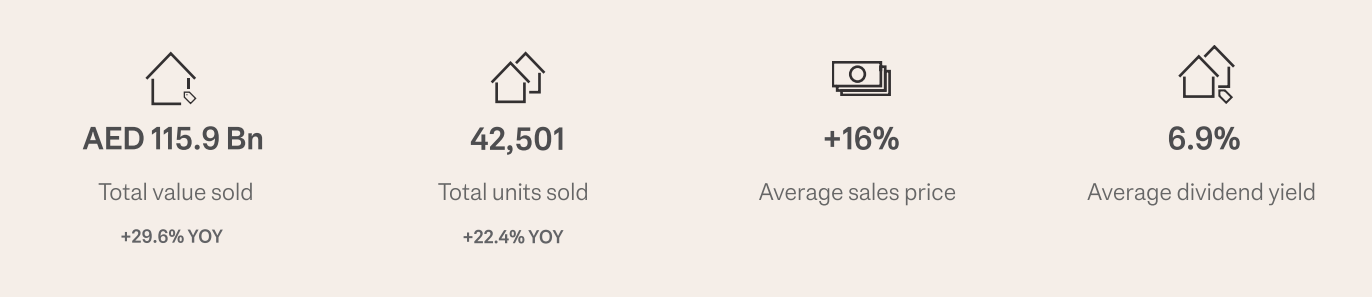




## Residential Market Report

DUBAI | Q1 2025

# Overview



Source: Property Monitor

Dubai’s real estate market entered 2025 with exceptional momentum, following a record-breaking year in 2024. Despite a backdrop of global economic uncertainty, including protectionist trade measures and softening oil prices, Dubai continues to prove itself as a resilient, opportunity-rich environment for investment, living, and growth. Whilst uncertainties persist, Dubai’s strategic positioning, pro-business environment, and growing international appeal continue to draw capital and talent from around the world.

The emirate’s population grew by 51,295 in the first quarter, driven by an influx of skilled professionals, entrepreneurs, and investors. This fueled demand across the real estate market and underpinned broader economic growth across the UAE. With the population set to cross 4 million by Q3, the long-term fundamentals for both the sales and rental segments remain strong.

A wave of infrastructure investment is reinforcing this growth. In Q1, the official announcement of the Etihad Rail high-speed train connecting Dubai and Abu Dhabi, the planned Dubai Loop transit system, and the upcoming launch of flying taxis were just a few of the initiatives that are set to redefine urban mobility. Meanwhile, over AED 6 billion in road upgrades were announced across key communities like Palm Jumeirah, JVC, and Business Bay, enhancing connectivity across the city.

Dubai continues to establish itself as the world’s leading destination for high-net-worth individuals. According to Henley & Partners, the number of resident millionaires has grown by over 100% in the past decade, with the UAE attracting more HNWIs than any other country in 2023 and 2024. Today, Dubai is home to more than 81,000 millionaires, 237 centi-millionaires, and 20 billionaires - a figure that is set to rise as global wealth reallocates toward stable, high-performing destinations.

As Q1 trends show, demand remains broad-based across asset classes. Apartments continue to dominate in volume, while villas and townhouses are seeing significant growth as buyers seek more space and long-term value. Investor appetite in the off-plan segment remains strong, with developers launching projects at pace to meet demand. In the luxury space, newly launched beachfront and suburban communities are driving momentum, while prime areas like Palm Jumeirah and Emirates Hills continue to set benchmarks for price and prestige.

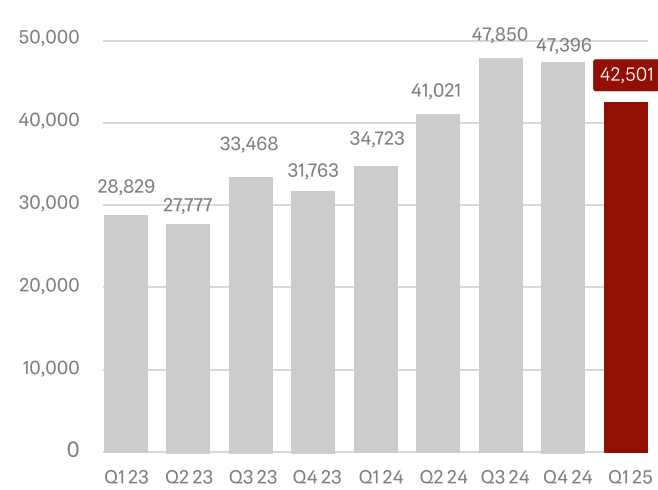
With stable governance, strategic infrastructure investment, and one of the world’s most thriving luxury and investment property markets, Dubai remains uniquely positioned to power through short-term uncertainty and offer long-term opportunity for residents and investors alike.

