

5 FAST FACTS

HYDERABAD | Q4 2024

CUSHMAN & WAKEFIELD

The Need-to-Know for Hyderabad's Commercial Real Estate

1 Q4 OFFICE LEASING HIT A NEW PEAK; GLV SOARED

GLV in 2024 **reached 12.3 MSF,** exceeding the 2019 **peak of 10.2 MSF.** Net absorption **rose to 8.2 MSF, a 10% YoY increase.**

2 MADHAPUR OFFICE RENTALS SAW GROWTH WITH STEEPER RENTALS

City-wide rentals grew 7% qoq and 11% yoy, with Madhapur witnessing significant growth, driven by steeper rentals attributing to lower vacancies.

3 RETAIL DEMAND SOARED; SUBURBS DOMINATE

Q4 2024 leasing hit 0.79 MSF, up 60% qoq and 65% yoy. Full-year leasing for **retail stood at 2.7 MSF.** Suburban areas **captured 70%** of demand, led by Nagaram and Nallagandla.

4 STRONG LAUNCH MOMENTUM, THE WEST TOOK LEAD

Q4 2024 saw **13,653 launches, up 31% qoq.** Full-year **residential launches reached 45,348 units.** While the West dominated, North and North-West areas like Kollur gained traction.

5 HIGH-END HOMES HELD MARKET SHARE

High-end offerings **retained a 34% share,** with **Kondapur and Tellapur driving supply in the western corridor.**

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