

Hyderabad Residential Property Update



MAY 2023

- 5,877 apartments registered during May 2023
- Homes worth INR 29,943 mn registered, up by 31% MoM
- 55% of homes registered in May 2023 cost INR 25 - 50 lakh.
- 70% of registered homes between 1,000 - 2,000 sq ft mostly in Medchal-Malkajgiri

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Hyderabad records 31% MoM rise in property registrations in May 2023

The residential segment in the Hyderabad market (mainly encompassing the Hyderabad, Medchal-Malkajgiri, Rangareddy and Sangareddy districts) recorded registrations of 5,877 units of residential properties during May 2023, while the total value of properties registered during the month stood at INR 29,943 mn. Home sales registrations in terms of value and units have both increased by 31% MoM during May 2023.

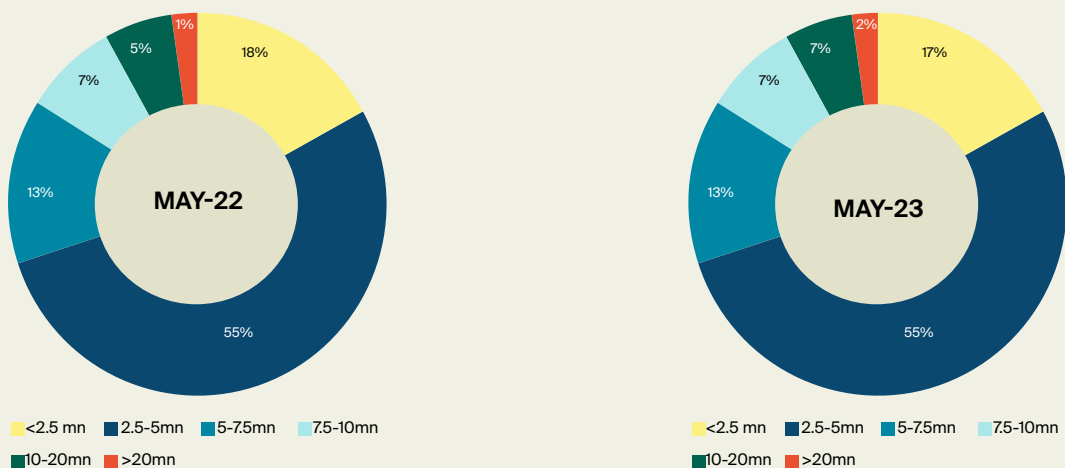
TABLE: REGISTRATIONS IN HYDERABAD

Registration (No. of units)			Registration value (INR mn)			
Year	March	MoM change	YoY change	March	MoM change	YoY change
Jan-23	5,454	-14%	-26%	26,497	-17%	-19%
Feb-23	5,725	5%	5%	29,869	13%	5%
Mar-23	6,959	22%	4%	36,021	21%	15%
Apr-23	4,494	-35%	-16%	22,856	-37%	-18%
May-23	5,877	31%	-7%	29,943	31%	-2%

TICKET SIZE ANALYSIS

Registration of residential units in the price band of INR 2.5-5 mn remained the highest, constituting 55% of the total registrations in May 2023, while the share of demand for residential units priced less than INR 2.5 mn ticket-size stood at 17%. The cumulative sales share of larger ticket sized homes priced INR 10 mn and above, constituted 9% of the total registrations, which has increased by 3% from the 6% recorded in May 2022.

TICKET-SIZE SHARE OF SALE REGISTRATIONS

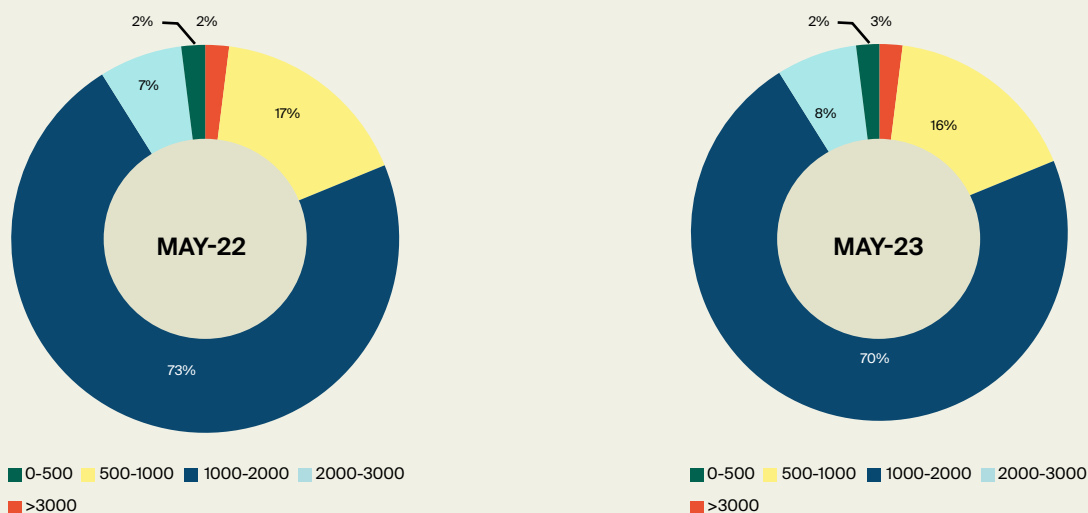


Source: Knight Frank Research, Telangana Registration and Stamps Department

Apartment-size analysis

In May 2023, the share of registrations in the category of properties sized 500-1,000 sq ft stood at 16%, which is slightly lower than the 17% recorded during May 2022. However, there was a moderate increase in the share of registrations of properties sized 2,000-3,000 sq ft from 7% in May 2022 to 8% in May 2023. The share of properties sized 1,000-2,000 sq ft remained the highest with a total share of 70% during May 2023.

