

Noida Property Price Report — Q3 2026

Homes in Noida cost ₹11,200 per sq ft on average on the Property Nivesh price tracker, and in Greater Noida ₹7,800 per sq ft. The Yamuna Expressway, near the new Jewar airport, rose 124% from 2021 to 2025. This report adds flat prices by size, builder price ranges and UP RERA data.

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Summary

Noida, Greater Noida and the Yamuna Expressway sit side by side in Gautam Buddh Nagar district, but their prices are far apart. Noida averages ₹11,200 per sq ft on our tracker. Greater Noida averages ₹7,800 per sq ft. The Yamuna Expressway averages ₹6,500 per sq ft.

The Yamuna Expressway moved fastest. Its average asking price went from ₹2,900 to ₹6,500 per sq ft between 2021 and 2025, while work on Noida International Airport went ahead. New supply rose too: builders registered 62 new projects with UP RERA in 2025, against 35 in 2021.

The priced projects on our pages are in Greater Noida and on the Yamuna Expressway. Our Noida pages do not list prices yet, so the flat price tables describe Greater Noida

and the Expressway. 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 Noida costs ₹11,200 per sq ft on average on the Property Nivesh price tracker, as of October 2026. Noida is the 6th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon, Goa, Bengaluru and Chandigarh.

2 The average asking price in Noida has risen 95% in five years on our tracker. On our tracker, Yamuna Expressway went from ₹2,900 per sq ft in 2021 to ₹6,500 in 2025, a rise of 124%. Greater Noida's average rose 88% in five years.

3 Two-bedroom (2 BHK) flats are listed from ₹70 lakh to ₹1.53 crore (3 listings). Three-bedroom (3 BHK) flats start from ₹90 lakh, and the middle (median) starting price across 16 listings is ₹1.77 crore. Four-bedroom (4 BHK) flats start from ₹1.28 crore, and the middle (median) starting price across 6 listings is ₹3.2 crore.

4 Our Noida pages list prices for 19 residential projects. The lowest starting price is ₹45 lakh, at Supertech Upcountry. The highest is ₹3.06 crore, at Aurum Alumni Accord. The middle (median) starting price is ₹1.53 crore.

5 NHB has not printed an annual price change for Noida or Greater Noida in the last 8 quarters. It named Greater Noida among the fastest quarterly risers 4 times and Noida 2 times.

6 Builders registered 62 new projects with UP RERA in 2025, against 35 in 2021 (+77%). The busiest year in this window was 2025, with 62.

7 The gross rental yield in Noida is 3.0% on our tracker. A home worth ₹1 crore would earn about ₹25,000 a month in rent, before costs.

8 Greater Noida averages ₹7,800 per sq ft on our tracker, up 88% in five years, with a rental yield of 3.4%. Listed prices per sq ft on our Greater Noida and Yamuna Expressway pages ran from ₹6,000 per sq ft (Supertech Golf Country) to ₹13,900 per sq ft (Ace Estate).

Key numbers

AVERAGE PRICE PER SQ FT, NOIDA

₹11,200 per sq ft

Property Nivesh price tracker · October 2026

CHANGE IN FIVE YEARS

95%

average asking price, our tracker

MIDDLE STARTING PRICE OF PROJECTS

₹1.53 crore

19 projects with a listed price

TIMES NHB NAMED GREATER NOIDA A FASTEST RISER

4 of 8

Q3 2024 – Q2 2026 · quarterly rises

NEW RERA PROJECTS, 2025

62

Gautam Buddh Nagar district · +77% on 2021

GROSS RENTAL YIELD

3.0%

about ₹25,000 a month on a ₹1 crore home

How much does property cost in Noida?

The average asking price of a home in Noida is **₹11,200 per sq ft** on our price tracker, as of October 2026. Noida is the 6th most expensive of the 15 Indian cities on our price tracker, behind Mumbai, Gurgaon, Goa, Bengaluru and Chandigarh. Greater Noida is

