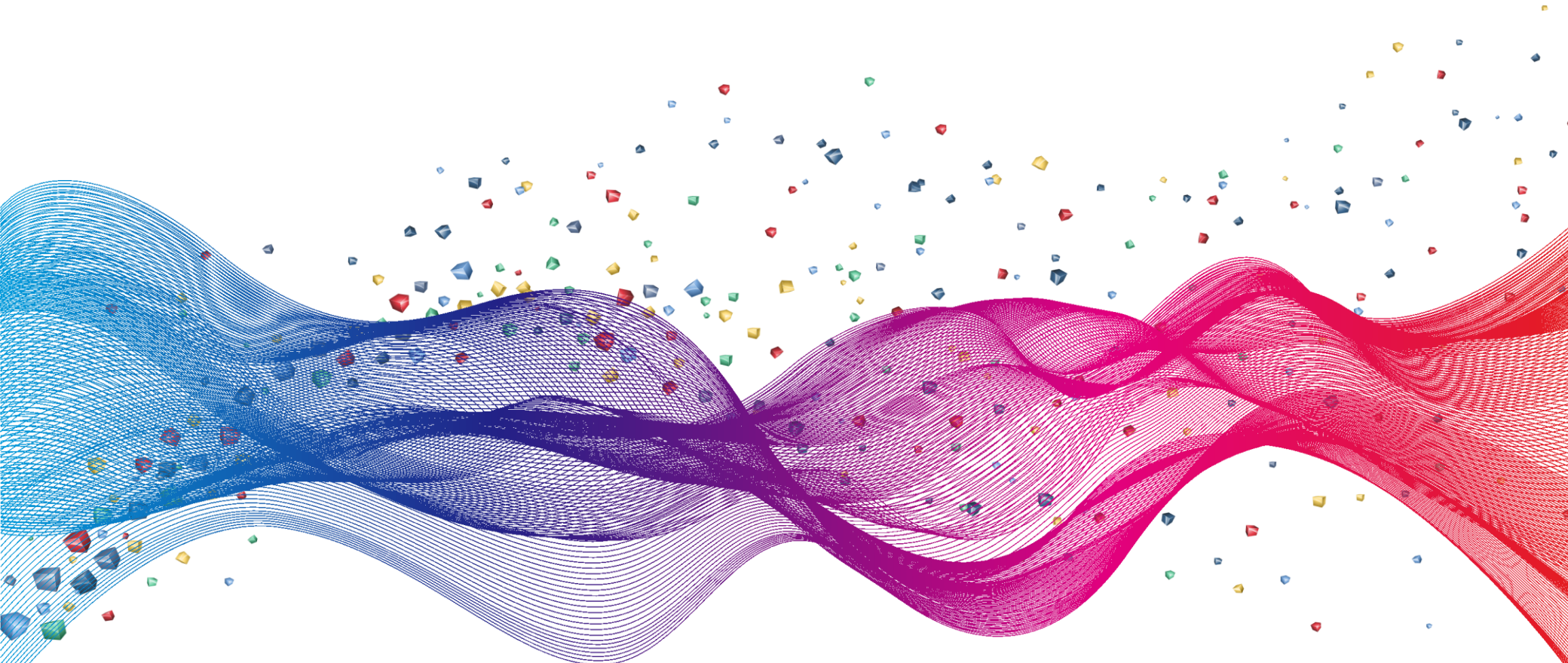




Independent Non-brokerage
Realty Research Company

Strategic Partner : **dmg** information

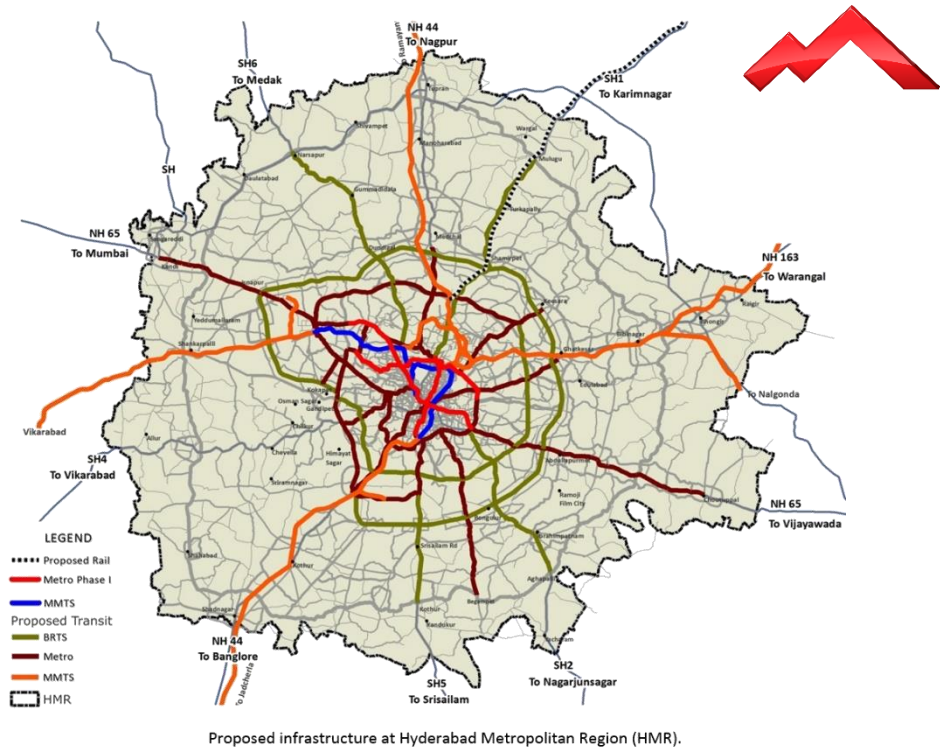


HYDERABAD

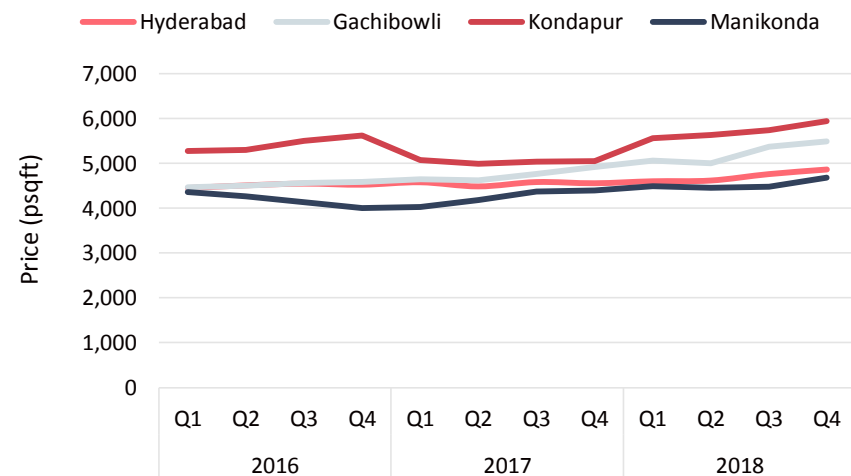
RESIDENTIAL REAL ESTATE MARKET

Hyderabad - Residential Real Estate Market

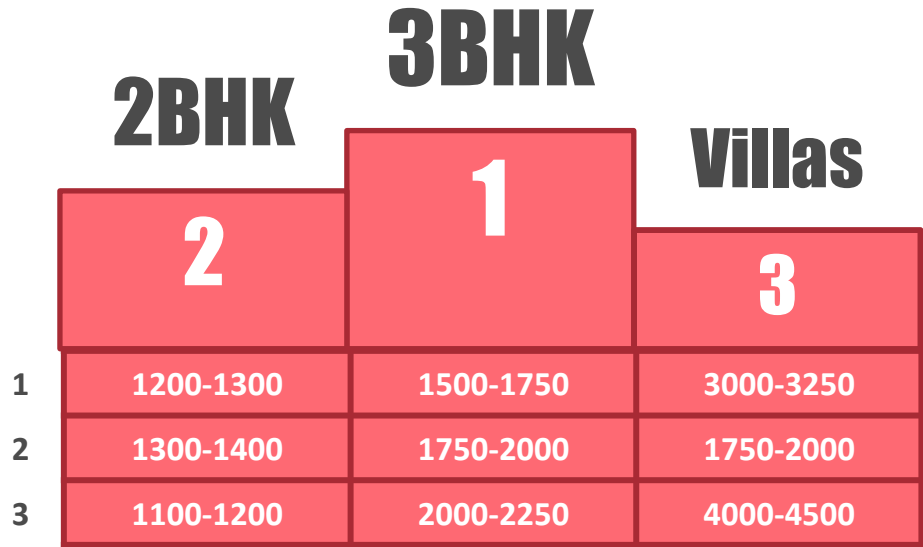
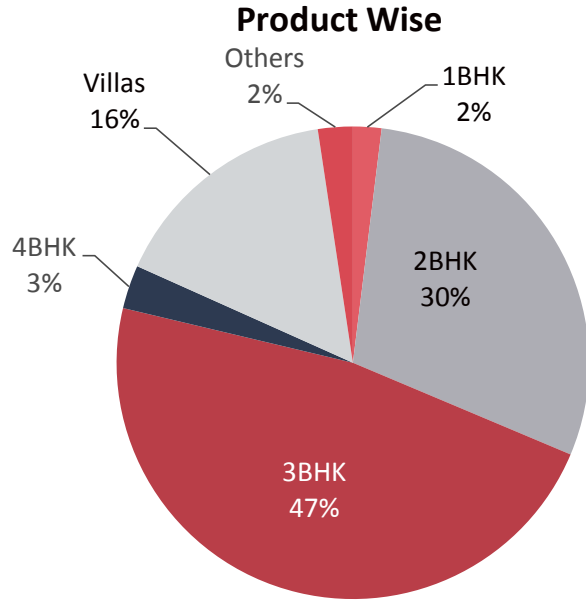
- ✓ Demand in Hyderabad has seen an uptick in the demand in last two years. The sales in primary builder market has grown by 13% CAGR in last two years while the unsold inventory has witnessed a muted growth of 4% annually.
- ✓ Average property prices have grown by 7.5% in last two years and are faring around Rs. 4700-4800 per sqft of saleable area.
- ✓ Gachibowli, Kondapur and Manikonda have been the most preferred locations among the buyers in last 12 months. These area are mainly flocked by IT professionals and investors.
- ✓ Existing transport network consists of metro rail network (3 lines), multi modal transport system, BRT/LRT network and highways/road networks.
- ✓ Other than these, there are multiple phase of metro, inner and outer ring roads and various bridges proposed to ease out the growing traffic in the city.



