

MARCH 2025



DUBAI

MARKET REPORT



INTRODUCTION

In March, Dubai's real estate market maintained its upward trajectory, with average property prices rising by 1.88%, representing the second consecutive month of above-average growth. Despite a 5.7% decline in transaction volumes from the previous month, the total number of transactions reached a record high for March, exceeding the previous peak set in 2024 by nearly 11%, reflecting sustained investor confidence in the market.

As reported by the Property Monitor Dynamic Price Index, average property prices in Dubai have risen to AED 1,534 per square foot, representing an increase of 24.3% over the previous market peak observed in September 2014.

A comprehensive review of the data reveals that the recent surge in price appreciation is largely driven by pronounced disparities in transaction values between existing residences and newly launched off-plan developments. Within the 42 communities monitored by the index, 14 recorded off-plan price premiums exceeding 30 percent, with Motor City and Dubai Sports City registering the highest margins at 85 percent and 73 percent, respectively.

+1.88%

Dynamic Price Index Monthly Change



15,223

Number Of Monthly Transactions



AED 137K

Lowest Recorded Sale
Studio Apartment, Amal Tower,
Dubai Sports City



AED 1,534/sq ft

Dynamic Price Index Current Property Price



AED 330M

Highest Recorded Sale
Mansion Villa Jumeirah Bay Island



// As we move further into 2025, signs point toward a transitional phase. Price appreciation is likely to continue, but at a slower and more sustainable pace. A monthly increase of around 1% or lower would be a healthy marker of stability. However, should month-on-month gains consistently exceed 2%, it may indicate overheating, particularly in the off-plan segment where exuberance is more likely to emerge. **//**

ZHANN JOCHINKE

Chief Operating Officer
Property Monitor





GROWTH & MARKET HIGHLIGHTS

01

Sale transactions in March totalled 15,223, reflecting a 5.7% decline compared to the previous month. Nevertheless, this figure represents the highest volume ever recorded for March, exceeding the previous record set in 2024 by nearly 11%.

02

Residential transactions including apartments, townhouses, and villas comprised the majority of sales activity in March, accounting for 93.7% of the total with 14,274 recorded transactions.

03

A total of 9,005 off-plan Oqood transactions were recorded in March, reflecting a slight decrease of 1.0% from the previous month. However, this still resulted in an increase in market share, rising to 59.2%.

04

Title deed sale volumes declined by 11.7%, comprising 40.8% of total sales transactions.

05

Following this adjustment, off-plan transactions command an increased market share of 67.2%.

06

Resale transactions, defined as any subsequent sale following the initial purchase from the developer whether for off-plan or completed properties totaled 6,514 in March, representing 42.8% of the market.

07

The volume of resale activity increased, with off-plan resales rising to 29.3% and the 12-month rolling average reaching 25.4%.

08

The recovery and expansion phase, now in its 53rd month, has averaged 1.2% monthly price appreciation, with a peak gain of 2.51%. In contrast, the 2012-2014 growth cycle saw higher averages of 1.6%, with gains reaching 2.99%.





MORTGAGE & LOAN MARKET



Mortgage transaction volumes decreased by 2.3% in March with a total of 3,434 loans recorded.

In the latest reporting period, new purchase money mortgages constituted 56.9% of total borrowing activity, representing a 6.3% increase from the prior month. The average loan amount stood at AED 1.88 million, with a loan-to-value ratio of 75.6%.

At the same time, loans for refinancing and equity release experienced a 1.3% increase in market share, rising to 36.3%.

