MARKETBEAT
HYDERABAD
RESIDENTIAL Q1 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	y-o-y Chg	Outlook
9,126 New unit launches	▼	◄►
12–15K Prime CBD Capital Value* (INR/SF)	▲	▲
199.68 NHB Residex (Dec 2025)	▲	▲

Source: NHB

ECONOMIC INDICATORS

	y-o-y Chg	Outlook
7.80% GDP Growth (Q3 FY25-26)	▲	▼
3.21% CPI Inflation	▼	▲
7.90% External Benchmark Lending Rate	▼	◄►

Source: MOSPI, RBI, SBI

LAUNCH ACTIVITY MODERATES IN Q1 2026

Hyderabad saw 9,126 residential unit launches in Q1 2026, down 8% q-o-q and 19% y-o-y, signaling a recalibration by developers, having likely adopted a measured approach to new launches. The West zone remained dominant with a 65% share, led by the Financial District–Nanakramguda belt, while the North zone contributed 19% driven by Balanagar. Supply was evenly split between core and peripheral areas (36% each), with suburban markets accounting for 29%.

Peripheral corridors such as Miyapur, Balanagar, Manchirevulu, and Ameenpur are attracting growing developer activity, supported by better ORR connectivity, expanding social infrastructure, and competitive land pricing. Growing IT and GCC activity in Kokapet, Nanakramguda, and the Financial District has extended residential demand beyond traditional employment hubs of Madhapur and Gachibowli, drawing buyers into peripheral western and northern corridors.

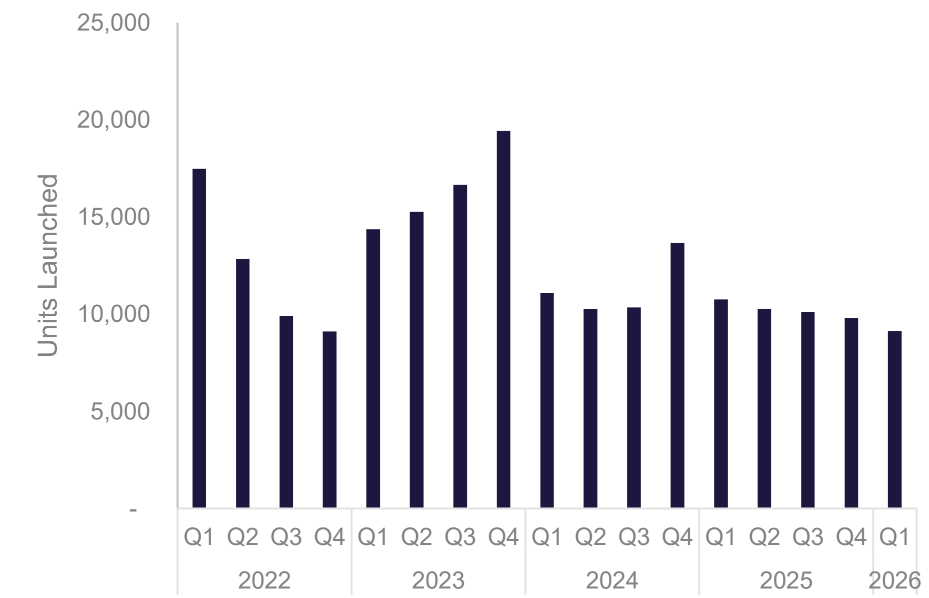
MID-SEGMENT AND HIGH-END ANCHOR QUARTERLY SUPPLY

Mid-segment launches led the Q1 2026 supply mix with a 42% share, concentrated in peripheral and suburban locations across the North and West zones, with Balanagar and Osman Nagar as key contributors. High-end launches accounted for 28%, anchored by Financial District, reinforcing its continued appeal among premium end-users from the city's GCC and tech workforce. Luxury launches, with 10% share, were concentrated in Nanakramguda, where land scarcity and premium buyer profiles continue to support higher ticket sizes. Affordable housing contributed the remaining 19%, primarily from smaller developers in suburban locations.

