

JUNE 2025







# INTRODUCTION

Dubai's real estate market continued its strong performance in June, with property prices rising by 1.71%, marking another month of steady appreciation. As reported by the Property Monitor Dynamic Price Index, average property prices in Dubai have reached AED 1,609 per square foot representing a 30.5% increase over the previous market peak recorded in September 2014.

A total of 16,584 sale transactions were recorded during the month, reflecting a 11.3% decrease from the previous period. This decline follows a two-month surge in activity, with transaction volumes exceeding 18,000 per month during April and May. Despite a slowdown from the exceptional levels seen in the preceding months, the month still exceeded historical averages, setting a new record & surpassing the same period last year by 15.8%.

Most sales were for residential properties, apartments, townhouses, and villas which made up 94.2% of all transactions, totaling 15,625. In the commercial sector, the most commonly sold types were vacant land (2.0%), office spaces (1.6%), and hotel apartments (1.1%).

**+1.71%**

Dynamic Price Index Monthly Change



**16,584**

Number Of Monthly Transactions



**AED 150K**

Lowest Recorded Sale  
Studio Apartment, Building M07,  
Persia Cluster, International City



**AED 1,609/sq ft**

Dynamic Price Index Current Property Price



**AED 170M**

Highest Recorded Sale  
5 Bedroom Apartment, Peninsula Dubai Residences,  
Dubai Peninsula



**// The second half of 2025 will be defined by how effectively the market balances continued growth with greater selectivity from both investors and end-users. Continued growth is achievable, but it will require a shift toward greater discipline from developers and policymakers. //**

**ZHANN JOCHINKE**

Chief Operating Officer  
Property Monitor





# GROWTH & MARKET HIGHLIGHTS

01

Sales transaction volumes for the year to date have exceeded 99,000, reflecting a 22.6% increase compared to the same period in 2024.

02

At the existing rate of market activity, total sales volumes are expected to approach 198,000 by year-end, establishing a new historical peak.

03

A total of 9,819 off-plan Oqood transactions were registered during the month, reflecting a 3.9% decline from the preceding period. Despite the drop, market share increased to 59.2%, representing a month-on-month rise of 4.6%.

04

Off-plan transactions now account for a significantly higher share of the market at 69.6%. In comparison, Title Deed sales volumes declined by 20.2%, reducing their share to 40.8% of total transactions.

05

Resale transactions, defined as subsequent sales following a property's original purchase from the developer regardless of whether it was off-plan or completed, reached 5,288 during the period, comprising 31.9% of total market activity.

06

Corresponding with the overall drop in resale activity, the share of off-plan resales also eased, decreasing to 22.1% and lowering the 12-month rolling average to 26.0%.

07

The month maintained the strong pace of new project launches observed throughout the year, with over 17,300 units brought to market, representing an estimated total gross sales value of around AED 33.7 billion.

08

Apartments account for 90.7% of this new supply, while townhouses and villas represent 7.6% and 1.7%, respectively. Year-to-date, just over 79,000 units have been launched with a total sales value approaching AED 231 billion.







# MORTGAGE & LOAN MARKET



Mortgage activity declined during the month, with volumes down 4.15% and a total of 4,478 loans registered. Despite the decrease, figures remained above the 12-month average of approximately 4,000.

New purchase money mortgages comprised 43.3% of total borrowing activity during the period, reflecting a 4.7% decline from the previous month.

The average loan amount stood at AED 1.81 million, with a loan-to-value ratio of 73.5%.

This represents the lowest loan-to-value ratio recorded in more than three years, falling notably below the usual range of 75% to 77% maintained over that time span.

Loans for refinancing and equity release saw their market share decrease by 1.4% to 30.8%.

The remaining 25.9% of borrowing activity, reflecting a 6.1% increase from the previous month, was attributed to bulk mortgages secured by developers and institutional investors holding multiple units.

