MARKETBEAT
HYDERABAD
RESIDENTIAL Q3 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	Outlook
10,312 New unit launches	▼	↔
12–15K Prime CBD Capital Value* (INR/SF)	▲	▲
105.11 NHB Residex^ (June 2026)	▲	▲

Source: NHB

ECONOMIC INDICATORS

	YOY Chg	Outlook
7.80% GDP Growth (Q1 FY26-27)	▲	▼
4.82% CPI Inflation	▲	▲
7.90% External Benchmark Lending Rate	▼	▲

Source: MOSPI, RBI, SBI

LAUNCHES REMAIN BROADLY STABLE; WEST LEADS SUPPLY ADDITIONS

Hyderabad recorded 10,312 residential unit launches in Q3 2026, declining marginally by 1.5% q-o-q and 0.7% y-o-y. On a nine-month basis, launches stood at 29,906 units, i.e., 5.6% lower than the corresponding period of 2025, reflecting a small moderation in new supply. Development activity remained concentrated in the Core locations, which accounted for 54.1% of launches, followed by Suburban locations at 34.5% and Peripheral locations at 11.4%.

Looking at the geographic distribution of launches, the West zone accounted for the largest share of launches at 61.6%, led by activity in Kokapet and Kollur. The Central zone accounted for 16.0%, primarily driven by a large launch in RTC X Roads, followed by the North zone at 14.2%, led by Bachupally. The East zone contributed the remaining 8.2%.

HIGH-END SEGMENT ACCOUNTS FOR OVER HALF OF LAUNCHES

The segment mix of new supply shifted towards higher-value project categories in Q3 2026, with High-End projects accounting for 54.8% of total launches, up from 29.1% in Q2 2026. The share of mid-segment projects declined from 56.6% to 37.1%. Luxury projects contributed a further 6.5%, taking the combined share of High-End and Luxury projects to 61.3%, while Affordable projects remained marginal at 1.6%.

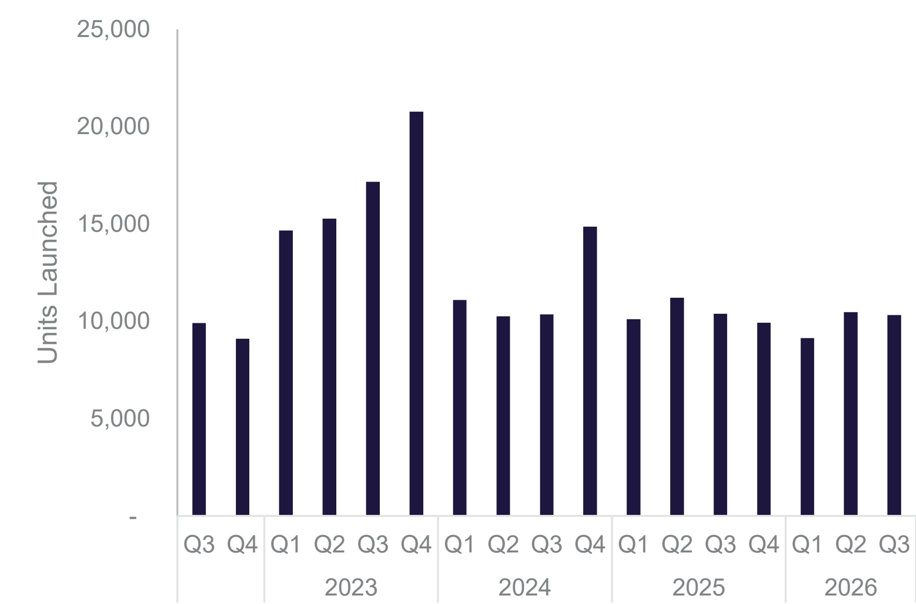
High-End projects were concentrated in the West and Central zones, accounting for 70.8% and 29.2% of High-End project launches, respectively. Mid-Segment projects, in contrast, had a broader geographic distribution across the West (41.8%), North (38.4%) and East (19.8%) zones.

