

PROPERTY NIVESH RESEARCH · QUARTERLY REPORT · Q3 2026 EDITION

Bengaluru Property Price Report — Q3 2026

Homes in Bengaluru (Bangalore) cost ₹12,800 per sq ft on average on the Property Nivesh price tracker, up 84% in five years. NHB's index for the city was 21.5% higher in Apr–Jun 2026 than a year earlier — the fastest of the major cities it names. New RERA projects reached 521 in 2025.

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Data period

2021 – October 2026

Edition

Q3 2026 · updated quarterlyBy **Jaiprakash Mourya**, Property Nivesh Team · Reviewed by **Rakesh Mahajan**

Summary

Bengaluru is the fastest-rising big city in NHB's official data. Its index was 21.5% higher in Apr–Jun 2026 than a year earlier, three times the 50-city figure. It had the fastest rise of the major cities NHB names in all 8 quarters we cover.

Our own tracker puts the city average at ₹12,800 per sq ft, up 84% in five years. Whitefield, the IT hub we track in detail, went from ₹6,800 to ₹11,500 per sq ft between 2021 and 2025. Builders are adding supply fast: 521 new projects were registered with K-RERA in 2025, the most in five years.

This report uses only data we hold: our tracker, our 14 priced Bengaluru project pages, NHB's press releases and K-RERA lists. Nothing here is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

1 Property in Bengaluru costs ₹12,800 per sq ft on average on the Property Nivesh price tracker, as of October 2026. Bengaluru is the 4th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon and Goa.

2 The average asking price in Bengaluru has risen 84% in five years on our tracker. On our tracker, Whitefield went from ₹6,800 per sq ft in 2021 to ₹11,500 in 2025, a rise of 69%.

3 Two-bedroom (2 BHK) flats start from ₹86 lakh, and the middle (median) starting price across 4 listings is ₹92 lakh. Three-bedroom (3 BHK) flats start from ₹1.5 crore, and the middle (median) starting price across 5 listings is ₹1.67 crore. Four-bedroom (4 BHK) flats are listed from ₹2.81 crore to ₹3.2 crore (2 listings).

4 Our Bengaluru pages list prices for 14 residential projects. The lowest starting price is ₹79 lakh, at Brigade Sanctuary. The highest is ₹3.7 crore, at Prestige Raintree Park. The middle (median) starting price is ₹1.33 crore.

5 NHB's house price index for Bengaluru was 21.5% higher in Apr–Jun 2026 than a year earlier, against 7.0% for its 50 cities. Over eight quarters, Bengaluru's annual rise ranged from 9.1% to 21.5%.

6 Across Bengaluru Urban district and Bengaluru Rural district, builders registered 521 new projects with K-RERA in 2025, against 288 in 2021 (+81%). The busiest year in this window was 2025, with 521.

7 The gross rental yield in Bengaluru is 3.8% on our tracker. A home worth ₹1 crore would earn about ₹31,700 a month in rent, before costs.

- 8** Bengaluru had the fastest annual rise of the major cities NHB names in all 8 quarters from Q3 2024 to Q2 2026.

Key numbers

AVERAGE PRICE PER SQ FT, BENGALURU

₹12,800 per sq ft

Property Nivesh price tracker · October 2026

CHANGE IN FIVE YEARS

84%

average asking price, our tracker

MIDDLE STARTING PRICE OF PROJECTS

₹1.33 crore

14 projects with a listed price

BENGALURU HOUSE PRICES ON A YEAR EARLIER (NHB)

21.5%

Apr-Jun 2026 · 50-city composite 7.0%

NEW RERA PROJECTS, 2025

521

Bengaluru Urban district and Bengaluru Rural district · +81% on 2021

GROSS RENTAL YIELD

3.8%

about ₹31,700 a month on a ₹1 crore home

How much does property cost in Bengaluru?

