

City Snapshot

LAUNCHES	SALES	AVAILABLE INVENTORY	AVERAGE QUOTED BASE SELLING PRICE
23,000 Units	19,700 Units	101,300 Units	₹ 6,350 /sf
-13% Quarterly Change	13% Quarterly Change	3% Quarterly Change	

Note: Basic selling price on BUA



A Bird’s Eye View

Hyderabad	RENTAL VALUES		CAPITAL VALUES		OUTLOOK
Key Micro-markets	Avg. Quoted Rent (₹/month)	Quarterly Change (%)	Avg. Quoted Rate (₹/sf)	Quarterly Change (%)	Short-term
Gachibowli	31,000-41,000	3%	7,600	13%	▲
Kondapur	26,000-32,000	5%	7,300	11%	▲
Miyapur	19,000-25,000	2%	6,000	7%	▲
LB Nagar	13,000-16,500	4%	6,300	9%	▲
Adibatla	13,500-18,000	3%	4,400	2%	▲

Zonal Classification

Central	Ameerpet Punjagutta Somajiguda Himayatnagar Kachiguda Khairtabad
North	Miyapur Pocharam Bachupally Nizampet Bollaram Yepral Shamirpet
South	Shamshabad Adibatla Maheshwaram Shadnagar Rajendranagar Srisaïam Highway
East	LB Nagar Nagole Uppal Habsiguda Ghatkesar Nacharam Peerzadiguda Vanasthalipuram
West	Gachibowli Kondapur Tellapur Manikonda Kukatpalli Attapur Kokapet Patancheru Madhapur Appa Junction

▲	INCREASE
▢	STABLE
▼	DECREASE

Key Project Launches

Aparna Newlands

Aparna Constructions
Tellapur
1,977 units
₹ 8,000/sf

Rajapushpa Infina

Raja pushpa Properties Pvt Ltd
Manchirevula
1,522 units
₹ 9,200/sf

Hyma Grava Residencies

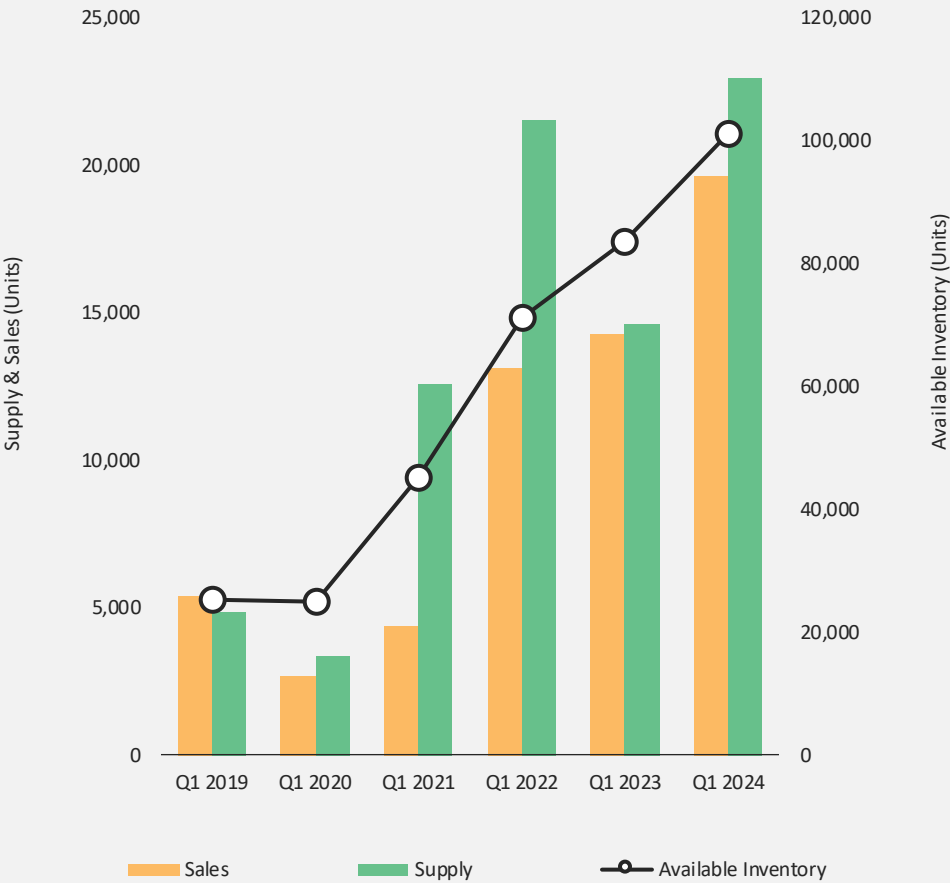
Hyma Developers
Kokapet
1,287 units
₹ 9,053/sf