# Sales Transactions

Dubai recorded a 22.4% year-on-year increase in residential sales in Q1, despite a seasonal dip from Q4. Growth was broad-based across the market, with off-plan sales rising by 23.9% and secondary transactions by 20.3%. The total sales value jumped 29.6%, driven by higher average prices, particularly in the secondary market.

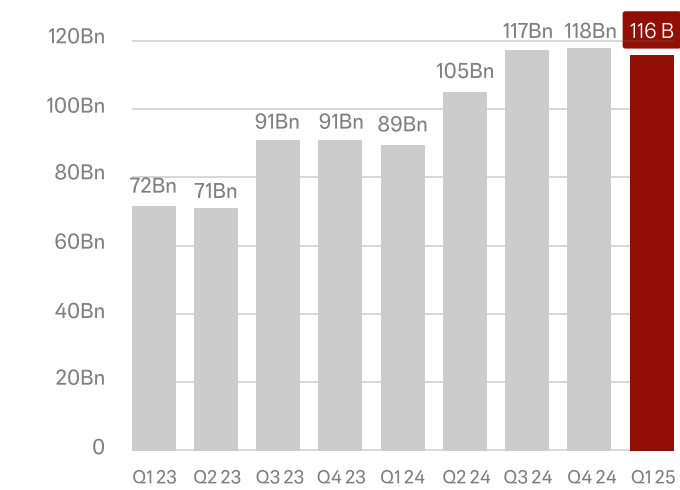
Whilst apartments remained the most prominent property type, accounting for 76% of transactions, townhouses and villas gained share, suggesting a rising demand for larger homes. Off-plan transactions remain a key driver of market activity, making up 59% of sales, down slightly from 2024.

Quarterly sales volume



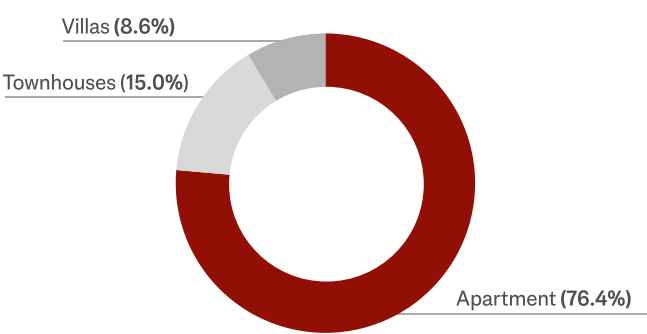
Source: Property Monitor

Quarterly sales value



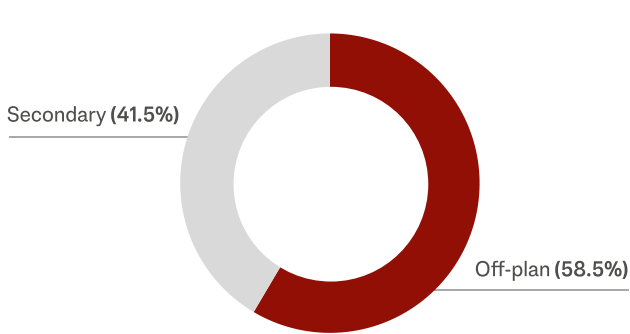
Source: Property Monitor

Sales by property type (Q1 2025)



Source: Property Monitor

Off-plan vs secondary transactions (Q1 2025)



Source: Property Monitor

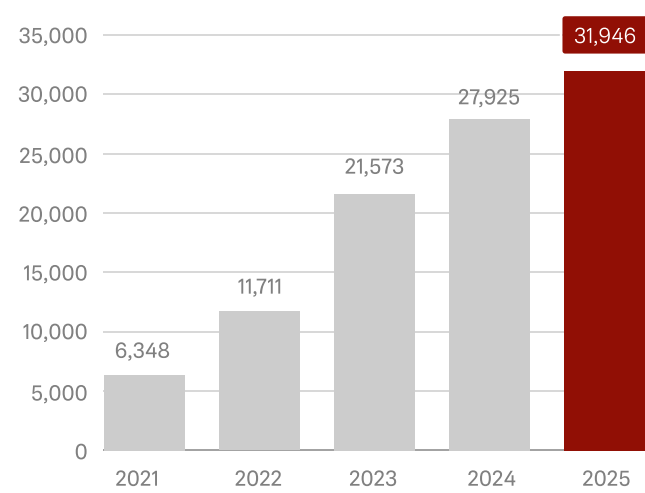


# Apartments

The apartment market continued to perform strongly in Q1 2025, with sales increasing by 14.4% YOY. Although this marked a slowdown compared to 2024’s exceptional growth and trailed the overall market growth, apartments remain a cornerstone of Dubai’s real estate market, valued by both investors and end-users. Jumeirah Village Circle once again topped both off-plan and secondary apartment sales,