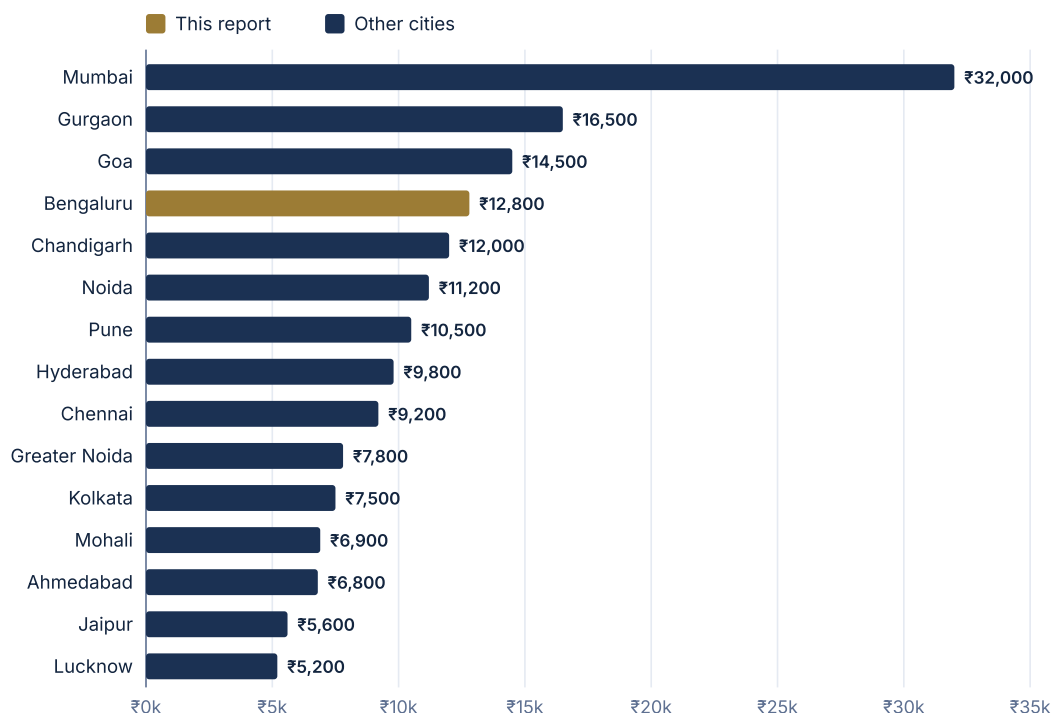
The average asking price of a home in Bengaluru is **₹12,800 per sq ft** on our price tracker, as of October 2026. Bengaluru is the 4th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon and Goa. Whitefield, the locality we track in detail, averages ₹11,500 per sq ft, a little below the city average.

- **Five-year change:** 84% on our tracker.
- **Rental yield:** 3.8% a year, before costs.
- **What ₹1 crore rents for:** about ₹31,700 a month.

These are asking prices across the projects and listings we follow. They are not registered sale prices.

Average asking price per sq ft: Bengaluru and other Indian cities

Average asking price per square foot across the projects and listings on the Property Nivesh price tracker, as of October 2026. Bengaluru is highlighted.



Source: Property Nivesh price tracker · Property Nivesh Research

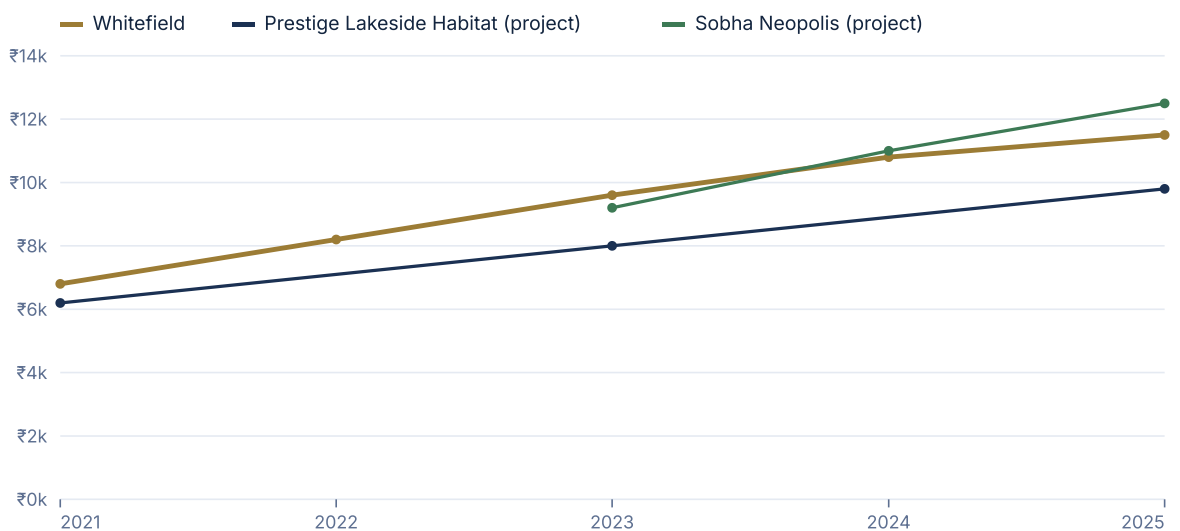
Bengaluru property price trend, 2021–2025

On our tracker, Whitefield went from ₹6,800 per sq ft in 2021 to ₹11,500 in 2025, a rise of 69%.

