



● Q2 2025 (Apr–Jun)

# Dubai Real Estate Q2 2025 Review

Comprehensive analysis of Dubai's real estate performance for April–June 2025, covering transactions, pricing, area trends, and rental yields.

**~48,000**

TRANSACTIONS

**AED 150B**

TOTAL VALUE

**+26% YoY**

VOLUME GROWTH

Published Data Source

July 2025 Dubai Land Department (DLD), DXB Interact, Bayut/dubizzle, Knight Frank, CBRE

Report  
realestateclubdubai.com

Dubai's real estate market delivered a remarkably strong Q2 2025, recording approximately 48,000 transactions worth AED 150 billion between April and June — defying traditional summer slowdown expectations. This represents a 26% increase in volume compared to Q2 2024's approximately 38,000 transactions, underscoring the structural depth of buyer demand. Off-plan sales maintained a dominant 62% market share, fuelled by aggressive developer launches and attractive post-handover payment plans. Average apartment prices ranged between AED 1,450 and 1,550 per square foot, reflecting 18–24% year-on-year appreciation. JVC led transaction volume, Dubai Marina topped value rankings, and MBR City emerged as the quarter's fastest-rising contender. Gross apartment yields averaged approximately 6.8%, while villa yields held at around 5.0%. The cumulative H1 2025 performance reached an estimated 118,000 transactions worth AED 385 billion, putting 2025 firmly on course to surpass 2024's record-breaking full-year figures.

#### TOTAL TRANSACTIONS

**~48,000**

**+26% YoY YoY**

vs ~38,000 in Q2 2024

#### TOTAL VALUE

**AED 150B**

**+22% YoY YoY**

vs AED 123B in Q2 2024

#### OFF-PLAN SHARE

**62%**

**+5pp YoY YoY**

vs 57% in Q2 2024

#### AVG. APARTMENT YIELD

**6.8%**

**-0.3pp YoY YoY**

Yield compression as capital values outpace rents

#### KEY HIGHLIGHTS

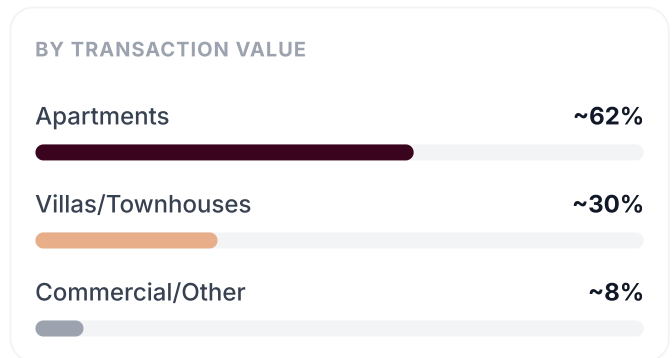
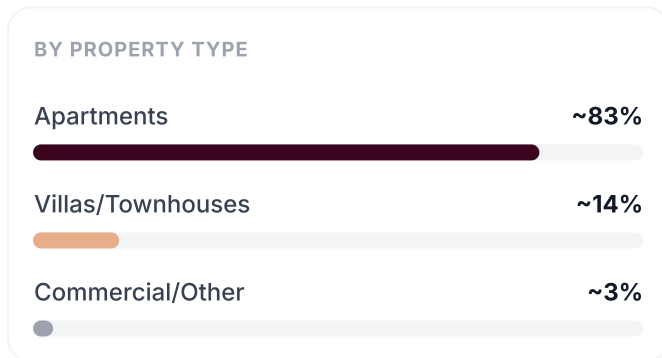
- Q2 2025 recorded approximately 48,000 transactions worth AED 150 billion — a 26% volume increase over Q2 2024, defying typical summer slowdown expectations.
- Off-plan sales captured 62% of the market, driven by developer payment plans and 25+ new project launches during the quarter.
- JVC led apartment transaction volume while Dubai Marina topped value rankings; MBR City was the quarter's fastest-rising community.
- Average apartment prices ranged AED 1,450–1,550/sqft, with the affordable segment posting the strongest gains at 22–28% YoY.
- H1 2025 cumulative performance reached approximately 118,000 transactions worth AED 385 billion — on track for another record year.