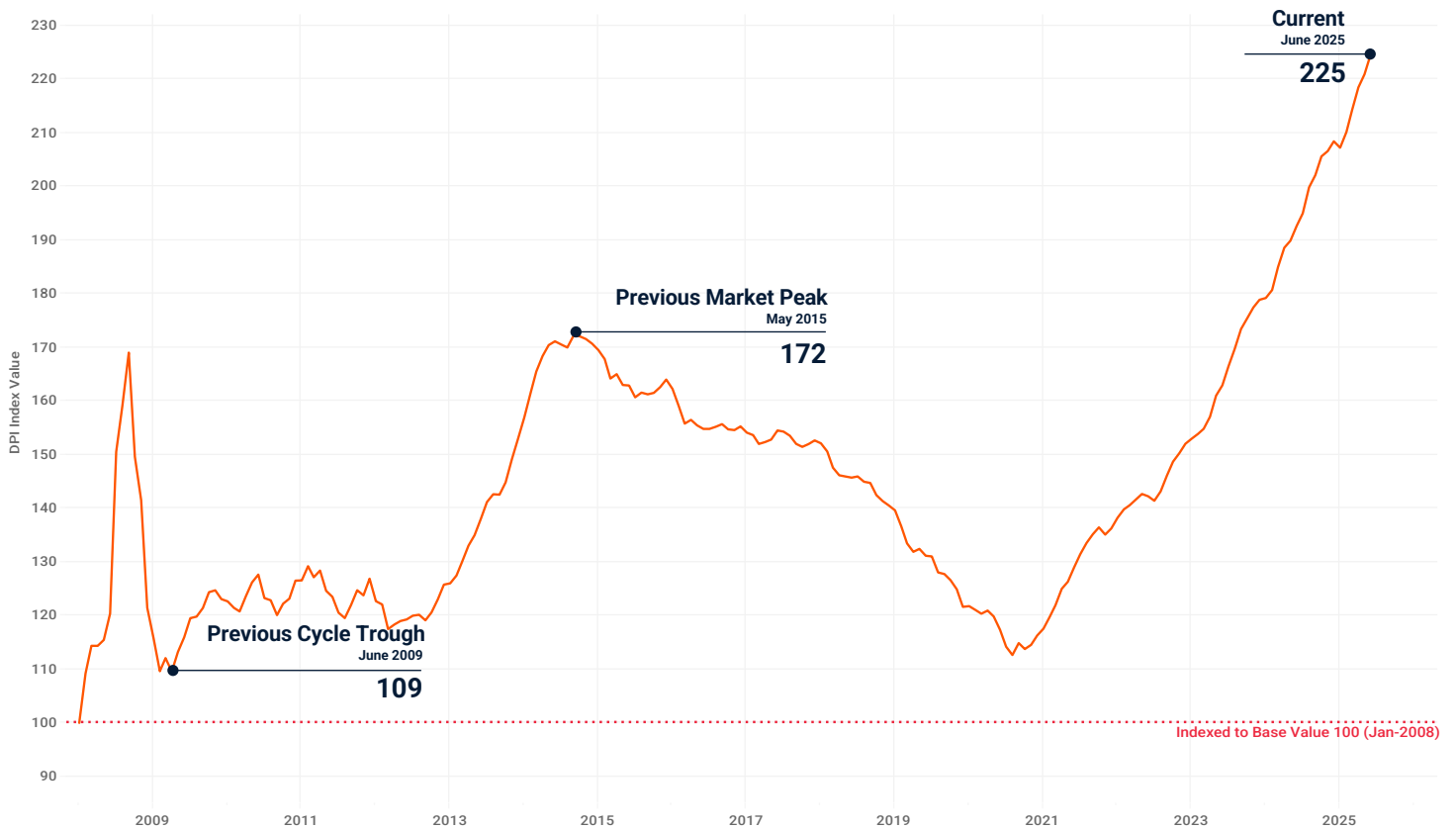
A total of 1,158 bulk loans were issued during the period, distributed across multiple developments. Notable portfolio mortgage registrations included 204 units at Armada Tower 1 in Jumeirah Lakes Towers and 103 at Windsor Manor in Business Bay.

