

City Snapshot

LAUNCHES	SALES	AVAILABLE INVENTORY	AVERAGE QUOTED BASE SELLING PRICE
8,500 Units	5,650 Units	32,000 Units	₹ 6,950 /sf
79% Quarterly Change	40% Quarterly Change	10% Quarterly Change	

Note: Basic selling price on BUA



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	13,500-19,500	0%	4,750	1%	▲
Perumbakkam	18,000-25,200	1%	6,150	1%	▲
Guduvanchery	14,500-22,000	1%	5,250	1%	▲
Avadi	12,500-18,000	0%	5,170	1%	▲
Perambur	18,500-26,500	2%	7,750	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

Casagrand Casamia

Casagrand Builders Pvt Ltd
Pallavaram
1,314 units
₹ 4,599/sf

Brigade Morgan Heights

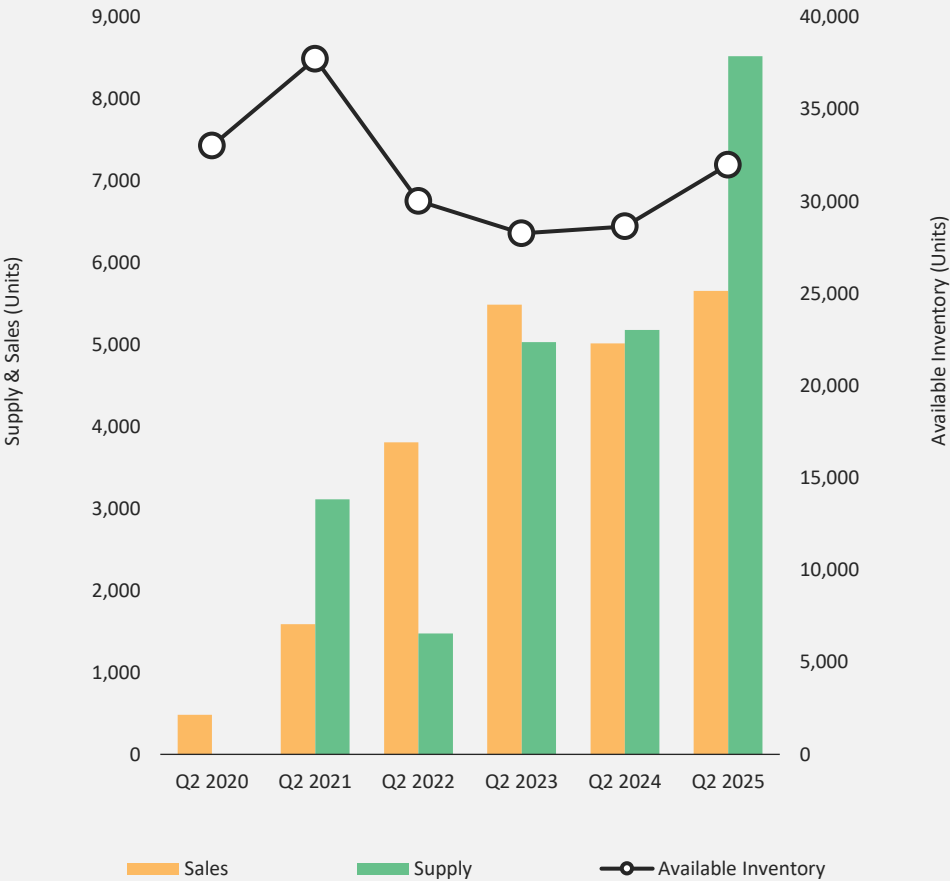
Brigade Group
Medavakkam
1,250 units
₹ 10,000/sf

Voora One Sea

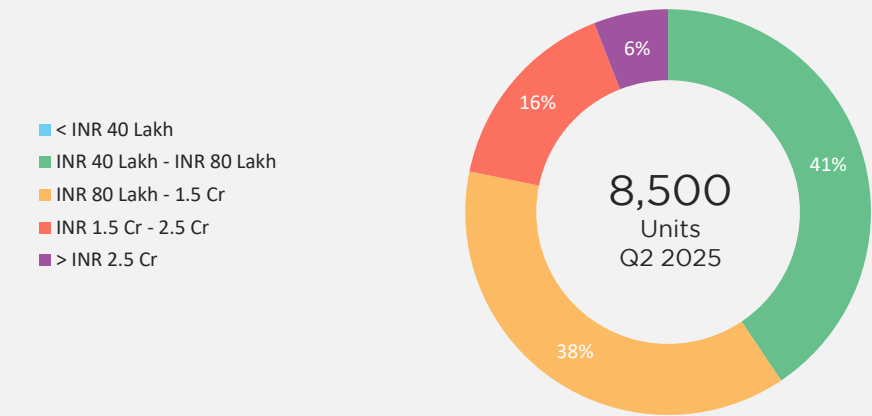
Voora Property
Kanathur
936 units
₹ 8,500/sf