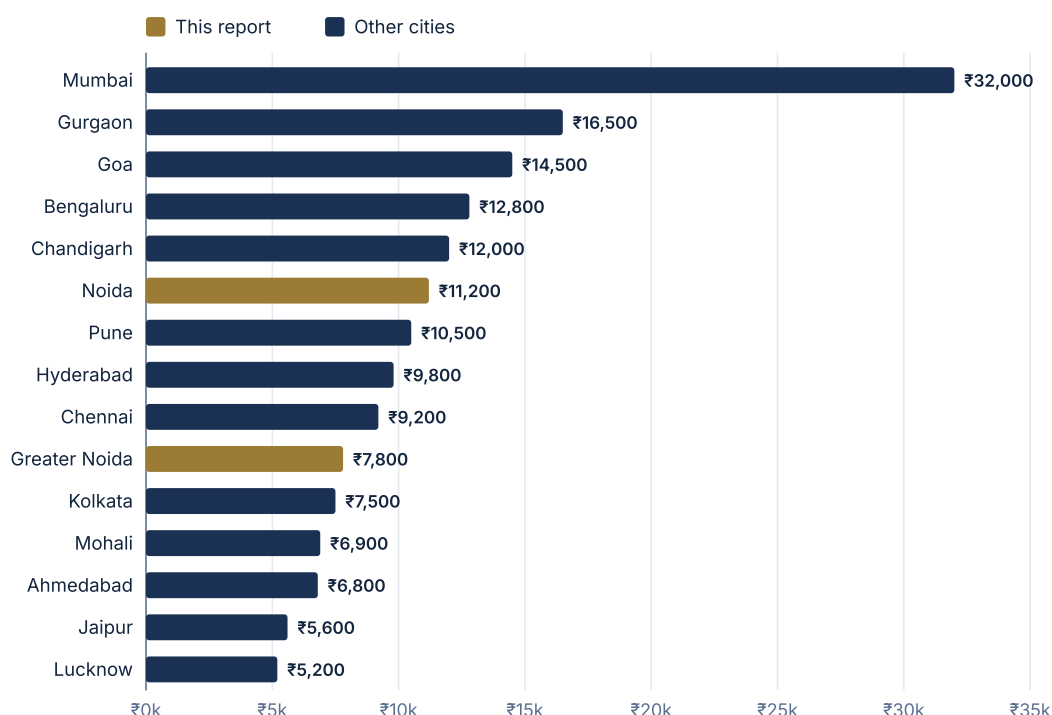
cheaper, at ₹7,800 per sq ft (10th on the tracker), and the Yamuna Expressway cheaper still, at ₹6,500 per sq ft.

- **Five-year change:** 95% on our tracker.
- **Rental yield:** 3.0% a year, before costs.
- **What ₹1 crore rents for:** about ₹25,000 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: Noida 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. Noida and Greater Noida are highlighted.



Source: Property Nivesh price tracker · Property Nivesh Research

Noida property price trend, 2021–2025

On our tracker, Yamuna Expressway went from ₹2,900 per sq ft in 2021 to ₹6,500 in 2025, a rise of 124%.

The Yamuna Expressway started from a low base, which is one reason its percentage rise is so large. We do not yet track separate localities inside Noida or Greater Noida.

Noida 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 Noida by size: 2 BHK, 3 BHK, 4 BHK

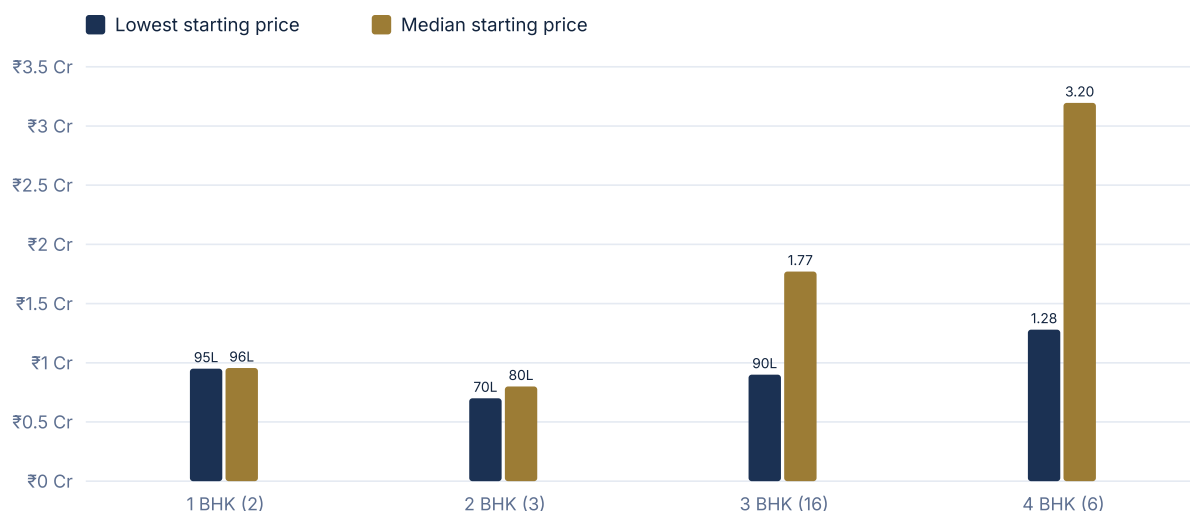
How much does a flat cost in Noida? Here is what our project pages list, by number of bedrooms.

