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Why Gurugram's Dwarka Expressway property prices surged 135% in 5 years: 3 key growth drivers

By Aditya Pratap Singh

The Dwarka Expressway in Gurugram has seen a 135% property price surge since 2021, driven by infrastructure investment and growing demand for larger, premium homes. The corridor is emerging as a distinct luxury residential market, and its average price now sits above Gurugram's average.

Gurugram's luxury housing market is no longer defined only by established addresses such as Golf Course Road, Golf Course Extension Road and DLF Phase 5. Dwarka Expressway is increasingly emerging as another premium residential market, backed by sharp price appreciation, larger homes and a growing pipeline of high-value projects.

According to an ANAROCK Research and Advisory report, residential prices along Dwarka Expressway increased 135 per cent between 2021 and H1 2026, rising from Rs 6,032 per sq ft to Rs 14,180 per sq ft. The average price on the corridor is now higher than Gurugram's overall average of Rs 13,350 per sq ft.

The corridor saw 38,680 new units added between 2021 and H1 2026, with 3BHK and larger homes making up 67 per cent of supply, and a large share of that supply exceeding a budget of Rs 2.5 crore. The 29-km signal-free expressway links Delhi and Gurugram and offers access to major business hubs, the airport and social infrastructure.

Three growth drivers

First, the ANAROCK report highlights over Rs 2.20 lakh crore in capital deployed across NCR infrastructure projects, anchored by the signal-free Dwarka Expressway, UER-II and the upcoming Global City.

Second, the 135 per cent price surge reflects changing buyer behaviour, with demand shifting toward larger 3BHK and 4BHK homes priced above Rs 2.5 crore.

Third, Navdeep Sardana, Founder, Whiteland Corporation, says improving connectivity and sustained infrastructure development have helped the corridor evolve into a distinct, premium residential market.

The corridor has moved into a new phase

Ashok Singh Jaunapuria, Managing Director and CEO, SS Group, said Dwarka Expressway has moved into a different phase of its development. The 135 per cent price appreciation shows how buyer perception has changed as connectivity and infrastructure have improved. Larger homes and higher ticket sizes are becoming an important part of the market, while the growth of New Gurugram is giving buyers more options beyond the traditional luxury locations.

Larger homes, higher ticket sizes

The change is not limited to capital values. Three-bedroom units constitute the largest share of supply at 39 per cent, followed by 4BHK and larger homes at 28 per cent. Two-bedroom homes account for 27 per cent, while one-bedroom units make up 6 per cent.

> **Navdeep Sardana, Founder, Whiteland Corporation**
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> Dwarka Expressway has gradually moved from being an infrastructure-led opportunity to a market with its own residential identity. The demand we are seeing is increasingly for larger homes, better amenities and established developers, which is pushing the corridor towards a more premium positioning.

Infrastructure remains the key driver

The ANAROCK report identifies more than Rs 2.20 lakh crore of infrastructure capital deployed across NCR around a network that includes Dwarka Expressway, UER-II, the airport ecosystem, Global City and other major projects. Projects that could further influence the corridor include the proposed Gurugram Metro extension towards Dwarka Expressway, the 1,000-acre Global City Gurugram and further completion of UER-II.

A broader luxury market for Gurugram

The rise of Dwarka Expressway does not necessarily weaken Gurugram's established luxury markets. Golf Course Road and other mature locations continue to benefit from established social infrastructure, commercial activity and scarcity of developable land. The difference is scale. The corridor has room for large projects, newer residential formats and integrated developments.

ANAROCK expects prices on Dwarka Expressway to reach around Rs 14,800 per sq ft by 2027, indicating that the corridor could retain a premium over Gurugram's broader residential market.