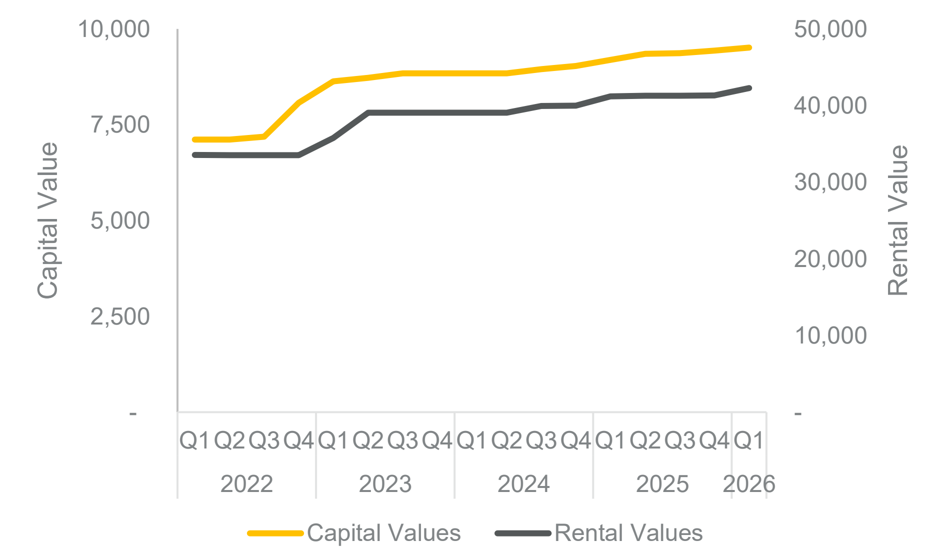
CAPITAL AND RENTAL VALUES REMAIN STABLE

City-wide capital values rose 1% q-o-q and 3% y-o-y, while rents increased 2% q-o-q and 2% y-o-y. Growth remained largely stable q-o-q, with y-o-y gains concentrated in western corridors. Narsingi–Kokapet led with 12% capital and 10% rental growth y-o-y, driven by premium demand and limited land supply. Banjara Hills–Jubilee Hills saw 6% y-o-y capital appreciation, while Madhapur–Gachibowli posted marginal gains. Upcoming Metro Phase 2B and Regional Ring Road are set to support continued expansion in peripheral corridors.

RESIDENTIAL UNIT LAUNCHES



CAPITAL VALUES / RENTAL VALUES



Better never settles

CAPITAL VALUES AS OF Q1 2026

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

RENTAL VALUES AS OF Q1 2026

SUBMARKET	AVERAGE QUOTED RENT** (INR/MONTH)	q-o-q CHANGE (%)	y-o-y CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	60,000 – 145,000	0%	0%	—
Madhapur, Gachibowli	45,000 – 70,000	2%	2%	↗
Kukatpally	25,000 – 40,000	0%	0%	—
Narsingi, Kokapet	28,000 – 38,000	10%	10%	↗
Mid segment				
Banjara Hills	33,000 – 46,000	3%	5%	↗
Madhapur, Gachibowli	30,000 – 37,000	0%	0%	—
Kukatpally	20,000 – 25,000	0%	0%	—
Himayath Nagar	15,500 – 19,000	0%	0%	—

KEY PROJECTS LAUNCHED IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Raghava Nova	Financial District	Raghava Highrise Projects Pvt Ltd	1,440	2,038 - 2,605
Sree Varaaha Aurum	Nanakramguda	Sree Varaaha Group	593	4,410 – 9,157
Brigade Enclave	Erragadda	Brigade Enterprises Ltd	215	1,860 - 2,640

KEY CONSTRUCTION COMPLETIONS IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Urbanrise on Cloud 33	Bachupally	Urbanrise Lifestyles Private Limited	2,600	1,099 - 2,021
EIPL Cornerstone	Puppalaguda	EIPL	989	1,360 - 2,350

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 – below INR 1.5 Cr | High-end: INR 1.5 Cr – below INR 3 Cr | Luxury: INR 3 Cr and above

Data for the first quarter is based on market information collected until 13th March 2026

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