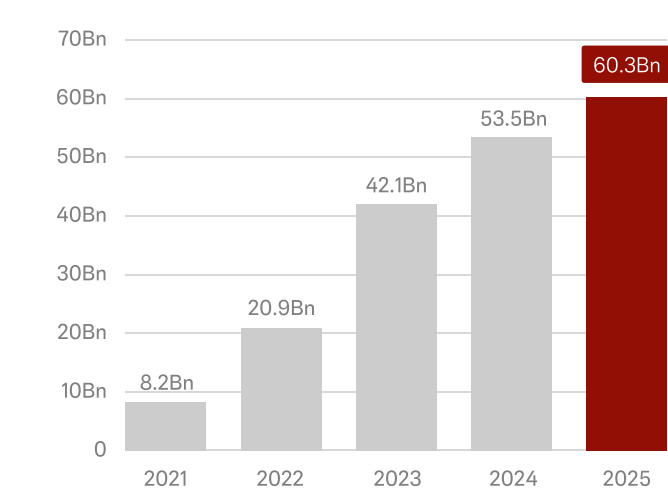
offering value for money, consistent rental demand, and high yields in a well-connected, growing community. Business Bay, Dubai Marina, and Downtown Dubai also led the secondary market, reflecting enduring demand for prime, ready-to-move properties. Emerging areas like Dubai Maritime City and Expo City gained traction in the off-plan segment, offering strong long-term growth potential.

Apartment sales volume (Q1)



Source: Property Monitor

Apartment sales value (Q1)



Source: Property Monitor

## Off-plan | Apartments

Community	Units sold
Jumeirah Village Circle	2,195
Dubai Residence Complex	1,534
Business Bay	1,503
Expo City	1,024
Dubai Marina	905
Dubai Maritime City	774

## Secondary | Apartments

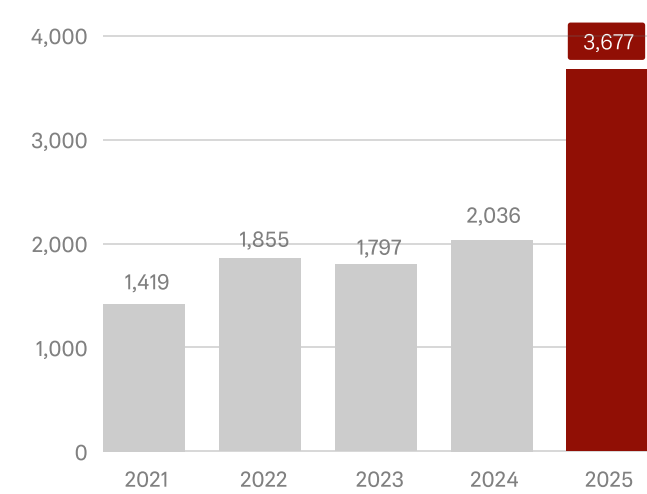
Community	Units sold
Jumeirah Village Circle	1,131
Business Bay	799
Dubai Marina	712
Downtown Dubai	629
International City	468
MBR City	415

# Villas

Villa transactions surged by 80.6% year-on-year in Q1 2025, making it one of the strongest-performing segments of the market. Growth was driven largely by the off-plan segment, as developers responded to rising demand for larger, family-friendly homes. The total value of villas sold rose by 55.1%, suggesting a

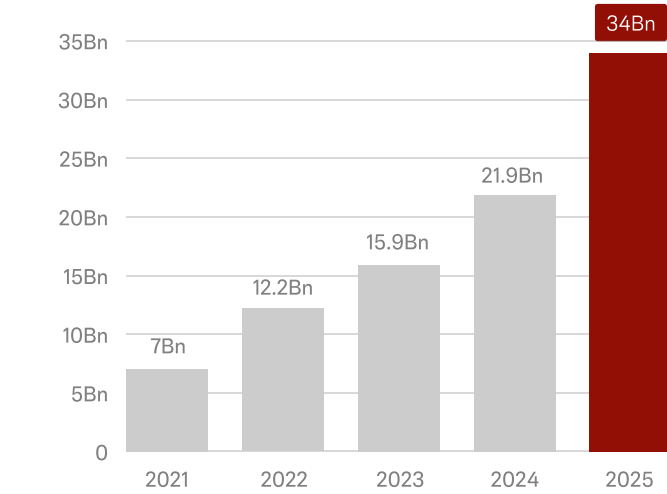
shift toward more affordable price points, typical of newly launched off-plan projects. Emerging communities such as The Valley, Damac Islands, and Emaar South led transaction volumes, reflecting their growing role in shaping Dubai’s next generation of villa living.

