


18,000+ NEW UNIT LAUNCHES (Q1 2022)

53% SHARE OF HIGH-SEGMENT IN UNIT LAUNCHES (Q1 2022)

62% SHARE OF SUBURBAN (GACHIBOWLI) IN UNIT LAUNCHES (Q1 2022)

MARKET INDICATORS OVERALL Q1 2022

	Y-O-Y Change	12-Months Forecast
New Launches	▲	▲
Units Sold	▲	▲
Average Capital Values (INR/sf)	▲	▲

Western corridor continues to dominate new launches, project completions gain pace

In the first quarter of 2022, Hyderabad recorded new launches of approx. 18,000 units registering a 110% growth on a y-o-y basis. The western corridor continues to dominate quarterly new launches. Locations such as Kokapet and micro-markets along ORR with seamless connectivity to Gachibowli have accounted for close to 60% of new launches in Q1. The northern corridor followed with around 25% share as northern micro-markets such as Bachupally and Kompally are witnessing momentum in new launches owing to affordable land prices when compared to western corridor. While Hyderabad has been witnessing a rise in new launches, the pace of project completion has also been high. Out of approx. 45,000-50,000 units were launched during 2018-2020, in which more than 70% of these projects are either completed or are nearing completion, thereby showing the strong momentum in residential demand.

High-end segment dominates new launches

The high-end segment accounted for a majority share of 53% in the quarterly launches followed by the mid-segment with a share of approx. 40%. There have been a few significant launches in the luxury segment as well by reputed developers such as Aparna constructions, Prestige Group, and My Home constructions at Kokapet, and Gachibowli locations. While ready-to-move-in projects have been enjoying healthy demand, under-construction projects have also witnessed demand in the mid-segment and NRI buyers owing to the availability of a wide range of housing configurations at attractive prices. Emerging residential locations like Tellapur, Nallagandla, and Kokapet in the western corridor submarket have been experiencing healthy traction in the under-construction projects. The high-end segment projects in the western corridor are also likely to witness higher demand in the upcoming quarters.

Marginal uptick in property value as sales activity gains momentum

Average property prices at the city level recorded a marginal growth of 2% - 4% over Q4 2021. Select suburban locations like Tellapur, Gopanpally, Nanakramguda, Narsingi, and Bachupally have witnessed an increase of 3% - 5% in the launch prices when compared to the previous quarter. This price rise is due to positive sentiment among investors, rising demand for housing among the working population and rising land prices in the western corridor owing to the robust commercial developments. Hyderabad recorded strong growth in housing demand in the last 12-18 months with prime projects from reputed developers witnessing traction in the Sanath Nagar, Manikonda, Kondapur, and Narsingi micro-markets.

Quoted rentals across prime residential pockets remained unchanged in Q1. However, we anticipate the asking rentals to rise by the end of 2022 backed by a gradual return of the workforce to the city. Prime residential locations of Kondapur, Madhapur, Manikonda, KPHB and Nanakramguda lying in proximity to IT hubs of the city, are likely to witness an uptick in demand for high-quality homes, resulting in a rise in the housing rentals by end of 2022.

SIGNIFICANT PROJECTS LAUNCHED IN Q1 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Zicon	Nallagandla	Aparna	1,200	7,000
Beverly Hills	Kokapet	Prestige	800	7,200
SAS Crown	Kokapet	SAS Infra	248	11,000



RENTAL VALUES AS OF Q1 2022

SUBMARKET	AVERAGE QUOTED RENT (INR / MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills	52,300-1,35,500	0%	-4%	▬
Madhapur, Gachibowli	31,200-60,600	0%	-6%	▬
Kukatpally	18,800-36,000	0%	-4%	▬
Himayat Nagar	18,000-32,400	0%	-4%	▬
Mid segment				
Banjara Hills	19,800-28,800	0%	-4%	▬
Madhapur, Gachibowli	16,000-24,600	0%	-6%	▬
Kukatpally	13,500-20,600	0%	-4%	▬
Himayathnagar	12,100-16,700	0%	-4%	▬

CAPITAL VALUES AS OF Q1 2022

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills/ Jubilee Hills*	8,800-13,200	0%	5%	▬
Madhapur, Gachibowli	6,000-8,600	3%	6%	▲
Kukatpally	5,500-7,000	0%	5%	▬
Mid segment				
Madhapur, Gachibowli	5,700-6,700	5%	8%	▲
Kukatpally	4,400-5,500	0%	6%	▬
Himayat Nagar	4,300-5,000	0%	4%	▬
Miyapur	4,600-5,000	4%	6%	▲

SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q1 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE
Aparna Sarovar Zenith	Nallagandla	Aparna Constructions	2,475	1,275-2,780
The Summit	Narsingi	Jayabheri Group	450	1,860-2,075

SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q1 2022

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
Provincia	Nanakramguda	Rajapushpa	3,498	Q1 2027
Lansum El-Dorado	Narsingi	Lansum Properties	872	Q4 2023

Data collated from primary and secondary resources. Estimations are subject to change

* Banjara Hills/Jubilee Hills submarket includes projects from 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.

The above values for high-end segment are for units typically of 1,600-2,500 sq

The above values for mid segment are for units typically of 1,200-1,600 sq

^Affordable housing has been defined as units with a carpet area of 60 sq.mt in metros / 90 sq.mt in non-metros and value up to INR 45 lakh

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