

JULY 2025







# INTRODUCTION

Dubai's real estate market maintained its upward trajectory in July, recording a more moderate price rise of 0.99% compared to the sharper 1.71% increase seen in June. The Property Monitor Dynamic Price Index reports that average property prices have reached AED 1,625 per square foot, marking a 30.5% increase over the previous market peak of September 2014.

A total of 20,116 sale transactions were registered, representing a 21.3% rise compared with the previous month. Looking at Q2 as a whole, the numbers from June and July show a steadying of activity rather than a sudden jump.

Residential properties, apartments, townhouses, and villas made up the bulk of sales at 93.7% (18,843 transactions). In the commercial segment, office spaces saw the most activity at 2.2%, followed by vacant land at 1.3%, with hotel apartments and retail units each at 0.9%.

**+0.99%**

Dynamic Price Index Monthly Change



**20,116**

Number Of Monthly Transactions



**AED 100K**

Lowest Recorded Sale  
1 Bedroom Apartment,  
Lady Ratan Manor, International City



**AED 1,625/sq ft**

Dynamic Price Index Current Property Price



**AED 250M**

Highest Recorded Sale  
5 Bedroom Villas, Rosewood Residences Dubai,  
Dubai Peninsula



**“Rather than a sign of weakening demand, this shift reflects a market that is becoming less hype-driven and more value-focused.”**

**ZHANN JOCHINKE**

Chief Operating Officer  
Property Monitor





# GROWTH & MARKET HIGHLIGHTS

01

Year-to-date, sales transactions have crossed 119,000, reflecting an increase of more than 23.0% compared with the same period in 2024.

02

A total of 12,595 off-plan Oqood transactions were recorded, reflecting a 28.3% increase from the previous month. In line with the higher volumes, market share rose to 62.6%, up 3.4% month-on-month.

03

Title Deed sale volumes recorded an 11.2% monthly increase, bringing their share to 37.4% of total sales transactions.

04

Off-plan transactions account for a higher market share of 72.1%.

05

Resale transactions, meaning properties sold after the initial purchase from the developer whether off-plan or completed, reached 5,564 and accounted for 27.7% of the market. This marks yet another monthly decrease, falling by 5.2%.

06

With the slowdown in overall resale activity, the share of off-plan resales declined to 19.9%, lowering the 12-month rolling average to 25.7%.

07

Year-to-date, the market has delivered close to 93,000 units with an estimated AED 270 billion in potential sales. These volumes, once considered a benchmark for an entire year, have now been achieved within just seven months.

08

Apartments made up 95% of the month's new supply, while villas and townhouses each represented 2.5%.







# MORTGAGE & LOAN MARKET



Mortgage transactions reached a new high with 4,891 loans, reflecting a 9.2% increase from the previous month.

New purchase money mortgages made up 45.6% of activity, up 2.3% from the previous month. The average loan was AED 1.8 million, with a loan-to-value ratio of 73.7%, slightly higher than the 73.5% recorded earlier.

Although LTV ratios rose slightly, they remain below the historical average of 75–77%, likely due to the continued impact of Central Bank rules limiting fee and cost financing.

Loans for refinancing and equity release saw their market share increase by 7.5% to 38.3%. The remaining 16.1%, down 9.8% from the previous month, came from bulk mortgages taken by developers and big investors with multiple units.

