



9,000+ NEW UNIT LAUNCHES (Q4 2022)

44% SHARE OF LUXURY-SEGMENT IN UNIT LAUNCHES (Q4 2022)

61% SHARE OF SUBURBAN (GACHIBOWLI) IN UNIT LAUNCHES (Q4 2022)

MARKET INDICATORS OVERALL Q4 2022

Y-O-Y
Change

12-Months
Forecast

New Launches



Units Sold



Average Capital
Values (INR/sf)



Robust increase in launches during 2022; Market predominantly growing in the western corridor.

Hyderabad witnessed a launch of 9,000+ units in Q4 2022 adding up to a total of around 50,000 units during the entire year 2022, a 7% increase over 2021. Western corridor remained dominant (85%) in Q4 2022 and as well accounted for ~65% of the unit launches during 2022, which saw the addition of ~33,000 units. In addition to the western corridor, locations like Miyapur, Bachupally, and Nizampet (suburban markets in the north) cumulatively contributed around 16% of annual launches i.e., 7000+ units in this year. Within the western corridor, Kokapet and Kollur together saw 20+ residential projects (~9000 units) launched in 2022, followed by Bachupally in the northwest corridor with 10+ projects (~5000 units). The accessibility of these locations to Outer Ring Road and their proximity to the main city areas are making them attractive locations for home buyers to settle as well as to invest.

Luxury segment topped fourth quarter launches; high-end topped the annual launches

Luxury projects contributed the highest (~44%) in quarterly launches followed by the mid-segment with a 33% share. During the year though, the high-end segment witnessed the highest quantum of launches, indicating robust demand for this category among investors and end users. Around 75% of the luxury and mid-segment unit launches in Q4 were recorded at locations along the Western corridor and 33% (~3000 units) of these units fall in the Gachibowli submarket. Similar to the previous quarters, the affordable segment witnessed negligible launches during Q4.

Demand expected to strengthen further, marginal rise in capital values expected.

Average quoted prices at the city level remained unchanged during the quarter. However, property prices in the Western corridor have increased by 3-5% q-o-q driven by strong end-user demand and a moderate rise in land prices. The emergence of new office markets along the ORR will continue to drive the demand in locations such as Narsingi, Kokapet, Tellapur, Gopanpalli, and Nallagandla. Rental demand, particularly near the IT hubs, has seen a constant rise, with a higher share of the workforce returning to their offices. This increased demand for rental apartments has led to a growth of ~5% in housing rentals in these areas and rentals are expected to rise further in the coming quarters.

SIGNIFICANT PROJECTS LAUNCHED IN Q4 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
Visions Arsha	Tellapur	Vision Infra Developers India Pvt Ltd	1561	6300
Ramky One Orbit	Gachibowli	Ramky Group	528	7700
Alekhyia Rise	Narsingi	Alekhyia homes	506	12000



RENTAL VALUES AS OF Q4 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 Q4 2022

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (IND/MONTH)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills/ Jubilee Hills*	8,800-16,000	0%	5%	▬
Madhapur, Gachibowli	6,000-12,000	0%	6%	▲
Kukatpally	5,500-8,000	0%	5%	▬
Mid segment				
Madhapur, Gachibowli	6,200 -8,000	0%	8%	▲
Kukatpally	5,800 – 7,500	0%	6%	▬
Himayat Nagar	5,500 -6,500	0%	4%	▬
Miyapur, Bachupally	4,300-7,000	0%	6%	▲

SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q4 2022

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE
Vasavi Sri Nilayam	L B Nagar	Vasavi Group	773	1,143-1,731

SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q4 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 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.

The above values for the 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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