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

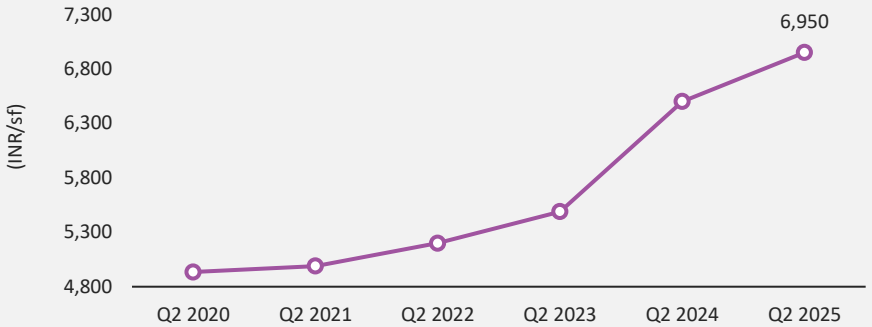
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700 sf; Average Quoted Rate (Base Price) on 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 Q2 2025

Launches

Chennai records the fourth-highest quarterly surge in new residential launches.

In Q2 2025, Chennai accounted for approximately 9% of all new residential unit launches across India's top seven cities, with about 8,500 units introduced to the market. The city experienced a remarkable 79% increase in launches compared to the previous quarter, along with a 63% rise year-on-year. This strong performance highlights a significant rebound in developer confidence and buyer demand following a period of slower activity.

On a zonal level, South Chennai maintained its leadership, contributing to 85% of the new supply and expanding its share by 65% from the previous quarter. Meanwhile, West Chennai showed promising traction, registering a 7% quarterly growth and securing the second-largest share at 13%. From a segmental perspective, mid-end housing formed the bulk of the new supply, accounting for around 41% of launches. This indicates a growing inclination among developers to cater to the evolving aspirations of upwardly mobile homebuyers seeking better lifestyle offerings.

Sales Trend

Chennai Residential Market Rebounds Strongly in Q2 2025, Led by South Zone Surge

In Q2 2025, Chennai's residential sales showed a strong recovery, with approximately 5,650 units sold, accounting for 6% of the total sales across India's top seven cities. This marks a 40% increase in sales compared to the previous quarter, alongside a 13% growth year-on-year. The positive momentum highlights a robust rebound in the market, reflecting growing buyer confidence and demand.

In Q2 2025, South Chennai remained the dominant residential zone, accounting for 67% of the city's sales, with a substantial 58% increase in sales compared to the previous quarter. North Chennai contributed 11% to the overall sales, recording an 8% quarterly growth and a 26% rise year-on-year. West Chennai made up 20% of the sales, showing a 17% quarterly improvement despite a 21% year-on-year decline. Central Chennai, with 3% of total sales, also experienced positive momentum, registering a 10% increase quarter-on-quarter and a 39% growth year-on-year.

Available Inventory

Chennai experienced a quarterly and annual rise in available inventory and inventory overhang.

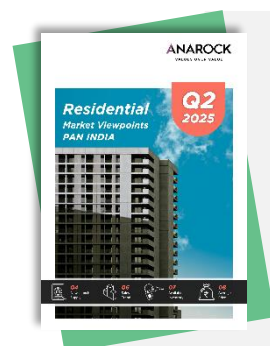
In Q2 2025, Chennai's available housing inventory reached approximately 32,000 units, accounting for 6% of the total inventory across India's top seven cities. The city experienced a 10% increase in inventory compared to the previous quarter, reflecting a positive trend. On a year-on-year basis, inventory grew by 12%, indicating a steady rise in available stock as the market continued to adjust to evolving demand dynamics.

Geographically, South Chennai led with 63% of the city's available inventory, followed by West Chennai at 22%, and North Chennai at 12%. Central Chennai accounted for 2% of the available units. Budget-wise, mid-end properties made up 48% of the inventory, while high-end units accounted for 39%. Ultra-luxury and luxury properties combined for 11%, with ultra-luxury at 5% and luxury at 6%. The affordable segment contributed 3%, indicating a focus on both premium and mid-range properties.



Outlook

Chennai's residential market showcased strong momentum in Q2 2025, marked by a sharp rebound in sales and a steady expansion in available inventory. Buoyed by improved buyer sentiment, stable pricing, and favourable lending conditions, the city saw significant activity across key sub-markets—especially South Chennai, which dominated both demand and supply. With a clear preference for mid-to-high-end housing, developers remain focused on delivering quality products in well-connected, high-potential corridors. The city's steady inventory growth suggests a healthy supply pipeline that aligns with evolving buyer needs. As infrastructure upgrades continue and employment hubs expand, Chennai is poised for sustained growth in the coming quarters, cementing its position as a stable and end-user-driven real estate market.



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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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