

PROPERTY NIVESH RESEARCH · QUARTERLY REPORT · Q3 2026 EDITION

Hyderabad Property Price Report — Q3 2026

Homes in Hyderabad cost ₹9,800 per sq ft on average on the Property Nivesh price tracker, up 92% in five years. Kokapet, in the western growth corridor, rose 96% from 2021 to 2025. NHB's index for the city was 5.2% higher in Apr–Jun 2026 than a year earlier.

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Q3 2026 · updated quarterlyBy **Mridul Shakya**, Property Nivesh Team · Reviewed by **Rakesh Mahajan**

Summary

Hyderabad is cheaper than Mumbai, Bengaluru and Pune on our tracker, at ₹9,800 per sq ft on average. But its west side has moved fast. Kokapet went from ₹5,600 to ₹11,000 per sq ft between 2021 and 2025.

Official data shows a calmer city-wide picture. NHB's index for Hyderabad rose between 2.3% to 6.7% a year over the last eight quarters, below its 50-city figure each time. New supply has cooled too: builders registered 831 new projects with TG-RERA in the four Hyderabad districts in FY 2024-25, against 1,290 the year before.

This report uses only data we hold: our tracker, our Hyderabad project pages, NHB's press releases, TG-RERA lists and Telangana's registration data. Nothing here is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor (#finding-1, #finding-2 ...).

- 1** Property in Hyderabad costs ₹9,800 per sq ft on average on the Property Nivesh price tracker, as of October 2026. Hyderabad is the 8th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon, Goa, Bengaluru, Chandigarh, Noida and Pune.
- 2** The average asking price in Hyderabad has risen 92% in five years on our tracker. On our tracker, Kokapet went from ₹5,600 per sq ft in 2021 to ₹11,000 in 2025, a rise of 96%.
- 3** Three-bedroom (3 BHK) flats are listed from ₹1.72 crore to ₹2.1 crore (2 listings). Four-bedroom (4 BHK) flats are listed from ₹2.37 crore to ₹3.5 crore (2 listings).
- 4** Our Hyderabad pages list prices for 5 residential projects. The lowest starting price is ₹1.44 crore, at Rajapushpa Provincia. The highest is ₹2.83 crore, at Rajapushpa Infina. The middle (median) starting price is ₹1.94 crore.
- 5** NHB's house price index for Hyderabad was 5.2% higher in Apr–Jun 2026 than a year earlier, against 7.0% for its 50 cities. Over eight quarters, Hyderabad's annual rise ranged from 2.3% to 6.7%.
- 6** Across Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad district, builders registered 831 new projects with TG-RERA in FY 2024-25, against 1,290 in FY 2023-24 (–36%). The busiest financial year in this window was FY 2023-24, with 1,290.
- 7** The gross rental yield in Hyderabad is 3.6% on our tracker. A home worth ₹1 crore would earn about ₹30,000 a month in rent, before costs.

8 In 2024, 4,33,582 documents were registered in the three districts that make up most of Hyderabad. Rangareddy had 2,25,437, Medchal-Malkajgiri 1,45,809 and Hyderabad district 62,336. That was 8% fewer than in 2022.

9 Of the major cities NHB names, Hyderabad ranked 6th of the 7 for annual price growth in Apr–Jun 2026.

Key numbers

AVERAGE PRICE PER SQ FT, HYDERABAD

₹9,800 per sq ft

Property Nivesh price tracker · October 2026

CHANGE IN FIVE YEARS

92%

average asking price, our tracker

MIDDLE STARTING PRICE OF PROJECTS

₹1.94 crore

5 projects with a listed price

HYDERABAD HOUSE PRICES ON A YEAR EARLIER (NHB)

5.2%

Apr–Jun 2026 · 50-city composite 7.0%

NEW RERA PROJECTS, FY 2024-25

831

Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad district · –36% on FY 2023-24

GROSS RENTAL YIELD

3.6%

about ₹30,000 a month on a ₹1 crore home

How much does property cost in Hyderabad?