Villa sales volume (Q1)



Source: Property Monitor

Villa sales value (Q1)



Source: Property Monitor

## Off-plan | Villas

Community	Units sold
Villanova	448
The Valley	365
Damac Islands	107
Emaar South	92
Haven	68

## Secondary | Villas

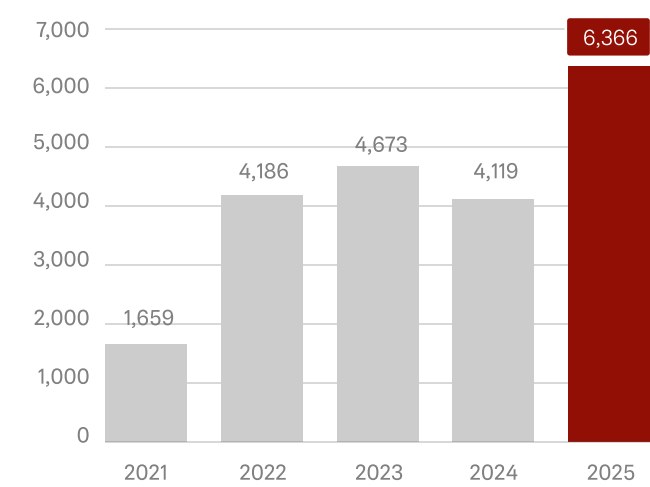
Community	Units sold
The Valley	554
Damac Hills	69
Al Furjan	66
Emirates Living	64
Jumeirah Golf Estates	64

# Townhouses

The townhouse market continued its upward trajectory in Q1 2025, with sales volumes increasing by 54.6% year-on-year. Like the villa segment, this growth was fueled by the launch of new off-plan communities that cater to buyers seeking space, privacy, and value. The Valley, Damac Islands, and Damac Hills 2 were among the

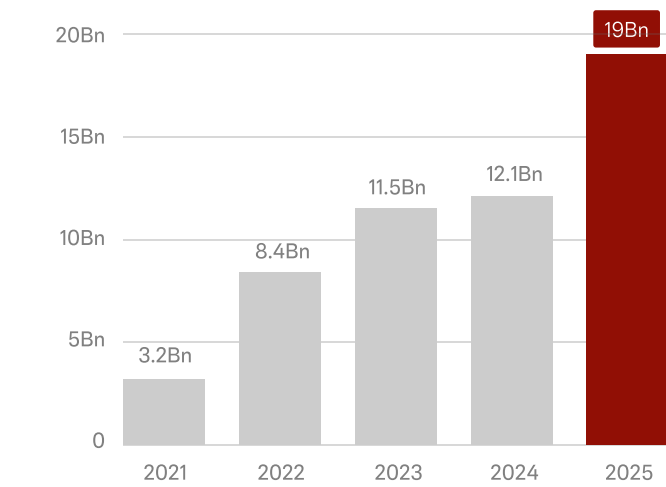
top-performing areas, highlighting strong demand for homes in emerging suburban locations. These communities offer spacious layouts, private gardens, and family-friendly amenities, making them an attractive option for both end-users and long-term investors.

Townhouse sales volume (Q1)



Source: Property Monitor

Townhouse sales value (Q1)



Source: Property Monitor

## Off-plan | Townhouses

Community	Units sold
Damac Islands	1,292
The Valley	489
Damac Lagoons	360
Reportage Village	339
Villanova	323