Pre-registrations were also recorded for 190 units at La Perla Blanca in Jumeirah Village Circle, 160 at Uptown Mirdif Retail in Mirdif, and 93 at Buildings 4A-4B in Al Khail Heights.





# PROPERTY MONITOR DYNAMIC PRICE INDEX



**+1.71%**

MoM Change



**+4.87%**

QoQ Change



**+16.63%**

YoY Change



**AED 1,609**

Average Property Price Per Sq Ft



# DPI MONTHLY OVERVIEW

| Month      | Index Value | MoM Change | QoQ Change | YoY Change | Index Price (AED/sq ft) |
|------------|-------------|------------|------------|------------|-------------------------|
| 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 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                   |
| July 2024  | 195.03      | 1.22%      | 3.40%      | 17.15%     | 1,397                   |
| June 2024  | 192.68      | 1.46%      | 4.15%      | 18.24%     | 1,380                   |

- 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 level, the index value rose from 220.95 in May 2025 to 224.73 in June 2025, reflecting an increase of 3.78 index points, or 1.71% on a month-on-month basis.
- 03

Property prices have reached AED 1,609 per square foot, reflecting a 97.5% increase from the market low in 2020 and standing 30.5% above the previous peak recorded in 2014.
- 04

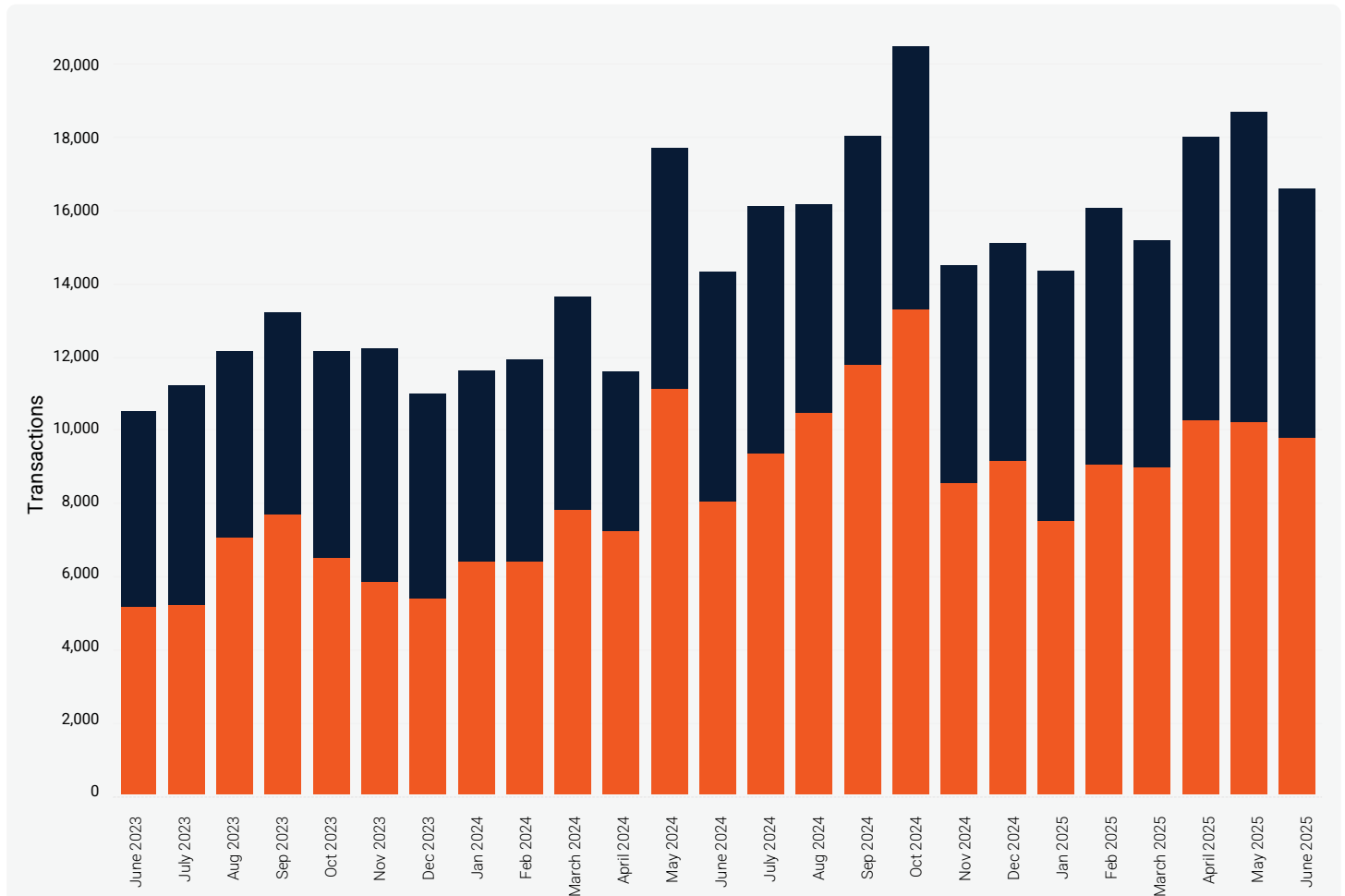
On an annual basis, prices recorded a 16.63% increase, marking 52 consecutive months of year-on-year growth. Year-to-date, prices have risen by 8.43%, compared to a 7.50% increase over the same period in 2024.





