

City Snapshot

LAUNCHES	SALES	AVAILABLE INVENTORY	AVERAGE QUOTED BASE SELLING PRICE
6,400 Units	6,000 Units	32,400 Units	₹ 7,010 /sf
-25% Quarterly Change	6% Quarterly Change	1% Quarterly Change	



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	14,000-19,500	2%	4,810	1%	▲
Perumbakkam	18,000-25,500	1%	6,250	2%	▲
Guduvanchery	14,500-22,000	0%	5,320	1%	▲
Avadi	13,000-18,000	2%	5,250	2%	▲
Perambur	18,500-27,000	1%	7,870	2%	▲

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 Built-up Area (BUA)

▲	INCREASE
▢	STABLE
▼	DECREASE

Key Project Launches

Prestige Pallavaram Gardens

Prestige Group
Pallavaram
2,069 units
₹ 10,500/sqft

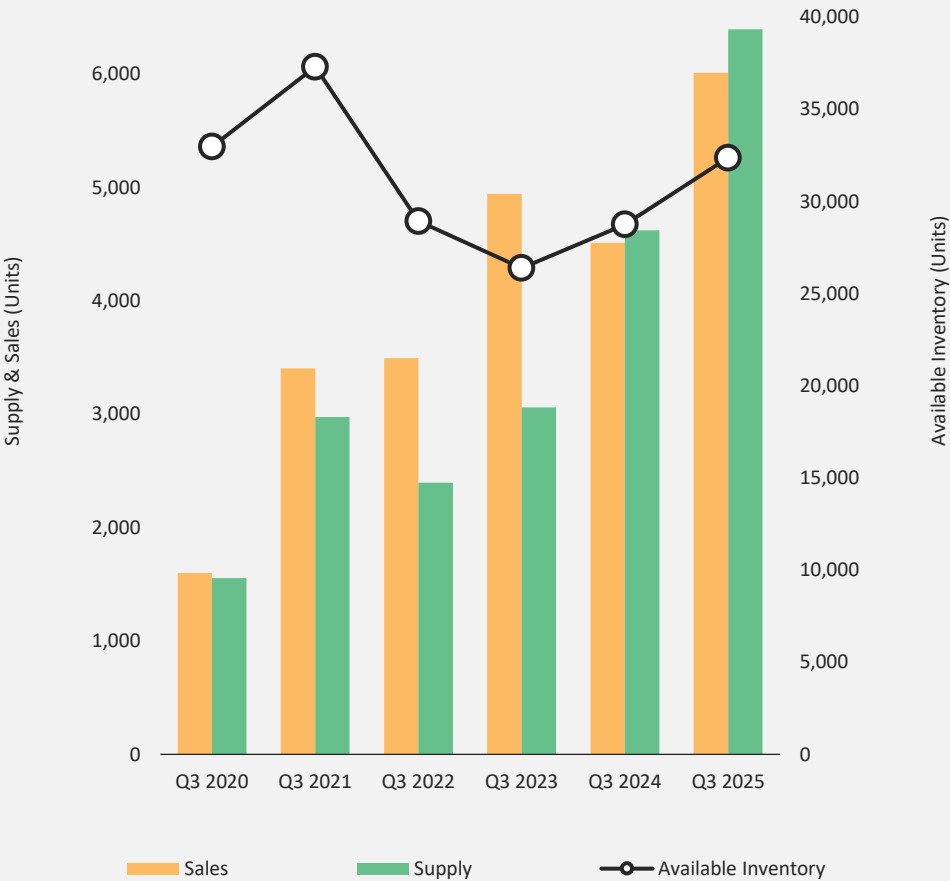
Urbanrise - The world of Joy Block D

Urbanrise
Siruseri
988 units
₹ 6,479/sqft

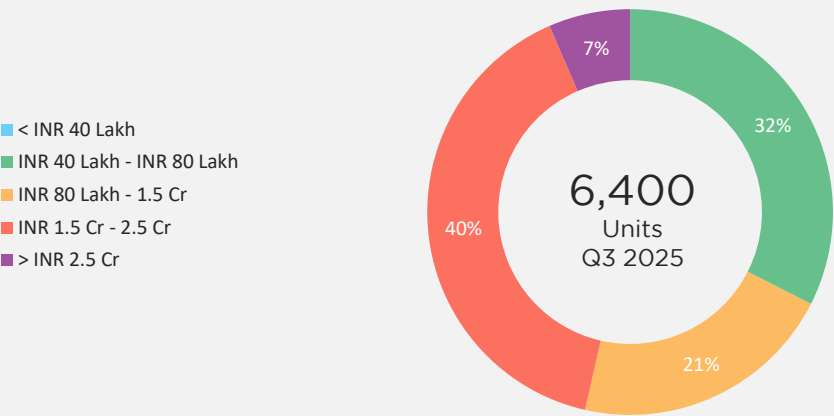
Urbanrise Maheshwari The Lakes Edge

Urbanrise Projects
Madhavaram
556 units
₹ 7,300/sqft

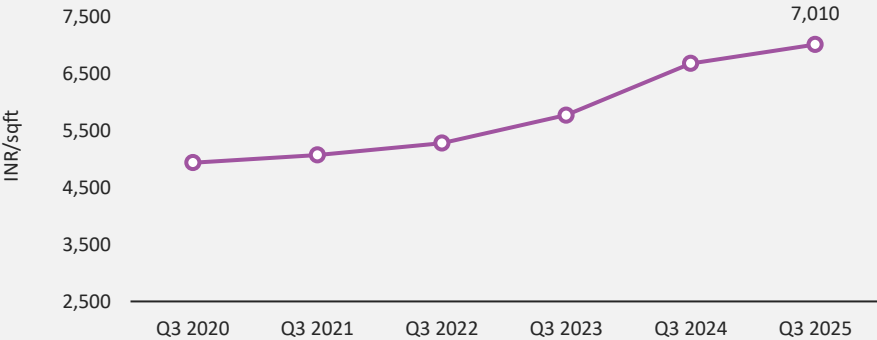
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sq; 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
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Chennai Q3 2025

Launches

Market recalibrates amid annual growth in Chennai

In Q3 2025, Chennai contributed around 7% of new residential launches across India's top seven cities, introducing approximately 6,400 units. While quarterly launches dipped by 25%, the city recorded a robust 39% year-on-year increase.

Further evaluating the zones, South Chennai dominates the activity, accounting for 72% of total launches, despite a 36% quarterly dip, yet maintaining a 31% rise year-on-year — signaling temporary adjustment within an overall growth trajectory. West Chennai remained steady with 17% of total launches, witnessing a marginal 2% quarterly decline but a 43% annual increase. North Chennai emerged as a rising growth pocket with a notable surge in launches both quarterly and annually, despite contributing 9% of total supply.

The luxury segment accounted for approximately 40% of new supply, indicating a structural shift in demand toward high-end, amenity-driven housing. Although quarterly launches showed marginal moderation, the overall trajectory of Chennai's residential market remains upward, supported by sustained infrastructure development, resilient end-user activity, and changing lifestyle dynamics that continue to shape purchasing behaviour.

Sales Trend

Chennai sales maintain upward momentum

In Q3 2025, Chennai's residential market maintained healthy momentum, with approximately 6,000 units sold — accounting for 6% of total sales across India's top seven cities. Sales increased by 6% quarter-on-quarter and 33% year-on-year, reflecting robust buyer confidence and a sustained demand base.

