

15,000+ NEW UNIT LAUNCHES (Q2 2023)

51% SHARE OF HIGH END - SEGMENT IN UNIT LAUNCHES (Q2 2023)

79% SHARE OF WESTERN CORRIDOR IN UNIT LAUNCHES (Q2 2023)

MARKET INDICATORS OVERALL Q2 2023

Y-O-Y Change 12-Months Forecast

New Launches



Units Sold



Average Capital Values (INR/sf)


Launches remain healthy in Q2; Robust rise in launches in the Western corridor

Unit Launches in Q2 2023 stood at 15300, a q-o-q rise of 6% and y-o-y growth of 17% indicating healthy growth in the market. Reputed developers such as My Home Group, Rajapushpa Properties, Sattva Group, SAS Infra, etc have launched large-scale high-rise projects in this quarter that accounted for 53% of the total units launched. The western corridor (which includes locations like Kokapet, Kollur, Osman Nagar, and Tellapur) witnessed launches of more than 9000 units in this quarter indicating a continued dynamism in the western corridor of the city. Nearly 11% of the units launched in Q2 were 4 BHK configurations with areas ranging from 2700 Sft to 11199 Sft, followed by 49% of 3 BHK launches with areas ranging from 1800 Sft to 3800 Sft, potentially indicating a rising demand for larger apartments. Whereas the sizes of 2BHK launched in the quarter ranged from 880 sft and went up to 1380 Sft in Q2 2023.

Launches driven by High-end segment in Q2

The high-end segment continued to account for the majority share (75%) of quarterly launches indicating a persisting demand in the market for this high segment units. Around 90% of these high-segment units are located within the most sought-after western corridor, followed by 7% in the south (Rajendranagar with ~820 units) while the central region of the city also witnessed 3% (~200 units) launches in this segment. In the mid-segment, 13% of the launches were in the North corridor (Kompally) followed by the Western corridor (Osman Nagar, Velimala) with 10%, and ~3% in the east (Nagole, Boduppal). In the affordable segment, no significant projects were launched in the quarter.

Selected locations witness price rise; office corridors see rents appreciate

Hyderabad witnessed healthy sales in the quarter resulting in a marginal rise of 1-2% in capital values, particularly in the western corridor. Rentals have largely remained stable across the city but selected localities encircling the office hubs have seen an average rise of 6% in rentals due to high demand from employees, who have been gradually returning to offices. Pricing for new launches is expected to go up given the gradual appreciation in land values and a steady rise in residential demand.

SIGNIFICANT PROJECTS LAUNCHED IN Q2 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
My Home Vipina	Tellapur	My home Group	3720	7000
Rajapushpa Pristina	Kokapet	Rajapushpa Properties	1782	8300
Sattva lake ridge	Kokapet	Sattva Group	897	9200

RENTAL VALUES AS OF Q2 2023

SUBMARKET	AVERAGE QUOTED RENT (INR / MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills	52,500-1,45,000	4%	9%	▲
Madhapur, Gachibowli	37,000-68,000	5%	12%	▲
Kukatpally	25,000-40,000	10%	10%	▲
Himayat Nagar	20,000-35,000	6%	5%	▲
Mid segment				
Banjara Hills	23,000-45,000	7%	9%	▲
Madhapur, Gachibowli	25,000-35,000	7%	12%	▲
Kukatpally	18,000-24,000	6%	10%	▲
Himayathnagar	13,500-19,000	6%	5%	▲

CAPITAL VALUES AS OF Q2 2023

SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (INR/SFT)	QoQ CHANGE (%)	YoY (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills/ Jubilee Hills*	10,000-15,000	1%	8%	▲
Madhapur, Gachibowli	9,000-12,000	2%	12%	▲
Kukatpally	8,000-11,000	1%	10%	▲
Narsingi, Kokapet	8,500-12,000	2%	10%	▲
Mid segment				
Madhapur, Gachibowli	7,000-8,000	1%	11%	▲
Kukatpally	6,500-8,000	2%	10%	▲
Kompally	6,000-8,000	1%	8%	▲
Miyapur, Bachupally	4,600-6,000	1%	12%	▲

SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q2 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE
BSCPL Bion	Kondapur	BSCPL Infrastructure Ltd.	886	1,840-3,350

SIGNIFICANT PROJECTS UNDER CONSTRUCTION – TO BE COMPLETED IN NEXT 12 MONTHS

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
My Home Krishe	Gopanapally	My Home	650	Q1 2024
Incor lake city	Patancheru	Incor Infrastructure Pvt Ltd	1,140	Q3 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 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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