Two-bedroom (2 BHK) flats are listed from ₹70 lakh to ₹1.53 crore (3 listings). Three-bedroom (3 BHK) flats start from ₹90 lakh, and the middle (median) starting price across 16 listings is ₹1.77 crore. Four-bedroom (4 BHK) flats start from ₹1.28 crore, and the middle (median) starting price across 6 listings is ₹3.2 crore.

These prices come from projects in Greater Noida, Greater Noida West and on the Yamuna Expressway. Noida's own flats cost more: compare the city averages above.

Noida 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 Noida: starting prices

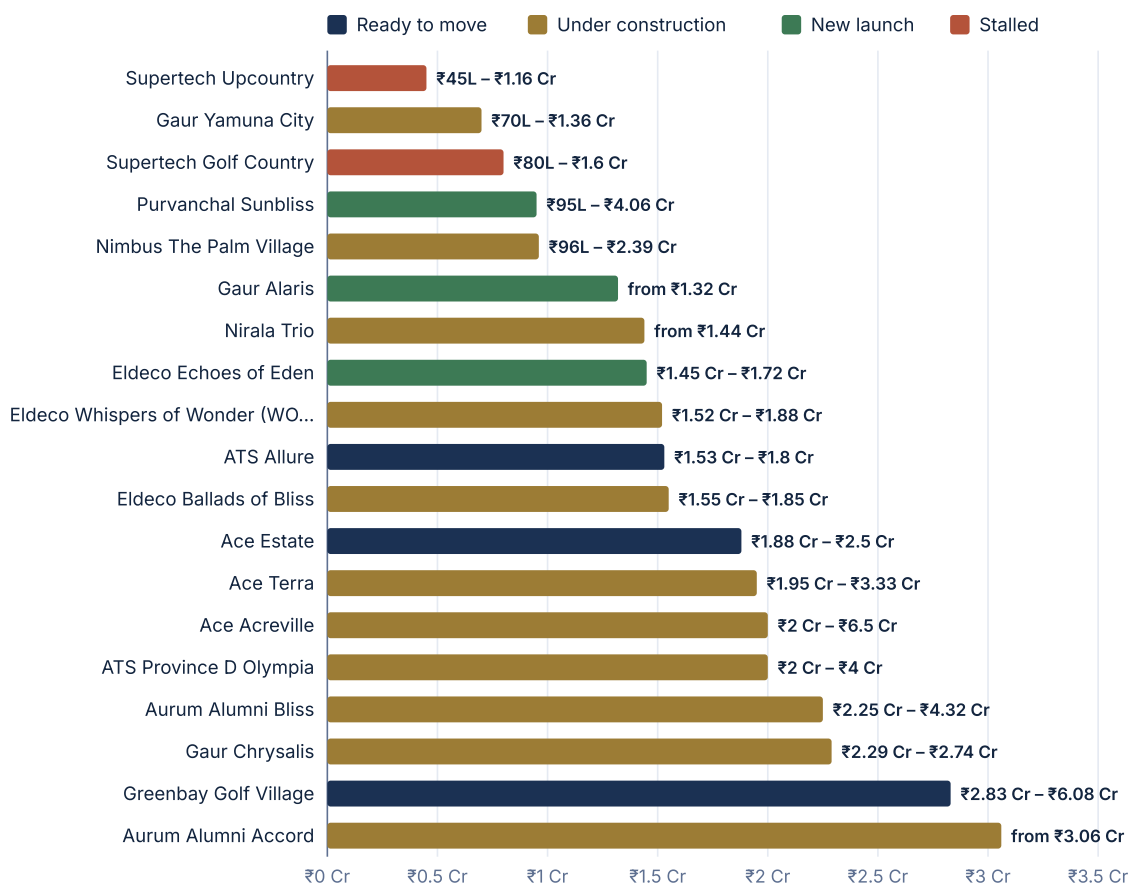
Our Noida pages list prices for 19 residential projects. The lowest starting price is ₹45 lakh, at Supertech Upcountry. The highest is ₹3.06 crore, at Aurum Alumni Accord. The middle (median) starting price is ₹1.53 crore.

