

5 FAST FACTS

HYDERABAD | Q2 2024



The Need-to-Know for Hyderabad's Commercial Real Estate

1 STEADY QUARTERLY GROWTH, STRONG H1 PERFORMANCE

With consistent quarterly gross leasing of **2.5 MSF**, Hyderabad's office market witnessed a robust **H1 2024**, with a **40% y-o-y** surge in leasing volume to **5.0 MSF**.



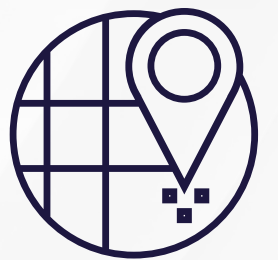
2 OFFICE RENTALS SURGED

Madhapur witnessed a considerable increase in rental rates during **Q2 2024**, spurred by robust demand. Grade A commercial projects saw rental hikes of up to **10% q-o-q**.



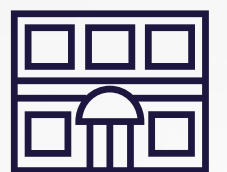
3 MAIN STREETS LED THE WAY

Retail sector witnessed robust leasing activity in **Q2 2024**, reaching **0.63 MSF**, a **29% q-o-q increase**. High streets dominated, capturing **0.55 MSF**, fueled by established and emerging areas like Madhapur, Banjara Hills, Kokapet and Ramachandrapuram. F&B and Fashion led the charge with **33%** and **30%** market shares respectively.



4 MODERATED LAUNCHES IN Q2 2024

Residential market experienced a moderation in **Q2 2024**, with new launches declining **8% q-o-q** and **33% y-o-y** to **10,257 units**.



5 RESIDENTIAL MARKET CONTINUED TO FAVOR HIGH-END UNITS

Residential market continues to favor premium housing. **Q2 2024** saw a **41% share for high-end units**, with Tellapur leading the charge. Luxury segment followed, capturing **27%**, primarily concentrated in western submarkets like **Manchirevula and Gachibowli**.



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