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Dwarka Expressway prices surge 135% in 5 years, now Gurugram's luxury hub

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Dwarka Expressway is increasingly being positioned as a luxury residential destination in Gurugram. Strong price appreciation, a shift toward larger homes and infrastructure-led connectivity are reshaping both buyer and developer interest.

Residential prices along the corridor have risen 135% in five years, from about Rs 6,032 per sq ft in 2021 to Rs 14,180 per sq ft in the first half of 2026. That average now sits above Gurugram's broader residential average.

The corridor has moved beyond an infrastructure-led growth story. It is attracting sustained premium residential development, with large, amenity-rich communities and higher-ticket homes becoming a larger part of the market mix.

ANAROCK data cited in the coverage shows 3BHK homes account for 39% of supply on the corridor, while 4BHK and larger configurations account for another 28%. Upscale end-users, including HNIs and NRIs, are an important part of demand. A large share of the new supply is in the premium bracket, above Rs 2.5 crore.

The 29-km signal-free expressway connects Mahipalpur in Delhi with Kherki Daula in Gurugram. Links to UER-II, NH-48 and the Delhi-Mumbai Expressway improve access to employment hubs and the airport. Total residential supply across the micro-market is estimated at about 38,680 units between 2021 and H1 2026. Large developers have established a significant presence, reinforcing the corridor's premium positioning.

> **Sudeep Bhatt, Director-Strategy, Whiteland Corporation**
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> Dwarka Expressway has moved from an emerging growth corridor to an aspirational luxury destination. Buyers are looking for larger homes, better amenities and a living experience that matches the corridor's new positioning.