Residential Market Viewpoints

Chennai Q1 2026

ANAROCK
VALUES OVER VALUE

City Snapshot

LAUNCHES
5,400 Units
-28% Quarterly Change

SALES
5,300 Units
-18% Quarterly Change

AVAILABLE INVENTORY
33,500 Units
0% Quarterly Change

AVERAGE QUOTED BASE SELLING PRICE
₹ 7,165 /sf

A Bird's Eye View

Chennai Key Micro-markets	RENTAL VALUES Avg. Quoted Rent (₹/month)	Quarterly Change (%)	CAPITAL VALUES Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	OUTLOOK Short-term
Oragadam	14,000-20,000	1%	4,920	1%	
Perumbakkam	18,200-25,500	0%	6,350	1%	
Guduvanchery	15,000-22,000	1%	5,420	1%	
Avadi	13,300-18,000	1%	5,360	1%	
Perambur	19,000-27,000	1%	8,070	1%	

Zonal Classification

Central	T Nagar | Ashok Nagar | Egmore KK Nagar | Nungambakkam | Royapettah
North	Perambur | Puzhal | Tondiarpet Ponneri | Madhavaram | Purasaiwakkam
South	OMR Road | East Coast Road | Guduvanchery | Perumbakkam | Chromepet | Tambaram | GST Road
West	Anna Nagar | Avadi | Poonamalle | Oragadam | Mogappair | Ambattur | Porur

INCREASE
STABLE
DECREASE

Note: Rounding may result in minor variations between the stated and calculated values.

Average Quoted Rent for 2 BHK apartment measuring 1,000 sf; Average Quoted Rate (Base Price) on Built-up Area (BUA)

Key Project Launches

BSCPL Bollineni Zion Block F G H J K L M
BSCPL Infrastructure
Sholinganallur
1,375 units
₹ 6,700/sqft

Ramaniyam Sai Aranya
Ramaniyam Real Estates Pvt Ltd
Nerkundram
488 units
₹ 10,999/sqft

Godrej Azure Block 3 & 4
Godrej Properties
Padur
435 units
₹ 7,500/sqft

Above average basic selling prices are quoted on Built-up Area

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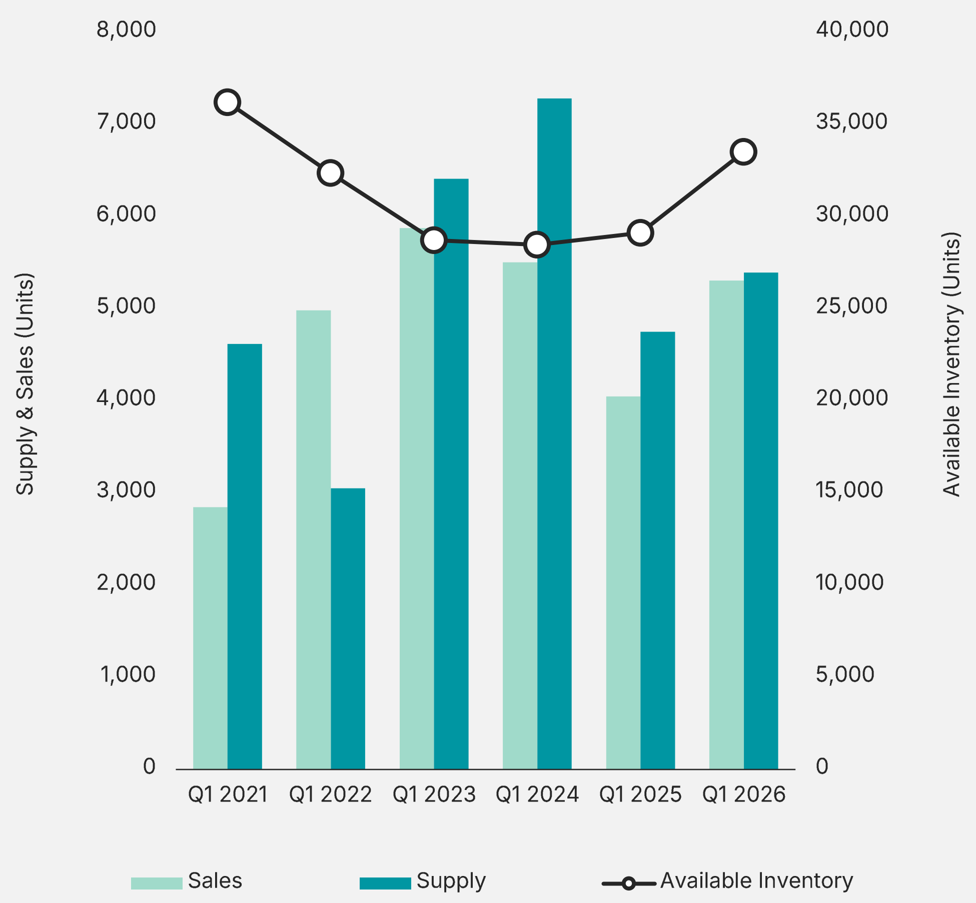
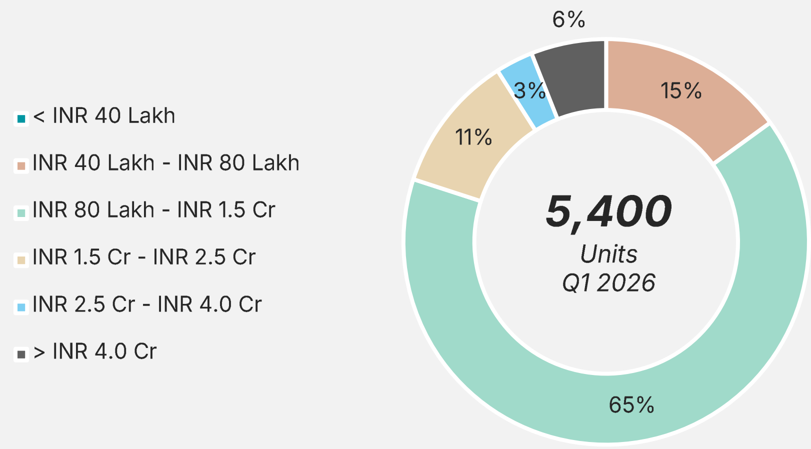
Chennai *Q1 2026*