# Transaction Activity

Q2 2025 saw approximately 48,000 property transactions registered with the Dubai Land Department, worth a combined AED 150 billion. This marks a substantial 26% increase over Q2 2024's approximately 38,000 transactions, confirming that Dubai's property market has entered a new structural growth phase rather than a cyclical peak. Residential sales accounted for roughly 40,000 transactions, with apartments at 83% and villas/townhouses at 14%. Monthly distribution showed April as relatively softer due to lingering Ramadan effects, followed by a strong rebound in May and sustained momentum through June.

## TRANSACTION SUMMARY

Metric	Q2 2023	Q2 2024	Q2 2025	Change
Total Transactions	~33,500	~38,000	~48,000	+26%
Total Value (AED)	~98B	~123B	~150B	+22%
Residential Sales	~27,500	~31,000	~40,000	+29%
Off-Plan Share	52%	57%	62%	+5pp
Avg. Transaction Value	AED 2.93M	AED 3.24M	AED 3.13M	-3.4%



**Source:** Dubai Land Department (DLD) via DXB Interact, Knight Frank Research

# Price Trends

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Dubai Real Estate Market — Q2 2025 Review — Q2 2025 (Apr–Jun)

Prices continued their upward trajectory in Q2 2025, though the pace of appreciation showed early signs of moderation in select premium segments. Average apartment prices ranged between AED 1,450 and 1,550 per square foot across the market, reflecting 18–24% year-on-year appreciation. The affordable segment posted the strongest gains driven by sustained end-user demand and limited inventory below AED 1 million. Villa prices rose 15–20% YoY, amplified by acute supply constraints in established premium communities such as Emirates Hills, Al Barari, and District One.



## AVERAGE PRICES BY AREA — Q2 2025

Area	Type	Avg. Price (AED)	AED/sq.ft	YoY
JVC	Apartment	AED 780K	950	+26%
Business Bay	Apartment	AED 1.4M	1,620	+20%
Dubai Marina	Apartment	AED 1.7M	1,810	+18%
Downtown Dubai	Apartment	AED 2.5M	2,450	+14%
MBR City	Apartment	AED 1.5M	1,480	+23%
Dubai Hills Estate	Apartment	AED 1.3M	1,420	+19%
Palm Jumeirah	Apartment	AED 4.8M	3,100	+12%
JLT	Apartment	AED 1.1M	1,280	+21%

Source: Bayut/dubizzle Market Data, Property Finder, DXB Interact

# Top Performing Areas

JVC maintained its position as Dubai's most transacted community by volume in Q2 2025, driven by its affordability and strong rental yields averaging around 8.0%. Dubai Marina led in total transaction value, reflecting the premium pricing of its waterfront inventory. MBR City continued its rapid ascent as Sobha, Ellington, and other developers launched and delivered projects within the district. On the villa side, Dubai Hills Estate dominated sales volumes while Arabian Ranches and Damac Hills saw steady demand. Dubai South attracted growing interest as infrastructure development progressed around Al Maktoum International Airport.

## TOP AREAS — APARTMENTS (BY TRANSACTION VOLUME)

#	Area	Transactions	Avg. Price	Yield
1	JVC	~4,800	AED 780K	8.0%
2	Business Bay	~3,900	AED 1.4M	6.4%
3	Dubai Marina	~3,500	AED 1.7M	5.9%
4	MBR City	~3,200	AED 1.5M	6.2%
5	Downtown Dubai	~2,600	AED 2.5M	5.2%
6	JLT	~2,400	AED 1.1M	7.0%
7	Dubai Hills Estate	~2,100	AED 1.3M	6.2%
8	Dubai South (Expo)	~1,800	AED 650K	7.6%

## TOP AREAS — VILLAS/TOWNHOUSES (BY TRANSACTION VOLUME)

#	Area	Transactions	Avg. Price	Yield
1	Dubai Hills Estate	~1,100	AED 4.5M	4.9%
2	Damac Hills	~820	AED 2.8M	5.4%
3	Arabian Ranches III	~640	AED 3.2M	4.6%
4	Town Square	~520	AED 1.8M	5.8%
5	Villanova	~410	AED 2.2M	5.3%
6	Tilal Al Ghaf	~280	AED 6.5M	3.9%

Source: DXB Interact, Bayut/dubizzle Area Reports, Property Monitor

Dubai's rental market maintained its strength in Q2 2025, supported by continued population growth, corporate relocations, and sustained demand from digital nomads. However, yield compression became more visible as capital values outpaced rental growth across most communities. Average gross apartment yields stood at approximately 6.8%, down from 7.1% a year earlier. Villa yields averaged around 5.0%. The highest returns remained in affordable communities such as International City and Discovery Gardens, while premium areas experienced further compression below 5.5%.

