MARKETBEAT
HYDERABAD
RESIDENTIAL Q2 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	Outlook
9,040 New unit launches	▼	◄►
12–15K Prime CBD Capital Value* (INR/SF)	▲	▲
103.3 NHB Residex^ (March 2026)	▲	▲

Source: NHB

ECONOMIC INDICATORS

	YOY Chg	Outlook
7.80% GDP Growth (Q4 FY25-26)	▲	▼
3.93% CPI Inflation	▲	▲
7.90% External Benchmark Lending Rate	▼	◄►

Source: MOSPI, RBI, SBI

LAUNCHES REMAIN STEADY; WESTERN CORRIDOR LEADS

Hyderabad recorded 9,040 residential unit launches in Q2 2026, remaining broadly stable on a quarterly basis. However, launch activity was 13% lower than the corresponding period last year, reflecting a relatively measured pace of new supply additions. The decline was partly influenced by a higher base in the corresponding quarter last year, while launch volumes have remained largely range-bound over the past three quarters.

Residential development remained heavily concentrated in suburban locations, which accounted for nearly 90% of quarterly supply. From a geographic standpoint, the West zone dominated launch activity with a 72.5% share, led by Kollur, which alone contributed 58% of total launches during the quarter. The North zone followed with a 20% share, primarily driven by Bachupally, reflecting development activity along the north-western growth corridor. The East and South zones together accounted for 7.5% of supply. While launch volumes remained relatively limited in the East and South zones, locations such as Uppal and Kismatpur witnessed selective project additions, highlighting the gradual expansion of residential activity beyond the western corridor. Notably, Kollur and Bachupally together contributed nearly three-fourths of all units launched in Q2 2026.

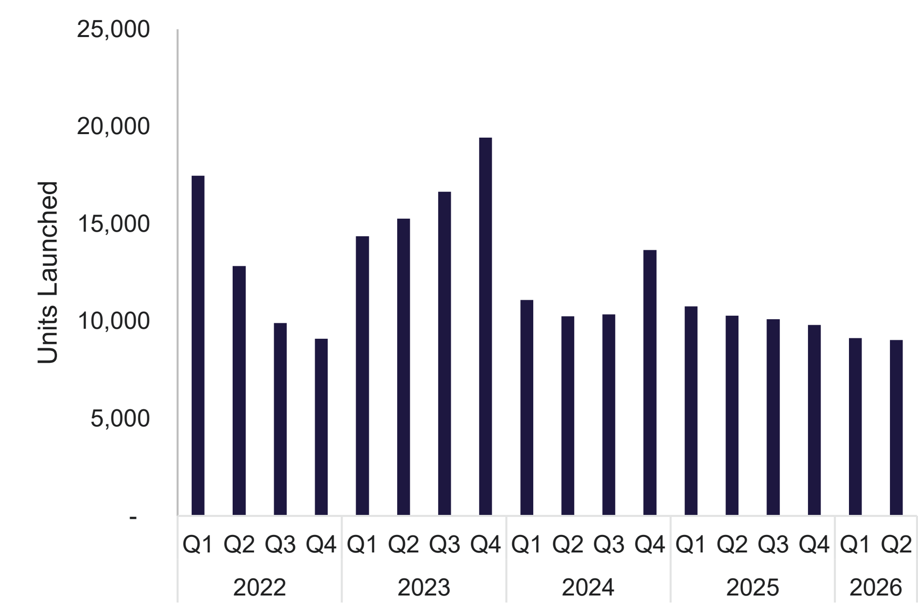
MID SEGMENT HOUSING DOMINATES NEW SUPPLY

Mid-segment projects accounted for nearly two-thirds of residential launches in Q2 2026, with supply spread across the western and northern corridors. High-end projects contributed about one-third of quarterly launches and were largely concentrated in western suburban locations. Affordable housing represented less than 1% of total launches during the quarter. In terms of unit configuration, 3 BHK apartments dominated new supply with a 54% share of launches, followed by 2.5 BHK units at 18%, 4 BHK units at 15% and 2 BHK units at 13%.