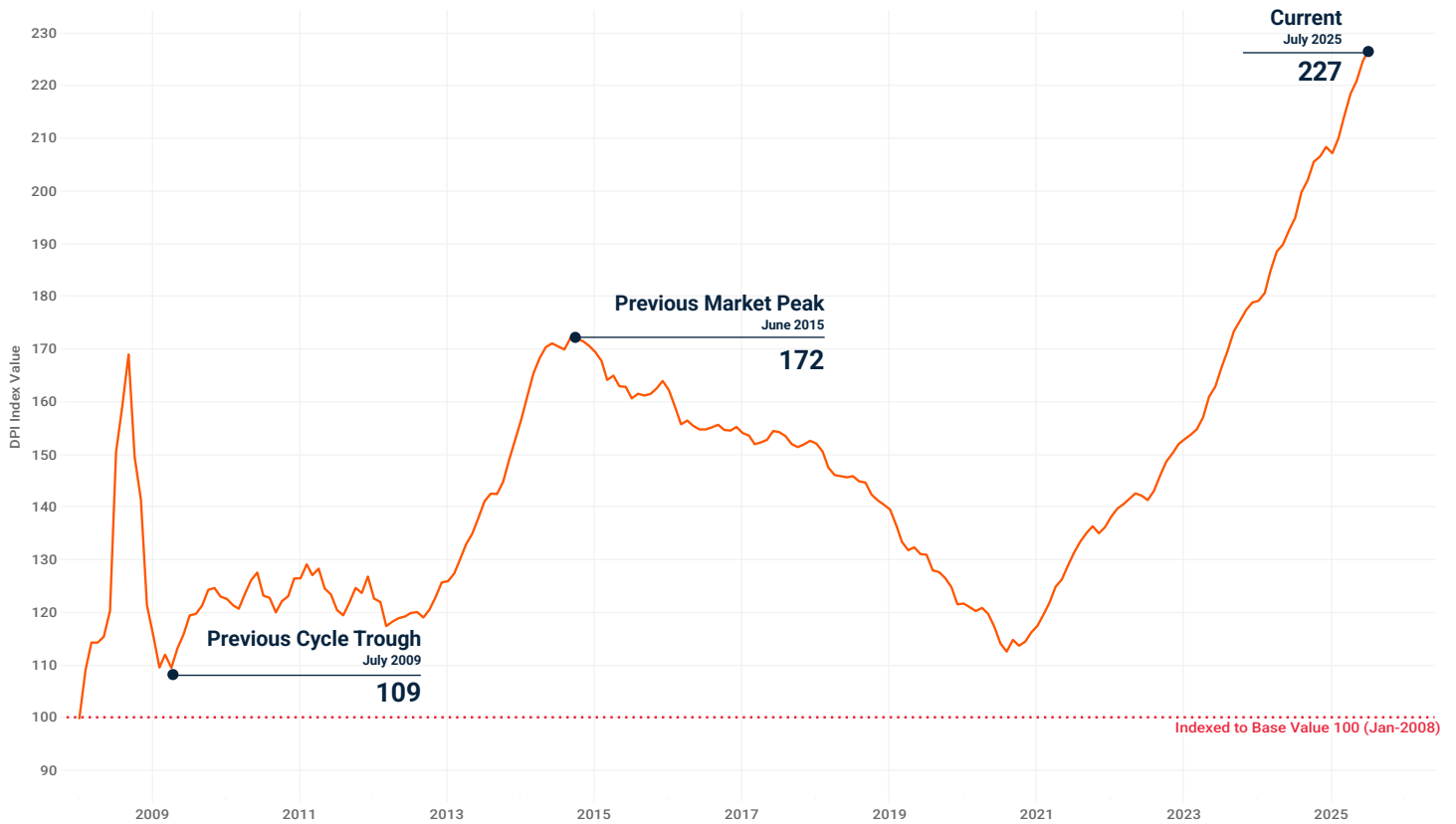
The 785 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations at Rabdan Building (311), Shorooq Land 2 (227) in Dubai Land Residence Complex, and England Cluster Building 10 (54) in International City, as well as portfolio mortgage modifications at Silver Tower (26) in Business Bay.

A total of 785 bulk loans were issued during the month, distributed across multiple projects. The largest shares were portfolio mortgage registrations at Rabdan Building (311), Shorooq Land 2 in Dubai Land Residence Complex (227), and England Cluster Building 10 in International City (54), along with portfolio mortgage modifications at Silver Tower in Business Bay (26).