The average asking price of a home in Hyderabad is **₹9,800 per sq ft** on our price tracker, as of October 2026. Hyderabad is the 8th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon, Goa, Bengaluru, Chandigarh, Noida and

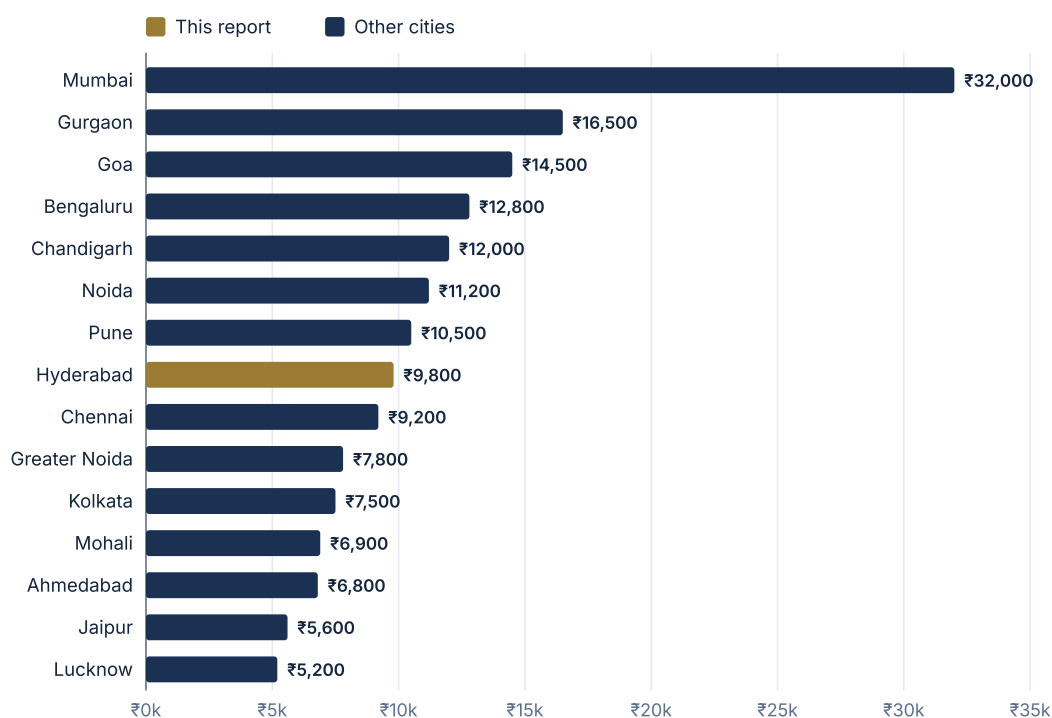
Pune. Kokapet, the locality we track in detail, averages ₹11,000 per sq ft — above the city average.

- **Five-year change:** 92% on our tracker.
- **Rental yield:** 3.6% a year, before costs.
- **What ₹1 crore rents for:** about ₹30,000 a month.

These are asking prices across the projects and listings we follow. They are not registered sale prices.

Average asking price per sq ft: Hyderabad and other Indian cities

Average asking price per square foot across the projects and listings on the Property Nivesh price tracker, as of October 2026. Hyderabad is highlighted.



Source: Property Nivesh price tracker · Property Nivesh Research

Hyderabad property price trend, 2021–2025

On our tracker, Kokapet went from ₹5,600 per sq ft in 2021 to ₹11,000 in 2025, a rise of 96%.

Kokapet rose every year on our tracker, but the yearly rise slowed: from 29% in 2022 to 8% in 2025. Most of the priced Hyderabad projects on our pages are large premium towers.