UNIT-SIZE SPLIT OF SALE REGISTRATIONS



Source: Knight Frank Research, Telangana Registration and Stamps Department

District-wise analysis

At a district level, the study shows that home sale registrations in the Medchal-Malkajgiri district accounted for 45% of the total registrations followed by Rangareddy district at 39%. The percentage share of Hyderabad in total district registrations was recorded at 16% during May 2023.

Registration split by district

District	May 2022	May 2023
Hyderabad	11%	16%
Medchal-Malkajgiri	51%	45%
Rangareddy	35%	39%
Sangareddy	3%	0%

Source: Knight Frank Research

Price analysis

The overall weighted average price of transacted residential properties during May 2023 witnessed a YoY increase of 3%. Among the districts, Hyderabad recorded the highest price rise at 8% YoY, suggesting a larger volume of higher value homes was sold in that area during the period. The Medchal-Malkajiri market also experienced a price growth of 4% in May 2023.

Transacted price by district (YoY%)

District	Weighted Average Transacted Price (INR psf)	May 2023 (YoY Change)
Hyderabad	4,327	8%
Medchal-Malkajiri	2,990	4%
Rangareddy	4,070	-5%
Sangareddy	2,161	-14%
Total Market	3,666	3%

Source: Knight Frank Research, Telangana Registration and Stamps Department

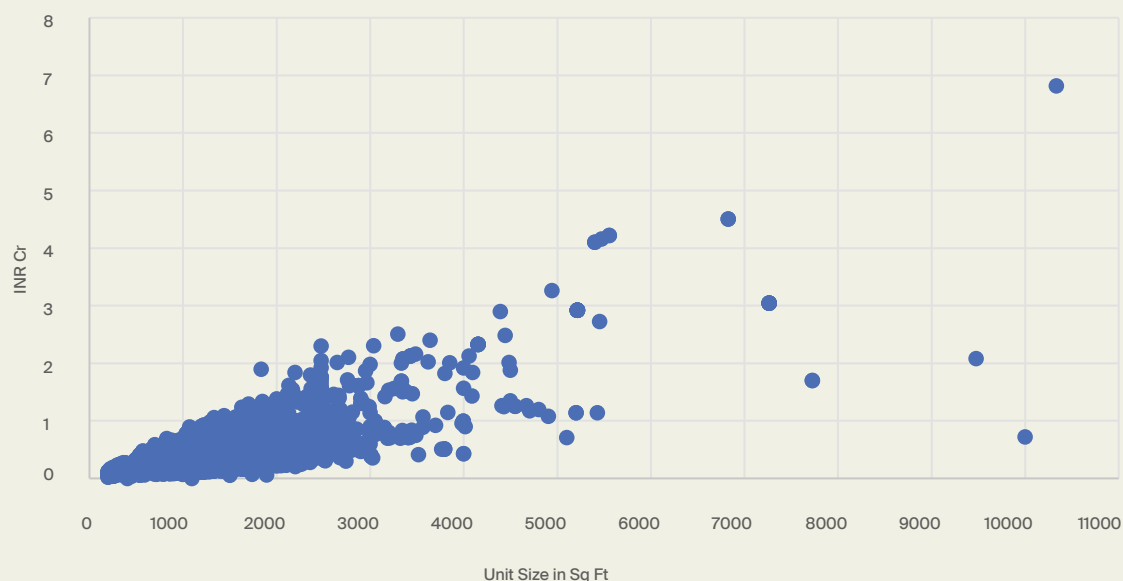
Note: Weighted average transacted price depicts the price at which properties have been transacted in the district/market during a particular period. It uses the area transacted as the weight.

Residential sales in Hyderabad during May 2023 were mainly of properties sized 1,000-2,000 sq ft while the price range of INR 2.5-5.0 mn accounted for the highest registrations. However, beyond the concentration of bulk transactions, homebuyers also bought plush properties which are bigger in size and offer better facilities and amenities. Some of these deals were sealed in markets like Hyderabad, Medchal-Malkajiri, Rangareddy wherein the properties were sized more than 3,000 sq ft and valued upwards of INR 40 mn.

TABLE: TOP 5 TRANSACTIONS OF THE MONTH

District Name	Location	Area Split (Sq ft)	Market Value (INR)
Rangareddy	Puppalguda	>3000	6,82,11,000
Medchal-Malkajiri	Kukatpalle (M)	>3000	4,50,58,200
Medchal-Malkajiri	Kukatpalle (M)	>3000	4,50,58,200
Hyderabad	Somajiguda	>3000	4,22,18,000

CHART: OVERALL TRANSACTIONS DURING THE MONTH



Source: Knight Frank Research, Telangana Registration and Stamps Department



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INDIA WAREHOUSING REPORT

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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