# PROPERTY MONITOR DYNAMIC PRICE INDEX



**+0.99%**

MoM Change



**+3.86%**

QoQ Change



**+16.37%**

YoY Change



**AED 1,625**

Average Property Price Per Sq Ft





# DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
July 2025	226.96	0.99%	3.86%	16.37%	1,625
June 2025	224.73	1.71%	4.87%	16.63%	1,609
May 2025	220.95	1.11%	5.12%	16.34%	1,582
April 2025	218.52	1.97%	5.43%	15.86%	1,565
Mar 2025	214.29	1.95%	2.80%	15.83%	1,535
Feb 2025	210.18	1.41%	1.72%	16.31%	1,505
Jan 2024	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
July 2024	195.03	1.22%	3.40%	17.15%	1,397

- 01

The Property Monitor Dynamic Price Index monitors residential property price trends across 42 major communities in Dubai. Its data is indexed to a base period of January 2008.
- 02

At the emirate-wide level, the index value rose from 224.73 in June 2025 to 226.96 in July 2025, an increase of 2.23 points, equivalent to a 0.99% month-on-month gain.
- 03

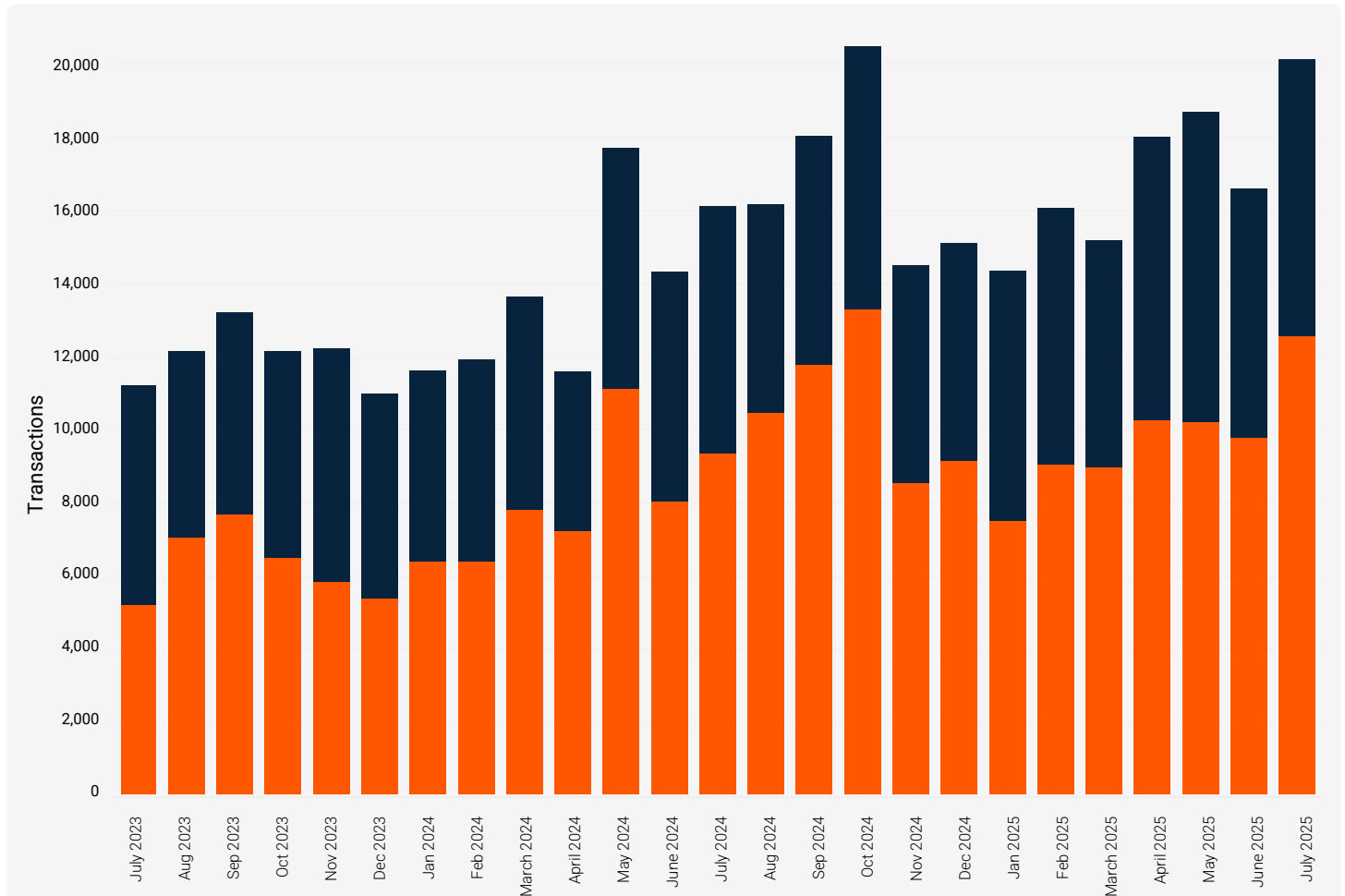
Property prices reached AED 1,625 per sq ft in July 2025, standing 99.5% higher than the market low of October 2020 and 31.7% above the peak recorded in September 2014.
- 04

