungambakkam
Off Central-I: R.A. Puram, Abhiramapuram, Alwarpet And Teynampet
Off Central -II: T.Nagar, Mylapore, Annanagar, Kilpauk, Thiruvanmiyur, Adyar, Kotturpuram, Besant Nagar, K.K.Nagar, Velachery, Vadapalani
Suburban North: Madhavaram, Perambur,thondiarpet
Suburban West: Mogappair, Nolambur, Ambattur, Poonamallee High Road
Suburban South-I: Rajiv Gandhi Salai (Thiruvanmiyur To Kelambakkam)
Suburban South-II: GST Road (Alandur To Tambaram, Porur)

RENTAL VALUES AS OF Q3 2025

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Central	110,000-250,000	0%	3%	▬
Off Central - I	95,000-155,000	2%	4%	▬
Off Central - II	65,000-130,000	3%	5%	▬
East Coast Road	95,000-250,000	1%	2%	▬
Mid segment				
Central	55,000-80,500	0%	8%	▬
Off Central- I	51,000-81,000	1%	3%	▬
Off Central- II	33,000-51,000	1%	8%	↗
Suburban South - I	30,000-32,000	2%	13%	↗
Suburban South - II	21,500-26,000	3%	13%	↗

A.M.LAKSHMI

Manager, Research
Tel: +91 44 42995555
am.lakshmi@cushwake.com

SUVISHESH VALSAN

Senior Director, Research
Tel: +91 22 67715555
suvishesh.valsan@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.