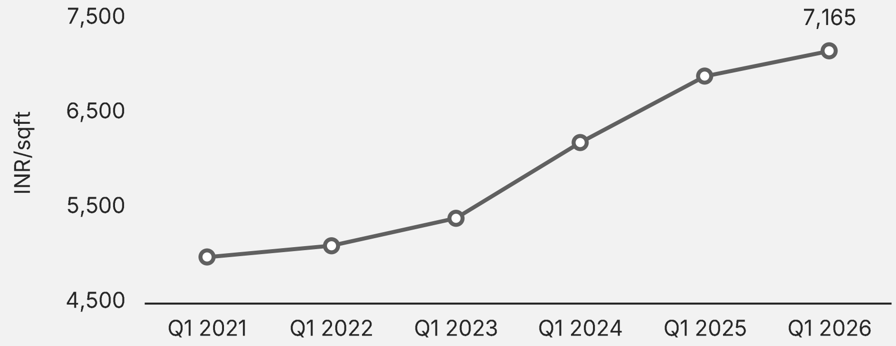
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sf; Average Quoted Rate (Base Price) on Built-up Area (BUA)
Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress

Residential Market Viewpoints

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ANAROCK
VALUES OVER VALUE

Launches

Chennai's housing supply moderates; new launches remains south-driven

In Q1 2026, Chennai accounted for approximately 4% of new residential launches across India's top seven cities, with approximately 5,400 units introduced during the quarter. While launch activity witnessed a 28% decline quarter-on-quarter, the residential market sustained a healthy 14% year-on-year growth.

A closer look at zonal trends indicates that South Chennai remained the primary driver of new supply, contributing approximately 70% of total launches, despite a 44% decline quarter-on-quarter, while still recording a 39% annual growth. West Chennai accounted for a 19% share of launches, registering a notable quarterly uptick of 66% while remaining largely stable on a yearly basis. North Chennai witnessed a sharp surge in launches on a quarterly basis, accounting for 11% of total supply in Q1 2026, although activity remained 42% lower on a year-on-year basis.

Launch activity in Chennai was predominantly concentrated in the upper mid-end segment (65% share), indicating strong demand for value-driven, amenity-rich housing, while higher-ticket segments held a relatively smaller share of supply.

Sales Trend

Annual growth sustained in Chennai's housing market

In Q1 2026, Chennai's residential market recorded around 5,300 units sold, accounting for approximately 5% of total sales across India's top seven cities. While sales declined by 18% on a quarterly basis, the market registered a strong 31% year-on-year growth, indicating sustained underlying demand despite short-term moderation.

At a zonal level, South Chennai maintained its dominance, accounting for around 71% of total absorption. Despite a 14% quarterly decline, the zone recorded a strong 57% year-on-year growth, underscoring its sustained demand fundamentals. West Chennai held a 14% share but experienced a sharp 40% drop quarter-on-quarter, along with a 22% annual decline, indicating weakened demand conditions. North Chennai showed improving momentum, with a 13% quarterly increase and a healthy 19% rise year-on-year, reflecting gradual market strengthening.

Available Inventory

Chennai market shows stable inventory level in Q1 2026

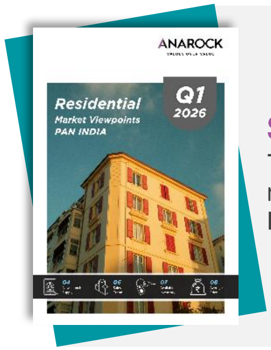
In Q1 2026, Chennai's available residential inventory stood at approximately 33,500 units, accounting for around 6% of the total stock across India's top seven cities. Inventory levels remained largely stable on a quarterly basis while registering a 15% year-on-year increase, indicating a steady supply pipeline alongside sustained demand absorption.

Available inventory distribution remained heavily skewed towards South Chennai, which accounted for nearly 69% of total stock, followed by West Chennai with 20%, North Chennai at 9%, and Central Chennai contributing a minimal 2%.

Chennai's inventory overhang moderated to 17 months, improving from 18 months in the previous quarter, suggesting stable absorption trends and a well-balanced supply pipeline, indicative of a resilient residential market.

Outlook

Chennai's residential market entered 2026 with strong momentum, with Q1 housing sales surged 31% year-on-year, indicating sustained end-user demand. Growth is being fueled by accelerated infrastructure upgrades and the strengthening IT/ITeS sector and GCC ecosystem. Key initiatives such as the widening of East Coast Road (ECR), the proposed Thiruvanmiyur–Uthandi elevated corridor, and ongoing improvements around Madhya Kailash and Velachery are enhancing connectivity and easing commutes to major employment hubs. The outlook for the residential market remains positive, with steady price appreciation and South and West suburban corridors emerging as the key drivers of residential growth.



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Budget Segmentation:

Affordable: < INR 40 Lakh
Lower Mid: INR 40 Lakh - INR 80 Lakh
Upper Mid: INR 80 Lakh - INR 1.5 Cr
High-end: INR 1.5 Cr - INR 2.5 Cr
Luxury: INR 2.5 Cr - INR 4 Cr
Ultra-Luxury: > INR 4 Cr

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