



• Q3 2025 (Jul-Sep)

Dubai Real Estate Q3 2025 Review

Summer seasonality brings a slight volume dip, but transaction values and investor appetite remain resilient. Analysis of transactions, prices, yields, and market outlook based on official DLD data.

AED 138B

Q3 VALUE

44,000+

Q3 TRANSACTIONS

~6.9%

AVG. APT YIELD

Dubai's real estate market experienced a natural seasonal moderation in Q3 2025 (July–September), recording approximately 44,000 transactions worth AED 138 billion. While transaction volumes dipped compared to Q2's ~56,000 deals — largely due to the summer slowdown — transaction values held firm, reflecting the continued upward trajectory of property prices. Off-plan sales accounted for approximately 58% of total transactions, a slight pullback from Q2's ~65% as an uptick in ready property handovers brought more secondary market activity. Average apartment prices across Dubai settled at AED 1,500–1,600 per square foot, representing continued appreciation of 14–18% year-on-year. The villa market showed signs of stabilization at elevated price levels. Cumulative nine-month figures reached approximately 169,500 transactions worth AED 569 billion, keeping 2025 on track for another record-breaking year.

Q3 2025 TRANSACTION VALUE

~AED 138B

+11% YoY

YoY vs Q3 2024

Q3 2025 TRANSACTIONS

~44,000

+19% YoY

Up from ~37,000 in Q3 2024

9-MONTH TRANSACTIONS

~169,500

+17% YoY

Jan–Sep cumulative

9-MONTH VALUE

~AED 569B

+19% YoY

On track for AED 750B+ full year

KEY HIGHLIGHTS

- Q3 2025 recorded ~44,000 transactions worth approximately AED 138 billion — a seasonal dip in volume but values held firm.
- Off-plan sales accounted for ~58% of total transactions, moderating slightly from Q2 as ready handovers increased.
- Dubai Creek Harbour emerged as one of the quarter's standout areas, with rising transaction volumes and price appreciation.
- Business Bay maintained its position as a top-performing area for apartment sales with strong investor demand.
- Palm Jumeirah continued to anchor the ultra-prime segment, with several AED 100M+ transactions recorded.

Transaction Activity

RECD

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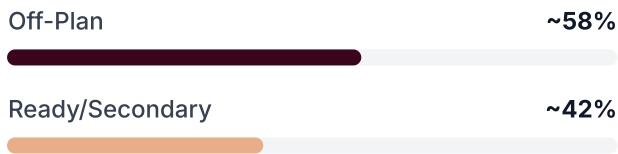
Dubai Real Estate Market — Q3 2025 Review — Q3 2025 (Jul-Sep)

Q3 2025 recorded approximately 44,000 real estate transactions worth AED 138 billion during the July–September period. The seasonal dip from Q2's ~56,000 transactions was expected and in line with historical patterns — summer months typically see reduced buyer activity due to travel and extreme heat. Despite this, Q3 2025 significantly outperformed Q3 2024's ~37,000 transactions, posting a ~19% increase in volume. The cumulative nine-month total of ~169,500 transactions worth ~AED 569 billion positions 2025 firmly on track to exceed AED 750 billion for the full year.

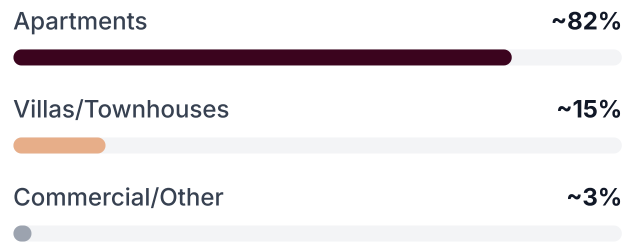
TRANSACTION SUMMARY

Metric	Q3 2024	Q3 2025	Change
Q3 Transactions	~37,000	~44,000	+~19%
Q3 Value	~AED 124B	~AED 138B	+~11%
Q3 Residential Sales	~31,000	~37,500	+~21%
Off-Plan Share	~60%	~58%	-2pp
9-Month Transactions	~145,000	~169,500	+~17%
9-Month Value	~AED 478B	~AED 569B	+~19%

BY TRANSACTION TYPE (Q3)



BY PROPERTY TYPE (Q3)



Source: Dubai Land Department (DLD) via DXB Interact, Bayut Quarterly Market Report Q3 2025, Khaleej Times. Q3 2024 comparative figures are estimates based on published YoY growth rates.

