

**MARKET FUNDAMENTALS**

	y-o-y Chg	Outlook*
<b>~3,700</b> New unit launches	▼	▲
<b>24-29K</b> Prime CBD Capital Value (INR/SF)*	▲	▲
<b>145</b> NHB Residex (Dec 2025) <i>Source: NHB</i>	▲	▲

**ECONOMIC INDICATORS**

	y-o-y Chg	Outlook*
<b>7.80%</b> GDP Growth (Q3FY25-26)	▲	▼
<b>3.21%</b> CPI Inflation	▼	▲
<b>7.90%</b> External Benchmark Lending Rate <i>Source: MOSPI, RBI, SBI</i>	▼	▬

**LAUNCH ACTIVITY HOLD STEADY IN Q1; SUBURBAN SOUTH DOMINATED**

Chennai's residential market recorded ~3,700 unit launches in Q1 2026, broadly in line with Q4-25 levels. However, end-user demand remained healthy across key location. Suburban South II emerged as the dominant submarket, accounting for 38% of launches, with Manapakkam continuing to drive momentum in this market. Suburban West (18%) and Suburban North (17%) saw higher shares compared to the preceding quarters, indicating widening of launch activity beyond the traditionally-dominant Suburban South I & II markets. Precincts such as Perungalathur, Madhavaram and Nerkundram recorded healthy traction.

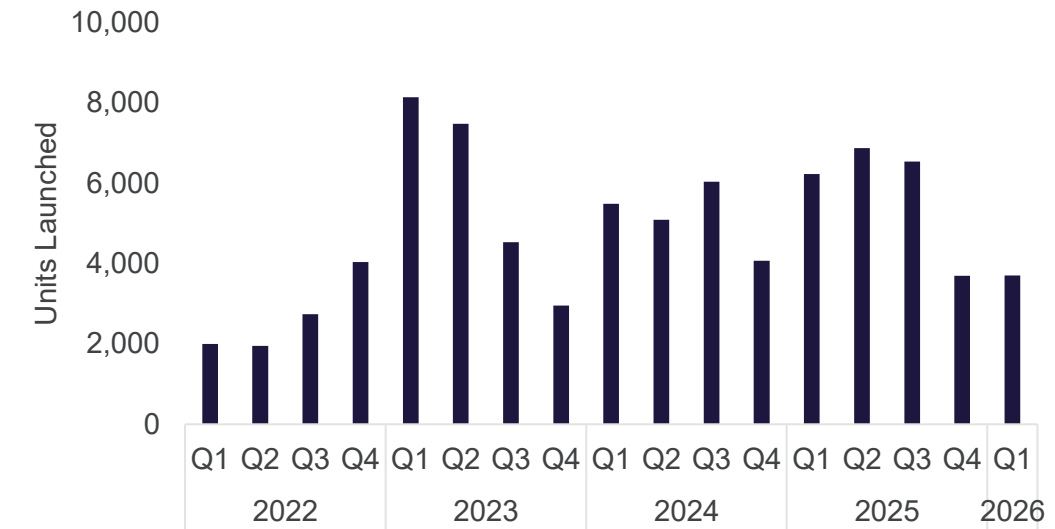
**PREMIUM SEGMENT DROVE SUPPLY; MID-SEGMENT SHARE MODERATED**

Q1-26 saw supply skewed toward premium segments, with high-end and luxury launches together making up 61% of total supply, a 253% rise on q-o-q and 28% on y-o-y. High-end launches alone contributed 44%, while luxury accounted for 17% indicating strong developer confidence in premium housing demand. Mid-segment's share declined to 37%, albeit continuing to remain a key contributor in absolute terms. Affordable housing remained sparse, with a small share largely confined to select suburban and peripheral pockets. The growing share of premium launches highlights an evolving market dynamic, with developers increasingly aligning supply with rising aspirations and upgrading preferences among homebuyers.