On an annual basis, prices rose by 16.37% in July, marking the 57th consecutive month of year-on-year growth. Year-to-date, prices are up 9.5% in July 2025, compared with an 8.7% increase in July 2024.



# HISTORICAL TRANSACTION-COMPLETION STATUS

Transaction Type    ■ Title Deed    ■ Oqood



» Sales transaction volumes rose to 20,116 in July, reflecting a 21.3% increase from June 2025.

» In the same period, Oqood registrations made up the majority of property transactions at 62.6%, an increase of 3.4% from the previous month, compared with Title Deed transactions.

» When adjusted for registration technicalities, where certain off-plan villa and townhouse sales are classified as Title Deed, the market share increases to 72.1% for properties sold under construction.

» Sobha ranked second with 10.5% of all off-plan transactions. Sobha Solis led with 268 sales, followed by Sobha Orbis in Motor City with 236, Skyvue Spectra in Sobha Hartland II with 246, and Skyvue Stellar in Sobha Hartland II with 217.

» DAMAC Properties led the off-plan market, recording the highest share of developer registrations at 10.6%. The developer recorded 1,375 transactions across multiple projects, led by Indigo 2 in DAMAC Riverside Views with 124 sales. Other notable contributions came from Royal 2 (112), Indigo 1 (105), and Royal 1 (103) within DAMAC Riverside Views, along with Seychelles 1 which registered 87 sales.

