

Hyderabad Residential Property

April 2023

- 4,398 apartments were registered during April 2023
- 54% of all homes registered in April 2023 were in the price range of INR 25-50 lakh
- 69% of all sales registered for homes between 1,000-2,000 sq ft area

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Homes worth INR 22,301 mn registered in Hyderabad in April 2023

► The residential segment in the Hyderabad market (mainly encompassing the Hyderabad, Medchal-Malkajgiri, Rangareddy and Sangareddy districts) recorded registrations of 4,398 units of residential properties during April 2023, while the total value of properties registered during the month stood at INR 22,301 mn. Home sales registrations have fallen by 18% YoY during April 2023, and the same had been observed in the same month in the previous financial year as well. Registration value too fell by 20% YoY as compared with April 2022.

Table 1: REGISTRATIONS IN HYDERABAD

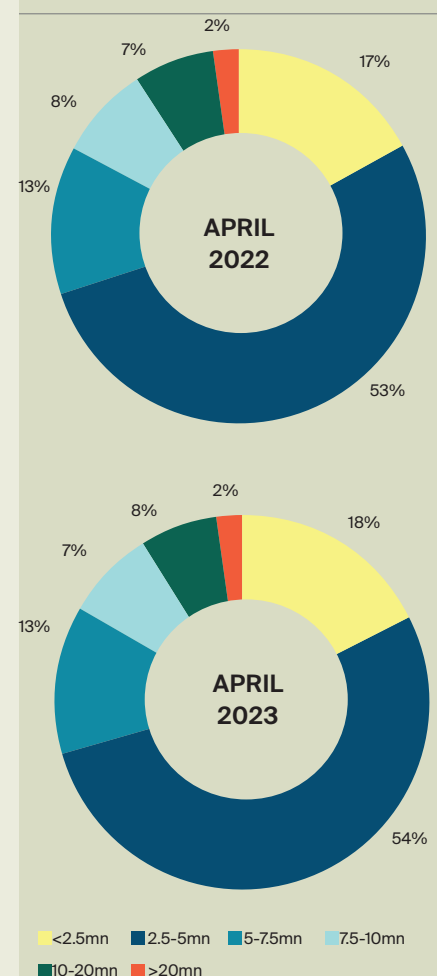
Year	Registration (No. of units)		Registration value (INR Million)	
	April	YoY change	April	YoY change
2021	5,903	NA	25,267	NA
2022	5,366	-9%	27,837	10%
2023	4,398	-18%	22,301	-20%

Source: Knight Frank Research,

TICKET SIZE ANALYSIS

Registration of residential units in the price band of INR 2.5-5 mn remained highest constituting 54% of the total registrations in April 2023, whilst the share of demand for residential units priced less than INR 2.5 mn ticket-size stood at 18%. The cumulative sales share of larger ticket size homes (priced INR 10 mn and above) constituted 10% of the total registrations, which has increased by 1% from the 9% recorded during April 2022.

Fig 1: Ticket-size share of sale registrations in April

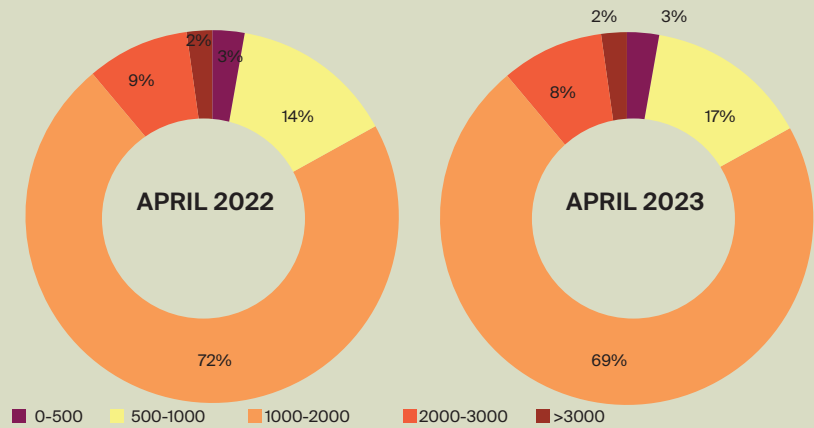


Source: Knight Frank Research, Telangana Registration and Stamps Department

APARTMENT-SIZE ANALYSIS

In April 2023, the share of registration of properties sized 500-1,000 sq ft increased to 17% compared with 14% recorded during April 2022. Share of properties sized 1,000-2,000 sq ft remained the highest with a total share of 69% in April 2023, slightly lower than the 72% registered during April 2022.

Fig 2: Unit-size split of sale registrations in April



Source: Knight Frank Research, Telangana Registration and Stamps Department

DISTRICT-WISE ANALYSIS

At a district level, the study shows that home sales registrations in the Medchal-Malkajgiri district accounted for 47% of the total registrations followed by Rangareddy district at 38%. The percentage share of Hyderabad in total district registrations was recorded at 14% during April 2023.

Registration split by district

District	April 2022	April 2023
Hyderabad	15%	14%
Medchal-Malkajgiri	44%	47%
Rangareddy	40%	38%
Sangareddy	1%	0%

Source: Knight Frank Research,

PRICE ANALYSIS

The overall weighted average price of transacted residential properties has declined marginally by 0.3% YoY during April 2023 due to the fall in weighted average transacted price of Rangareddy and Sangareddy districts by 4% and 7% respectively. Hyderabad, as compared to the other regions, saw the highest rise of 9% YoY during April 2023, followed by Medchal-Malkajgiri district which witnessed a 2% increase during April 2023.

Transacted price by district (YoY%)

District	Weighted Average Transacted Price (INR psf)	April 2023 (YoY Change)
Hyderabad	4,456	9%
Medchal-Malkajgiri	2,979	2%
Rangareddy	4,074	-4%
Sangareddy	2,368	-7%
Total Market	3,675	-0.3%

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.



Registration split by district

District	Registration (volume)			Registration value (value)		
	Month	No. of units	MoM Change	YoY Change	INR/cr	MoM Change
Jan-22	7,343	-14%	-3%	3,261	-12%	-1%
Feb-22	5,435	-26%	-21%	2,839	-13%	-3%
Mar-22	6,722	24%	-19%	3,135	10%	-9%
Apr-22	5,366	-20%	-9%	2,784	-11%	10%
May-22	6,307	18%	152%	3,061	10%	146%
Jun-22	5,411	-14%	-25%	2,842	-7%	-10%
Jul-22	4,406	-19%	-54%	2,129	-25%	-53%
Aug-22	5,656	28%	-31%	2,845	34%	-25%
Sep-22	4,766	-16%	-21%	2,378	-16%	-10%
Oct-22	4,634	-3%	-18%	2,252	-5%	-9%
Nov-22	6,162	33%	-21%	2,903	29%	-15%
Dec-22	6,311	2%	-26%	3,176	9%	-14%
Jan-23	5,454	-14%	-26%	2,650	-17%	-19%
Feb-23	5,725	5%	5%	2,987	13%	5%
Mar-23	6,959	22%	4%	3,602	21%	15%
Apr-23	4,398	-37%	-18%	2,230	-38%	-20%

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We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



AUTHOR

Urvisha Jagasheth
Lead Consultant- Research
urvisha.jagasheth@in.knightfrank.com

RESEARCH

VIVEK RATHI
Director - Research
vivek.rathi@in.knightfrank.com

Corporate - Marketing & Public Relations

Piyali Dasgupta
Director - Corporate - Marketing & Public Relations
piyali.dasgupta@in.knightfrank.com



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