

City Snapshot

LAUNCHES

5,300 Units

-2% Quarterly Change

SALES

5,100 Units

-4% Quarterly Change

AVAILABLE INVENTORY

33,700 Units

1% Quarterly Change

AVERAGE QUOTED
BASE SELLING
PRICE

₹ 7,250 /sf



A Bird's Eye View

Chennai Key Micro-markets	RENTAL VALUES		CAPITAL VALUES		OUTLOOK Short-term
	Avg. Quoted Rent (₹/month)	Quarterly Change (%)	Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	
Oragadam	14,000-20,000	0%	5,000	2%	▲
Perumbakkam	18,200-25,500	1%	6,400	1%	▲
Guduvanchery	15,000-22,000	0%	5,480	1%	▲
Avadi	13,300-18,000	0%	5,450	2%	▲
Perambur	19,300-27,000	1%	8,130	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



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 Super Built-up Area (SBUA)

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Key Project Launches

Casagrand Highcity Phase I

Casagrand Builder Pvt Ltd
Thirumudivakkam
1,099 units
₹ 4,049/sqft

L&T Avinya Enclave Phase II

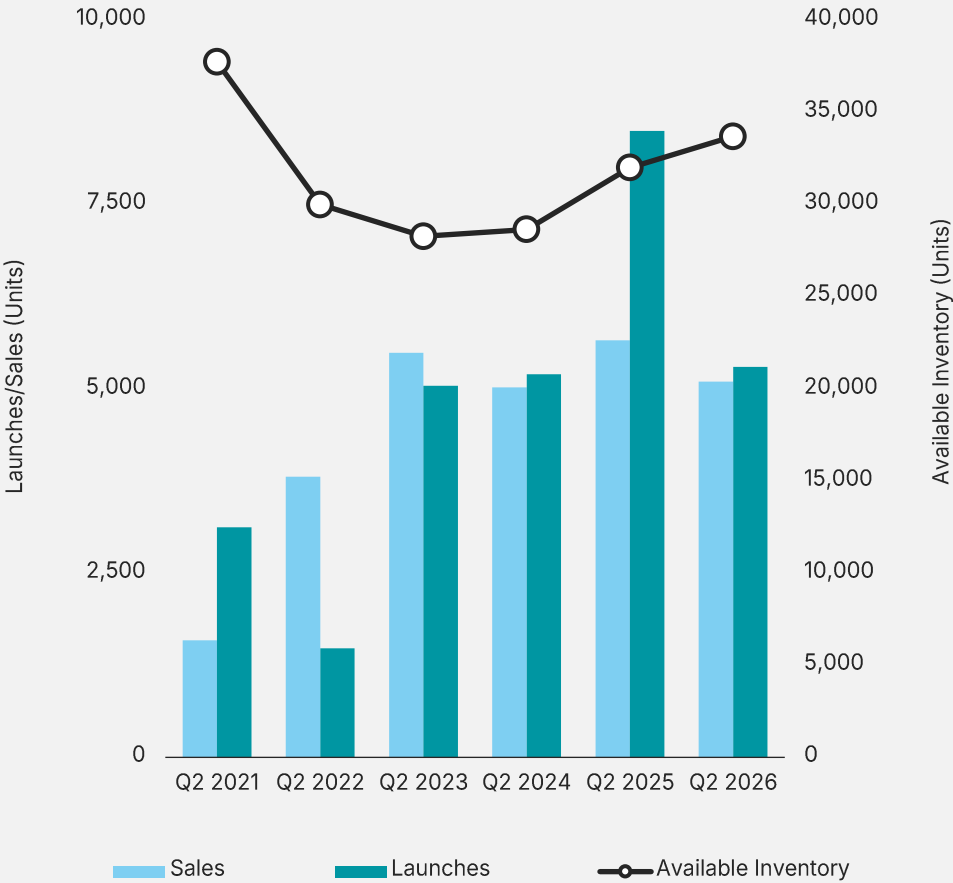
L&T Realty
Manapakkam
802 units
₹ 14,999/sqft

Pacifica Bliss Tower A1 & A2

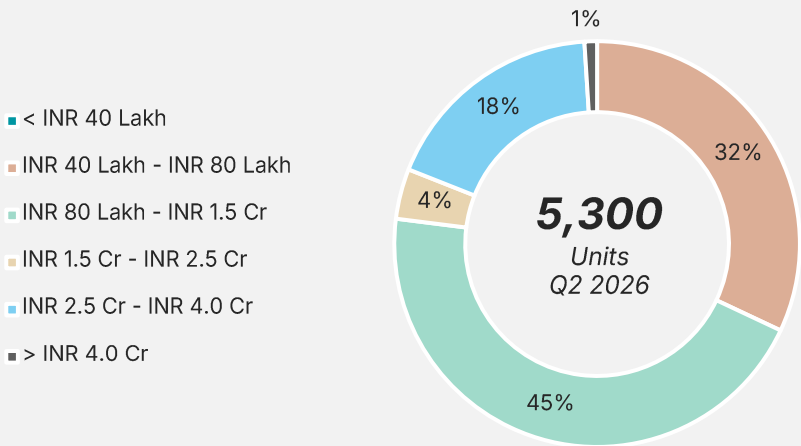
Pacifica Builders
Padur
302 units
₹ 7,200/sqft