Hyderabad price trend: average asking price per sq ft, 2021–2025

Yearly average asking price per square foot from the Property Nivesh price tracker, with the projects on our pages that have a price history of three years or more. A dot is a year with a figure; a line skips years without one.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

Flat prices in Hyderabad by size: 3 BHK, 4 BHK

How much does a flat cost in Hyderabad? Here is what our project pages list, by number of bedrooms.

Three-bedroom (3 BHK) flats are listed from ₹1.72 crore to ₹2.1 crore (2 listings). Four-bedroom (4 BHK) flats are listed from ₹2.37 crore to ₹3.5 crore (2 listings).

Most priced listings on our Hyderabad pages are large 3 and 4 BHK flats in premium projects. We do not have enough 2 BHK prices to report.

Hyderabad flat prices by size: starting prices on our project pages

For each flat size, the lowest and the middle (median) starting price across the configurations listed on our project pages. Only configurations of one size with a listed price count; villas, plots, penthouses and duplexes are left out.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

New and ongoing projects in Hyderabad: starting prices

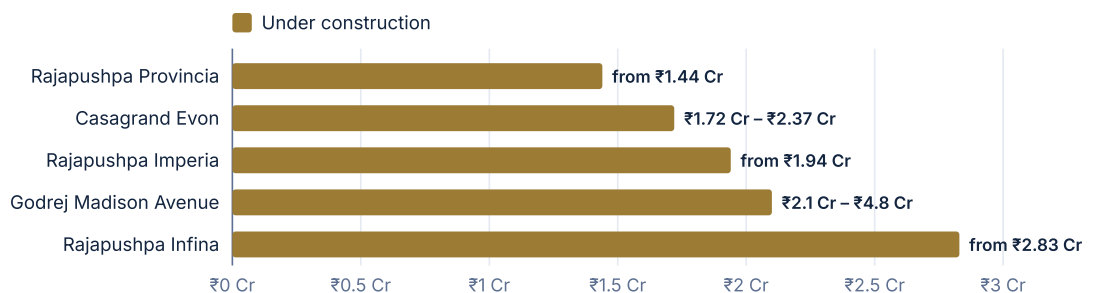
Our Hyderabad pages list prices for 5 residential projects. The lowest starting price is ₹1.44 crore, at Rajapushpa Provincia. The highest is ₹2.83 crore, at Rajapushpa Infina. The middle (median) starting price is ₹1.94 crore.

- Projects starting under ₹1 crore: **0**.
- Projects starting under ₹2 crore: **3**.
- Projects starting at ₹5 crore or more: **0**.

The developers with priced projects on our pages include Rajapushpa Properties, Casagrand and Godrej Properties. The tables at the end give each project's price range, location and possession date. We list prices for only 5 of our 15 Hyderabad projects so far; the rest are on our pages without a published price.

Starting prices of Hyderabad projects on Property Nivesh

Lowest listed price of each residential project on our pages (₹ crore; "L" = lakh), with the top of its listed range beside it. Prices are as published by the developer or in the reports cited on each project page, and change often.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