Price Trends

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Dubai Real Estate Market — Q3 2025 Review — Q3 2025 (Jul-Sep)

Average apartment prices across Dubai settled in the AED 1,500–1,600 per square foot range during Q3 2025, reflecting continued year-on-year appreciation of 14–18% albeit at a moderating pace compared to the 22–28% gains seen in Q2. The affordable segment continued to outperform on a percentage basis, while villa prices showed clear signs of stabilization at elevated levels — growth decelerated to 8–14% YoY as the market digested the rapid gains of the prior 18 months. The ultra-prime segment (Palm Jumeirah, Emirates Hills) remained resilient, driven by scarcity and trophy-asset demand from UHNWIs.



INDICATIVE PRICES BY KEY AREAS — Q3 2025

Area	Type	Avg. Price (AED)	AED/sq.ft	YoY
Dubai Marina	Apartment	1.2M–2.5M	1,500–2,200	+14–18%
Downtown Dubai	Apartment	1.8M–3.5M	2,000–3,000	+12–16%
JVC	Apartment	600K–1.2M	880–1,100	+18–20%
Business Bay	Apartment	1.0M–2.2M	1,400–1,900	+15–19%
Dubai Creek Harbour	Apartment	1.3M–2.8M	1,550–2,300	+20–24%
JLT	Apartment	800K–1.8M	1,100–1,500	+16–20%
Dubai Hills Estate	Apartment	1.0M–2.0M	1,200–1,650	+14–18%
Palm Jumeirah	Apartment	3.0M–8.0M+	2,500–4,000+	+10–14%

Source: Dubai Land Department (DLD), Bayut/dubizzle Q3 2025 Market Reports, Knight Frank Research. Prices shown as indicative ranges based on average transacted values; actual prices vary by unit size, floor, view, and condition.

Top Performing Areas

Dubai Creek Harbour emerged as one of Q3's standout performers, with transaction volumes rising sharply as Emaar's ongoing launches and the area's maturing infrastructure attracted both end-users and investors. Business Bay maintained its status as a powerhouse for apartment sales, while Palm Jumeirah continued to dominate the ultra-prime segment. Expo City Dubai saw a notable increase in buyer interest, particularly among off-plan investors drawn to the area's long-term masterplan and competitive entry pricing.

TOP AREAS — APARTMENTS (BY TRANSACTION VOLUME)

#	Area	Transactions	Avg. Price	Yield
1	Jumeirah Village Circle	Highest	~AED 800K	~7.6%
2	Business Bay	Very High	~AED 1.4M	~6.2%
3	Dubai Marina	Very High	~AED 1.7M	~5.7%
4	Dubai Creek Harbour	High (Rising)	~AED 1.8M	~5.8%
5	Downtown Dubai	High	~AED 2.3M	~5.2%
6	Jumeirah Lake Towers	High	~AED 1.1M	~6.7%
7	Dubai Hills Estate	High	~AED 1.3M	~6.0%
8	Expo City Dubai	Moderate-High (Rising)	~AED 950K	~7.0%

TOP AREAS — VILLAS/TOWNHOUSES (BY TRANSACTION VOLUME)

#	Area	Transactions	Avg. Price	Yield
1	Dubai Hills Estate	Highest	~AED 3.5M	~4.7%
2	Damac Hills	Very High	~AED 2.3M	~5.2%
3	Arabian Ranches	High	~AED 4.0M	~4.2%
4	Town Square	High	~AED 1.5M	~5.7%
5	Villanova	Moderate-High	~AED 2.0M	~5.2%
6	Tilal Al Ghaf	Moderate	~AED 5.0M+	~3.8%

Source: Dubai Land Department (DLD) via DXB Interact, Bayut/dubizzle Q3 2025 Market Report. Transaction volumes shown as relative rankings. Yield figures are gross estimates based on average advertised rents and sale prices.