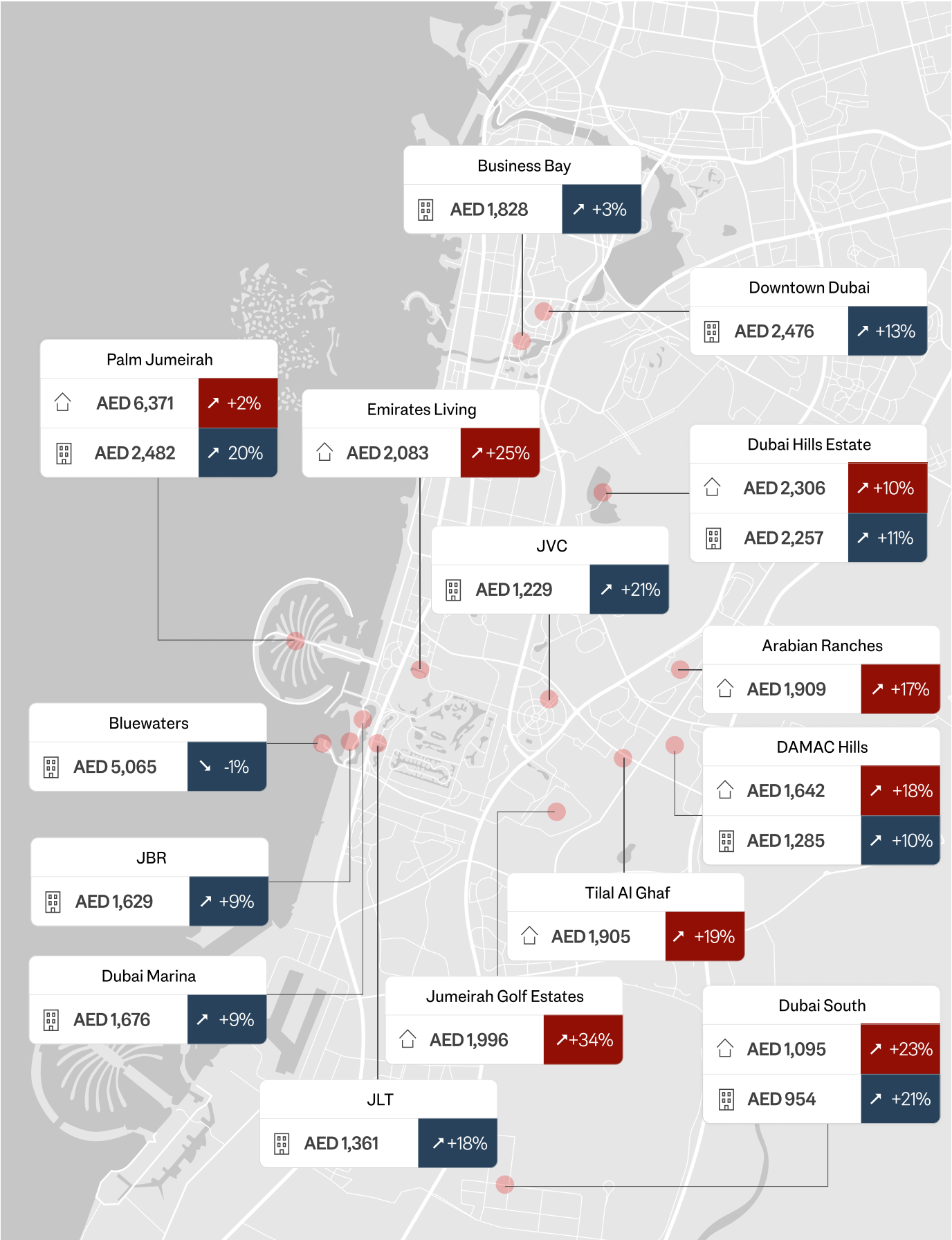
## Secondary | Townhouses

Community	Units sold
Reem	135
Al Furjan	129
Emirates Living	110
Villanova	93
Jumeirah Village Circle	86



# Average Sales Prices

YOY change (AED/sq.ft.) for Q1 2024 vs Q1 2025

● Villas & Townhouses    ● Apartments



# Luxury Market

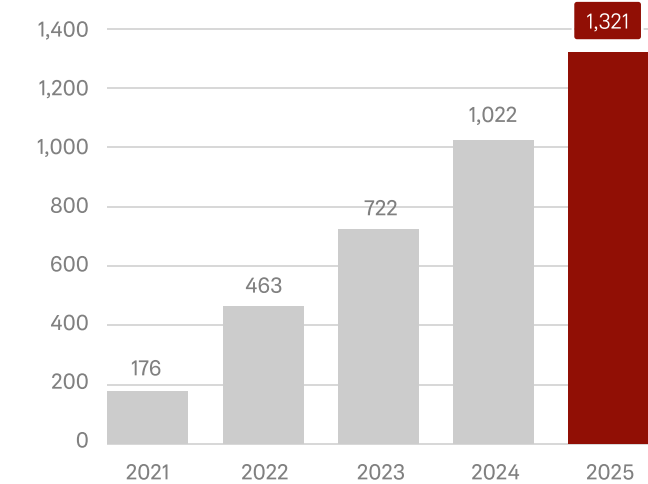
			
APARTMENT (SECONDARY)	APARTMENT (OFF-PLAN)	VILLA (SECONDARY)	VILLA (OFF-PLAN)
Bluewaters 8, Bluewaters Island	The Rings, Dubai Watar Canal	The Marble Palace, Emirates Hills	EOME, Palm Jumeriah
<b>AED 66.5 Million</b>	<b>AED 116 Million</b>	<b>AED 425 Million</b>	<b>AED 115 Million</b>
5 Bedrooms	7 Bedrooms	5 Bedrooms	6 Bedrooms

