

19,700+ NEW UNIT LAUNCHES (Q4 2023)

61% SHARE OF MID SEGMENT IN UNIT LAUNCHES (Q4 2023)

37% SHARE OF WESTERN CORRIDOR IN UNIT LAUNCHES (Q4 2023)

Residential launches witness an all time high in year 2023

Hyderabad witnessed residential launches of 19,742 units during the quarter, a rise of 19% q-o-q and stood at 1.2X over same period last year. The Q4 launches were majorly concentrated in the western corridor with a share of 37%, primarily in submarkets of Kukatpally, Kondapur and Narsinghi. Southern corridor followed with a 24% share of quarterly launches, majorly near Rajendra Nagar submarket, followed by Northern corridor with 17% share.

The annual number of launches stood at approximately 66,000 units, marking a 33% rise over 2022, which was a record high. Therefore, year 2023 records highest ever launches in the city. Western corridor witnessed a major share of 54% in the annual launches, mainly in submarkets of Kukatpally, Tellapur and Kokapet, followed by the Northern corridor with 21% share in submarkets of Miyapur, Gandimaisamma and Moosapet.

Mid Segment leads the Supply during Q4-23

During Q4, the Mid segment led the supply claiming 61% of the market share with highest contribution from the Southern corridor (Umda Nagar) followed by northern and northwestern corridor across locations such as Nizampet, Bowrampet and Ameenpur. The High-End segment followed with 37% share in the quarterly launches mostly from the western submarkets of Kukatpally, Kondapur and Narsinghi.

The annual launches for 2023 were led by the High-End segment with a 49% share, mostly along the prime submarkets of western corridors such as Kukatpally, Tellapur and Kokapet. Mid segment followed with a share of 35% in the annual supply majorly concentrated in the Northern submarkets of Gandimaisamma, Miyapur and Nizampet.

Capital values continue to remain stable during the quarter; Rentals witness a marginal increase

Average capital values in the city remained stable during the quarter. On the other hand, Rental values across the city have witnessed a marginal increase of 2 – 3% during the quarter and the trend is likely to continue in the coming quarters as well, as majority of the work force has been gradually returning to office.

MARKET INDICATORS OVERALL Q4 2023

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



SIGNIFICANT PROJECTS LAUNCHED IN Q4 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	RATE*(INR/SF)
The Prestige City	Umda Nagar	Prestige Group	4,647	7,430
The Line	Narsinghi	NJC Avenue	1,254	8,500

RENTAL VALUES AS OF Q4 2023

SUBMARKET	AVERAGE QUOTED RENT (INR / MONTH)	QoQ CHANGE (%)	YoY CHANGE (%)	SHORT TERM OUTLOOK
High-end segment				
Banjara Hills	52,500-1,45,000	1-2%	8%	▲
Madhapur, Gachibowli	37,000-68,000	2-3%	14%	▲
Kukatpally	25,000-40,000	2-3%	15%	▲
Himayat Nagar	20,000-35,000	1-2%	9%	▲
Mid segment				
Banjara Hills	23,000-45,000	1-2%	10%	▲
Madhapur, Gachibowli	25,000-35,000	2-3%	15%	▲
Kukatpally	18,000-24,000	2-3%	16%	▲
Himayathnagar	13,500-19,000	1-2%	10%	▲

CAPITAL VALUES AS OF Q4 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	0%	12%	▲
Madhapur, Gachibowli	9,000-12,000	0%	15%	▲
Kukatpally	8,000-11,000	0%	16%	▲
Narsingi, Kokapet	8,500-12,000	0%	10%	▲
Mid segment				
Madhapur, Gachibowli	7,000-8,000	0%	14%	▲
Kukatpally	6,500-8,000	0%	16%	▲
Kompally	6,000-8,000	0%	12%	▲
Miyapur, Bachupally	5,200-7,200	0%	10%	▲

SIGNIFICANT CONSTRUCTION COMPLETIONS IN Q4 2023

BUILDING	LOCATION	DEVELOPER	UNITS LAUNCHED	UNIT SIZE
NA				

SIGNIFICANT PROJECTS UNDER CONSTRUCTION IN Q4 2023

BUILDING	LOCATION	DEVELOPER	ESTD NO. OF UNITS	EXPECTED COMPLETION
Vasavi Sarovar	Moosapet	Vasavi Group	2,175	Q4 2026
ASBL Loft	Nanakramguda	Ashoka Builders India (ASBL)	894	Q4 2026

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 sq ft and above

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

^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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