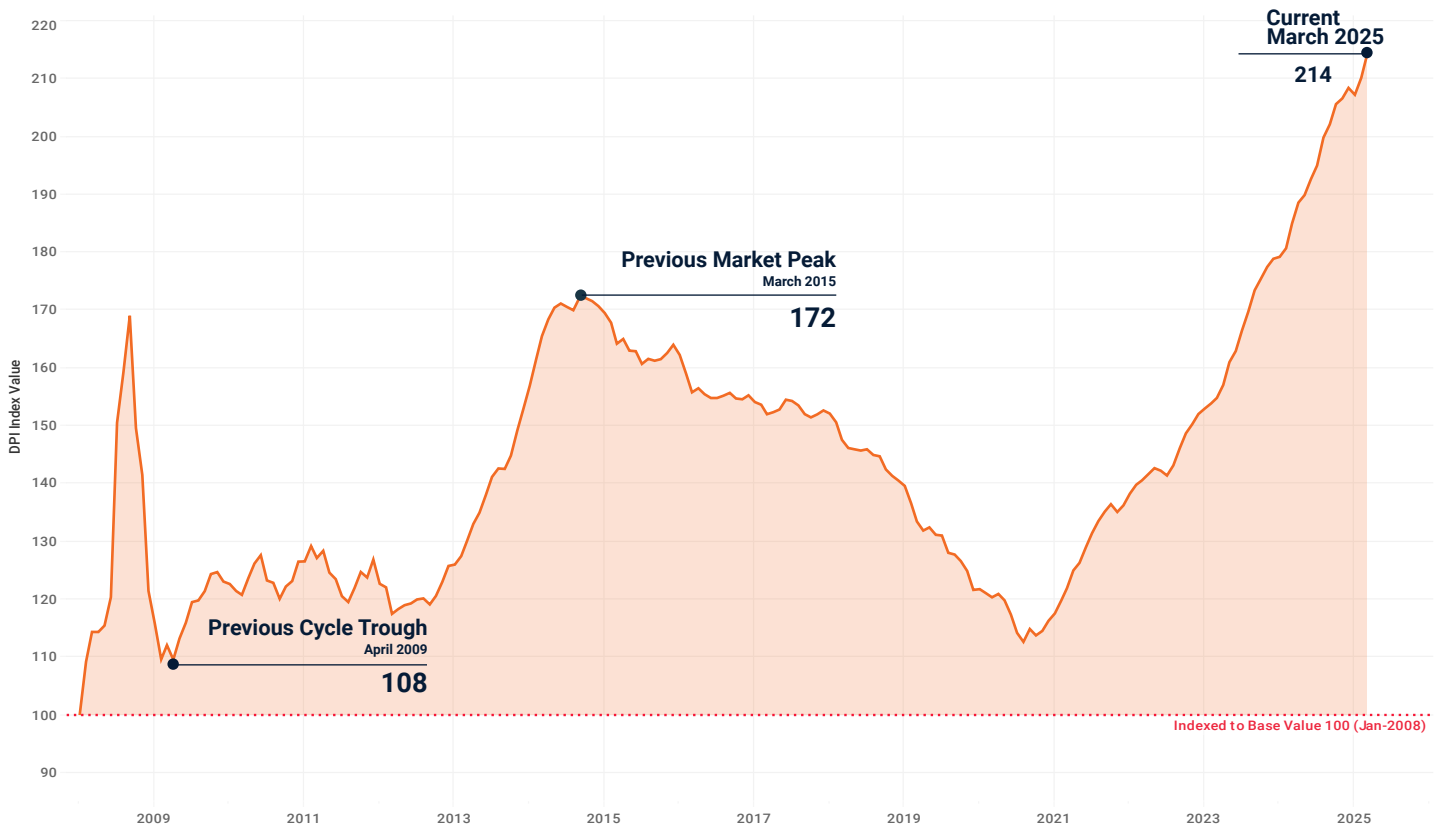
The remaining 6.8%, reflecting a decline of 7.6% from the previous month, was attributed to bulk mortgages, which are typically taken by developers & large investors with multiple units.

A total of 232 bulk loans were issued, distributed across several projects, with notable portfolio mortgage modifications at Orra Harbour (49) & Orra Marina (21) in Dubai Marina, as well as RP Heights (20) in Downtown.





