

Hyderabad 2020



City Snapshot



Launches
21,110 Units
42% 2020 vs 2019



Sales
8,560 Units
-48% 2020 vs 2019

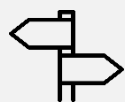


Unsold Inventory
36,760 Units
52% 2020 vs 2019



Avg. Quoted
Basic Selling Price
INR 4,195/sf

A Bird's Eye View



Rental Values

Capital Values

Key Micro Markets	Avg. Quoted Rent (INR/month)	2020 vs 2019 (%)	Avg. Quoted Rate (INR/sf)	2020 vs 2019 (%)	Short-term Outlook
Gachibowli	18,000 - 28,000	Nil	4,790	Nil	Stable
Kondapur	16,000 - 22,000	Nil	4,620	Nil	Stable
Miyapur	13,000 - 20,000	Nil	4,240	Nil	Stable
LB Nagar	8,000 - 14,000	Nil	4,500	Nil	Stable
Adibatla	10,000 - 15,000	Nil	3,600	Nil	Stable



Increase



Stable



Decrease

Notes:
Avg. quoted rent for 2 BHK apartment measuring 1,000 sf
Avg. quoted rate (base price) on built-up area

Only city amongst top 7 cities of India to witness an increase in launches during 2020

Nearly 21,110 units launched during 2020; an increase of 42% compared to previous year. The fourth quarter witnessed the highest supply of 12,800 units during 2020, increased by 162% compared to the previous quarter.

West Hyderabad accounted for 68% of the launches during 2020 followed by North Hyderabad at 28%.

The mid-end and high-end segment accounted for 40% each of the total launches. This has increased from 33% and 30% respectively, compared to 2019. The share of affordable segment increased marginally to 16% in 2020 from 14% a year earlier.

Sales declined by 48% Y-o-Y; the lowest sales to supply ratio of 0.4 across the top 7 cities

Despite a significant increase in new launches, sales almost halved to 8,560 units in 2020 from 16,590 in 2019. However, Q4 2020 witnessed an 117% increase in sales compared to previous quarter, a rapid recovery as the city unlocked and the fear of contagion eased.

Majority of sales were concentrated in West Hyderabad, accounting to 70%. North Hyderabad accounted for 21% of the sales in 2020.

Unsold inventory increased by 52% Y-o-Y; highest increase amongst top 7 cities of India

Unsold inventory increased by 52% during 2020 to 36,760 units. However, the city still has the 2nd lowest unsold inventory amongst top 7 cities and a mere 6% share.

Nearly 62% of the total unsold inventory is concentrated in West Hyderabad, followed by North Hyderabad at 28%.

As of 2020, majority of the unsold inventory was in the high-end segment, accounting for 41% of the total; mid-end segment accounted for 31%.

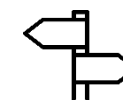
Inventory overhang rose significantly to 52 months in 2020 from 18 months a year earlier.

Key Project Launches (Q4 2020)

Project Name	Developer Name	Micro Market	No. of Units	Avg. Basic Selling Price (INR/sf)
My Home Tridasa	My Home Constructions	Sangareddy	2,584	5,100
Candeur40	Candeur Developers and Builders	Miyapur	959	6,000
Prestige Tranquil	Prestige Group	Kokapet	907	6,300

Note: Above prices are on built-up area
Budget segmentation: Affordable: < INR 40 Lakh; Mid-end: INR 40 Lakh - INR 80 Lakh; High-end: INR 80 Lakh - INR 1.5 Cr;
Luxury: INR 1.5 Cr - INR 2.5 Cr; Ultra-luxury: > INR 2.5 Cr

Source: ANAROCK Research



Zonal Classification

Central

Ameerpet | Punjagutta
Somajiguda | Himayatnagar
Kachiguda | Khairtabad

North

Miyapur | Pocharam | Bachupally
Nizampet | Bollaram | Yepral
Shamirpet

South

Shamshabad | Adibatla
Maheshwaram | Shadnagar
Rajendranagar | Srisailem Highway

East

LB Nagar | Nagole | Uppal
Habsiguda | Ghatkesar
Nacharam | Peerzadiguda
Vanasthalipuram

West

Gachibowli | Kondapur | Tellapur
Manikonda | Kukatpalli | Attapur
Kokapet | Patancheru
Madhapur | Appa Junction



Outlook

The city is expected to witness new launches for next couple of months owing to revived demand across the city. Sales is likely to pick-up pace as witnessed in the last quarter of 2020. Unsold inventory increased significantly in last one year but continues to remain at a healthy level. This may help to keep a check on property prices during 2021.

Development of physical infrastructure projects across the city may pervade next wave of housing demand as connectivity improves across the length and breadth of the city.

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For research services, please contact:

Prashant Thakur
Director & Head of Research
prashant.thakur@anarock.com

ANAROCK Property Consultants Pvt. Ltd.
Unit 3, 14th Floor, Salarpuria Sattva Knowledge City, Plot No. 2
Inorbit Mall Road, HITEC City, Hyderabad 500 081, Telangana

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