



Residential market snapshot

DUBAI | APRIL 2025

Residential market snapshot



17,447

Sales transactions
+60.9% YOY

51.9Bn

Residential value sold (AED)
+77.6% YOY

6.9%

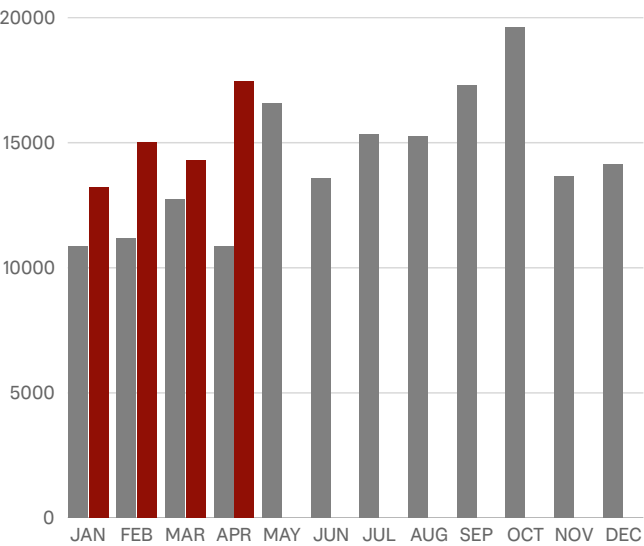
Average gross rental yield
-4.1% YOY

Despite a backdrop of global economic uncertainty and regional geopolitical tensions, Dubai’s real estate market demonstrated remarkable resilience in April. While fears of a global slowdown weighed on other asset classes, Dubai solidified its position as a safe haven, offering stability, long-term growth, and an attractive entry point for international investors.

The market recorded 17,447 residential sales transactions in April, a 61% year-on-year increase. Although part of this growth reflects the impact of last year’s storm-related disruptions, volumes were more than 20% above the Q1 monthly average, underscoring the strength of underlying demand. A softer US dollar has boosted affordability for overseas buyers, supporting demand across the off-plan and ready segments.

Dubai’s growing population, infrastructure investment and economic diversification continue to drive economic growth and support local demand for real estate. At the same time, average property prices and dividend yields remain compelling on a global scale. While early signs of price stabilisation are appearing, particularly in established communities, this points to a healthy, maturing market. With strong momentum and solid fundamentals, 2025 remains on track to be another record-breaking year for Dubai real estate.

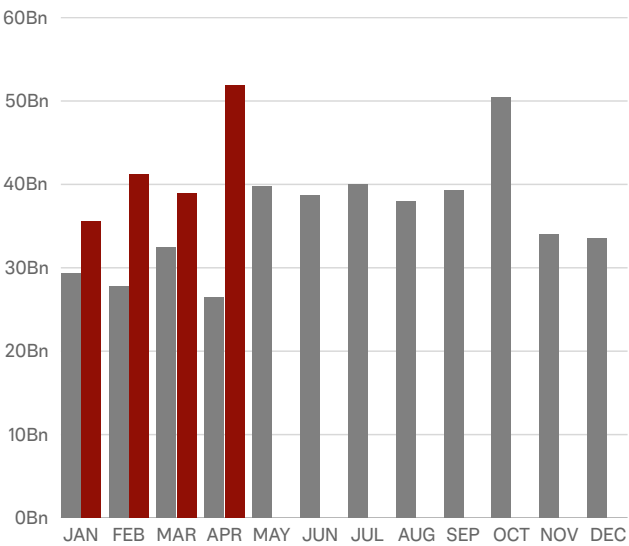
Sales transactions by month



Source: Property Monitor

◆ 2024 ◆ 2025

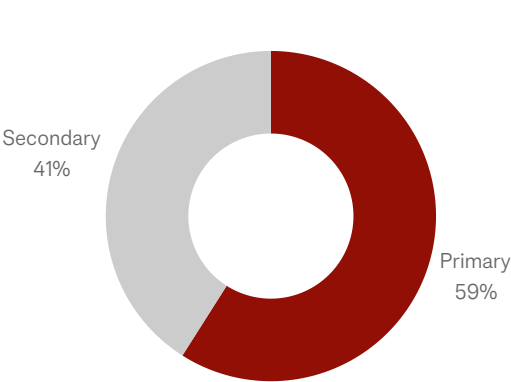
Transacted value by month (AED billion)