- Projects starting under ₹1 crore: **5**.
- Projects starting under ₹2 crore: **13**.
- Projects starting at ₹5 crore or more: **0**.

The developers with priced projects on our pages include Gaurs Group, Eldeco, ACE Group, Supertech, ATS Infrastructure and Aurum Alumni. The tables at the end give each project's price range, location and possession date. All the priced projects here are in Greater Noida, Greater Noida West or on the Yamuna Expressway.

Starting prices of Noida 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 Noida house prices

The National Housing Bank (NHB) tracks house prices in 50 cities, using the values banks put on homes they lend against.

NHB did not print an annual price change for Noida or Greater Noida in any of its 8 releases from Q3 2024 to Q2 2026. It did name them among the cities with the fastest quarterly rises. Greater Noida was named 4 times: Q4 2024 (+6.1%), Q2 2025 (+4.4%), Q3 2025 (+5.3%) and Q4 2025 (+4.4%). Noida was named 2 times: Q1 2025 (+7.0%) and Q2 2025 (+4.1%).

NHB does not print every city's annual figure, so the table at the end shows the quarterly mentions only.

New supply: RERA project registrations in Noida

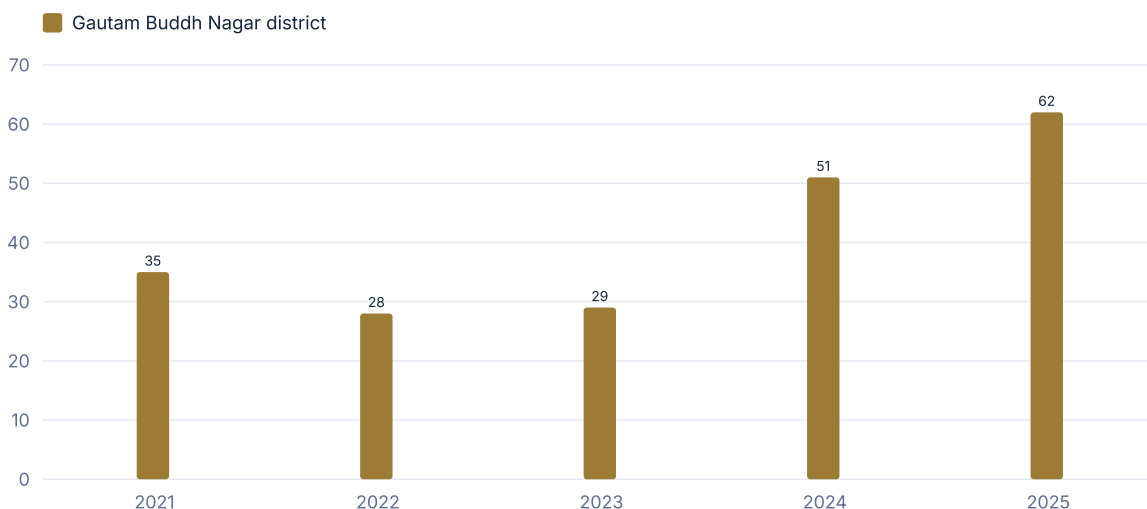
Every new project must be registered with the state's Real Estate Regulatory Authority (RERA) before it is sold. The count of new registrations shows how much new supply is coming.

Builders registered 62 new projects with UP RERA in 2025, against 35 in 2021 (+77%). The busiest year in this window was 2025, with 62.

Our Noida Infrastructure Impact Report splits these registrations by project type and sets them beside the airport and metro timelines.

New RERA projects in Noida, 2021 – 2025

New real-estate projects registered with UP RERA each calendar year (complete years only), by district.