Dubai’s luxury property market maintained its impressive momentum in Q1 2025, supported by a steady influx of high-net-worth individuals and the continued launch of iconic ultra-luxury projects. Demand remained strong for branded and waterfront residences, as well as fully upgraded homes in established communities.

While there was a slight cooling from Q4’s record highs, transactions above AED 10 million rose 29% YOY, and were up over 185% compared to Q1 2022.

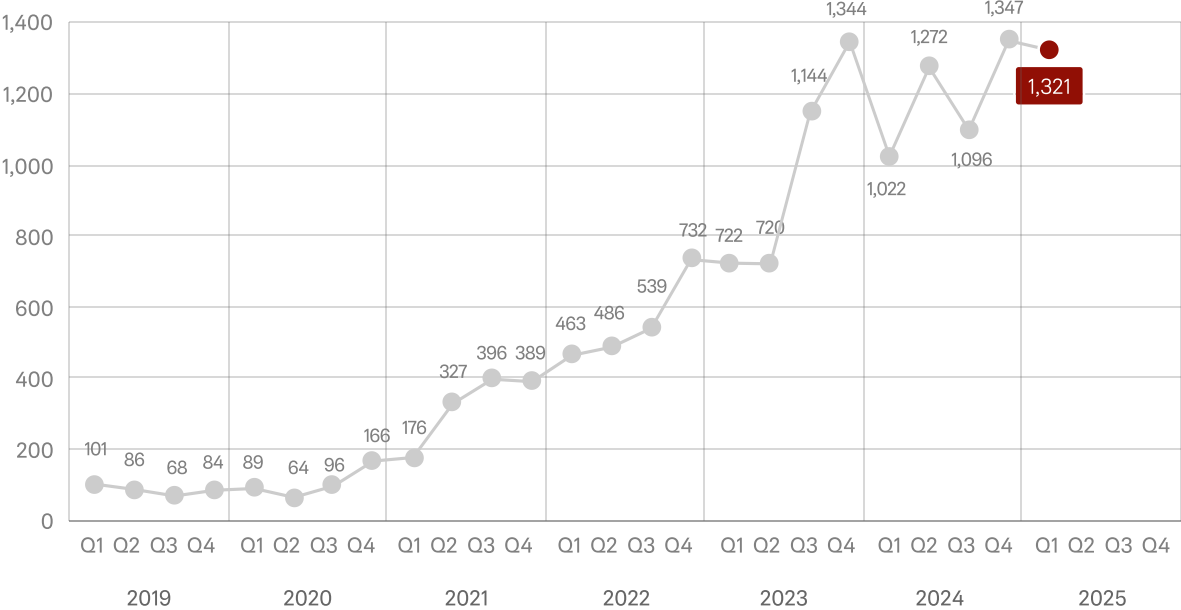
Notable sales included the Marble Palace in Emirates Hills, sold for AED 425M, and a villa in EOME, Palm Jumeirah, sold by Engel & Völkers Private Office Advisor Fadi Alsalem for AED 115M.

Sales transactions above AED 10M (Q1)