South Chennai continued to dominate the residential market by accounting to approximately 66% of sales in Q3 2025 with a slight uptick of 5% observed quarterly and 39% increase year on year. West Chennai stood second with a 19% share of total sales, maintaining a steady pace with a slight increase of about 3% quarterly. North Chennai saw a positive shift in sales activity with a 19% increase quarterly and a commendable 96% increase from the same period last year. Central Chennai remained positive, recording mild 3% gains quarterly and 29% annually.

Overall, the sustained sales growth across zones reflects active end-user participation, competitive pricing, and renewed confidence in Chennai's residential market — indicating continued stability and positive absorption trends as the city moves into the final quarter of 2025.

Available Inventory

Chennai inventory holds firm amid consistent demand

In Q3 2025, Chennai's available residential inventory stood at approximately 32,400 units, accounting for 6% of the total stock across India's top seven cities. The city witnessed a marginal 1% quarterly rise in inventory, indicating a balanced market environment, while a 13% year-on-year increase.

South Chennai continued to lead with 64% of the total available stock, followed by West Chennai 22%, North Chennai 12%, and Central Chennai 2%. By pricing category, mid-end homes comprised 47% of the total inventory, while high-end units accounted for 35%. The luxury and ultra-luxury segments represented 11% and 5% respectively. The affordable category saw a slight decline, contributing just 2% of total supply by the end of the quarter.

Notably, Chennai's inventory overhang improved to 20 months, down by a month sequentially — reflecting firm absorption levels, balanced supply dynamics, and ongoing market resilience as the city approaches the final quarter of 2025.



Outlook

Chennai's residential market likely to show positive momentum through coming quarters, supported by festive season demand and ongoing infrastructure upgrades. Expansion in the IT-ITeS and manufacturing sectors, along with pro-development policies, sustained mid-segment buyer interest. Progress on Metro Phase II and the growth of IT corridors further reinforced market activity, while price movements are likely to remain moderate during the period.

Budget Segmentation

Affordable
Mid-end
High-end
Luxury
Ultra-luxury

< ₹ 40 Lakh
 ₹ 40 Lakh - ₹ 80 Lakh
 ₹ 80 Lakh - ₹ 1.5 Cr
 ₹ 1.5 Cr - ₹ 2.5 Cr
 > ₹ 2.5 Cr

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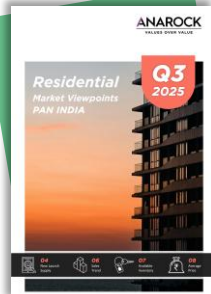
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