Source: RERA registered-project lists · analysis: Property Nivesh Research

Buying in Noida: 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.** Noida, Greater Noida West and the Yamuna Expressway are run by three different authorities, with different prices and rules.
- **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 3.0% 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

Noida 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
Noida	₹11,200	95%	3.0%	6th of 15
Greater Noida	₹7,800	88%	3.4%	10th of 15
Yamuna Expressway (locality)	₹6,500	170%	2.9%	—

Noida 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
Yamuna Expressway	₹2,900	₹3,800	₹4,900	₹6,000	₹6,500	+124%

Noida 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	₹95 lakh	₹96 lakh	₹96 lakh	Purvanchal Sunbliss
2 BHK	3	3	₹70 lakh	₹80 lakh	₹1.53 crore	Gaur Yamuna City
3 BHK	16	14	₹90 lakh	₹1.77 crore	₹2.31 crore	Gaur Yamuna City
4 BHK	6	6	₹1.28 crore	₹3.2 crore	₹3.94 crore	Gaur Yamuna City

Noida 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
Supertech Upcountry	Supertech	Yamuna Expressway	Stalled	₹45 lakh – ₹1.16 crore	₹8,900	Stalled
Gaur Yamuna City	Gaurs Group	Yamuna Expressway	Under construction	₹70 lakh – ₹1.36 crore	₹6,550	Phased — 16th Parkview delivered (last CC Mar 2025)
Supertech Golf Country	Supertech	Yamuna Expressway	Stalled	₹80 lakh – ₹1.6 crore	₹6,000	Stalled
Purvanchal Sunbliss	Purvanchal Projects	Yamuna Expressway	New launch	₹95 lakh – ₹4.06 crore	₹11,400	Jan 2030 (per portals)
Nimbus The Palm Village	Nimbus Group	Yamuna Expressway	Under construction	₹96 lakh – ₹2.39 crore	₹10,000	Mar 2028
Gaur Alaris	Gaurs Group	Yamuna Expressway	New launch	from ₹1.32 crore	₹8,516	Jun 2031
Nirala Trio	Nirala World	Sector 2, Greater Noida West	Under construction	from ₹1.44 crore	—	Dec 2028
Eldeco Echoes of Eden	Eldeco	Yamuna Expressway	New launch	₹1.45 crore – ₹1.72 crore	₹9,300	Jan 2031
Eldeco Whispers of Wonder (WOW)	Eldeco	Yamuna Expressway	Under construction	₹1.52 crore – ₹1.88 crore	₹10,500	Jul 2030
ATS Allure	ATS Infrastructure	Yamuna Expressway	Ready to move	₹1.53 crore – ₹1.8 crore	₹8,750	Delivered (Jun 2023)
Eldeco Ballads of Bliss	Eldeco	Yamuna Expressway	Under construction	₹1.55 crore – ₹1.85 crore	₹10,000	Apr 2030
Ace Estate	ACE Group	Yamuna Expressway	Ready to move	₹1.88 crore – ₹2.5 crore	₹13,900	Delivered (Jan 2026)
Ace Terra	ACE Group	Yamuna Expressway	Under construction	₹1.95 crore – ₹3.33 crore	₹11,050	Dec 2028
Ace Acreville	ACE Group	Yamuna Expressway	Under construction	₹2 crore – ₹6.5 crore	₹12,000	Plots delivered (Feb 2026); ACE Verde Apr 2029
ATS Province D Olympia	ATS Infrastructure	Sector 22D, Yamuna Expressway	Under construction	₹2 crore – ₹4 crore	—	Mar 2028
Aurum Alumni Bliss	Aurum Alumni	Yamuna Expressway	Under construction	₹2.25 crore – ₹4.32 crore	₹10,400	Sep 2029

Project	Developer	Location	Status	Price range	₹ per sq ft	Possession
Gaur Chrysalis	Gaurs Group	Yamuna Expressway	Under construction	₹2.29 crore – ₹2.74 crore	₹11,000	Oct 2030
Greenbay Golf Village	Greenbay Infrastructure	Yamuna Expressway	Ready to move	₹2.83 crore – ₹6.08 crore	₹9,000	Delivered (2022, per developer)
Aurum Alumni Accord	Aurum Alumni	Yamuna Expressway	Under construction	from ₹3.06 crore	₹10,100	Jul 2028