The chart also shows Bengaluru projects on our pages with three or more years of prices. Both are in Whitefield, and both rose with the locality.

Bengaluru price trend: average asking price per sq ft, 2021–2025

Yearly average asking price per square foot from the Property Nivesh price tracker, with the projects on our pages that have a price history of three years or more. A dot is a year with a figure; a line skips years without one.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

Flat prices in Bengaluru by size: 2 BHK, 3 BHK, 4 BHK

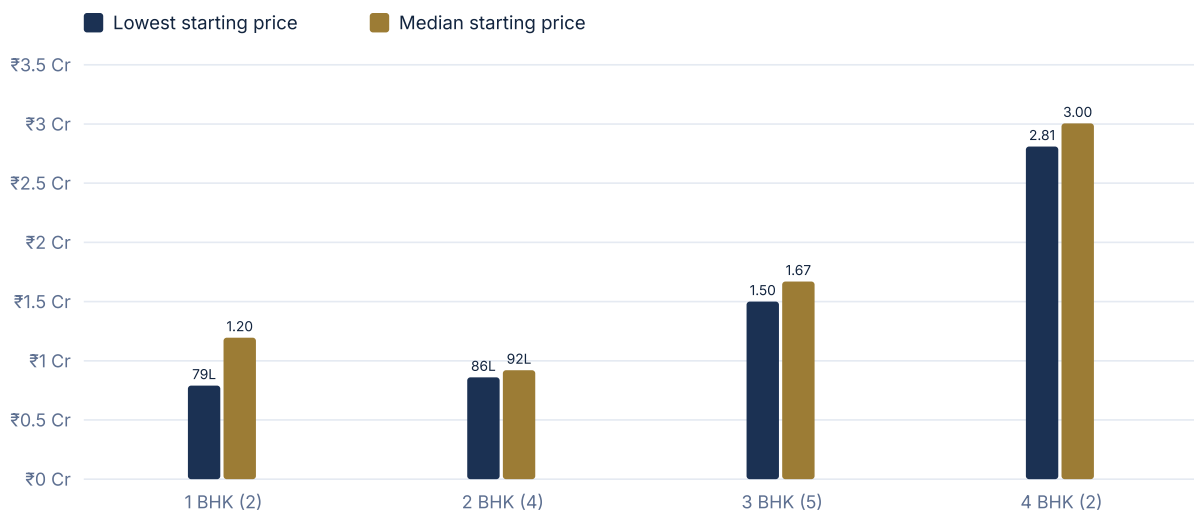
How much does a flat cost in Bengaluru? Here is what our project pages list, by number of bedrooms.

Two-bedroom (2 BHK) flats start from ₹86 lakh, and the middle (median) starting price across 4 listings is ₹92 lakh. Three-bedroom (3 BHK) flats start from ₹1.5 crore, and the middle (median) starting price across 5 listings is ₹1.67 crore. Four-bedroom (4 BHK) flats are listed from ₹2.81 crore to ₹3.2 crore (2 listings).

Our Bengaluru listings come from Prestige, Brigade and Sobha projects, many in large townships, so they may not reflect every part of the city.

Bengaluru flat prices by size: starting prices on our project pages

For each flat size, the lowest and the middle (median) starting price across the configurations listed on our project pages. Only configurations of one size with a listed price count; villas, plots, penthouses and duplexes are left out.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