PROPERTY MONITOR DYNAMIC PRICE INDEX



+1.88%

MoM Change



+2.73%

QoQ Change



+15.75%

YoY Change



AED 1,534

Average Property Price Per Sq Ft



DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Mar 2025	214.14	1.88%	2.73%	15.75%	1,534
Feb 2025	210.18	1.41%	1.72%	16.31%	1,505
Jan 2025	207.26	-0.57%	0.79%	15.64%	1,484
Dec 2024	208.45	0.88%	3.12%	16.52%	1,493
Nov 2024	206.63	0.48%	3.39%	16.42%	1,480
Oct 2024	205.64	1.73%	5.44%	17.22%	1,473
Sep 2024	202.15	1.14%	4.92%	16.55%	1,448
Aug 2024	199.86	2.48%	5.24%	17.73%	1,431
Jul 2024	195.03	1.22%	3.40%	17.15%	1,397
Jun 2024	192.68	1.46%	4.15%	18.24%	1,380
May 2024	189.91	0.69%	5.09%	17.94%	1,360
Apr 2024	188.61	1.95%	5.23%	20.07%	1,351
Mar 2024	184.99	2.37%	3.41%	19.47%	1,325

- 01

The Property Monitor Dynamic Price Index tracks residential property price trends across 42 key communities in Dubai, with January 2008 serving as the base period.
- 02

At the emirate-wide level, the index value for March 2025 rose by 3.95 points to reach 214.14, up from 210.18 in February. This reflects a month-on-month growth rate of 1.88%.
- 03

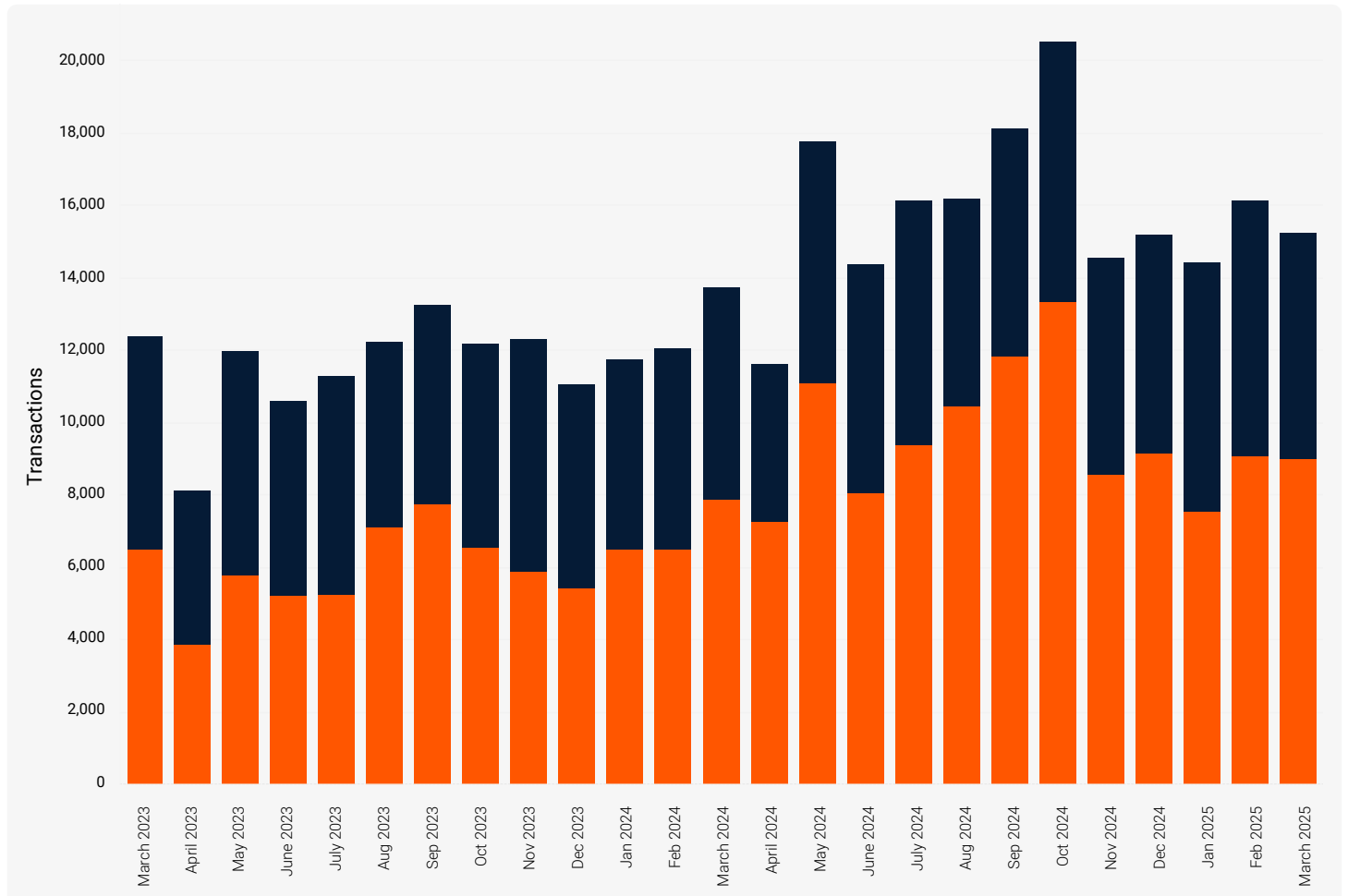
Property prices have recorded a slight decline, currently standing at AED 1,534 per square foot. This reflects an 88.2% increase from the market trough of October 2020 and a 24.3% rise above the peak reached in September 2014.
- 04