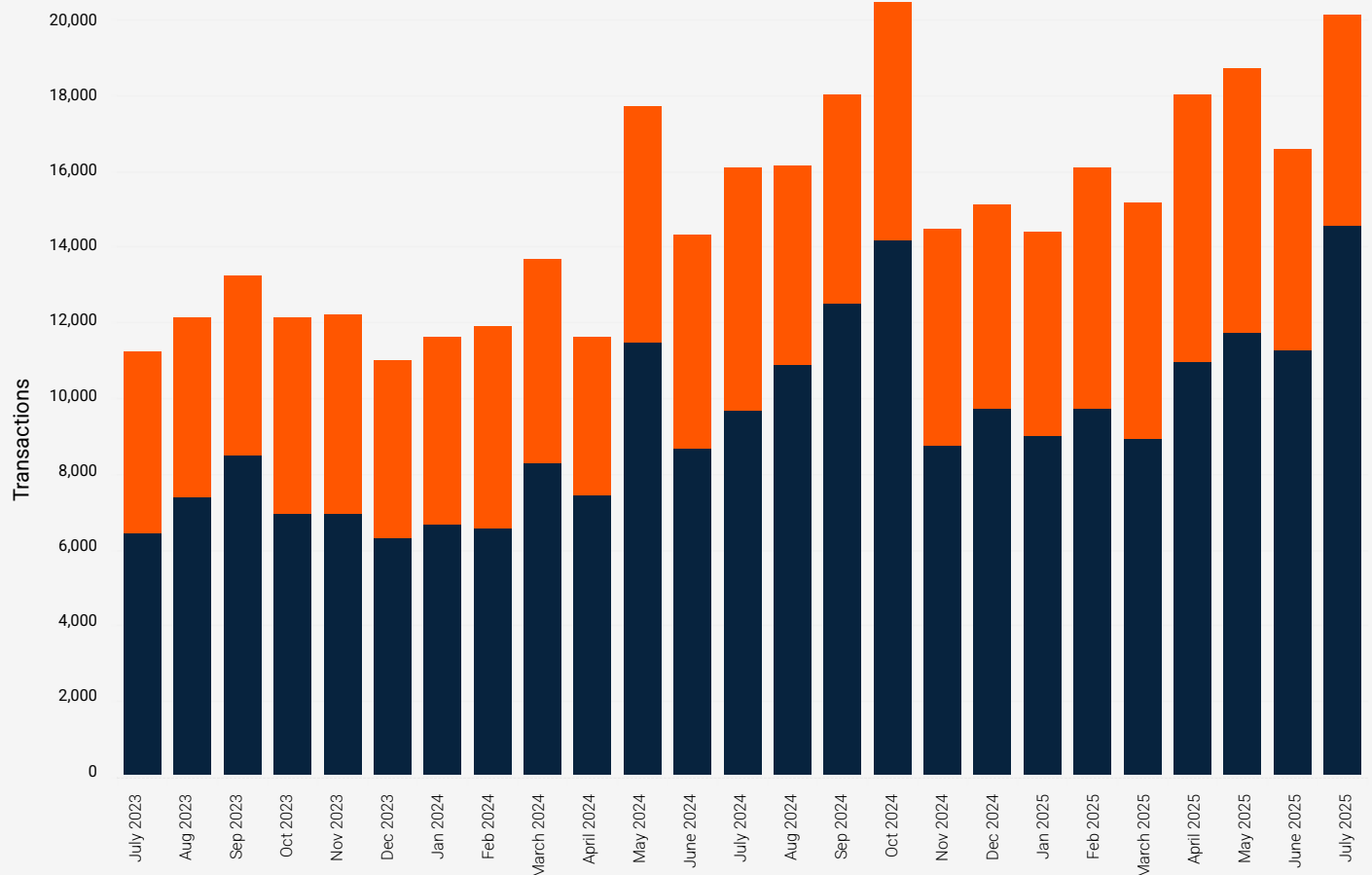
» Binghatti secured third place with an 8.8% share of the market, led by Binghatti Skyrise in Business Bay with 485 transactions. This was followed by Binghatti Elite in Dubai Production City with 105 transactions & Binghatti Hillviews in Dubai Science Park with 93.





# HISTORICAL TRANSACTIONS- SALES RECURRENCE

Sales Recurrence    ■ Resale    ■ Initial Sale



» The share of initial developer sales rose by 4.2% in July 2025, reaching 72.3% compared with resale transactions.

» The 12-month rolling average currently places initial sales at 64.1% and resales at 35.9%. Resale activity, which peaked at 51.8% in April 2021, has since been gradually declining toward levels seen 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% (1,247) of all such transactions. Within the community, AKA Residence recorded the highest number with 210 registrations, followed by The Autograph Series with 56 and Grey Gate Residences with 55.

» Business Bay ranked second, contributing 953 sales & capturing a 6.8% market share. The community's sales were led by Binghatti Skyrise with 485 registrations, followed by Bayz102 with 106 and Binghatti Skyhall with 55.

» DAMAC Riverside secured third place in July with a 5.6% market share, totaling 781 transactions. Within the community, Indigo 2 led with 124 registrations, followed by Royal 2 with 112 and Indigo 1 with 105.