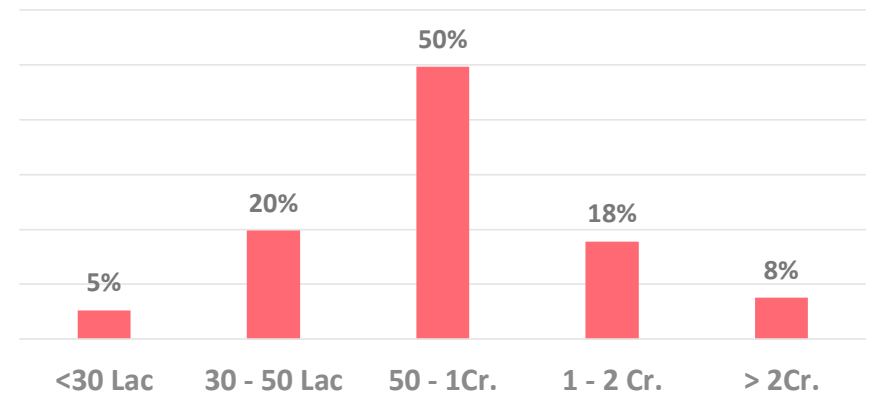
Source: Liases Foras



Product Typology

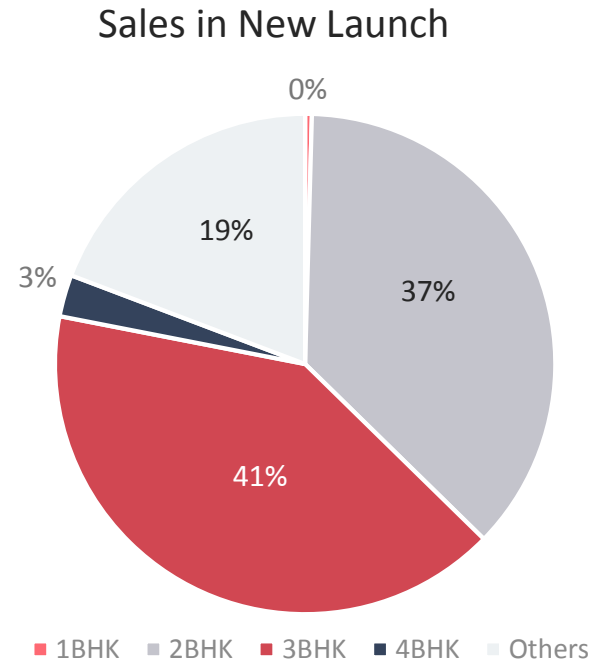
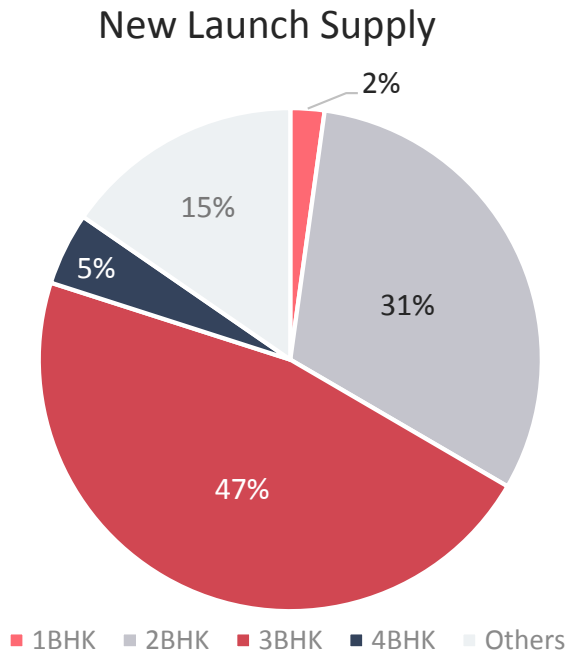


- ✓ Based on the last 12 months' sales, 3BHK flats are the most preferred product among buyers, followed by 2BHK and Villas.
- ✓ Buyers mostly picked up units between 1500-1750 sq.ft. (3BHK), 1200-1300 sq. ft. (2 BHK) and 3000-3250 sq.ft. (Villas).
- ✓ Cost range of Rs. 50 Lacs to Rs. 1.0 Crore has the maximum demand compared to all other segments.



Cost range wise percentage share of Sales

Trend in New Launches



- ✓ Nallagandla is the top gainer in terms of maximum new launches in the last 12 months followed by Manikonda and Kokapet.
- ✓ Maximum new launches are in the cost range of Rs. 50 Lacs to Rs.1.0 Crore.
- ✓ Amongst the new launches, 3 BHK is the most preferred product as can be seen by sales and supply distribution followed by 2BHK apartments.