Prices recorded a year-on-year increase of 15.75%, marking 49 consecutive months of annual growth. On a year-to-date basis, values rose by 3.32%, slightly outpacing the 3.21% increase observed during the same period in 2024.



HISTORICAL TRANSACTION-COMPLETION STATUS

Transaction Type ■ Title Deed ■ Oqood



» Sales transaction volumes reached 15,223, reflecting a 5.7% decline compared to February 2025.

» During the period, Oqood registrations accounted for 59.2% of total property transactions, reflecting a month-on-month increase of 2.8% and indicating a shift in activity towards off-plan properties.

» After accounting for registration discrepancies where a significant number of off-plan villa & townhouse sales are recorded as Title Deed transactions the true market share of off-plan properties increases to 67.2%, underscoring the continued strength of the under-construction segment.

» Binghatti secured the leading position in the off-plan market, accounting for 13.1% of developers' off-plan registrations. A total of 1,018 transactions were recorded across a diverse portfolio of its projects.

» Next in line were Binghatti Skyrise in Business Bay with 303 sales, followed by Binghatti Ghost in Dubai Healthcare City 2, which recorded 56 sales, and Binghatti Grove in Jumeirah Village Circle, with 46 sales.

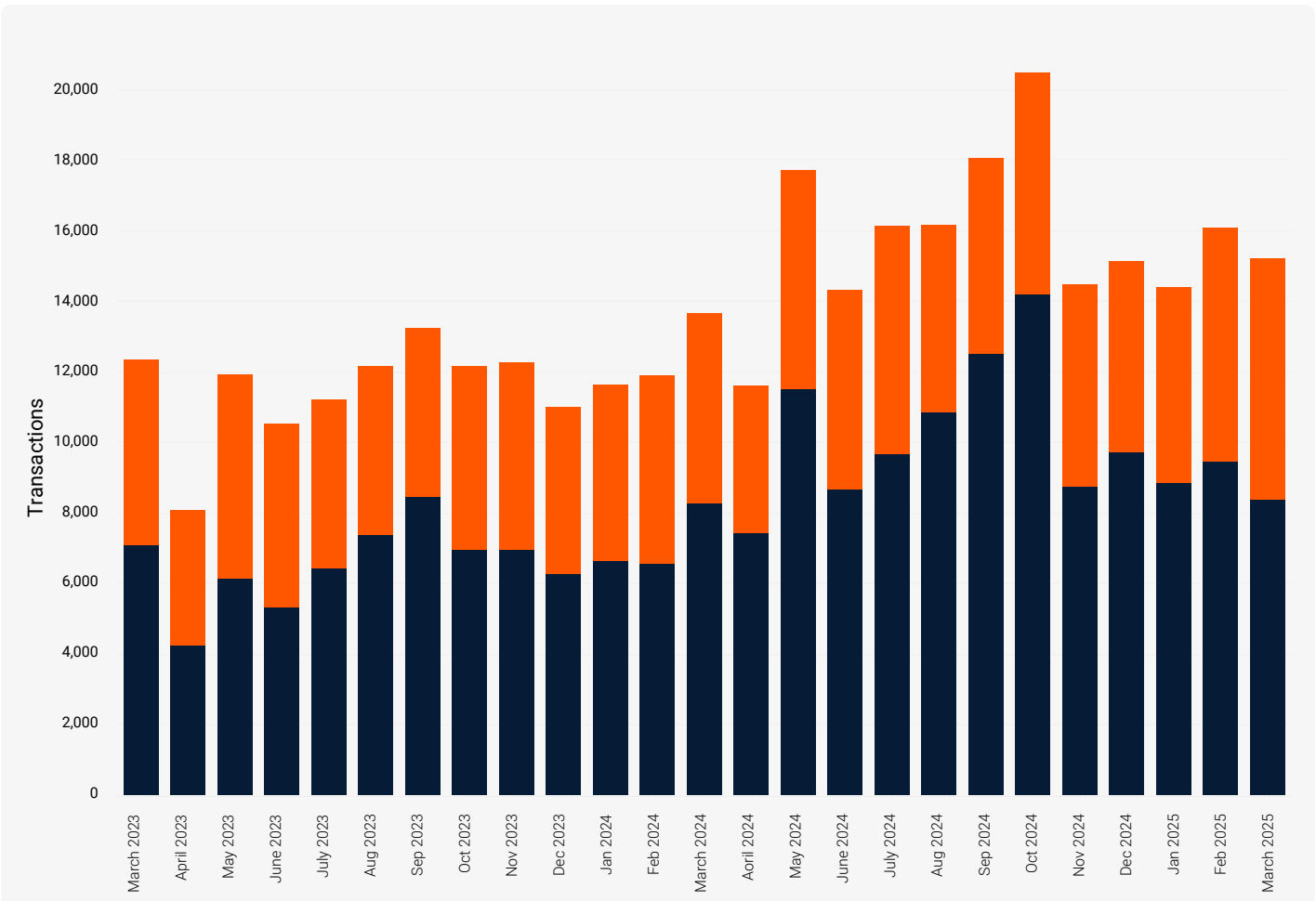