# HISTORICAL TRANSACTION-COMPLETION STATUS

Transaction Type    ■ Title Deed    ■ Oqood



» Transaction volumes reached 16,584, representing an 11.3% decline from the preceding month. The proportion of Oqood registrations rose to 59.2% of total transactions, reflecting a month-on-month increase of 4.6% and indicating a market tilt toward off-plan activity.

» After adjusting for registration discrepancies, where some off-plan villa and townhouse sales were classified as Title Deed transactions, the actual market share of off-plan properties increased to 69.6%.

» DAMAC Properties led the off-plan segment, capturing a 13.6% share of total developer registrations. The company recorded 1,383 transactions across various projects, with the highest activity at Indigo 1 in Riverside Views, which registered 169 sales.

» Emaar Properties ranked second, accounting for 10.6% of all off-plan transactions. The highest number of sales was recorded at Altan | Green Gate in Dubai Creek Harbour, with 231 transactions. Then was followed by Montura 1 (121) in Grand Polo Club and Resort, Rivera (113) in The Valley, and Montura 3 (99) in Grand Polo Club & Resort.

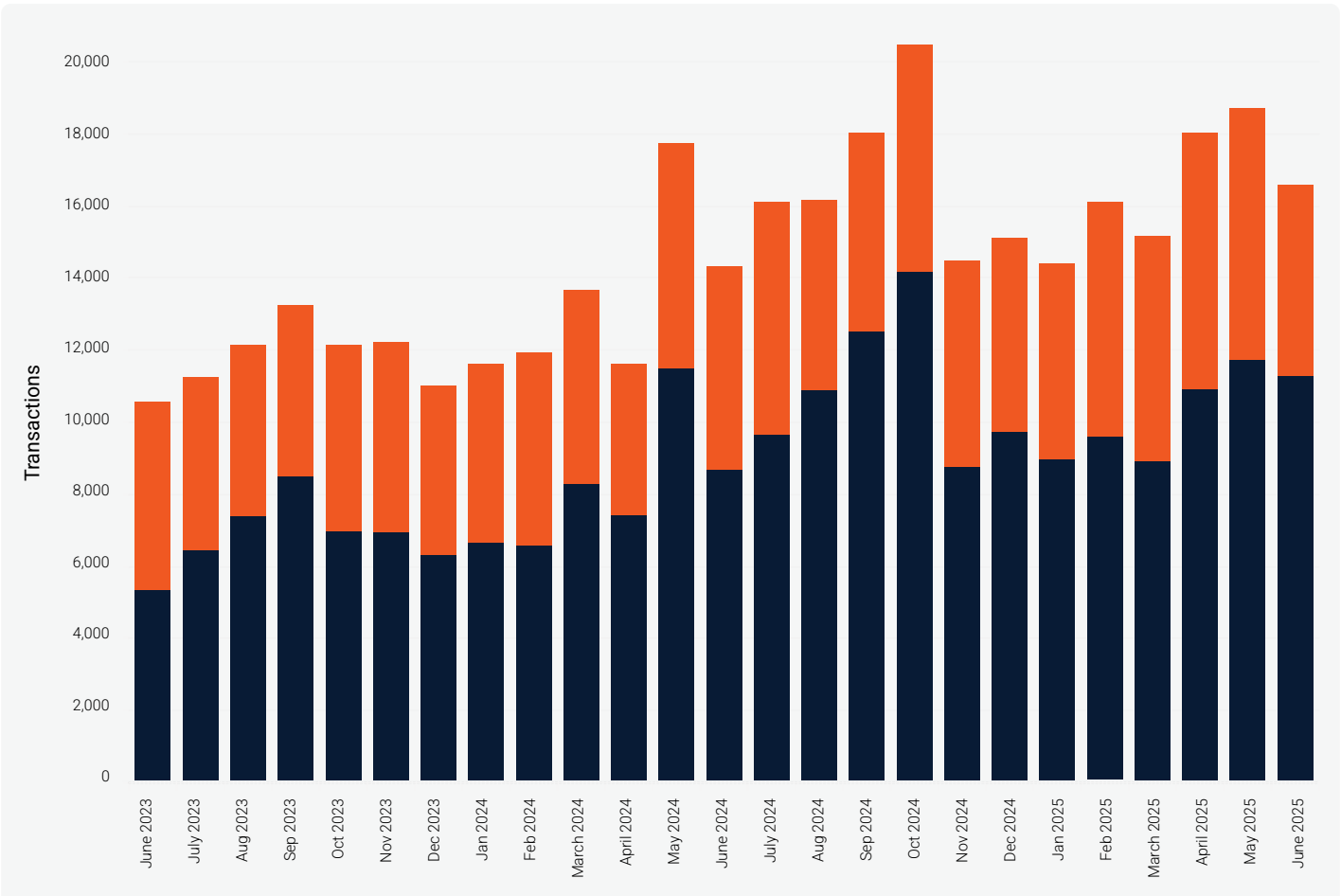
» Sobha ranked third in the off-plan market, capturing a 10.1% share. Sales were primarily concentrated in their Motor City developments, with 365 transactions at Sobha Solis and 236 at Sobha Orbis.





# HISTORICAL TRANSACTIONS- SALES RECURRENCE

Sales Recurrence    ■ Resale    ■ Initial Sale



» The share of initial developer sales rose by 5.2% during the period, reaching 68.1% in comparison to resale activity.

» The 12-month rolling average places initial sales at 63.0% and resales at 37.0%, with resale activity gradually declining from its April 2021 peak toward 2019–2020 levels.

» Jumeirah Village Circle recorded the highest volume of initial sales among master developments, accounting for 9.3% of all such transactions, totaling 1,018.

» Skyhills Residences 2 recorded the highest number of registrations for the period, with 150 units.

» Motor City ranked second recording 696 sales & capturing a notable 6.3% share of the market.

» DAMAC Islands ranked third for the period, capturing a 4.8% market share with 523 transactions. Bali 3 was the standout in the community with 137 registrations, then was followed by Bali 4 (118) and Fiji 1 (42).