Noida 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
Gaurs Group	3	₹70 lakh – ₹2.74 crore	₹6,550 – ₹11,000	Gaur Yamuna City, Gaur Alaris, Gaur Chrysalis
Eldeco	3	₹1.45 crore – ₹1.88 crore	₹9,300 – ₹10,500	Eldeco Echoes of Eden, Eldeco Whispers of Wonder (WOW), Eldeco Ballads of Bliss
ACE Group	3	₹1.88 crore – ₹6.5 crore	₹11,050 – ₹13,900	Ace Estate, Ace Terra, Ace Acreville
Supertech	2	₹45 lakh – ₹1.6 crore	₹6,000 – ₹8,900	Supertech Upcountry, Supertech Golf Country
ATS Infrastructure	2	₹1.53 crore – ₹4 crore	₹8,750	ATS Allure, ATS Province D Olympia
Aurum Alumni	2	₹2.25 crore – ₹4.32 crore	₹10,100 – ₹10,400	Aurum Alumni Bliss, Aurum Alumni Accord
Purvanchal Projects	1	₹95 lakh – ₹4.06 crore	₹11,400	Purvanchal Sunbliss
Nimbus Group	1	₹96 lakh – ₹2.39 crore	₹10,000	Nimbus The Palm Village
Nirala World	1	from ₹1.44 crore	—	Nirala Trio
Greenbay Infrastructure	1	₹2.83 crore – ₹6.08 crore	₹9,000	Greenbay Golf Village

Noida 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 cities NHB names when they lead or trail its 50; quarter-on-quarter (q-o-q) for the fastest risers NHB singles out. — = not printed.

Quarter	50-city y-o-y	Noida y-o-y	Noida q-o-q	Greater Noida y-o-y	Greater Noida q-o-q
Q2 2026	7.0%	—	—	—	—
Q1 2026	4.5%	—	—	—	—
Q4 2025	5.0%	—	—	—	4.4% (2nd of 2 named)
Q3 2025	4.8%	—	—	—	5.3% (1st of 2 named)
Q2 2025	5.7%	—	4.1% (3rd of 3 named)	—	4.4% (2nd of 3 named)
Q1 2025	7.5%	—	7.0% (4th of 4 named)	—	—
Q4 2024	7.2%	—	—	—	6.1% (4th of 4 named)
Q3 2024	6.8%	—	—	—	—

New RERA projects in Noida by year

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

District	2021	2022	2023	2024	2025
Gautam Buddh Nagar district (UP RERA)	35	28	29	51	62

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. Gautam Buddh Nagar district (Noida, Greater Noida and the Yamuna Expressway area), 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.
- Uttar Pradesh Real Estate Regulatory Authority (UP RERA) — registered-project lists, Gautam Buddh Nagar district.

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 Noida, 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.
- Our Noida project pages do not list prices yet, so the flat and project tables describe Greater Noida and the Yamuna Expressway only.

Frequently asked questions

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

The average asking price in Noida is ₹11,200 per sq ft on the Property Nivesh price tracker, as of October 2026. Greater Noida averages ₹7,800 per sq ft and the Yamuna Expressway ₹6,500 per sq ft.

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

On our Noida project pages, two-bedroom (2 BHK) flats are listed from ₹70 lakh. These are Greater Noida and Yamuna Expressway listings; Noida flats cost more.

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

Three-bedroom (3 BHK) flats on our Noida pages start from ₹90 lakh. The middle starting price is ₹1.77 crore, and flats in premium projects cost several times more.

Have property prices in Noida gone up? ×

Yes. On our tracker the average asking price in Noida has risen 95% in five years. NHB named Greater Noida among its fastest quarterly risers 4 times in the last 8 quarters.

What rental yield can I expect in Noida? ×

About 3.0% a year before costs, on our tracker. That is roughly ₹25,000 a month for a home worth ₹1 crore.

Is Greater Noida cheaper than Noida? ×

Yes. Greater Noida averages ₹7,800 per sq ft on our tracker, against ₹11,200 per sq ft in Noida. The Yamuna Expressway averages ₹6,500 per sq ft.

How much have Yamuna Expressway prices risen? ×

The average asking price on the Yamuna Expressway rose 124% from 2021 to 2025 on our tracker, from ₹2,900 to ₹6,500 per sq ft.

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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SOURCE LINE

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

HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/noida">Noida Property Price Report – Q3 2026 – PropertyNivesh.in Research</a>
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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.