CAPITAL VALUES REMAIN FIRM; RENTAL MOMENTUM STRENGTHENS

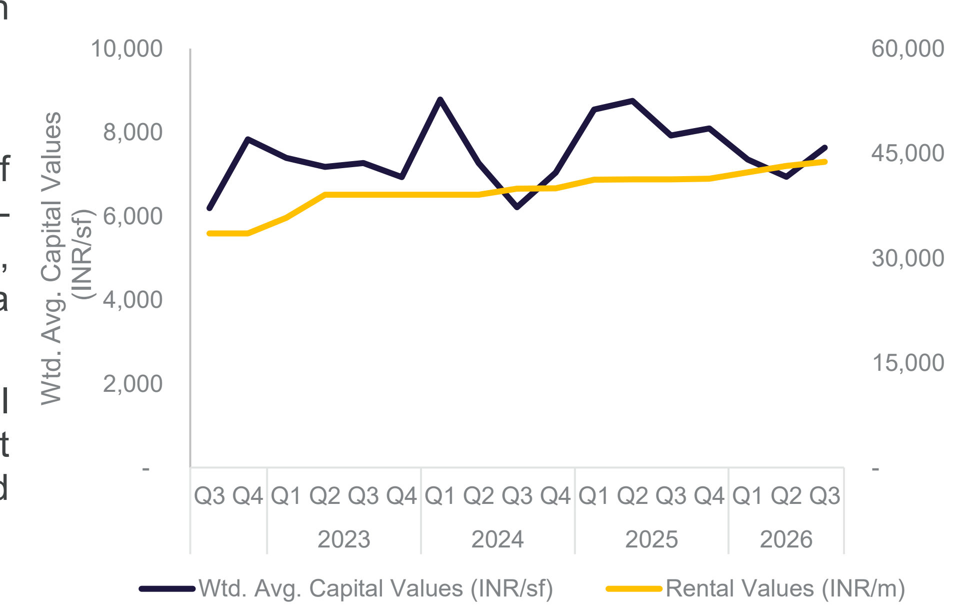
Capital values remained broadly stable during Q3 2026, recording average growth of 0.6% q-o-q and 2.8% y-o-y across the tracked micro-markets, led by Narsingi–Kokapet and Banjara Hills/Jubilee Hills. Rental values recorded stronger momentum, averaging 1.2% q-o-q and 5.2% y-o-y, driven primarily by Narsingi–Kokapet, Banjara Hills/Jubilee Hills and Madhapur–Gachibowli .

On the infrastructure front, the proposed Metro Phase-II expansion, subject to formal financial sanction, could support long-term connectivity and residential development across western and north-western Hyderabad, particularly along the proposed Raidurg–Kokapet Neopolis and Miyapur–Patancheru corridors.

RESIDENTIAL UNIT LAUNCHES



WTD. AVG. CAPITAL VALUES / RENTAL VALUES



Note: Weighted average capital values reflect newly launched projects during the respective quarter

HYDERABAD
RESIDENTIAL Q3 2026

CAPITAL VALUES AS OF Q3 2026

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE** (INR/SF)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	14,250 – 15,250	1.4%	4.8%	↗
Madhapur, Gachibowli	9,500 – 12,500	0.9%	4.8%	↗
Kukatpally	8,500 – 11,000	0.0%	0.0%	—
Narsingi, Kokapet	10,250 – 13,500	1.1%	10.0%	↗
Mid segment				
Madhapur, Gachibowli	8,250 – 8,600	0.6%	0.6%	↗
Kukatpally	7,000 – 8,250	0.0%	0.0%	—
Kompally	6,250 – 8,000	0.0%	0.0%	—
Miyapur, Bachupally	6,200 – 7,250	1.1%	2.2%	↗

RENTAL VALUES AS OF Q3 2026

SUBMARKET	AVERAGE QUOTED RENT** (INR/MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK*
High-end segment				
Banjara Hills/ Jubilee Hills*	66,500 – 146,500	1.4%	3.9%	↗
Madhapur, Gachibowli	50,000 – 70,000	1.7%	6.2%	↗
Kukatpally	26,000 – 40,500	0.8%	2.3%	↗
Narsingi, Kokapet	31,000 – 39,000	2.9%	16.7%	↗
Mid segment				
Banjara Hills	35,000 – 47,000	1.2%	7.9%	↗
Madhapur, Gachibowli	31,150 – 37,550	1.0%	2.5%	↗
Kukatpally	20,000 – 25,000	0.0%	0.0%	—
Himayath Nagar	16,150 – 19,150	0.9%	2.3%	↗

KEY PROJECTS LAUNCHED IN Q3 2026

PROPERTY	LOCATION	DEVELOPER	UNITS (Nos.)	UNIT SIZE (SF)
Raghava Linq	Kokapet	Raghava Highrise Projects Pvt Ltd	2,344	1,798-2,388
ASBL Legacy	RTC X Roads	ASBL	1,500	1,970-3,015
Brigade Barcelona	Neopolis	Brigade Enterprises Ltd	666	2,788-3,767

KEY CONSTRUCTION COMPLETIONS IN Q3 2026

PROPERTY
No completions for this quarter

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 third quarter is based on market information collected until 11th September 2026

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