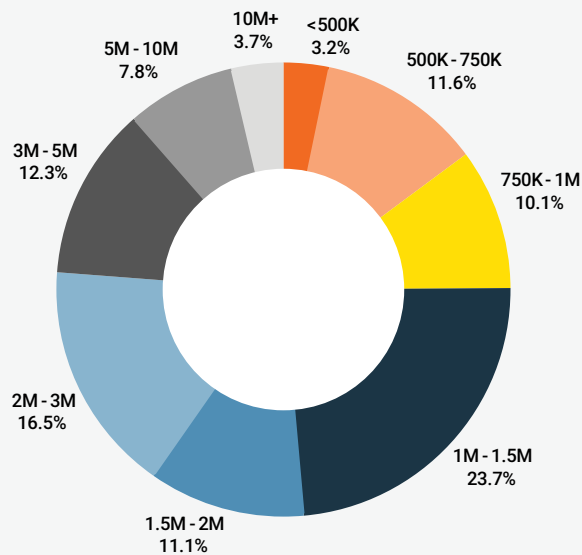
» Business Bay ranked next with a 6.2% share of the residential resale market.

» Closing out the top 3 master developments for resale was Dubai Marina holding 4.7% of the market, with Central Tower recording 10 sales for the month.

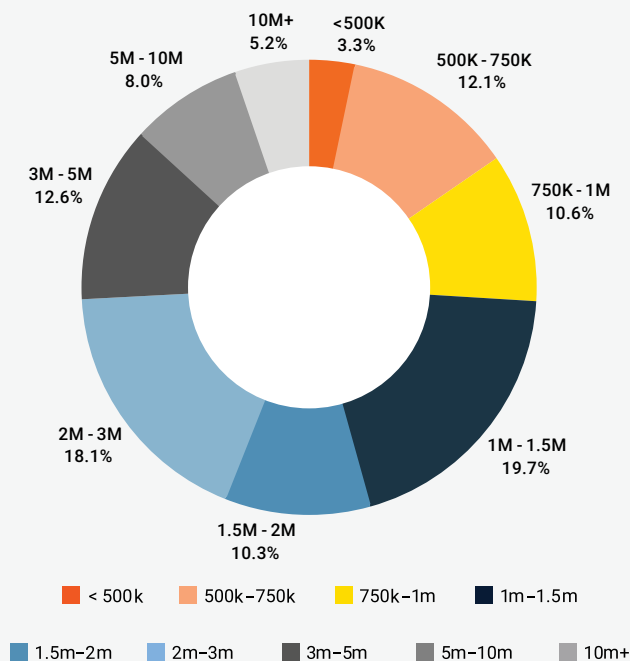


# PRICE TIERS MONTHLY COMPARISON

PRICE TIERS (AED) – June 2025



PRICE TIERS (AED) – May 2025



PRICE TIERS (AED) MONTHLY COMPARISON

|           | May 2025 | June 2025 | MoM Change |
|-----------|----------|-----------|------------|
| <500K     | 3.3%     | 3.2%      | -0.10%     |
| 500K-750K | 12.1%    | 11.6%     | -0.50%     |
| 750K-1M   | 10.6%    | 10.1%     | -0.50%     |
| 1M-1.5M   | 19.7%    | 23.7%     | 4.00%      |
| 1.5M-2M   | 10.3%    | 11.1%     | 0.80%      |
| 2M-3M     | 18.1%    | 16.5%     | -1.60%     |
| 3M-5M     | 12.7%    | 12.3%     | -0.40%     |
| 5M-10M    | 8.0%     | 7.8%      | -0.20%     |
| 10M+      | 5.2%     | 3.7%      | -1.50%     |

The AED 1M-1.5M price segment recorded the fastest growth, rising by 4.0% to reach an all-time high market share of 23.7%.

The AED 2M-3M price segment recorded the largest decline in market share, dropping by 1.5% points to 3.7%.

Also experiencing notable growth during the month was the adjacent AED 1.5M-2M price tier, which grew by 0.8%.

- » When consolidating the nine individual price tiers into three broader groups, properties priced between AED 1 million and AED 3 million comprised the largest market share at 51.3%, reflecting a 3.2% increase.
- » Properties valued below AED 1 million accounted for 24.9% of the market, reflecting a 1.1% decline from the previous month. High-end properties priced above AED 3 million comprised 23.8% of the market, marking a month-on-month decrease of 2.1%.





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