Hyderabad Rental Yield Data

30 localities across 6 zones, with gross rental yields for 2BHK apartments — October 2026

Methodology: figures reflect typical asking rents and market values observed for standard 2BHK apartments of around 1150 to 1400 square feet super built-up area in each locality as of October 2026. Gross yield is calculated as annual rent divided by capital value, before deducting society maintenance, property tax, vacancy, and repairs. Net yield after these deductions typically runs 60 to 70 percent of gross. Values are indicative and intended for comparative planning rather than for individual valuation.

30-Locality Rental Yield Table

Locality	Zone	2BHK Rent (Rs/mo)	2BHK Value (Rs Cr)	Yield %	Trend
Uppal	East	18,000	0.55	**3.93%**	Rising
Chandanagar	West	20,000	0.62	**3.87%**	Stable
Nagole	East	16,000	0.50	**3.84%**	Rising
LB Nagar	South East	18,000	0.58	**3.72%**	Stable
Alwal	North	17,000	0.55	**3.71%**	Stable
Bachupally	North West	20,000	0.65	**3.69%**	Rising
Boduppal	East	16,000	0.52	**3.69%**	Rising
Adibatla	South East	16,000	0.52	**3.69%**	Rising
Kompally	North	19,000	0.62	**3.68%**	Rising
Manikonda	West	26,000	0.85	**3.67%**	Rising
Miyapur	North West	22,000	0.72	**3.67%**	Stable
Attapur	South West	22,000	0.72	**3.67%**	Stable
Kondapur	West	32,000	1.05	**3.66%**	Stable
Serilingampally	West	24,000	0.80	**3.60%**	Stable
Nallagandla	West	28,000	0.95	**3.54%**	Rising
Kukatpally	North West	25,000	0.85	**3.53%**	Stable
Tellapur	West	22,000	0.75	**3.52%**	Rising
Secunderabad	Central	22,000	0.75	**3.52%**	Stable
Shamshabad	South	17,000	0.58	**3.52%**	Rising
Ameerpet	Central	26,000	0.90	**3.47%**	Stable
Gachibowli	West	38,000	1.35	**3.38%**	Rising
Nanakramguda	West	32,000	1.15	**3.34%**	Rising
Madhapur	West	36,000	1.30	**3.32%**	Stable
Kokapet	West	30,000	1.10	**3.27%**	Rising
Financial District	West	45,000	1.65	**3.27%**	Rising
Begumpet	Central	30,000	1.10	**3.27%**	Stable

Locality	Zone	2BHK Rent (Rs/mo)	2BHK Value (Rs Cr)	Yield %	Trend
Hitec City	West	40,000	1.50	**3.20%**	Stable
Somajiguda	Central	32,000	1.20	**3.20%**	Stable
Banjara Hills	Central	55,000	2.20	**3.00%**	Stable
Jubilee Hills	Central	60,000	2.50	**2.88%**	Stable

Zone Averages

Zone	Localities in Sample	Avg 2BHK Rent (Rs/mo)	Avg 2BHK Value (Rs Cr)	Avg Yield %
Central	6	37,500	1.44	**3.22%**
East	3	16,666	0.52	**3.82%**
North	2	18,000	0.58	**3.70%**
North West	3	22,333	0.74	**3.63%**
South	1	17,000	0.58	**3.52%**
South East	2	17,000	0.55	**3.71%**
South West	1	22,000	0.72	**3.67%**
West	12	31,083	1.09	**3.47%**

Key Insights

Highest yield localities. Uppal, Chandanagar, Nagole, LB Nagar, and Bachupally sit at the top of the yield table, all above 3.7 percent. These are mid-rung areas where capital values have not yet caught up with strong tenant demand from working professionals.

Lowest yield localities. Banjara Hills and Jubilee Hills anchor the bottom at around 2.9 to 3.0 percent. Capital values here reflect prestige and land scarcity more than rental income potential; investors in these localities are usually pursuing capital appreciation rather than yield.

Zone patterns. Central Hyderabad shows the lowest average yield due to Banjara Hills and Jubilee Hills pulling the mean down. East Hyderabad shows the highest average, reflecting affordable capital values with active tenant demand near Metro connectivity.

Trend indicator. Localities marked Rising typically show upward pressure on both rent and capital value; the yield may compress or expand depending on which is moving faster. Localities marked Stable are in more mature phases of their rental cycle.

Using This Data

For NRI and absentee investors, the yield number is one input in a decision, not the whole decision. Capital appreciation, holding cost, ease of tenant management, and exit liquidity all matter alongside gross yield. A locality with 3.0 percent yield and 15 percent annual capital appreciation may outperform a locality with 3.8 percent yield and 5 percent appreciation over a five year horizon.

Net yield is what actually reaches the owner. From the gross yield in this table, deduct society maintenance (typically 3 to 4 rupees per square foot per month), property tax, expected vacancy (usually one month rent per year is a reasonable assumption), repairs and repainting between tenants, and any professional management fees. Net yield typically runs 60 to 70 percent of the gross figures shown.

Data Notes and Limitations

This dataset is compiled from a mix of property listings, actual tenanted properties managed within the Probity portfolio, and secondary market intelligence as of October 2026. Individual property yields will vary from these locality averages based on building age, floor, view, amenities, and tenant profile. Newer buildings and premium projects typically achieve rents at the top of the local range. Older buildings without lift or covered parking often achieve lower than average rents.

The dataset is refreshed annually. For point-in-time locality specific analysis for a purchase or refinance decision, request a customised locality report from Probity, which incorporates current comparables from the past 90 days plus building specific factors.

Need a locality specific analysis? Talk to Probity.

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