Above average basic selling prices are quoted on Saleable Area

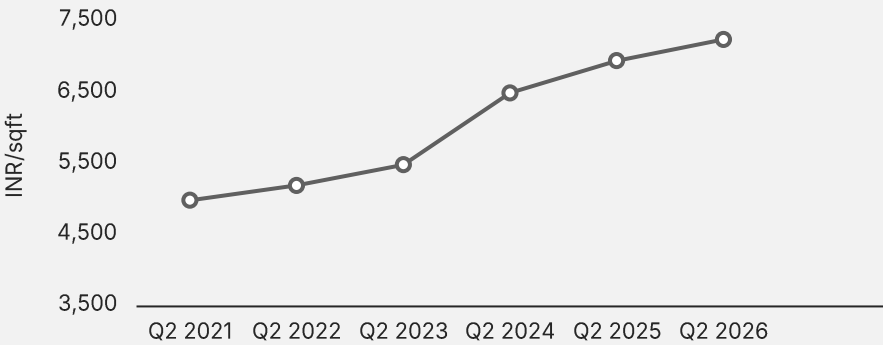
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sf; Average Quoted Rate (Base Price) on Super Built-up Area (SBUA)
Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress
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Residential Market Viewpoints **Chennai Q2 2026**

Launches

Chennai's housing supply moderates; New launches remain south-driven

In Q2 2026, Chennai accounted for approximately 5% of new residential launches across India's top seven cities, contributing around 5,300 units. However, new launches witnessed a modest 2% quarter-on-quarter decline and a significant 38% year-on-year decline.

A closer look at zonal trends indicates that South Chennai remained the primary driver of new supply, contributing approximately 68% of total launches, despite a 4% decline quarter-on-quarter and a 50% year-on-year decline. West Chennai accounted for a 30% share of launches, recording a strong 52% quarter-on-quarter increase and 41% year-on-year growth. North Chennai accounted for a marginal share of total launches during the quarter, with new supply witnessing a sharp decline on both a quarterly and yearly basis.

New launch activity in Chennai was predominantly concentrated in the upper mid-end segment (45% share), followed by the lower mid-end segment with a 32% share. The luxury segment contributed 18% of the overall supply, compared to 3% in Q1 2026, indicating growing interest among developers in the premium housing category.

Sales Trend

West Chennai is the only zone to witness a QoQ rise in housing sales

In Q2 2026, Chennai's residential market recorded around 5,100 units sold, accounting for approximately 6% of total sales across India's top seven cities. While sales declined by 4% on a quarterly basis and 11% year-on-year, the market continued to demonstrate steady demand despite the moderation in sales momentum.

At a zonal level, South Chennai continued to maintain its dominance, accounting for around 69% of total absorption. The zone witnessed a 6% decline on both a quarter-on-quarter and year-on-year basis, indicating a moderation in sales activity during the period. West Chennai accounted for a 19% share of total absorption, recording a 28% quarter-on-quarter increase while witnessing a 15% year-on-year decline.

North Chennai accounted for a notable share of overall absorption, although the zone witnessed a moderation in sales activity on both a quarterly and yearly basis. Central Chennai contributed a minimal share of total absorption during the period.

Available Inventory

Chennai is the only city to register a dip in inventory overhang on a YoY basis across the top seven cities

In Q2 2026, Chennai's available residential inventory stood at approximately 33,700 units, accounting for around 5% of the total stock across India's top seven cities. Inventory levels witnessed a marginal 1% quarter-on-quarter increase and a moderate 5% year-on-year rise.

South Chennai continued to dominate the available inventory, accounting for 68% of the total stock. The zone maintained stable inventory levels on a quarterly basis while recording a 14% year-on-year increase, indicating a steady addition of supply over the previous year. West Chennai accounted for 22% of the available inventory, witnessing a 9% quarter-on-quarter increase and a 4% year-on-year rise. North Chennai and Central Chennai contributed a limited share of the overall inventory, with both zones experiencing a decline in available stock across both quarterly and yearly comparisons.

Chennai's inventory overhang stood at 18 months in Q2 2026, a 1-month increase compared to the previous quarter (Q1 2026), but a 2-month reduction on an annual basis.



Outlook

Chennai's residential market is witnessing a robust growth phase, backed by low market volatility, resilient demand and rapid infrastructure upgrades. The city's residential momentum is being powered further by continued infrastructure development, a booming IT-ITeS sector, and the fast-growing presence of Global Capability Centres (GCCs), all fueling robust employment-led housing demand. Major transport upgrades, including the expanding metro rail network and strengthened suburban rail links, are already improving accessibility citywide. Notably, the newly operational MRTS extension to St. Thomas Mount has boosted multimodal connectivity across South Chennai, strengthening its appeal as a rapidly growing residential and investment destination.

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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