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Dwarka Expressway sees 135% home price growth as premium housing demand strengthens

TRT Editorial

Residential property prices along Dwarka Expressway in Gurugram have increased 135% over the past five years, rising from Rs 6,032 per sq ft in 2021 to Rs 14,180 per sq ft in the first half of 2026, according to an ANAROCK report. The corridor's average residential price is now above Gurugram's overall average of Rs 13,350 per sq ft.

The report said Dwarka Expressway has moved from an emerging residential market to a higher-value housing corridor, attracting developers and buyers looking for larger homes and premium projects. Between 2021 and H1 2026, the corridor recorded 38,680 residential launches. Three-BHK homes accounted for 39% of the supply, while 4BHK and larger homes made up 28%. Two-BHK units represented 27% and one-BHK homes 6%.

Homes priced above Rs 2.5 crore have emerged as a prominent segment. The corridor currently has 10,770 available units, which ANAROCK estimates could take around 18 months to sell at the prevailing sales pace.

Infrastructure development has been a major factor. The operational expressway has improved connectivity between Delhi, Gurugram and IGI Airport, while proximity to Cyber City, Udyog Vihar, Manesar and the upcoming Global City Gurugram has increased its appeal. More than Rs 2.20 lakh crore has been deployed in infrastructure around the corridor and the wider NCR.

Developers said the completed expressway has also changed buyer preferences. Sudeep Bhatt, director of strategy at Whiteland Corporation, said buyers are increasingly looking for spacious residences, lifestyle amenities and better connectivity. Amit Modi, director of County Group, said buyers are now assessing projects based on existing infrastructure, neighbourhood quality and overall project offerings rather than relying mainly on future development.

What developers said

Pradeep Aggarwal, Founder and Chairman, Signature Global (India) Ltd, said Dwarka Expressway has quietly become one of NCR's strongest growth corridors. Better connectivity, faster infrastructure rollout and steady residential demand have all played a part, and prices along the stretch have more than doubled in five years. What is driving this is not just the road, but social infrastructure, retail, schools and hospitals, which are turning the corridor into an end-to-end residential destination. He expects it to keep strengthening its position as one of NCR's most sought-after residential corridors.

Rohit Kishore, CEO, Hero Realty, said the expressway has positioned itself as one of the most dynamic micro-markets in the NCR. Situated between Delhi and Gurugram, it provides better connectivity, strong infrastructure and well-planned urban development. With IGI Airport about 12 km away, Aerocity within 10 km, and developments such as the India International Convention Centre, Diplomatic Enclave II and a metro extension nearby, he said the corridor has become a sought-after destination for both end-users and investors.

Jitender Yadav, Director, Roots Developers, said the report reinforces an optimistic outlook. With household incomes expected to outpace property price growth, affordability is set to stabilise. He said this momentum is

visible on Dwarka Expressway, where infrastructure and connectivity are accelerating demand, and that the corridor is positioned as one of the more resilient real estate corridors in the NCR.

Rishi Singh, Founder and CEO, Silverdome Realtors, said a 135% jump in residential prices over five years is a shift from an emerging micro-market to a premium and luxury destination. Major developers are backing the corridor with bigger, higher-ticket, amenity-rich projects. Direct links to Delhi, IGI Airport and Gurugram's commercial hubs give the corridor strong fundamentals.

Robin Mangla, President, M3M India, said the corridor's ability to accommodate larger developments is enabling well-planned communities with spacious homes and premium amenities. The launch of nearly 14,000 units in 2025 reflects market confidence. As infrastructure and social infrastructure strengthen, he expects the corridor to attract discerning homebuyers and reinforce its standing among Gurugram's luxury destinations.

Manik Malik, CEO and President, BPTP, said enhanced access to Delhi, IGI Airport and key employment hubs, along with improving social infrastructure, has strengthened the corridor's appeal. He pointed to Amstoria Verti Greens and GAIA Residences as projects planned around design, wellness and a well-rounded living experience, and expects demand to remain healthy as the corridor matures.

> **Sudeep Bhatt, Director-Strategy, Whiteland Corporation**
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> Dwarka Expressway has evolved from an emerging growth corridor into one of NCR's most aspirational luxury destinations. What is driving this transformation is not just infrastructure, but the creation of a holistic urban ecosystem with seamless connectivity, social infrastructure, and thoughtfully planned developments. Today's luxury homebuyer is looking beyond location. They seek spacious residences, wellness-focused amenities, sustainability, and a superior living experience. This shift has encouraged developers to redefine luxury with future-ready communities. At Whiteland Corporation, we believe Dwarka Expressway will continue to lead Gurugram's premium housing market, attracting both end-users and investors who recognise the long-term value of quality developments in well-connected, infrastructure-led micro-markets.

The corridor's location between Delhi and Gurugram, along with access to the airport, Aerocity and upcoming institutional developments, is expected to support further demand. Planned metro connectivity, tunnels and integrated township projects could also contribute. With prices rising sharply and premium projects continuing to enter the market, the key challenge will be whether demand can keep pace with higher ticket sizes and increasing supply. Dwarka Expressway is now becoming an important part of Gurugram's luxury housing market.