

HYDERABAD RESIDENTIAL PROPERTY REGISTRATIONS UPDATE - MAY 2022

HOME REGISTRATIONS IN HYDERABAD ROSE 152% YOY TO 6,301 DURING MAY 2022

Highlights

Over INR 150 bn worth properties were registered in Hyderabad since Jan 2022

INR 30.6 bn worth of residential properties were transacted in May 2022

55% of all homes sold in May 2022 were in INR 2.5 - 5.0 mn ticket-size

73% of all sales registered in May 2022 were homes between 1,000 - 2,000 sq ft

The residential segment in the Hyderabad market (Hyderabad, Medchal-Malkajgiri, Rangareddy and Sangareddy districts) noted sale registrations of 6,301 properties in Hyderabad in May 2022 – an increase of 152% YoY and 17.6% MoM. The total value of

properties transacted in May 2022 stood at INR 30.6 bn, a rise of 146% YoY and 9.9% MoM, taking the cumulative value of all properties registered since January 2022 to INR 150.7 bn.

"In recent years, Hyderabad has seen one of the strongest demand trends, despite external factors such as economic downturn and inflation. While the rise in building costs has had an impact on the price sensitive categories, the upper segments have had little influence, keeping the market strong. End-users continue to be drawn to home purchases by factors such as job security, rising household incomes and savings, besides comfortable home-loan rates."

Shishir Bajjal
Chairman and Managing Director

TABLE 1

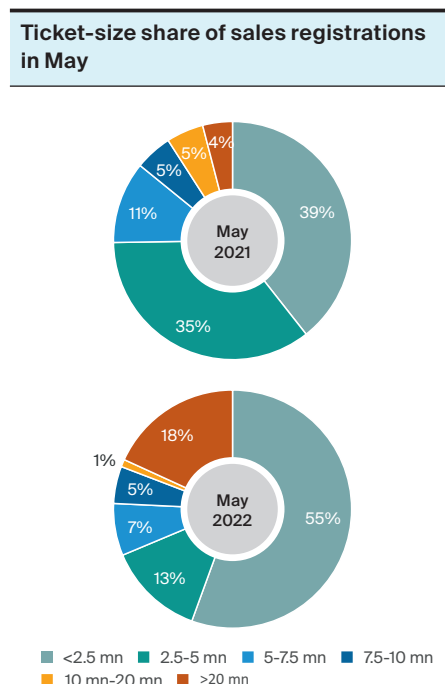
Registration and Sales in Hyderabad								
	Registration (Transactions)				Revenue (INR Million)			
Month	2021	2022	YoY Change	MoM Change	2021	2022	YoY Change	MoM Change
January	7,592	7,334	-3%	-14%	32,881	32,593	-1%	-12%
February	6,877	5,420	-21%	-26%	29,397	28,377	-3%	-13%
March	8,260	6,712	-19%	24%	34,603	31,335	-9%	10%
April	5,903	5,359	-9%	-20%	25,267	27,832	10%	-11%
May	2,501	6,301	152%	18%	12,445	30,578	146%	10%
TOTAL YTD	31,133	31,126	-	NA	134,593	15,0715	12%	NA

Source: Knight Frank Research, Telangana Registration and Stamps Department



Ticket Size Analysis: Of all the residential sales registered during May 2022, homes in the price band of INR 2.5 - 5 mn constituted 55%. Demand in the less than INR 2.5 mn ticket-size category, however, weakened with its share constituting only 18%. The cumulative share of sale registrations for properties with ticket-size INR 5.0 mn and above increased to 27% in May 2022 compared to 26% in May 2021.

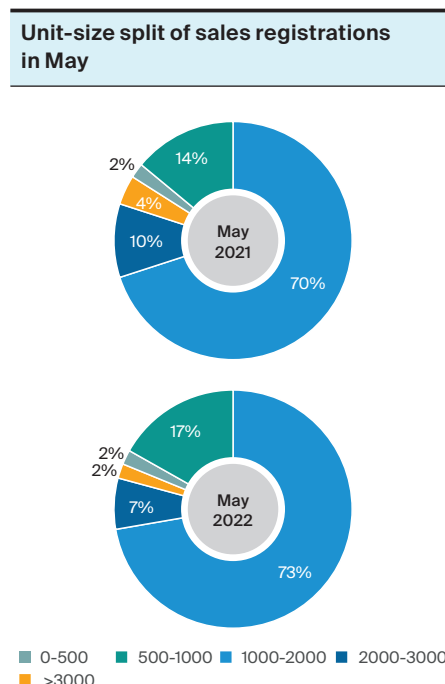
FIGURE 1



Source: Knight Frank Research, Telangana Registration and Stamps Department

Apartment Size Analysis: Sales of unit-sizes over 1,000 sq ft maintained its share at approximate 81% of all home sale registrations in May 2022. Homes of 1,000 - 2,000 sq ft constituted 73% of all sales registered during the period. The trend of homebuyers looking to upgrade and move into larger living quarters – a trend that was sparked by the pandemic – continued to hold strong in May 2022 as well.

FIGURE 2



Source: Knight Frank Research, Telangana Registration and Stamps Department



District-wise Analysis: A district level study shows that home sale registrations in the Medchal-Malkajgiri district was recorded at 51% in May 2022 followed by the Rangareddy district at 35%. The share of Hyderabad district in total registrations was recorded at 11%.

TABLE 1

Sales split by district		
District	May 2021	May 2022
Hyderabad	13%	11%
Medchal-Malkajgiri	38%	51%
Rangareddy	45%	35%
Sangareddy	5%	3%

Source: Knight Frank Research

Price Analysis: The weighted average prices of transacted residential properties as per the registration data, grew by 6% YoY in May 2022. The Sangareddy area saw the steepest rise of 44% YoY, albeit on a low base of May 2021, indicating that more higher value homes were sold in this location

TABLE 2

Transacted price by district (YoY%)		
District	Weighted Average Transacted price (INR psf)	March 2022 (YoY change)
Hyderabad	4,016	31%
Medchal-Malkajgiri	2,806	27%
Rangareddy	4,290	3%
Sangareddy	2,529	44%
Total Market	3,549	6%

Source: Knight Frank Research, Telangana Registration and Stamps Department

Note: Weighted average transacted price depicts the price at which properties have been transacted in the district/market during a particular period. It uses the area transacted as the weight.

in May 2022. Price growth in the Hyderabad market has been strong in recent times with higher value properties being sold in May 2022. The weighted average price has shown an uptrend in all micro - markets of Hyderabad.



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