New and ongoing projects in Bengaluru: starting prices

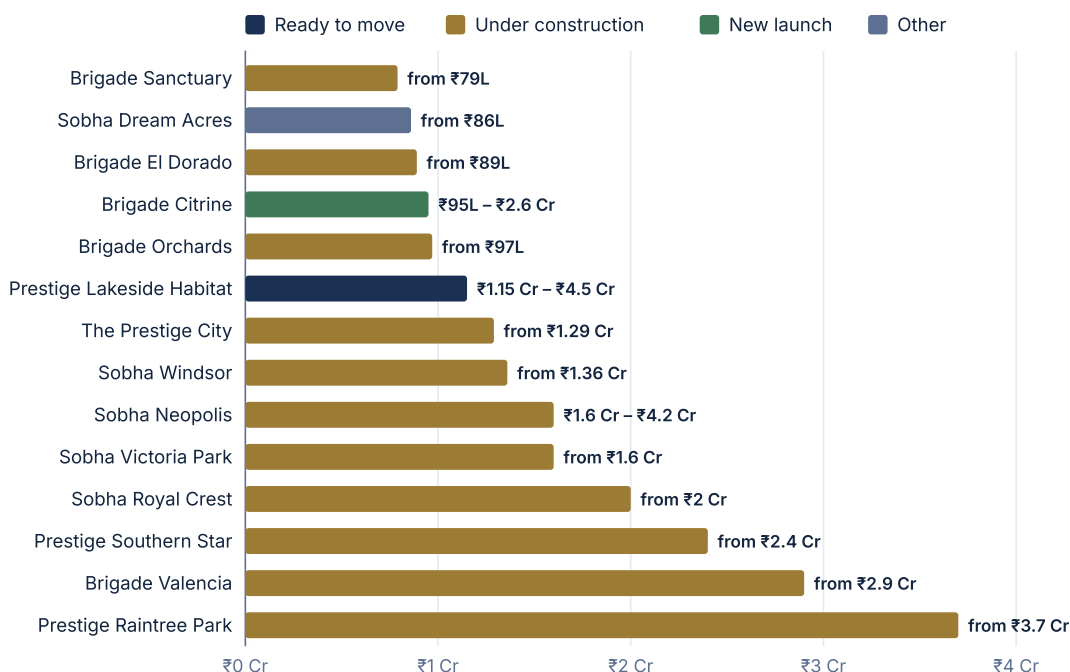
Our Bengaluru pages list prices for 14 residential projects. The lowest starting price is ₹79 lakh, at Brigade Sanctuary. The highest is ₹3.7 crore, at Prestige Raintree Park. The middle (median) starting price is ₹1.33 crore.

- Projects starting under ₹1 crore: **5**.
- Projects starting under ₹2 crore: **10**.
- Projects starting at ₹5 crore or more: **0**.

The developers with priced projects on our pages include Brigade Group, Sobha Limited and Prestige Group. The tables at the end give each project's price range, location and possession date. Our priced Bengaluru pages are projects by Brigade Group, Sobha Limited and Prestige Group.

Starting prices of Bengaluru projects on Property Nivesh

Lowest listed price of each residential project on our pages (₹ crore; "L" = lakh), with the top of its listed range beside it. Prices are as published by the developer or in the reports cited on each project page, and change often.



Source: Property Nivesh price tracker and project pages · Property Nivesh Research

What official data says about Bengaluru house prices

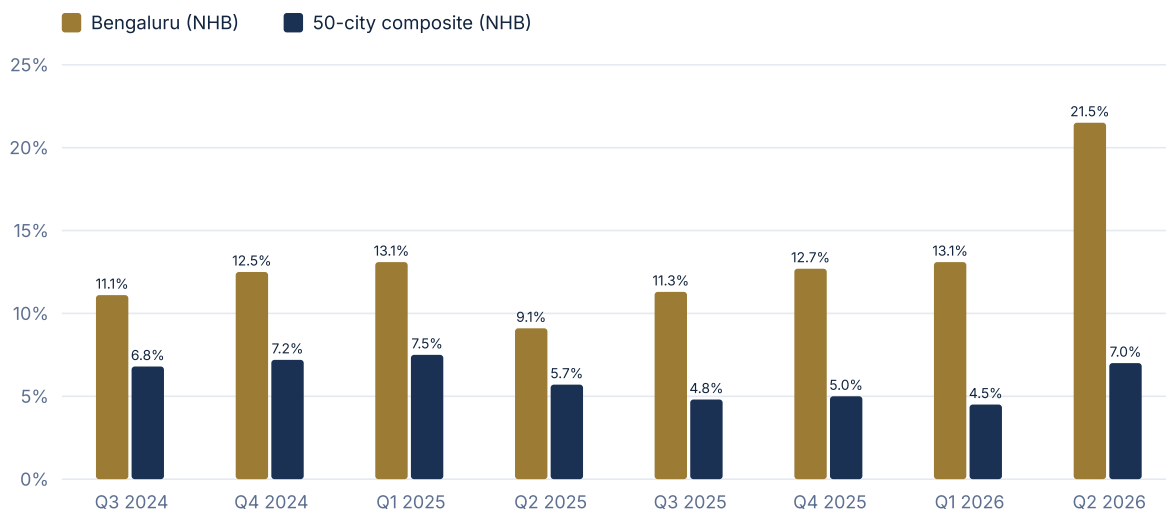
The National Housing Bank (NHB) tracks house prices in 50 cities, using the values banks put on homes they lend against. Bengaluru is one of the major cities it names every quarter.