Source: Property Monitor

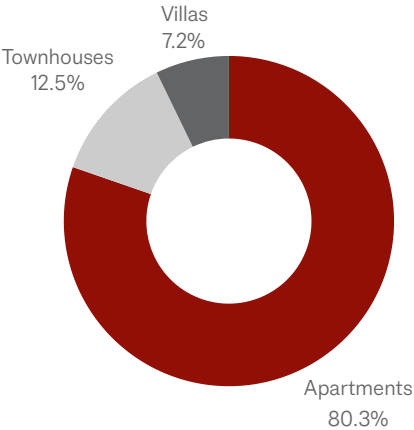
◆ 2024 ◆ 2025

Primary vs secondary sales



Source: Property Monitor

Sales by property type



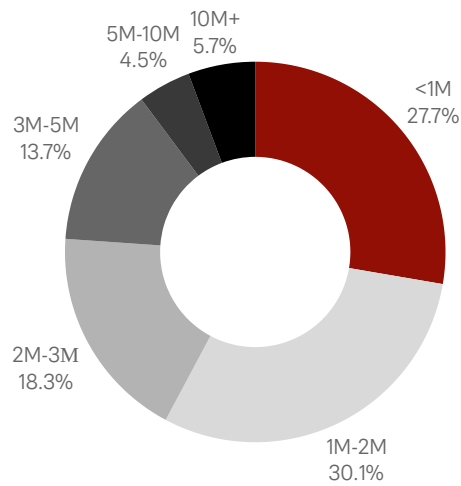
Source: Property Monitor

Sales price changes in key communities

Community	Last month	Last 3 months	Last 6 months	Last 12 months
Arabian Ranches	1.6%	1.9%	7.9%	18.9%
Business Bay	-2.2%	0.6%	2.9%	-1.0%
DAMAC Hills	-2.3%	0.3%	2.4%	9.6%
Downtown Dubai	1.2%	3.1%	7.1%	11.6%
Dubai Hills Estate	-0.3%	0.1%	3.8%	8.0%
Dubai Marina	1.0%	4.0%	7.2%	7.8%
Jumeirah Beach Residence	-1.0%	-0.9%	-1.4%	5.6%
Jumeirah Lakes Towers	0.7%	2.8%	4.6%	15.8%
Jumeirah Village Circle	0.7%	5.1%	11.8%	18.8%
Jumeirah Village Triangle	2.9%	5.0%	8.3%	18.3%
Palm Jumeirah	1.3%	5.8%	10.1%	19.0%
Tilal Al Ghaf	2.3%	3.5%	8.7%	21.5%

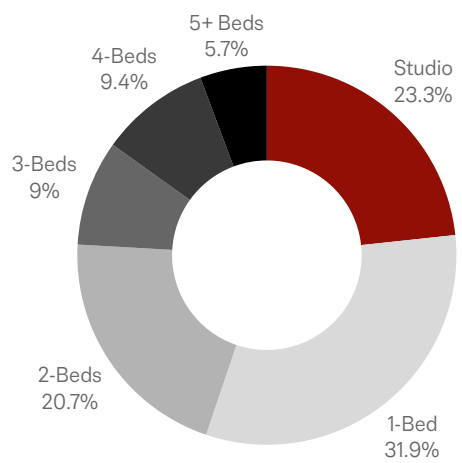
Source: Property Monitor

Sales price mix (AED)



