



LAUNCH ACTIVITY REMAINS STABLE IN Q4 2025

MARKET FUNDAMENTALS

	YOY Chg	Outlook
9,918 New unit launches	▼	■
9-12K Prime CBD Capital Value* (INR/SF)	▲	▲
197.04 NHB Residex (Sep 2025)	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
8.20% GDP Growth (Q2 FY25-26)	▲	▼
0.71% CPI Inflation	▼	▲
7.90% External Benchmark Lending Rate	▼	▼

Source: MOSPI, RBI, SBI

Hyderabad recorded 9,918 residential unit launches in Q4 2025, broadly in line with recent quarterly trends. Launch activity remained steady, with volumes largely unchanged on a QOQ basis and broadly stable on a YOY basis. The West zone accounted for 76% of Q4 launches, led by activity in Tellapur and Kokapet. Peripheral locations accounted for 50% of quarterly launches, followed by core markets at 44%, with suburban areas forming the balance.

For the full year, residential launches stood at 41,061 units in 2025. Launch activity over the year remained concentrated in western corridors of the city, while southern micro-markets such as Rajendranagar and Shamshabad, and northern locations including Kompally, also contributed to annual supply. Over the year, peripheral locations accounted for nearly half of residential launches, while core and peripheral markets together formed over 90% of total supply in 2025. While core markets continued to be dominated by larger, organized developers, the higher peripheral share reflected increased participation from mid-sized and smaller developers, supported by land availability and entry pricing.

MID-SEGMENT AND HIGH-END DOMINATE NEW SUPPLY

The Q4 unit launch mix remained dominated by mid-segment and high-end housing, together accounting for around 95% of quarterly launches. Mid-segment supply led with a 58% share, largely concentrated in peripheral locations, while high-end units accounted for 37%, with activity primarily anchored in core markets.

On a full-year basis, a similar mix was observed, with mid and upper price brackets forming most new launches. Luxury launches were largely limited to core locations, while affordable housing accounted for a small share of total supply.

CAPITAL AND RENTAL VALUES REMAIN STABLE

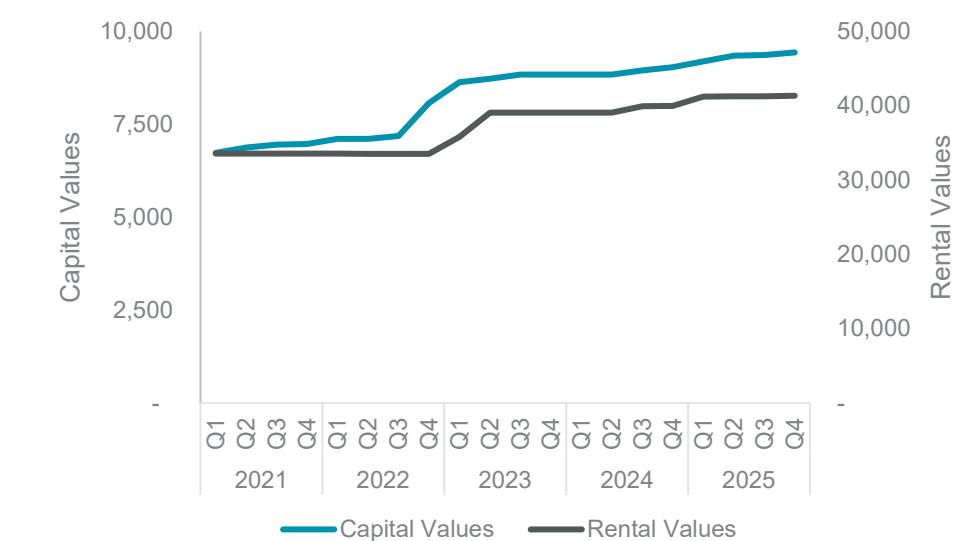
City-wide capital values were broadly stable in Q4, with average prices up about 1% QOQ and 4% YOY. Price appreciation during the quarter was led by Banjara Hills-Jubilee Hills, Madhapur-Gachibowli, Narsingi, and Kokapet. Rents also remained steady, rising around 3% YOY, with modest gains observed in Banjara Hills, Madhapur-Gachibowli, and Kukatpally.

Looking ahead, ongoing Old City Metro works are expected to support residential markets in the southern parts of the city, while progress on the Regional Ring Road is likely to influence development activity across peripheral growth corridors. Firm pricing in recent land auctions continued to reflect sustained developer interest.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



CAPITAL VALUES AS OF Q4 2025

Submarket	Average Quoted Capital Value** (INR/SF)	QoQ Change (%)	YoY Change (%)	Short Term Outlook*
High-end segment				
Banjara Hills/ Jubilee Hills*	13,500 – 15,100	2%	8%	↗
Madhapur, Gachibowli	9,000 – 12,000	0%	0%	▬
Kukatpally	8,500 – 11,000	0%	0%	▬
Narsingi, Kokapet	9,250 – 13,000	3%	9%	↗
Mid segment				
Madhapur, Gachibowli	8,250 – 8,500	0%	8%	↗
Kukatpally	7,000 – 8,250	0%	3%	↗
Kompally	6,250 – 8,000	0%	1%	▬
Miyapur, Bachupally	6,000 – 7,350	0%	6%	↗

RENTAL VALUES AS OF Q4 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	32,000 – 45,000	1%	10%	↗
Madhapur, Gachibowli	30,000 – 37,000	0%	5%	↗
Kukatpally	20,000 – 25,000	0%	3%	↗
Himayath Nagar	15,500 – 19,000	0%	1%	▬

KEY PROJECTS LAUNCHED IN Q4 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Rajapushpa Sierra	Tellapur	Rajapushpa Properties	3,528	1,295 – 2,555
Fortune Suraj Bhan Grande	Kokapet	Sri Sreenivasa Infra	1,326	2,909 – 4,339
Rise With 9	Gandipet	De Blueoak and P Mangatram Properties	392	3,293 – 5,777

KEY CONSTRUCTION COMPLETIONS IN Q4 2025

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
My Home Raka	Serilingampally	My Home Constructions	303	1,371 – 1,966
Ambience Parkview	Gachibowli	Koncept Ambience	246	1,725 – 2,168

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. Estimates 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.

Affordable: up to INR 65 lakh | Mid-segment: INR 65 lakh–1.1 Cr | High-end: INR 1.1 Cr–2.25 Cr | Luxury: INR 2.25 Cr+

Data for the fourth quarter is based on market information collected until 12th December 2025

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