» Emaar Properties accounted for 12.9% of off-plan transactions, with Terra Heights in Expo City leading at 190 sales, followed by Elva (160) in The Valley, The Bristol (150) in Emaar Beachfront Dubai Harbour, and Golf Edge (83) in Emaar South.

» DAMAC Properties secured 7.4% of the off-plan market, with sales concentrated in DAMAC Islands led by Maldives 1 (100), followed by Bali 2 (63), Bali 1 (53), Maldives 2 (44), and Fiji 1 (35).



HISTORICAL TRANSACTIONS- SALES RECURRENCE

Sales Recurrence ■ Resale ■ Initial Sale



» The market share of initial developer sales declined by 3.6% in March 2025, reaching 55.0% in comparison to resale transactions.

» The 12-month rolling average reflects 62.8% for initial sales and 37.2% for resales. Resale activity, which peaked at 51.8% in April 2021, has since been gradually declining toward the levels recorded in 2019 and 2020, at 33.2% and 33.8% respectively.

» Jumeirah Village Circle emerged as the leading master development for initial sales, accounting for 8.9% of all such transactions, totaling 728 units.

» Business Bay ranked second, recording 664 initial sales and capturing an 8.2% share of the market.

» Dubai Production City ranked third, securing a 6% market share with a total of 488 initial sales.

» Jumeirah Village Circle recorded the highest share of residential resale transactions at 9.9%.