Source: Property Monitor

Bedroom mix

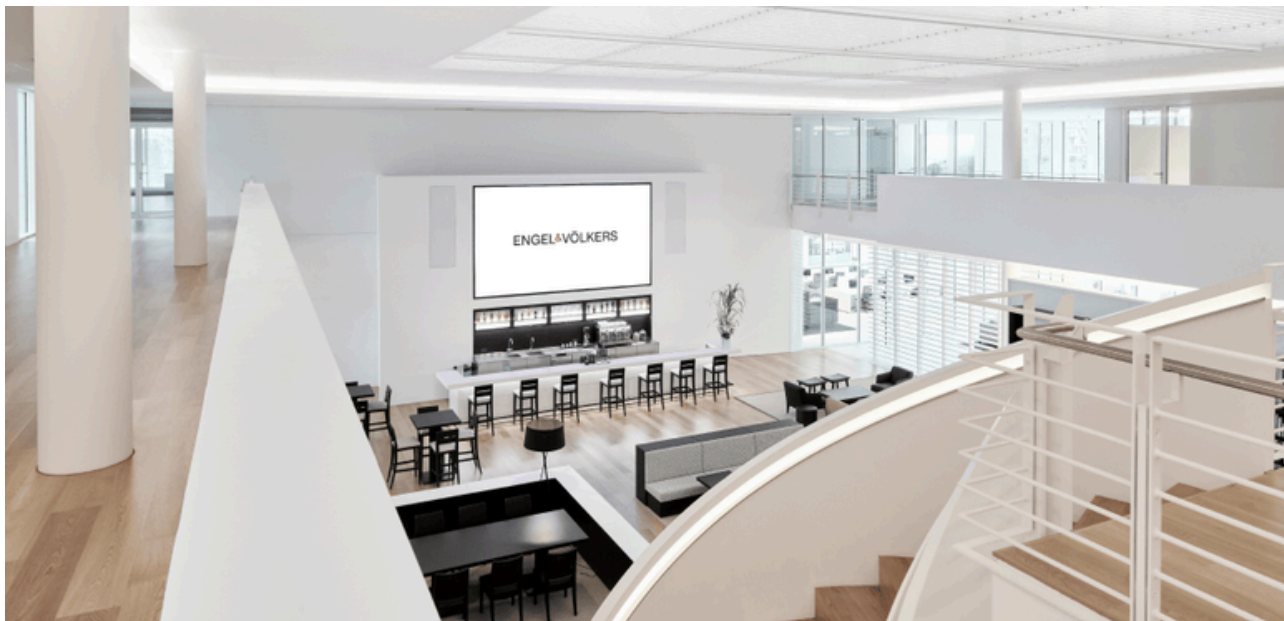


Source: Property Monitor

Top communities by sales transactions

NUMBER OF UNITS SOLD + AVERAGE PRICE (/SQ.FT.)





A global network with local market experts

For over 45 years, Engel & Völkers has specialized in the brokerage of residential and commercial property in the premium segment. As a leading real estate platform, we operate across 5 continents, providing specialized local knowledge on a global scale.

> 35

COUNTRIES

Ensure our presence across five continents

> 45

YEARS

Successful in global real estate since 1977

> 200

AGENTS

Professional real estate consultants in Dubai

> 16,500

PEOPLE

Work under the brand around the world

> €1.2 Bn

REVENUE

The total turnover (gross) in 2024

> 1,000

LOCATIONS

Provide local market expertise from experts

Methodology

Our market experts have taken a holistic approach to provide a comprehensive overview of Dubai's residential real estate market for April 2025. We have used the Property Monitor Intelligence Platform, which contains detailed DLD transaction information, alongside our internal sales and leasing data, to build a full picture of market trends and dynamics. This rigorous analysis ensures an in-depth understanding of the residential real estate market in Dubai.

Meet the team



Daniel Hadi
CEO - Middle East



Robert Villalobos
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DUBAI

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