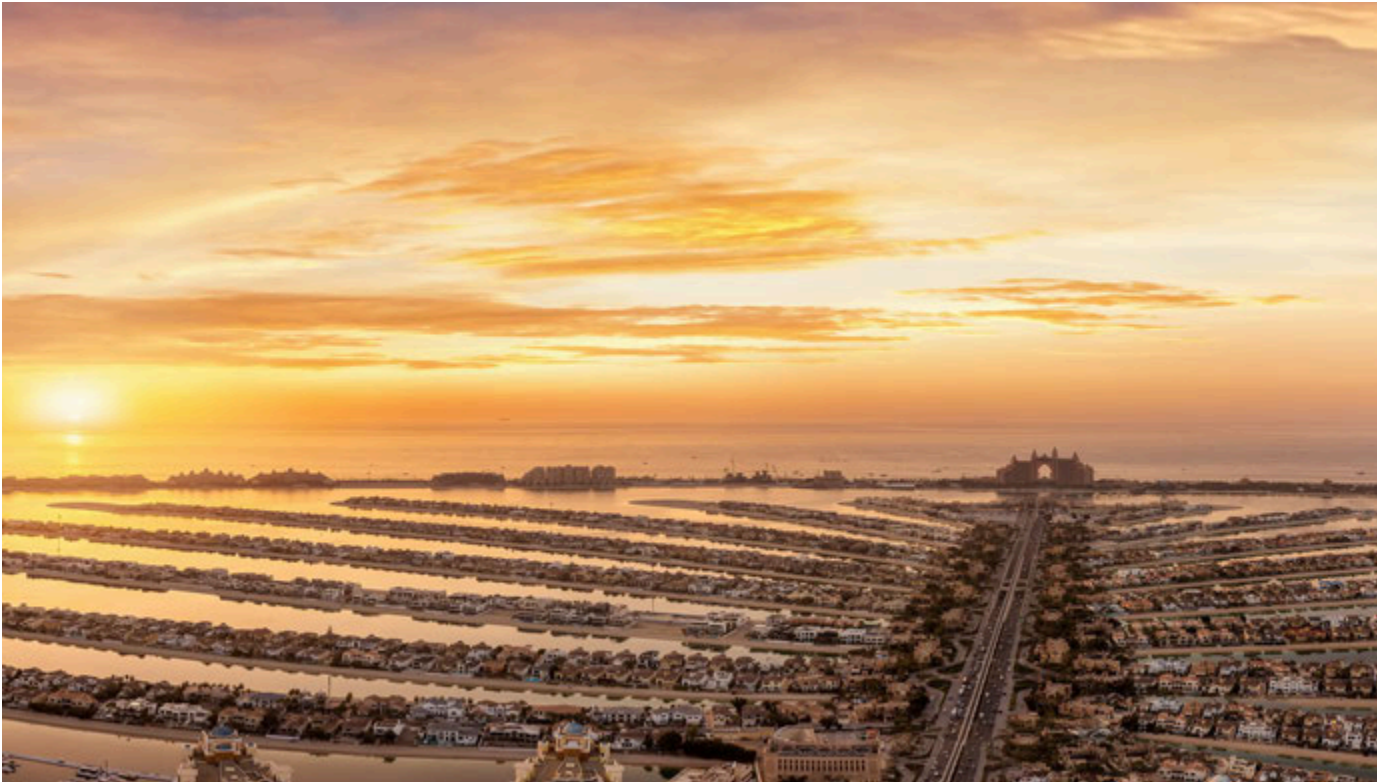
Source: Property Monitor

Quarterly luxury sales trend (AED 10m+)



Source: Property Monitor





Palm Jebel Ali emerged as a standout performer in the luxury segment, accounting for nearly 25% of all transactions above AED 10 million (\$2.7M). This visionary, man-made island is set to complement Palm Jumeirah as one of Dubai’s leading waterfront destinations, offering expansive plots and resort-style living. Other top-performing areas included Nad Al Sheba, driven by demand for 4 to 7-bedroom

villas in Nad Al Sheba Gardens; the enduring appeal of Palm Jumeirah; and Dubai Harbour, thanks to luxury waterfront apartment sales in Emaar Beachfront, W Residences, and Dubai Harbour Residences. In the ultra-luxury segment (\$10M+), Palm Jumeirah remained dominant, followed by established and emerging villa communities like MBR City and Palm Jebel Ali.

Transactions over AED 10 million (Q1 2025)

Community	Units sold
Palm Jebel Ali	317
Nad Al Sheba	102
Palm Jumeirah	96
Dubai Harbour	94
Mohammed Bin Rashid City	73
Downtown Dubai	64

Transactions over USD 10 million (Q1 2025)

Community	Units sold
Palm Jumeirah	32
Mohammed Bin Rashid City	15
Palm Jebel Ali	10
Emirates Living	6
The Oasis	5
Dubai Hills Estate	5

# Leasing

Dubai’s expanding population continues to drive strong demand in the rental market. Apartments accounted for over 90% of tenancy contracts in Q1, with established communities such as Jumeirah Village Circle, Dubai Silicon Oasis, Dubai Marina, and Business Bay remaining top tenant choices. In the villa and townhouse segment, high activity was seen in diverse communities across Dubai,

including Mirdif, Damac Hills 2, and Emirates Living. While rental price growth shows signs of stabilising, 7%–12% increases were still common in key areas. Notably, some luxury communities outperformed, with average rental prices in Bluewaters (+14.1%), and villa and townhouse rentals in Palm Jumeirah (+17.0%), Dubai Hills Estate (+33.8%), and Arabian Ranches (+20.6%) seeing sharp rises.



