

# HYDERABAD

Residential Q3 2022

**10,000+** NEW UNIT LAUNCHES (Q3 2022)

**52%** SHARE OF HIGH-SEGMENT IN UNIT LAUNCHES (Q3 2022)

**64%** SHARE OF WESTERN CORRIDOR IN UNIT LAUNCHES (Q3 2022)

**MARKET INDICATORS OVERALL Q3 2022**

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

**Residential launches remain healthy; western corridor remains dominant**

In Q3 2022, ~10,000 units were launched in Hyderabad, a growth of around 11% on a y-o-y basis, although a q-o-q decline of 23%. Around 40,500 units were launched during YTD 2022, a rise of 68% over the same period during the previous year, driven by strong demand both from investors and end users alike. The western corridor remains the most active submarket accounting for 64% share in quarterly launches (~6,500 units), followed by the northern corridor with a 25% share.

**Gachibowli submarket is the most active residential corridor**

During Q3-2022, Gachibowli micromarket in the west continues to show its dominance in residential launches accounting for 49% of the quarterly launches. While Tellapur in the western corridor topped the list in terms of quarterly new launches (~40%) driven by growing consumer confidence, seamless connectivity to the financial district, and availability of affordable land parcels suitable to build large residential projects. However, on a YTD basis, Bachupally in the northern corridor recorded the highest quantum of new residential supply accounting for ~12% share in YTD launches (~40,500 units) followed by Kokapet and Kollur locations in the western corridor, with 10% and 9% shares, respectively. The high-end segment remained a major contributor (52%) to the quarterly launches followed by the mid-segment with a 44% share. Despite recording a decline of 15% over the previous quarter, the high-end segment witnessed a staggering 3X growth on a y-o-y basis driven by new launches in the western submarkets of Tellapur, Manikonda, Kollur and Lingampally.

**Headline property prices remain unchanged barring select locations; rentals to remain range bound**

Average property prices in the city remained stable during the quarter. Select locations such as Kollur, Patancheruvu, Tellapur, Nallagandla and Kompally recorded a marginal q-o-q increase of 3-5% backed by a rise in end-user demand. This trigger in buyer interest was mainly driven by seamless connectivity to the IT corridor and a significant number of projects nearing completion. **Property prices in the city are expected to remain range-bound in the short to medium term due to the slowdown in land values.** Rental values across the city remained unchanged during the quarter and are most likely to remain stable for the rest of the year due to the higher availability of rental properties across the city. However, select residential projects located closer to IT corridors might record a spike in rentals as more employees return to office since last couple of quarters.

**SIGNIFICANT PROJECTS LAUNCHED IN Q3 2022**

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Sayuk	Tellapur	My Home	3,840	7,000
Ubuntu	Puppalaguda	Sukhii Group	810	7,200
Praneeth Solitaire	Bachupally	Praneeth Pranava Group	668	5,000

## RENTAL VALUES AS OF Q3 2022

SUBMARKET	AVERAGE QUOTED RENT (INR / MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
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%	▬
<b>Mid segment</b>				
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 Q3 2022

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
<b>High-end segment</b>				
Banjara Hills/ Jubilee Hills*	8,800-13,200	0%	6%	▬
Madhapur, Gachibowli	6,000-8,600	2%	8%	▲
Kukatpally	5,500-7,000	0%	5%	▬
<b>Mid segment</b>				
Madhapur, Gachibowli	5,700-6,700	2%	8%	▲
Kukatpally	4,400-5,500	0%	6%	▬
Himayat Nagar	4,300-5,000	0%	4%	▬
Miyapur	4,600-5,000	5%	6%	▲

## SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q3 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE
Fortune Mayura	Bachupally	Fortune Green Homes	384	1,193-1,210
Giridhari The Art	Kismatpur	Giridhari Constructions	270	1,300-1,530

## SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q3 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 sf

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

\*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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