

Pratik.Parthsarathi
@timesofindia.com

Realty's rising wave

Hyderabad's property market has continued to show exceptional strength in Q3 2025, registering a 13-19% year-on-year rise in prices, according to the Knight Frank-NAREDCO Real Estate Sentiment Index.

India's overall outlook has also improved, supported by steady office leasing, robust premium home demand, and favourable macroeconomic conditions such as stable interest rates, easing inflation, and improved liquidity. The South Zone topped sentiment scores at 62, largely due to strong performance in Hyderabad and Bengaluru.

Hyderabad has emerged as one of the country's strongest residential markets

NEW DEVELOPMENTS BOOST CONFIDENCE

Upcoming large-scale projects such as the proposed Future City and Sports City, expected to host international events, are also seen as major positives for Hyderabad's long-term growth. Drawing parallels with Delhi's evolution, Raj Narayan, CEO, Myron Homes, notes, "We have witnessed how such events in Delhi made the city

what it is today. Hyderabad has already risen and is poised to grow even more with time and such development."

COMMERCIAL LEASING PUSHES GROWTH

Hyderabad's commercial sector continues to deepen its strength with strong leasing pipelines. Corporates and technology firms remain highly active, keeping office

PICTURE LEAD FOR RESIDENTIAL PURPOSE ONLY



Hyderabad's commercial real estate segment continued to show deep strength, supported by a solid leasing pipeline. Major corporates and tech companies are expanding their footprint in the city, boosting long-term confidence

demand vibrant.

Explaining the city's transformation, Karishmah Singh, president, sales, marketing & CRM, Sattva Group, says, "The growth we're seeing in Hyderabad reflects a larger

transformation in India's urban economy, driven by technology, talent, and aspiration. As the IT and GCC sectors expand, they are shaping new patterns of homeownership built around proximity, lifestyle, and long-term security."

STRONG OUTLOOK HEADING INTO 2026

Market experts believe Hyderabad will continue its steady performance across residential and commercial segments into 2026. The high-end segment, facing limited supply, is driving price appreciation.

"The outlook looks very positive. There is still a lot of scope in Hyderabad real estate. The 1100-1800 sq ft size is a sweet spot. There was an initial slowness at the start of 2025, but the end seems perfect. The market has much bigger potential, and it will only rise with time," opines VHN Srinivasa Murthy, senior vice president, sales & marketing, Pavani Infra.