## Average rental price

Property type	(AED/year)
Studio	40,048
1-Bed	60,163
2-Bed	84,835
3-Bed	141,914
4-Bed	240,469

## Top communities | Apartments

Community	Units rented
International City	4,914
Jumeirah Village Circle	4,120
Dubai Silicon Oasis	3,395
Business Bay	3,304
Dubai Marina	2,801

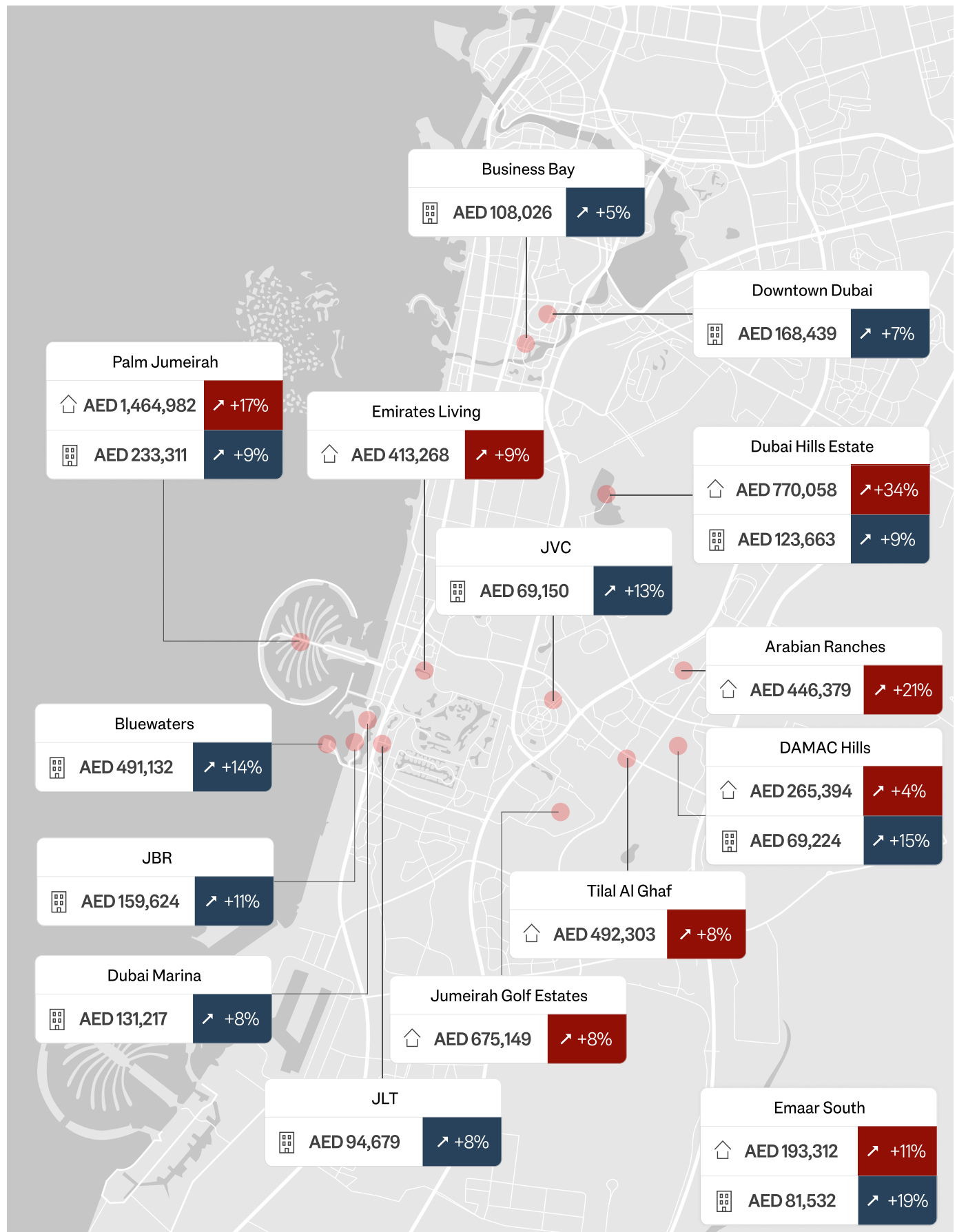
## Top communities | Villas & townhouses

Community	Units rented
Mirdif	1,090
Damac Hills 2	1,073
Emirates Living	571
Jumeirah	554
Town Square	411

# Average leasing prices

YOY change (AED/year) for Q1 2024 vs Q1 2025

● Villas & Townhouses ● Apartments





## A global network with local market experts

For over 45 years, we have 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 Q1 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



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