

Real estate: Dwarka Expressway triggers boom in property values! Prices up 5X in 14 yrs



The Dwarka Expressway in Delhi-NCR has transformed Gurugram's real estate market over the last 14 years. The construction of expressway, which started on a modest note in 2010, has evolved the entire region into a premium real estate destination in Delhi-NCR. The expressway has attracted private investment in the region with property prices surging significantly.

As per a report by real estate data analytic firm PropEquity, the average housing prices have surged nearly fivefold in the region, climbing from Rs 3,753 per sq ft in 2010 to more than Rs 18,000 per sq ft by 2024. The report also showed that 42,816 units were launched between 2010 and 2024 and the number of units sold during this period stood at 41,899 units.

Wave Of Infra Projects

Stakeholders say that the appreciation in property prices is closely tied to a wave of infrastructure developments in the regions, including the Dwarka Expressway. Nayan Raheja of Better Choice Realtors, said that the growth reflects not just rising demand but the broader story of Gurugram's urban and infrastructure-led evolution. "Dwarka Expressway has transformed the entire region, delivering solid returns for long-term investors. Investors who entered even a couple of years ago are already seeing big appreciation in prices and this upward trend will likely continue for now."

"The Dwarka Expressway will continue to be a high-performing market. It is validating every investment decision made here," Raheja said.

Rewriting Rules For Urban Growth

Ishaan Singh, Director, AIPL, said that a major milestone was the inauguration of the Gurugram stretch of the Dwarka Expressway that improved connectivity between Delhi and Gurugram. "The transformation of the entire region along Dwarka Expressway is phenomenal. As developers, we see this as a direct outcome of focused infrastructure delivery.

The region is rewriting the rules for urban growth in Delhi-NCR."

Prime Minister Narendra Modi last year inaugurated the 19-km of Gurugram stretch on Dwarka Expressway.

Apart from Dwarka Expressway, other infra projects like Yashobhoomi Convention Centre, Dwarka Golf Course, redevelopment of the Bijwasan railway station among others have added the area's growing appeal. **Vikas Dua, director, Chintamanis**, said that the redevelopment of the Bijwasan railway station will further bolster regional connectivity, making the area not just more accessible but also more attractive to middle or upper-middle class homebuyers and investors.

"The Dwarka Expressway is the best textbook of how infrastructure development catalyses the real estate sector. Massive units being sold along the corridor display a strong shift in the buyer perception. With premium developments, green spaces and modern amenities becoming the norm here, the area is starting to reflect the kind of living people used to associate only with Golf Course," Dua said.

Long-Term Stability

Commenting on the data, **Rajjath Goel, MD, MRG Group**, said: "The growth of Gurugram's luxury housing is the result of infrastructure boost and the Dwarka Expressway grabs attention with the kind of lifestyle it promises. The turnaround in average housing prices is incredible. With the expressway near its completion and the metro connectivity in the pipeline, we see that buyers are acknowledging the corridor's value. For developers, it is validation that the Dwarka Expressway's growth is a sign of long-term stability."

"Areas along Dwarka Expressway continue to stand as one of the most compelling real estate investment destinations in the Delhi-NCR. The impressive absorption rate is forcing developers to revisit their strategy. The entire region has demonstrated both stability and growth potential over the last one decade," **Vishesh Rawat, VP - head, marketing, sales and CRM, M2K Group**, said.

Stating that over the next five years, prices will appreciate by 40 to 60 per cent, **Surender Kaushik, founder and MD, ARIPL** said that appreciation in property values is supported by sustained infrastructure push by the government.

"The strategic positioning of Dwarka Expressway provided effortless access to both Delhi and Gurugram. Its proximity to IGI Airport makes it more compelling investment choice. This growth in the real estate market is not accidental, instead it is the result of strategic planning and timely execution of projects," he added.