

# Hyderabad Residential Property Update



July 2023

- 5,557 apartments registered during July 2023.
- Homes worth INR 28,788 mn registered, up by 35% YoY.
- 52% of homes registered in June 2023 cost INR 2.5 mn- 5.0 mn.
- 67% of registered homes between 1,000 - 2,000 sq ft.

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## Hyderabad records 26% YoY growth in property registrations in July 2023

In its latest assessment, Knight Frank India noted that Hyderabad recorded registrations of 5,557 residential properties in July 2023, noting a rise of 26% year-on-year (YoY) while the total value of properties registered during the month stood at INR 28,788 mn which has also increased by 35% YoY. The Hyderabad residential market includes four districts namely Hyderabad, Medchal-Malkajgiri, Rangareddy and Sangareddy.

Table: Registrations in Hyderabad

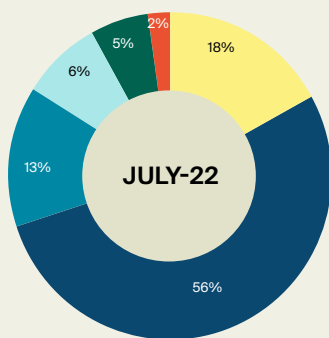
| Year      | Registration (No. of units) |            | Registration value (INR mn) |            |
|-----------|-----------------------------|------------|-----------------------------|------------|
|           | July                        | YoY Change | July                        | YoY Change |
| July 2021 | 9,507                       | NA         | 45,729                      | NA         |
| July 2022 | 4,406                       | -54%       | 21,294                      | -53%       |
| July 2023 | 5,557                       | 26%        | 28,778                      | 35%        |

Source: Knight Frank India, Telangana Registration and Stamps Department

### Ticket Size Analysis

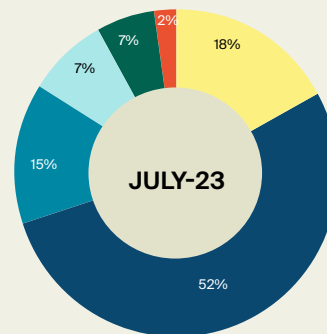
In July 2023, the highest proportion of property registrations in Hyderabad was in the price range of INR 2.5-5 mn, accounting for 52% of the total registrations. Properties priced below 2.5 mn constituted 18% of the total registration. The share of sales registrations for properties with ticket-sizes of 10 mn and above was 9% in July 2023, slightly higher as compared with July 2022.

Table: Ticket-size share of sale registrations



Legend: <2.5 mn, 2.5-5.0 mn, 5.0-7.5 mn, 7.5-10mn, 10-20 mn, >20 mn

Source: Knight Frank Research, Telangana Registration and Stamps Department



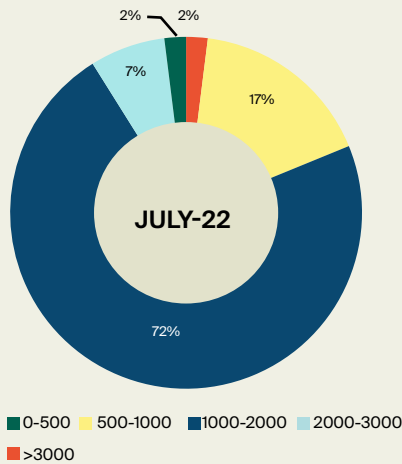
Legend: <2.5 mn, 2.5-5.0 mn, 5.0-7.5 mn, 7.5-10mn, 10-20 mn, >20 mn

Source: Knight Frank Research, Telangana Registration and Stamps Department

### Apartment-size analysis

The demand for properties in July 2023 was largely concentrated in the 1,000-2,000 square feet range, with this size category accounting for 67% of registrations. There was also an increase in demand for smaller homes (500-1,000 square feet), with registrations for this category rising to 18% during July 2023 from 17% in July 2022. Properties larger than 2,000 square feet also saw an increase in demand, with registrations rising to 11% during July 2023 from 9% in July 2022.