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

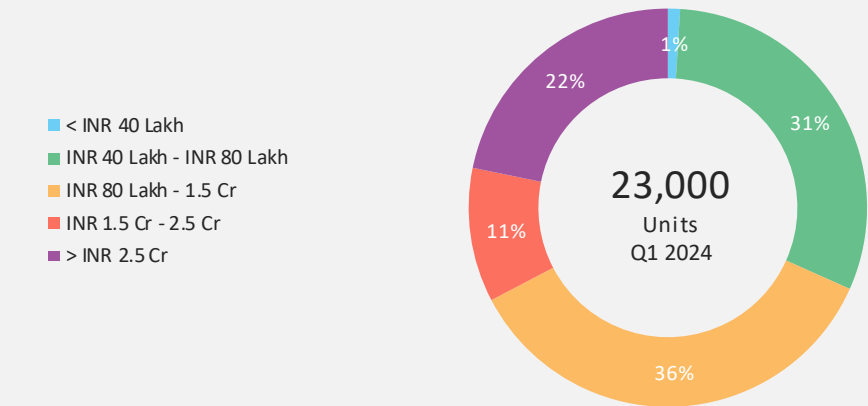
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Above average basic selling prices are quoted on Built-up Area

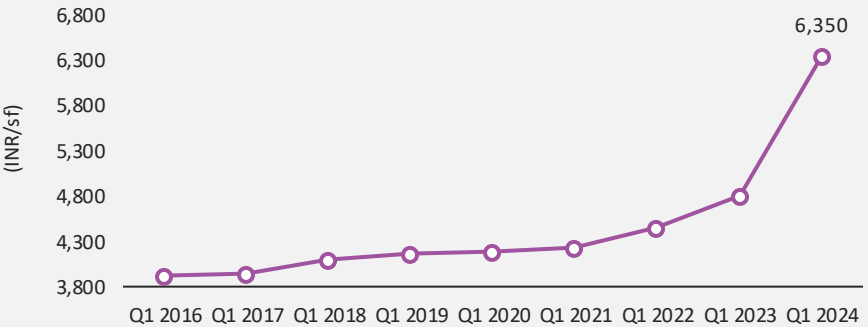
DEMAND SUPPLY DYNAMICS



SUPPLY BUDGET-SEGMENTATION



PRICE TREND



Average Quoted Rent for 2 BHK apartment measuring 700sf; 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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Hyderabad Q1 2024

Launches

Hyderabad ranks 2nd in new residential launches among the top 7 cities

Hyderabad's residential real estate market kicked off 2024 on a strong note, with an influx of approx. 23,000 new units. This impressive figure accounted for a substantial 21% share of the total new supply across India's top 7 cities, making Hyderabad the second-largest contributor. Notably, this represents a 57% year-on-year growth, showcasing a healthy increase in new launches compared to Q1 2023. However, a 13% decline is witnessed when compared to the previous quarter, Q4 2023.

Looking at the geographical distribution within Hyderabad, West Hyderabad emerged as the clear leader, attracting a dominant 58% share of the city's new launches. North Hyderabad followed behind with 28%, while East and South Hyderabad captured a combined 15% share (8% and 7% respectively).

When it comes to budget segmentation, high-end, mid-end, and ultra-luxury segments dominated the market, accounting for a respective share of 36%, 31%, and 22%.

Sales Trend

Hyderabad tops residential sales growth charts with highest Q-o-Q and Y-o-Y surge

Hyderabad's residential sales witnessed a remarkable surge in Q1 2024. The city recorded sales of approximately 19,700 units, which translates to 15% contribution to the total housing absorption across India's top 7 cities. This upswing represents a 38% increase in residential sales compared to Q1 2023. Furthermore, Hyderabad's residential market displayed a healthy growth trajectory on a quarterly basis, with sales rising by 13% compared to Q4 2023.

Diving deeper into Hyderabad's sales distribution, a clear dominance by West and North Hyderabad is witnessed. These two regions captured a significant share of the market, with West Hyderabad accounting for 50% of total sales and North Hyderabad contributing 31%. South and East Hyderabad contributed 14% and 3% of the city's sales respectively. The remaining sales were concentrated in Central Hyderabad.

Available Inventory

Hyderabad's available inventory sees a surge, has 2nd highest inventory among top 7 cities

Hyderabad's real estate market witnessed a significant rise in available inventory (available inventory) during the first quarter of 2024. Contributing nearly 17% of India's total available inventory, Hyderabad saw a 3% increase compared to the previous quarter and a 21% increase year-over-year. This upsurge translates to a total of 101,300 available units by the end of Q1 2024.

Looking into the city's distribution of available inventory, West Hyderabad holds the majority share at 56%, followed by North Hyderabad at 27%. South and East Hyderabad hold 11% and 5% of the city's available units, respectively. Analyzing the budget breakdown of available inventory reveals a dominance of units priced between INR 80 lakh and INR 1.5 Cr (54% share of Hyderabad's total available inventory). On a positive note, the city's inventory overhang has declined by 1 month compared to the previous quarter and currently stands at 18 months in Q1 2024-end.

Outlook

As we progress through 2024, the residential real estate market in Hyderabad is anticipated to maintain a robust growth trajectory, supported by several key factors. Firstly, the ongoing infrastructure developments, such as the expansion of the Metro Rail and upgrades to enhancements in road networks, continue to enhance the city's connectivity and accessibility. Furthermore, the flourishing IT-ITeS sector and the establishment of new business parks are expected to sustain demand for commercial spaces, while also driving the residential market due to an influx of professionals moving to the city. Moreover, the city's relatively affordable property prices compared to other major Indian metros, coupled with favorable government policies aimed at boosting real estate investment, suggest a positive outlook.

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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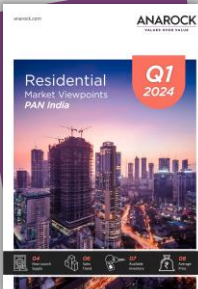
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