Dubai's rental market in Q3 2025 remained robust but showed continued yield compression as property prices outpaced rental growth. Average gross apartment yields stood at approximately 6.9%, down from ~7.0% in Q2 and ~7.3% a year earlier. Rental demand stayed strong across all segments, supported by sustained population growth and corporate relocations. However, the increasing supply of completed units entering the rental pool began to temper landlord pricing power in certain mid-market communities.

APARTMENTS

~6.9%

Average Gross Yield

Average Annual Rent

AED 65,000–85,000/year (1BR average)

VILLAS / TOWNHOUSES

~4.7%

Average Gross Yield

Average Annual Rent

AED 130,000–200,000/year (3BR average)

TOP AREAS BY RENTAL YIELD

Area	Type	Avg. Rent (AED/yr)	Avg. Price (AED)	Gross Yield
International City	Apartment	~42,000	~440,000	~9.5%
Discovery Gardens	Apartment	~48,000	~560,000	~8.6%
JVC	Apartment	~62,000	~800,000	~7.8%
Dubai South / Expo	Apartment	~46,000	~620,000	~7.4%
JLT	Apartment	~75,000	~1,100,000	~6.8%
Dubai Marina	Apartment	~95,000	~1,700,000	~5.6%
Downtown Dubai	Apartment	~110,000	~2,300,000	~4.8%
Palm Jumeirah	Apartment	~150,000	~3,500,000	~4.3%

Source: Bayut/dubizzle Q3 2025 Rental Market Report, Knight Frank Dubai Residential Market Review Q3 2025. Yields are gross estimates based on average advertised rents and transacted sale prices. Actual net yields will vary after deducting service charges, maintenance, and vacancy periods.

Looking ahead to Q4 2025, the market is expected to regain momentum as seasonal patterns normalize and end-of-year buying activity picks up. Full-year 2025 is projected to close with approximately 225,000–240,000 transactions worth AED 750–800 billion — another record year for Dubai real estate. Price growth is likely to moderate further to high single digits in 2026 as increasing supply begins to rebalance the market.

225–240K

FULL-YEAR 2025 FORECAST
(TRANSACTIONS)

AED 750–800B

FULL-YEAR 2025 FORECAST
(VALUE)

~3.8M

DUBAI POPULATION (EST.)

MARKET OUTLOOK



Record Year on Track

With ~169,500 transactions in nine months, 2025 is firmly on course to surpass previous annual records despite Q3's seasonal moderation.



Global Capital Inflows Sustained

Indian, British, and Russian buyers continue to drive foreign demand, with growing interest from Chinese and Southeast Asian investors broadening the buyer base.



Emerging Areas Gaining Traction

Dubai Creek Harbour and Expo City Dubai are establishing themselves as next-generation investment hotspots with strong infrastructure commitments.



Price Growth Moderating Healthily

The shift from 20%+ to 14–18% YoY appreciation suggests a maturing market — still growing but at a more sustainable pace.



Supply Pipeline Risk

The acceleration of handovers in Q3 previews the larger supply wave expected in 2026–2027, which may create temporary oversupply in mid-market apartment corridors.

KEY RISK FACTORS

- Accelerating supply deliveries in 2026 may outpace absorption in certain mid-market communities.
- Global economic uncertainty and interest rate environments could impact foreign investment flows.
- Yield compression may reduce investor appeal if rental growth continues to lag capital appreciation.
- Geopolitical tensions in the wider MENA region could temporarily dampen sentiment.

DATA SOURCES & METHODOLOGY

- Transaction data is sourced from the Dubai Land Department (DLD) as reported via DXB Interact and aggregated by industry platforms including Bayut/dubizzle and Property Finder.
- Q3 2025 figures are estimated based on the nine-month cumulative total minus the published H1 2025 figure of 125,538 transactions worth AED 431 billion.
- Price data represents average transacted values as reported by DLD and verified against Knight Frank and Bayut research publications for Q3 2025.
- Rental yield calculations use gross methodology: annual rent divided by purchase price. Service charges, maintenance, vacancy, and agency fees are not deducted.
- Year-on-year comparisons use Q3 2024 figures as the baseline. Where Q3 2024 figures are not directly published, they are back-calculated from published growth rates.
- Area-level data is based on published rankings and ranges rather than exact figures, as community-level transaction data varies by source and methodology.

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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