NHB's house price index for Bengaluru was 21.5% higher in Apr–Jun 2026 than a year earlier. Its 50-city composite rose 7.0%. From Q3 2024 to Q2 2026, Bengaluru's annual rise ranged from 9.1% to 21.5%, and it was above the 50-city figure in all 8.

NHB's index and our tracker measure different things. NHB uses lenders' valuations, smoothed over four quarters. Our tracker uses asking prices.

Bengaluru house prices on a year earlier: NHB RESIDEX, Q3 2024 – Q2 2026

Year-on-year change in NHB RESIDEX HPI @ Assessment Prices for Bengaluru, beside NHB's 50-city composite, as printed in NHB's national press releases.



Source: NHB RESIDEX national press releases · Property Nivesh Research

New supply: RERA project registrations in Bengaluru

Every new project must be registered with the state's Real Estate Regulatory Authority (RERA) before it is sold. The count of new registrations shows how much new supply is coming.

Across Bengaluru Urban district and Bengaluru Rural district, builders registered 521 new projects with K-RERA in 2025, against 288 in 2021 (+81%). The busiest year in this window was 2025, with 521.

Bengaluru Urban accounted for 78% of the new projects in 2025; Bengaluru Rural, around the airport and Devanahalli, for the rest.

Our Bengaluru Infrastructure Impact Report charts these registrations beside the city's metro and road projects.

Buying in Bengaluru: how to use these numbers

Use this report to see price levels and direction, not to value one home.

- **Compare like with like.** Check whether a price per square foot is on carpet, built-up or super area before you compare.
- **Check the RERA registration.** Every project you consider should be registered, with a possession date on record.
- **Look at the locality, not just the city.** Whitefield, the Outer Ring Road and North Bengaluru near the airport all sell at different prices.
- **Ask for the all-in price.** Starting prices usually leave out parking, club charges, GST on under-construction homes, stamp duty and registration.
- **Think about rent too.** At a 3.8% gross yield, rent covers only part of a home loan EMI.

This report does not forecast prices or recommend buying or selling any property.

Data tables

Bengaluru on the Property Nivesh price tracker

Average asking price per square foot, growth in that average over five years and gross rental yield (yearly rent as a share of price) on our tracker, as of October 2026. Rank among the 15 Indian cities we track.

Market	₹ per sq ft	5-year growth	Rental yield	Rank by price
Bengaluru	₹12,800	84%	3.8%	4th of 15
Whitefield (locality)	₹11,500	88%	4.0%	—

Bengaluru price history: average asking price per sq ft by year

Property Nivesh price tracker (localities) and project pages (projects). — = no figure for that year. Change = first to last year shown.

Locality or project	2021	2022	2023	2024	2025	Change
Whitefield	₹6,800	₹8,200	₹9,600	₹10,800	₹11,500	+69%
Prestige Lakeside Habitat (project)	₹6,200	—	₹8,000	—	₹9,800	+58%
Sobha Neopolis (project)	—	—	₹9,200	₹11,000	₹12,500	+36%

Bengaluru flat prices by size (BHK)

Starting prices of flat configurations of one size listed on our project pages; villas, plots, penthouses and duplexes left out. Median = the middle value.

Size	Listings	Projects	Lowest	Median	Highest	Lowest-priced project
1 BHK	2	2	₹79 lakh	₹1.2 crore	₹1.6 crore	Brigade Sanctuary
2 BHK	4	4	₹86 lakh	₹92 lakh	₹1.15 crore	Sobha Dream Acres
3 BHK	5	4	₹1.5 crore	₹1.67 crore	₹2.03 crore	Brigade Citrine
4 BHK	2	2	₹2.81 crore	₹3 crore	₹3.2 crore	Brigade Sanctuary

Bengaluru projects on Property Nivesh with a listed price

Residential projects only, cheapest starting price first. Prices as published by the developer or in the reports cited on each project page; ₹ per sq ft only where the page lists it. Check the latest price with the developer before you decide.