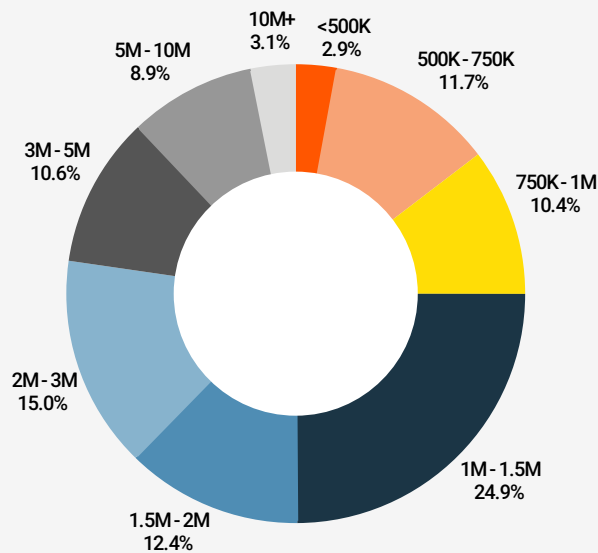
» Business Bay followed with a 6.4% market share, led by Reva Residences, which recorded 17 transactions.

» Rounding out the top three master developments for resale, Dubai Marina held a 4.5% market share, with Orra Marina recording 9 transactions during the month.

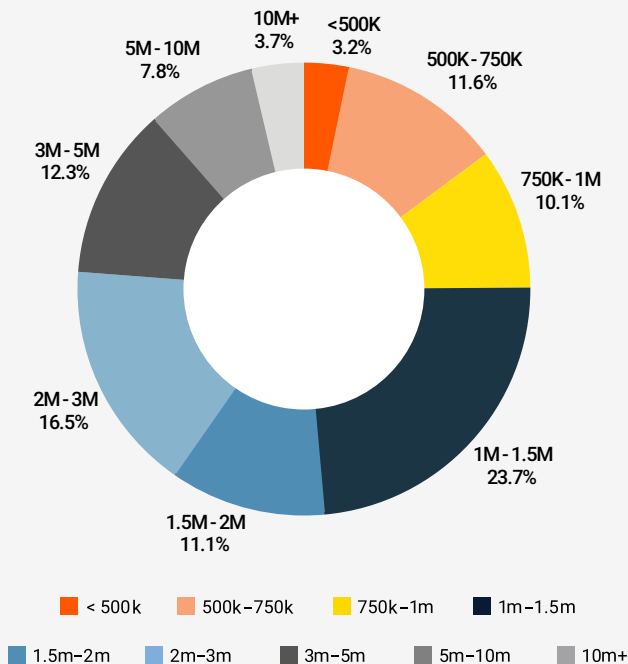


# PRICE TIERS MONTHLY COMPARISON

PRICE TIERS (AED) – July 2025



PRICE TIERS (AED) – June 2025



PRICE TIERS (AED) MONTHLY COMPARISON

	March 2025	April 2025	MoM Change
<500K	3.2%	2.9%	-0.30%
500K-750K	11.6%	11.7%	0.10%
750K-1M	10.1%	10.4%	0.30%
1M-1.5M	23.7%	24.9%	1.20%
1.5M-2M	11.1%	12.4%	1.30%
2M-3M	16.5%	15.0%	-1.50%
3M-5M	12.3%	10.7%	-1.60%
5M-10M	7.8%	8.9%	1.10%
10M+	3.7%	3.1%	-0.60%

The AED 1.5M-2M price bracket expanded its market share the fastest, rising 1.3% in July to reach 12.4%.

The growth in this price tier was driven by new developments, including Mid-category apartments at Capri West in Ghaf Woods by Majid Al Futtaim (AED 1,999 per sq ft), High-category units at Binghatti Skyrise in Business Bay (AED 2,689) and Silva | Green Gate in Dubai Creek Harbour (AED 2,529), and Lower-Mid apartments at Riverside Views in DAMAC Riverside (AED 1,490).

The AED 3M-5M segment saw the largest decline in market share, dropping 1.6% to 10.7%.

- » The AED 1M-1.5M price segment also saw significant growth, increasing by 1.2% during the month.
- » When the nine price tiers are grouped into three main categories, mid-tier properties priced between AED 1M and 3M held the largest market share at 52.3%, rising 1.0%.
- » Properties priced under AED 1M now account for 25.0% of the market, up 0.1% from June, while high-end properties above AED 3M make up 22.7%, down 1.1% month-on-month.





## Connect With Us.

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