Figure: Registration split by unit size



Source: Knight Frank Research, Telangana Registration and Stamps Department

District-wise analysis

At a district level, the study shows Medchal-Malkajgiri district recorded 46% of the home sales registrations followed by sales registrations at Rangareddy district at 37%. The share of Hyderabad district in total registrations was 17% during July 2023.

Table: Registration split by district

| District           | July 2022 | July 2023 |
|--------------------|-----------|-----------|
| Hyderabad          | 16%       | 17%       |
| Medchal-Malkajgiri | 40%       | 46%       |
| Rangareddy         | 38%       | 37%       |
| Sangareddy         | 7%        | 0%        |

Source: Knight Frank Research

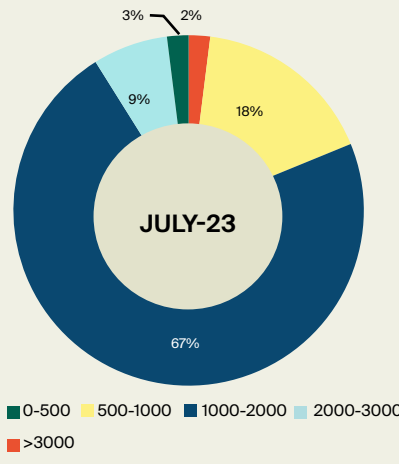
Price Analysis

The overall weighted average price of transacted residential properties during July 2023 witnessed a YoY increase of 4.5%. Among the districts, Medchal-Malkajgiri district saw the biggest price increase, at 5% YoY. Rangareddy and Hyderabad districts also saw price increases, of 4% and 2% respectively.

Table: Registration split by district

| District            | Weighted Average Transacted price (INR psf) | July 2023 (YoY change) |
|---------------------|---|------------------------|
| Hyderabad           | 4,263                                       | 2%                     |
| Medchal-Malkajgiri  | 3,083                                       | 5%                     |
| Rangareddy          | 4,077                                       | 4%                     |
| Sangareddy          | 2,350                                       | -9%                    |
| <b>Total Market</b> | <b>3,694</b>                                | <b>4.5%</b>            |

Source: Knight Frank India, Telangana Registration and Stamps Department  
 Note: Weighted average transacted price depicts the price at which properties have been registered in a district/ market during a particular period. It uses the area transacted as the weight.



Source: Knight Frank Research, Telangana Registration and Stamps Department

Top Deals of the month

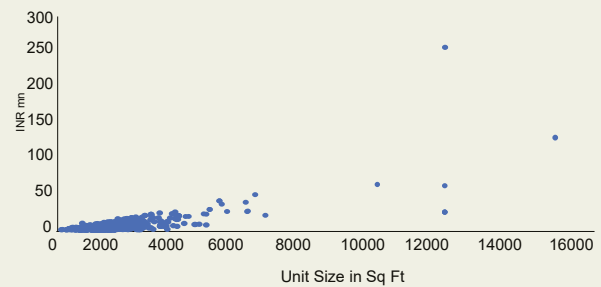
Residential sales in Hyderabad during July 2023 were mainly within properties sized 1,000-2,000 sq ft whereas the price range of INR 2.5mn to 5.0 mn accounted for the highest registrations. However, beyond the concentration of bulk transactions homebuyers also bought plush properties, which are bigger in size and offer better facilities and amenities.

Table: Top 5 Transactions of the month

| District Name | Location                       | Area Split (Sq ft) | Market Value (INR) |
|---------------|--------------------------------|--------------------|--------------------|
| Rangareddy    | Puppalguda                     | >3,000             | 25,19,79,000       |
| Rangareddy    | Kokapet                        | >3,000             | 12,98,46,000       |
| Rangareddy    | Hafeezpet                      | >3,000             | 6,60,00,000        |
| Rangareddy    | Puppalguda                     | >3,000             | 6,41,94,650        |
| Hyderabad     | Road No 2 Banjara Hills Mosque | >3,000             | 5,16,72,400        |

Source: Knight Frank India, Telangana Registration and Stamps Department

Figure: Overall transactions during the month



Source: Knight Frank India, Telangana Registration and Stamps Department



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