What official data says about Hyderabad house prices

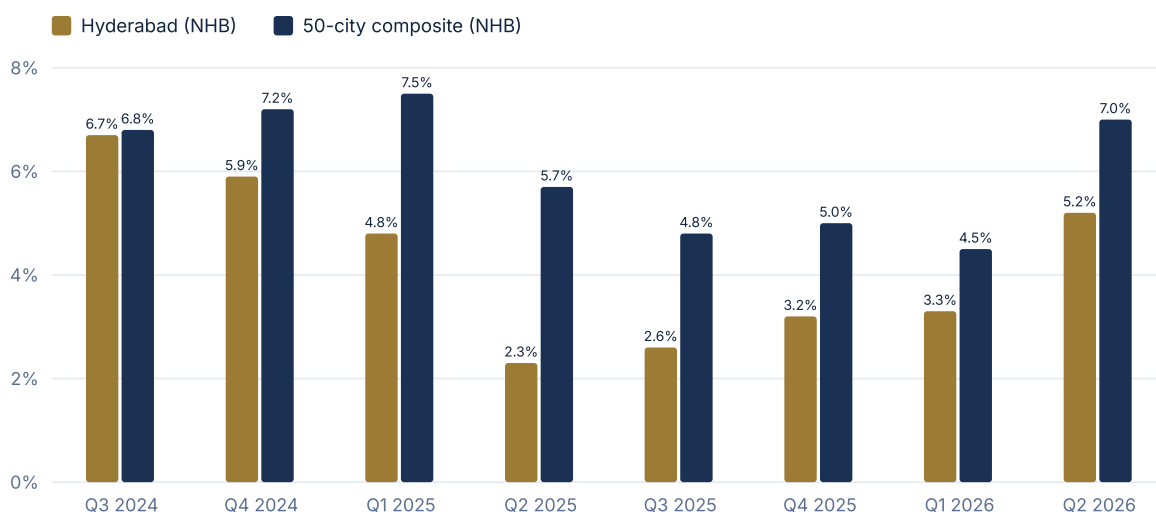
The National Housing Bank (NHB) tracks house prices in 50 cities, using the values banks put on homes they lend against. Hyderabad is one of the major cities it names every quarter.

NHB's house price index for Hyderabad was 5.2% higher in Apr–Jun 2026 than a year earlier. Its 50-city composite rose 7.0%. From Q3 2024 to Q2 2026, Hyderabad's annual rise ranged from 2.3% to 6.7%, and it stayed below the 50-city figure in all 8.

NHB's index and our tracker measure different things. NHB uses lenders' valuations, smoothed over four quarters. Our tracker uses asking prices.

Hyderabad house prices on a year earlier: NHB RESIDEX, Q3 2024 – Q2 2026

Year-on-year change in NHB RESIDEX HPI @ Assessment Prices for Hyderabad, beside NHB's 50-city composite, as printed in NHB's national press releases.



Source: NHB RESIDEX national press releases · Property Nivesh Research

New supply: RERA project registrations in Hyderabad

Every new project must be registered with the state's Real Estate Regulatory Authority (RERA) before it is sold. The count of new registrations shows how much new supply is coming.

Across Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad district, builders registered 831 new projects with TG-RERA in FY 2024-25, against 1,290 in FY 2023-24 (–36%). The busiest financial year in this window was FY 2023-24, with 1,290.

Ranga Reddy, which includes Kokapet, accounted for 46% of the new projects in FY 2024-25.

Our Hyderabad Infrastructure Impact Report charts these registrations beside the city's metro and road projects.

Property registrations in Hyderabad

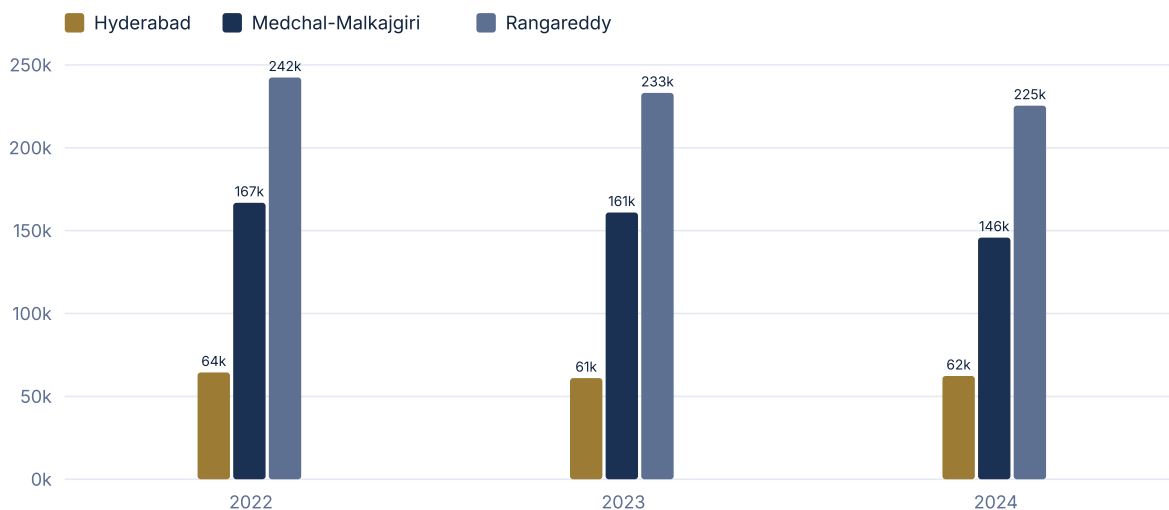
Every property sale in Telangana is registered with the state's Registration and Stamps Department, which publishes monthly counts by district as open data. The latest full year it has published is 2024.