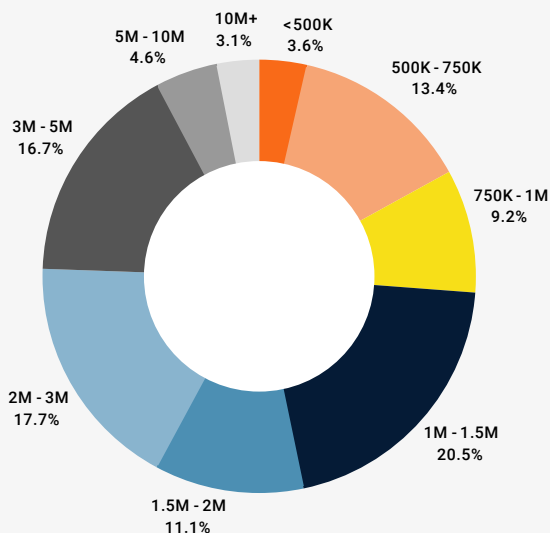
» Next in line was Dubai Marina, holding a 7.7% market share.

» Business Bay rounded out the top three master developments for resale, commanding a 5.2% market share.

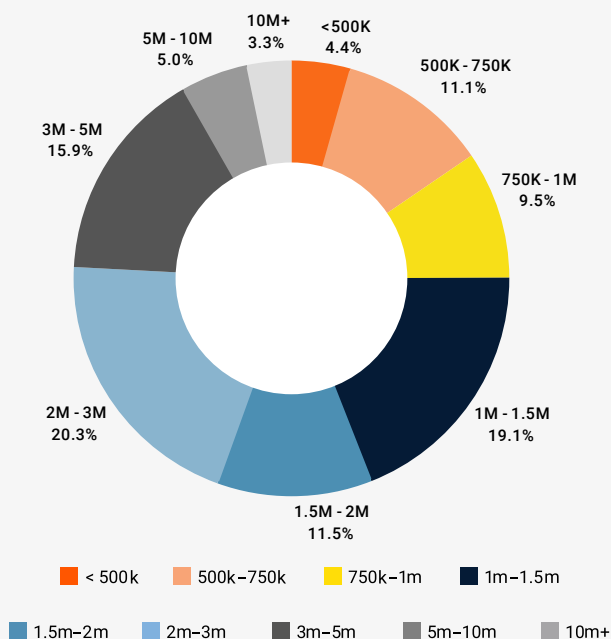


PRICE TIERS MONTHLY COMPARISON

PRICE TIERS (AED) – March 2025



PRICE TIERS (AED) – February 2025



PRICE TIERS (AED) MONTHLY COMPARISON

	Feb 2025	March 2025	MoM Change
<500K	4.4%	3.6%	-0.80%
500K-750K	11.1%	13.4%	2.30%
750K-1M	9.5%	9.2%	-0.30%
1M-1.5M	19.1%	20.5%	1.40%
1.5M-2M	11.5%	11.2%	-0.30%
2M-3M	20.3%	17.7%	-2.60%
3M-5M	15.9%	16.7%	0.80%
5M-10M	5.0%	4.6%	-0.40%
10M+	3.2%	3.1%	-0.10%

The AED 500K-750K price tier experienced the fastest growth, increasing by 2.3% in March to reach a total market share of 13.4%.

The AED 2M-3M price tier saw the largest decline, dropping by 2.6% to a market share of 17.7%.

The AED 1M-1.5M price tier also saw significant growth, increasing by 1.4% during the month.

When the nine price tiers were consolidated into three main groups, the AED 1M-3M mid-tier segment continued to hold the largest market share at 49.4%, reflecting a 1.5% decrease.

» The growth in this price tier was driven by new developments, including low-category apartments at Binghatti Elite (AED 1,365 per sq ft) & mid-category apartments at Condor Golf Links 18 (AED 1,640 per sq ft) and Cove Edition 4 (AED 1,686 per sq ft).

» Growth in this segment was driven by off-plan sales of luxury apartments at Rove Home Dubai Marina (AED 3,355 per sq ft), high-category units at Binghatti Skyrise (AED 2,603 per sq ft), and mid-category apartments at Sobha Solis and Sobha Orbis (AED 1,955 and AED 1,886 per sq ft).

» Properties under AED 1M now make up 26.2% of the market, a 1.2% increase from February, while high-end properties over AED 3M account for 24.4%, rising 0.3% month-on-month.





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