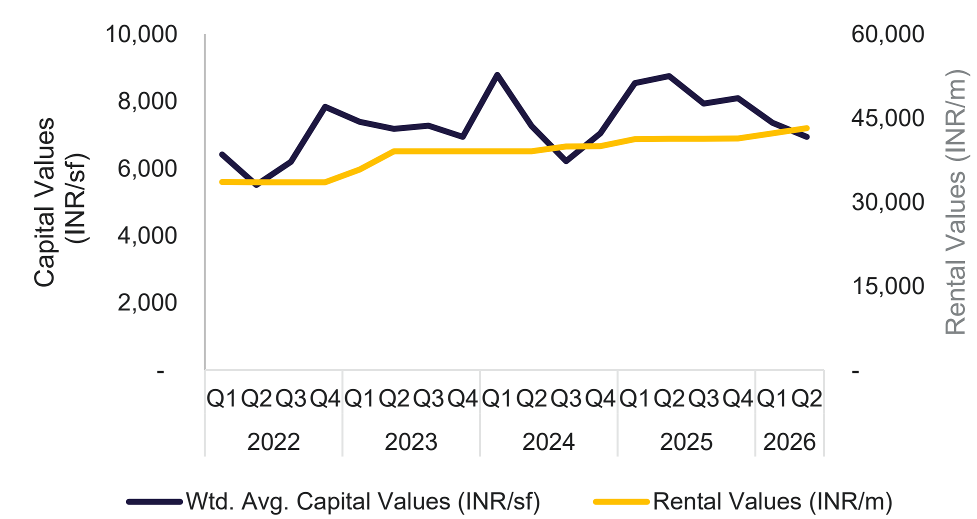
CAPITAL VALUES MODERATE, RENTAL GROWTH PERSISTS

Weighted average launch capital values across the city moderated during the quarter as new supply remained concentrated in suburban markets such as Kollur, Bachupally and Tellapur. Large-scale project launches in these locations influenced the citywide average, although underlying residential pricing trends remained largely stable. City-wide average residential rents rose 2% QoQ and 4% YoY in Q2 2026. Narsingi–Kokapet led annual rental growth, followed by Madhapur–Gachibowli, while Banjara Hills–Jubilee Hills remained the city's highest-priced rental market.

RESIDENTIAL UNIT LAUNCHES



WTD. AVG. CAPITAL VALUES / RENTAL VALUES



Note: Wtd. Avg. Is for newly launched projects

CAPITAL VALUES AS OF Q2 2026

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	14,000 – 15,100	2%	4%	↗
Madhapur, Gachibowli	9,300 – 12,500	1%	4%	↗
Kukatpally	8,500 – 11,000	0%	0%	—
Narsingi, Kokapet	10,000 – 13,500	2%	9%	↗
Mid segment				
Madhapur, Gachibowli	8,250 – 8,500	0%	0%	—
Kukatpally	7,000 – 8,250	0%	0%	—
Kompally	6,250 – 8,000	0%	0%	—
Miyapur, Bachupally	6,150 – 7,350	1%	1%	↗

RENTAL VALUES AS OF Q2 2026

SUBMARKET	AVERAGE QUOTED RENT** (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	65,000 – 145,000	2%	2%	—
Madhapur, Gachibowli	48,000 – 70,000	3%	4%	↗
Kukatpally	26,000 – 40,000	2%	2%	—
Narsingi, Kokapet	30,000 – 38,000	3%	13%	↗
Mid segment				
Banjara Hills	35,000 – 46,000	3%	7%	↗
Madhapur, Gachibowli	31,000 – 37,000	1%	1%	—
Kukatpally	20,000 – 25,000	0%	0%	—
Himayath Nagar	16,000 – 19,000	1%	1%	—

KEY PROJECTS LAUNCHED IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
My Home Udyan	Kollur	My Home Group	3,766	1,350 – 2,915
Candeur Eternia	Bachupally	Candeur Developers	1,505	1,619 – 2,192

KEY CONSTRUCTION COMPLETIONS IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
IRA Miracle	Kollur	Ira Realty	274	1,655 – 2,455
S V Garudadri	Pocharam	S V Sai Builders	135	927 – 1,720

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.*

^: Base Year for NHB Residex is 2024-25

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 second quarter is based on market information collected until 12th June 2026

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