In 2024, 4,33,582 documents were registered in the three districts that make up most of Hyderabad. Rangareddy had 2,25,437, Medchal-Malkajgiri 1,45,809 and Hyderabad district 62,336. That was 8% fewer than in 2022.

Rangareddy, which includes Kokapet, registers the most documents: 52% of the three districts' total in 2024.

Documents registered in Hyderabad's three districts

Documents registered each complete calendar year in Hyderabad, Rangareddy and Medchal-Malkajgiri districts, from the Telangana Open Data Portal (latest complete year published: 2024).



Source: Registration and Stamps Department, Telangana (Telangana Open Data Portal) · Property Nivesh Research

Buying in Hyderabad: how to use these numbers

Use this report to see price levels and direction, not to value one home.

- **Compare like with like.** Check whether a price per square foot is on carpet, built-up or super area before you compare.
- **Check the RERA registration.** Every project you consider should be registered, with a possession date on record.
- **Look at the locality, not just the city.** Kokapet costs more than the city average on our tracker. Check the price for the exact locality.
- **Ask for the all-in price.** Starting prices usually leave out parking, club charges, GST on under-construction homes, stamp duty and registration.
- **Think about rent too.** At a 3.6% gross yield, rent covers only part of a home loan EMI.

This report does not forecast prices or recommend buying or selling any property.

Data tables

Hyderabad on the Property Nivesh price tracker

Average asking price per square foot, growth in that average over five years and gross rental yield (yearly rent as a share of price) on our tracker, as of October 2026. Rank among the 15 Indian cities we track.

Market	₹ per sq ft	5-year growth	Rental yield	Rank by price
Hyderabad	₹9,800	92%	3.6%	8th of 15
Kokapet (locality)	₹11,000	130%	3.4%	—

Hyderabad price history: average asking price per sq ft by year

Property Nivesh price tracker (localities) and project pages (projects). — = no figure for that year. Change = first to last year shown.

Locality or project	2021	2022	2023	2024	2025	Change
Kokapet	₹5,600	₹7,200	₹8,800	₹10,200	₹11,000	+96%

Hyderabad flat prices by size (BHK)

Starting prices of flat configurations of one size listed on our project pages; villas, plots, penthouses and duplexes left out. Median = the middle value.

Size	Listings	Projects	Lowest	Median	Highest	Lowest-priced project
3 BHK	2	2	₹1.72 crore	₹1.91 crore	₹2.1 crore	Casagrand Evon
4 BHK	2	2	₹2.37 crore	₹2.94 crore	₹3.5 crore	Casagrand Evon

Hyderabad projects on Property Nivesh with a listed price

Residential projects only, cheapest starting price first. Prices as published by the developer or in the reports cited on each project page; ₹ per sq ft only where the page lists it. Check the latest price with the developer before you decide.

