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## India's Residential Rent Growth Slows to 7–9% in H1 2025, but Infrastructure Hubs Still See Sharp Hikes

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Residential rental growth across India's top cities slowed down in the first half of 2025, with average increases moderating to 7–9% year-on-year, according to real estate platform NoBroker. The decline follows several years of double-digit hikes, offering some relief to tenants after a prolonged period of steep rent inflation.

The data covers six key metropolitan markets: **Mumbai, Delhi-NCR, Bengaluru, Pune, Chennai, and Hyderabad**. While the general trend indicates easing rental pressure due to increased housing supply, certain infrastructure-driven micro-markets continue to experience steep hikes, particularly near metro lines, new airports, and major IT corridors.

Despite the moderation, rent increases are still higher than inflation, with India's consumer price index averaging between **2.8% and 3.3%** during the same period. As a result, tenants are still feeling the financial strain, especially in prime and well-connected neighborhoods.

In **Bengaluru**, rents surged **15.7%**, making it the highest among major cities in Q1 2025, followed by **Pune** at **12.5%**, and **Mumbai** at **10.2%**, according to Magicbricks' data. **Delhi** saw an average hike of **7.3%**, while **Noida** posted an increase of **7.9%**.

Micro-markets with strong infrastructure connectivity have outpaced citywide averages. In **Pune**, locations like **Hinjewadi, Wakad, Baner, and Balewadi**, which are areas near the Hinjewadi-Shivajinagar metro corridor, saw **rental hikes of 10–25%**, and property prices rose up to **40%**.

In **Delhi-NCR**, areas along **Dwarka Expressway, Golf Course Extension**, and parts of **Noida-Greater Noida Expressway** also witnessed rent increases between **11–15%**, largely due to new metro access and ongoing development.

Meanwhile, luxury and central neighborhoods are experiencing a surge in high-end rental demand. A **Savills India** report found premium properties in central **Delhi** recording a **42% spike**, and top segments in **Bengaluru** seeing growth of **30–32%**.

While the broader rental market shows signs of cooling, the disparity between infrastructure-backed localities and others continues to widen, suggesting that future rent trends will remain tied closely to urban transit and development plans.