Project	Developer	Location	Status	Price range	₹ per sq ft	Possession
Brigade Sanctuary	Brigade Group	—	Under construction	from ₹79 lakh	—	Dec 2028
Sobha Dream Acres	Sobha Limited	—	—	from ₹86 lakh	—	Sep 2026 (final phase, RERA)
Brigade El Dorado	Brigade Group	—	Under construction	from ₹89 lakh	—	Jun 2029
Brigade Citrine	Brigade Group	Whitefield	New launch	₹95 lakh – ₹2.6 crore	₹10,500	Dec 2029
Brigade Orchards	Brigade Group	—	Under construction	from ₹97 lakh	—	Mar 2030
Prestige Lakeside Habitat	Prestige Group	Whitefield	Ready to move	₹1.15 crore – ₹4.5 crore	₹9,800	Ready
The Prestige City	Prestige Group	—	Under construction	from ₹1.29 crore	—	Phased
Sobha Windsor	Sobha Limited	—	Under construction	from ₹1.36 crore	—	Mar 2028 (final phase, RERA)
Sobha Neopolis	Sobha Limited	Whitefield	Under construction	₹1.6 crore – ₹4.2 crore	₹12,500	Mar 2028
Sobha Victoria Park	Sobha Limited	—	Under construction	from ₹1.6 crore	—	Dec 2027
Sobha Royal Crest	Sobha Limited	—	Under construction	from ₹2 crore	—	Dec 2028
Prestige Southern Star	Prestige Group	—	Under construction	from ₹2.4 crore	—	Sep 2029
Brigade Valencia	Brigade Group	—	Under construction	from ₹2.9 crore	—	Sep 2029
Prestige Raintree Park	Prestige Group	—	Under construction	from ₹3.7 crore	—	Dec 2028

Bengaluru developers: price ranges on our project pages

Developers with at least one residential project with a listed price on our pages. Range = lowest starting price to the highest listed price across their projects; ₹ per sq ft where a project page lists it.

Developer	Projects priced	Price range	₹ per sq ft	Projects
Brigade Group	5	₹79 lakh – ₹2.9 crore	₹10,500	Brigade Sanctuary, Brigade El Dorado, Brigade Citrine, Brigade Orchards, Brigade Valencia
Sobha Limited	5	₹86 lakh – ₹4.2 crore	₹12,500	Sobha Dream Acres, Sobha Windsor, Sobha Neopolis, Sobha Victoria Park, Sobha Royal Crest
Prestige Group	4	₹1.15 crore – ₹4.5 crore	₹9,800	Prestige Lakeside Habitat, The Prestige City, Prestige Southern Star, Prestige Raintree Park

Bengaluru in NHB's national RESIDEX releases

HPI @ Assessment Prices (bank and housing-finance valuations), as printed in NHB's national press releases. Year-on-year (y-o-y) for the major cities NHB names each quarter; quarter-on-quarter (q-o-q) for the fastest risers NHB singles out. — = not printed.

Quarter	50-city y-o-y	Bengaluru y-o-y	Bengaluru q-o-q
Q2 2026	7.0%	21.5%	7.2% (1st of 2 named)
Q1 2026	4.5%	13.1%	—
Q4 2025	5.0%	12.7%	—
Q3 2025	4.8%	11.3%	4.5% (2nd of 2 named)
Q2 2025	5.7%	9.1%	—
Q1 2025	7.5%	13.1%	—
Q4 2024	7.2%	12.5%	—
Q3 2024	6.8%	11.1%	—

New RERA projects in Bengaluru by year

Complete calendar years from the RERA authority's registered-project lists, by registration date.

District	2021	2022	2023	2024	2025
Bengaluru Urban district (K-RERA)	256	368	374	374	404
Bengaluru Rural district (K-RERA)	32	74	82	72	117
All	288	442	456	446	521

Methodology

Property Nivesh price tracker. Average asking price per square foot for each city and locality we track, a yearly history (the last five years shown), the change in that average over five years, and the gross rental yield (a year's rent as a share of the price). Averages come from the projects and listings we follow; they are asking prices, not registered sale prices.