Project	Developer	Location	Status	Price range	₹ per sq ft	Possession
Rajapushpa Provincia	Rajapushpa Properties	—	Under construction	from ₹1.44 crore	—	Phase 1: Ready; Phase 2: 2026
Casagrand Evon	Casagrand	—	Under construction	₹1.72 crore – ₹2.37 crore	₹7,599	—
Rajapushpa Imperia	Rajapushpa Properties	—	Under construction	from ₹1.94 crore	—	Sep 2027
Godrej Madison Avenue	Godrej Properties	Kokapet	Under construction	₹2.1 crore – ₹4.8 crore	₹11,500	Sep 2028
Rajapushpa Infina	Rajapushpa Properties	—	Under construction	from ₹2.83 crore	—	Nov 2028

Hyderabad developers: price ranges on our project pages

Developers with at least one residential project with a listed price on our pages. Range = lowest starting price to the highest listed price across their projects; ₹ per sq ft where a project page lists it.

Developer	Projects priced	Price range	₹ per sq ft	Projects
Rajapushpa Properties	3	₹1.44 crore – ₹2.83 crore	—	Rajapushpa Provincia, Rajapushpa Imperia, Rajapushpa Infina
Casagrand	1	₹1.72 crore – ₹2.37 crore	₹7,599	Casagrand Evon
Godrej Properties	1	₹2.1 crore – ₹4.8 crore	₹11,500	Godrej Madison Avenue

Hyderabad in NHB's national RESIDEX releases

HPI @ Assessment Prices (bank and housing-finance valuations), as printed in NHB's national press releases. Year-on-year (y-o-y) for the major cities NHB names each quarter; quarter-on-quarter (q-o-q) for the fastest risers NHB singles out. — = not printed.

Quarter	50-city y-o-y	Hyderabad y-o-y	Hyderabad q-o-q
Q2 2026	7.0%	5.2%	—
Q1 2026	4.5%	3.3%	—
Q4 2025	5.0%	3.2%	—
Q3 2025	4.8%	2.6%	—
Q2 2025	5.7%	2.3%	—
Q1 2025	7.5%	4.8%	—
Q4 2024	7.2%	5.9%	—
Q3 2024	6.8%	6.7%	—

New RERA projects in Hyderabad by financial year

Financial years (April–March) as the RERA authority publishes them.

District	FY 2023-24	FY 2024-25
Ranga Reddy (TG-RERA)	579	382
Medchal-Malkajgiri (TG-RERA)	391	237
Sangareddy (TG-RERA)	265	162
Hyderabad district (TG-RERA)	55	50
All	1,290	831

Documents registered in Hyderabad's three districts

Complete calendar years from the Telangana Open Data Portal (2021 is left out: one month is missing; 2024 is the latest year published).

District	2022	2023	2024
Hyderabad	64,419	61,006	62,336
Medchal-Malkajgiri	1,66,804	1,60,913	1,45,809
Rangareddy	2,42,404	2,33,130	2,25,437
All three	4,73,627	4,55,049	4,33,582

Methodology

Property Nivesh price tracker. Average asking price per square foot for each city and locality we track, a yearly history (the last five years shown), the change in that average over five years, and the gross rental yield (a year's rent as a share of the price). Averages come from the projects and listings we follow; they are asking prices, not registered sale prices.

Project pages. Starting prices, price ranges, prices per square foot and flat configurations as listed on our project pages, which record what the developer published or what the reports cited on each page say. Flat sizes are counted only where a configuration is one size (2 BHK, not "2 & 3 BHK"); villas, plots, penthouses and duplexes are left out of the flat tables. A median is the middle value: half the listings start below it and half above.

NHB RESIDEX. The city figures the National Housing Bank prints in its national RESIDEX press releases (HPI @ Assessment Prices, built from the values banks and housing finance companies put on homes they lend against, in 50 cities), reproduced as printed with acknowledgement under NHB's website copyright policy. We do not use NHB's RESIDEX portal series, which needs NHB's written permission. NHB RESIDEX is a registered trademark of National Housing Bank.

RERA. New real-estate projects registered with the state RERA authority, counted from its registered-project lists by registration date. Ranga Reddy, Medchal-Malkajgiri, Sangareddy and Hyderabad districts, by financial year as TG-RERA publishes them (two years available).