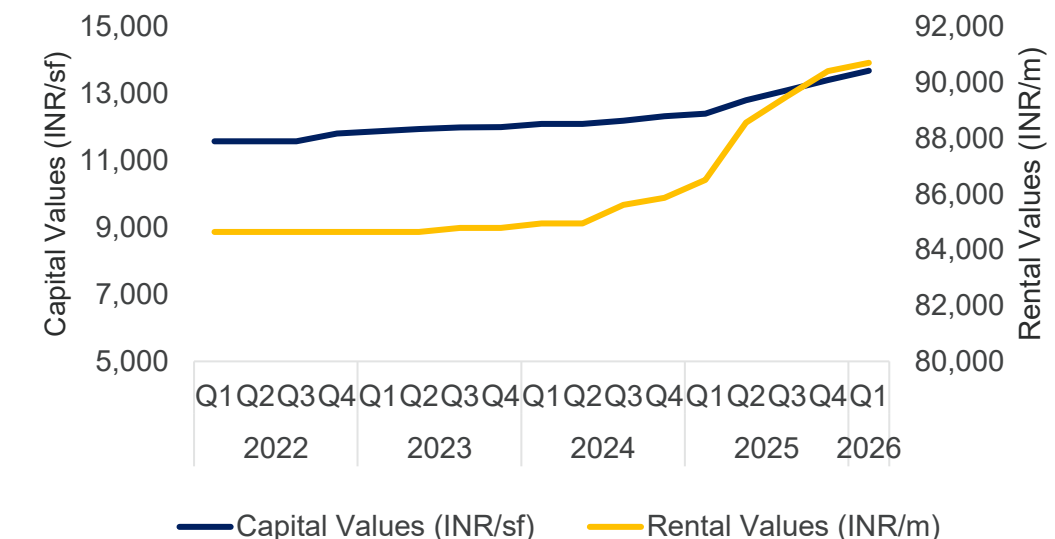
**CAPITAL AND RENTAL VALUES RECORDED HEALTHY Y-O-Y GROWTH**

Residential capital and rental values across Chennai continued to move upward in Q1-26. Capital values in the high-end segment rose 6-11% y-o-y across Central, Off-Central I & II submarkets, while mid-segment capital values saw stronger growth of 11-18% in Off-Central II and suburban locations. On the rental front, mid-segment rents posted a y-o-y rise of 9-16%, particularly in Off Central II, Suburban South I & II, indicating strong end-user demand. With infrastructure development actively progressing across the city and homebuyer confidence holding steady, both capital and rental values are expected to maintain upward momentum in the near term.

**RESIDENTIAL UNIT LAUNCHES**



**CAPITAL VALUES / RENTAL VALUES**



CAPITAL VALUES AS OF Q1 2026

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	q-o-q CHANGE (%)	y-o-y CHANGE (%)	SHORT TERM OUTLOOK*
<b>High-end segment</b>				
Central	25,000-28,000	0%	6%	—
Off Central - I	21,000-26,500	3%	11%	↗
Off Central - II	17,500-20,500	3%	11%	↗
East Coast Road	8,000-10,500	0%	8%	—
<b>Mid segment</b>				
Central	16,500-20,000	4%	14%	—
Off Central- I	16,000-19,000	1%	9%	↗
Off Central -II	12,000-14,000	2%	18%	↗
Suburban South - I	7,000-9,500	3%	15%	↗
Suburban South - II	6,500-8,500	3%	11%	↗
Suburban North	6,000-8,200	1%	6%	↗
Suburban West	6,000-9,000	3%	5%	—
East Coast Road	5,700-7,500	0%	13%	↗

KEY PROJECTS LAUNCHED IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Brigade Stellaris	Velachery	Brigade Group	284	2,033-6,337
Asta AVM Nova	Vadapalani	Asta Properties	231	1,506-3,271
Ramaniyam Sai Aranya	Nerkundram	Ramaniyam Realtors	488	807-2,822
L&T Realty Avinya Enclave Ph 2	Manapakkam	L&T Realty Properties	802	889-2,561

KEY CONSTRUCTION COMPLETIONS IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Rainbow Girnar	Vepery	Rainbow Foundations	143	1,695-2,760

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.

Affordable: up to INR 50 lakh | Mid-segment: INR 50 lakh-1.2 Cr | High-end: INR 1.2 Cr-2.5 Cr | Luxury: INR 2.5 Cr+

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

**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 Q1 2026

SUBMARKET	AVERAGE QUOTED RENT (INR/MONTH)	q-o-q CHANGE (%)	y-o-y CHANGE (%)	SHORT TERM OUTLOOK*
<b>High-end segment</b>				
Central	110,000-250,000	0%	3%	—
Off Central - I	97,000-155,000	0%	5%	—
Off Central - II	68,500-130,000	1%	6%	—
East Coast Road	97,000-250,000	1%	3%	—
<b>Mid segment</b>				
Central	56,000-80,500	0%	5%	—
Off Central- I	52,500-81,000	0%	3%	—
Off Central- II	35,000-52,000	0%	9%	↗
Suburban South - I	32,000-35,000	2%	16%	↗
Suburban South - II	23,000-28,000	3%	16%	↗

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