Project pages. Starting prices, price ranges, prices per square foot and flat configurations as listed on our project pages, which record what the developer published or what the reports cited on each page say. Flat sizes are counted only where a configuration is one size (2 BHK, not "2 & 3 BHK"); villas, plots, penthouses and duplexes are left out of the flat tables. A median is the middle value: half the listings start below it and half above.

NHB RESIDEX. The city figures the National Housing Bank prints in its national RESIDEX press releases (HPI @ Assessment Prices, built from the values banks and housing finance companies put on homes they lend against, in 50 cities), reproduced as printed with acknowledgement under NHB's website copyright policy. We do not use NHB's RESIDEX portal series, which needs NHB's written permission. NHB RESIDEX is a registered trademark of National Housing Bank.

RERA. New real-estate projects registered with the state RERA authority, counted from its registered-project lists by registration date. Bengaluru Urban and Bengaluru Rural districts, complete calendar years.

Editions. Updated every quarter at this address; each edition is kept as a PDF. This edition uses the tracker as of October 2026 and NHB releases from Q3 2024 to Q2 2026.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Property Nivesh — price tracker (city and locality averages, yearly history, rental yields) and project pages.
- National Housing Bank — NHB RESIDEX national press releases, quarters ended September 2024 to June 2026, published on the NHB website. NHB RESIDEX is a registered trademark of National Housing Bank.
- Karnataka Real Estate Regulatory Authority (K-RERA) — registered-project lists, Bengaluru Urban and Bengaluru Rural districts.

Limitations

- Asking prices, not registered sale prices. What buyers finally pay can be lower or higher.
- Our project pages cover the projects we follow in Bengaluru, many from large listed developers. They are not a random sample of every home for sale, so the price ranges lean towards newer and bigger projects.
- Developers quote prices on different area bases (carpet, built-up or super area). Compare prices per square foot only on the same basis.
- NHB prints only some cities' figures each quarter. Where NHB did not print a figure, the tables show a dash; nothing is estimated.
- Rental yields are gross: they leave out maintenance, tax, vacancy and the cost of buying.

Frequently asked questions

What is the average property price in Bengaluru per sq ft? ×

The average asking price in Bengaluru is ₹12,800 per sq ft on the Property Nivesh price tracker, as of October 2026. Whitefield averages ₹11,500 per sq ft.

What is the price of a 2 BHK flat in Bengaluru? ×

On our Bengaluru project pages, two-bedroom (2 BHK) flats are listed from ₹86 lakh. The lowest prices are in large township projects; prices vary widely by locality.

How much does a 3 BHK flat cost in Bengaluru? ×

Three-bedroom (3 BHK) flats on our Bengaluru pages start from ₹1.5 crore. The middle starting price across 5 listings is ₹1.67 crore.

Have property prices in Bengaluru gone up? ×

Yes. On our tracker the average asking price in Bengaluru has risen 84% in five years. NHB's index for the city was 21.5% higher in Apr–Jun 2026 than a year earlier.

What rental yield can I expect in Bengaluru? ×

About 3.8% a year before costs, on our tracker. That is roughly ₹31,700 a month for a home worth ₹1 crore.

Are property prices in Bangalore still rising? ×

Yes, by both measures we use. NHB's index for Bengaluru was 21.5% higher in Apr–Jun 2026 than a year earlier, and our tracker shows the city average up 84% in five years.

How often is this report updated? ×

Every quarter. The page always shows the latest edition, and each earlier edition is kept as a PDF at a permanent address.

Cite this research

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REFERENCE (APA STYLE)

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SOURCE LINE

Source: Property Nivesh price tracker and project pages; NHB RESIDEX press releases; K-RERA registrations – “Bengaluru Property Price Report – Q3 2026” (updated 11 October 2026), <https://propertynivesh.in/research/property-price-reports/bengaluru>

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Version history. Report v1.0 (2026-10-11): First publication. · Property Nivesh price tracker and project prices by city v1.0 (2026-10-11): First release: 17 cities, 10 localities, 204 projects (79 priced). · India house price indices by quarter — RBI all-India HPI and NHB RESIDEX national releases v1.0 (2026-10-10): First release: 9 quarters (2024-Q2 to 2026-Q2); NHB figures for 8 quarters. · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.