Registrations. Documents registered each month in Hyderabad, Rangareddy and Medchal-Malkajgiri districts, from the Telangana Open Data Portal, summed to complete calendar years (2021 is left out because one month is missing).

Editions. Updated every quarter at this address; each edition is kept as a PDF. This edition uses the tracker as of October 2026 and NHB releases from Q3 2024 to Q2 2026.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Property Nivesh — price tracker (city and locality averages, yearly history, rental yields) and project pages.
- National Housing Bank — NHB RESIDEX national press releases, quarters ended September 2024 to June 2026, published on the NHB website. NHB RESIDEX is a registered trademark of National Housing Bank.
- Telangana Real Estate Regulatory Authority (TG-RERA) — new project registrations by district, FY 2023-24 and FY 2024-25.
- Registration and Stamps Department, Government of Telangana — documents registered by district, published on the Telangana Open Data Portal, 2022 to 2024.

Limitations

- Asking prices, not registered sale prices. What buyers finally pay can be lower or higher.
- Our project pages cover the projects we follow in Hyderabad, many from large listed developers. They are not a random sample of every home for sale, so the price ranges lean towards newer and bigger projects.
- Developers quote prices on different area bases (carpet, built-up or super area). Compare prices per square foot only on the same basis.
- NHB prints only some cities' figures each quarter. Where NHB did not print a figure, the tables show a dash; nothing is estimated.
- Rental yields are gross: they leave out maintenance, tax, vacancy and the cost of buying.
- Telangana's open registration data ends in 2024, and TG-RERA figures cover two financial years only.
- We list prices for only a few Hyderabad projects so far, so the project and flat tables are small.

Frequently asked questions

What is the average property price in Hyderabad per sq ft? ×

The average asking price in Hyderabad is ₹9,800 per sq ft on the Property Nivesh price tracker, as of October 2026. Kokapet averages ₹11,000 per sq ft.

How much does a 3 BHK flat cost in Hyderabad? ×

Three-bedroom (3 BHK) flats on our Hyderabad pages start from ₹1.72 crore. We have only two priced 3 BHK listings, so take this as a guide, not a city average.

Have property prices in Hyderabad gone up? ×

Yes. On our tracker the average asking price in Hyderabad has risen 92% in five years. NHB's index for the city was 5.2% higher in Apr–Jun 2026 than a year earlier.

What rental yield can I expect in Hyderabad? ×

About 3.6% a year before costs, on our tracker. That is roughly ₹30,000 a month for a home worth ₹1 crore.

Which area in Hyderabad has grown fastest? ×

Of the areas we track, Kokapet. Its average asking price rose 96% from 2021 to 2025, from ₹5,600 to ₹11,000 per sq ft.

How often is this report updated? ×

Every quarter. The page always shows the latest edition, and each earlier edition is kept as a PDF at a permanent address.

Cite this research

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SOURCE LINE

Source: Property Nivesh price tracker and project pages; NHB RESIDEX press releases; TG-RERA registrations; Telangana Open Data Portal registrations – “Hyderabad Property Price Report – Q3 2026” (updated 11 October 2026), <https://propertynivesh.in/research/property-price-reports/hyderabad>

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Version history. Report v1.0 (2026-10-11): First publication. · Property Nivesh price tracker and project prices by city v1.0 (2026-10-11): First release: 17 cities, 10 localities, 204 projects (79 priced). · India house price indices by quarter — RBI all-India HPI and NHB RESIDEX national releases v1.0 (2026-10-10): First release: 9 quarters (2024-Q2 to 2026-Q2); NHB figures for 8 quarters. · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities. · Property registrations — Mumbai (index) and Hyderabad districts v1.0 (2026-10-11): First release: Mumbai to 2026-09 (index, base 2021); Hyderabad 3 districts, complete years 2022, 2023, 2024.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.