## APARTMENTS

**6.8%**

Average Gross Yield

Average Annual Rent

**AED 75,000/yr (avg 1BR)**

## VILLAS / TOWNHOUSES

**5.0%**

Average Gross Yield

Average Annual Rent

**AED 165,000/yr (avg 3BR)**

## TOP AREAS BY RENTAL YIELD

Area	Type	Avg. Rent (AED/yr)	Avg. Price (AED)	Gross Yield
International City	Apartment	AED 42,000	AED 420K	10.0%
Discovery Gardens	Apartment	AED 48,000	AED 550K	8.7%
JVC	Apartment	AED 62,000	AED 780K	7.9%
Dubai South	Apartment	AED 45,000	AED 600K	7.5%
JLT	Apartment	AED 75,000	AED 1.1M	6.8%
Business Bay	Apartment	AED 82,000	AED 1.4M	5.9%
Dubai Marina	Apartment	AED 92,000	AED 1.7M	5.4%
Downtown Dubai	Apartment	AED 108,000	AED 2.3M	4.7%

**Source:** Bayut/dubizzle Rental Reports, RERA Rental Index, Property Monitor

The supply pipeline for H2 2025 remains substantial, with an estimated 35,000–45,000 residential units scheduled for delivery. The majority of completions are concentrated in JVC, Dubai South, MBR City, and Business Bay — areas with heavy off-plan activity over the past 2–3 years. While the overall market can absorb this volume given the current demand trajectory, select sub-markets may face temporary oversupply pressure, particularly in mid-market apartment segments where multiple projects reach completion simultaneously.

**35,000–45,000**

UNITS EXPECTED IN H2 2025

**60,000–70,000**

UNITS IN THE 2026 PIPELINE

**3.8M+**DUBAI POPULATION BY YEAR-END  
2025

## MARKET OUTLOOK



### Record H1 Momentum

H1 2025's ~118,000 transactions and ~AED 385B value provide a strong foundation; full-year 2025 expected to exceed 240,000 transactions.



### Population & Visa Tailwinds

Dubai's population approaching 3.8M by year-end, driven by Golden Visa uptake, corporate HQ relocations, and quality-of-life migration.



### Infrastructure Investment

Al Maktoum International Airport expansion, Dubai Metro Blue Line, and Etihad Rail connectivity bolstering long-term property fundamentals.



### Yield Compression Underway

Gross apartment yields at ~6.8% (down from ~7.1% a year ago). Investors should focus on communities with strong rental demand and limited new supply.



### Supply Pipeline Acceleration

35,000–45,000 units expected in H2 2025, with 60,000+ in the 2026 pipeline. Select sub-markets may face temporary oversupply.

## KEY RISK FACTORS

- Heavy off-plan concentration (62%) creates handover-period risk if economic conditions shift before completion.
- Geopolitical developments in the wider MENA region could impact foreign buyer confidence and capital flows.
- Potential global economic slowdown could reduce discretionary investment from key source markets (India, UK, Russia, China).
- Regulatory changes (short-term rental restrictions, fee adjustments) could impact investor returns in specific segments.

## DATA SOURCES & METHODOLOGY

- Transaction data sourced from Dubai Land Department (DLD) via DXB Interact platform.
- Price per square foot calculated using listed and transacted prices from Bayut, dubizzle, and Property Finder.
- Rental yields computed as gross annual rent divided by average purchase price; net yields typically 1–1.5% lower.
- Year-on-year comparisons use Q2 2024 (Apr–Jun 2024) as the baseline period.
- Area rankings based on registered transaction counts; off-plan registrations included.
- All figures represent estimates based on multiple independent sources; minor variances may exist between data providers.

## DISCLAIMER

This report is prepared by Real Estate Club Dubai for informational purposes only. The data and analysis presented are based on publicly available information from the Dubai Land Department (DLD), DXB Interact, and other cited sources. While every effort has been made to ensure accuracy, Real Estate Club Dubai makes no representations or warranties regarding the completeness or accuracy of the information contained herein. This report does not constitute financial, investment, or legal advice. Past performance is not indicative of future results. Readers should conduct their own due diligence and consult qualified professionals before making any investment decisions. All figures are in AED unless otherwise stated.



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