

OCTOBER 2025



DUBAI

MARKET REPORT



INTRODUCTION

Dubai's real estate market continued its upward momentum in October, with prices showing a steady increase of 0.13%. The Property Monitor Dynamic Price Index reports average prices at AED 1,683 per square foot more than double the level recorded at the market's low in October 2020 and surpassing the previous high set in 2014.

October recorded 19,760 sales transactions, reflecting a 2.7% month-on-month and 4.9% year-on-year change and marking the first annual dip of 2025. Despite this, market activity remained close to record levels. October 2025 still stands as one of the strongest on record second only to October 2024, which holds the highest monthly transaction total in Dubai's history.

Residential properties, comprising apartments, townhouses, and villas, represented the bulk of transactions at 93.5%, totaling 18,466 sales. Among commercial properties, office spaces led the charge with 2.5% of transactions, followed by vacant land at 1.3% and retail units at 0.9%.

+0.13%

Dynamic Price Index Monthly Change



19,760

Number Of Monthly Transactions



AED 153K

Lowest Recorded Sale
Studio Apartment, Building U-13,
Italy Cluster, International City



AED 1,683/sq ft

Dynamic Price Index Current Property Price



AED 220M

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



“With nearly 178,000 transactions year-to-date, Dubai has already surpassed 98% of last year's full-year total.”

ZHANN JOCHINKE

Chief Operating Officer
Property Monitor





GROWTH & MARKET HIGHLIGHTS

01

Year-to-date transaction volumes have reached nearly 178,000, up 17.4% compared with the same period in 2024, and have already surpassed 98% of last year's total.

02

Monthly activity remained strong, averaging approximately 17,300 transactions over the past year, with only two months recording fewer than 15,000 sales.

03

A total of 12,947 off-plan Oqood transactions were recorded, representing a 9.9% decrease from the previous month. This brought the off-plan market's share of total sales down to 65.5%, a decline of 5.2% month-on-month.

04

While Oqood registrations generally reflect off-plan activity, certain villa and townhouse sales are recorded by the Dubai Land Department as Title Deed transactions, classed as completed properties despite being effectively off-plan. Adjusting for this classification, the true off-plan share stands at approximately 70.6%.

05

Title Deed transactions saw a notable increase in October, rising 14.7% month-on-month, with their market share standing at 34.5%.

06

Resale transactions whether off-plan or completed totaled 5,956 in October. This marked a 4.6% increase month-on-month and accounted for 30.1% of the market. Off-plan resales also increased, representing 21.7% of all resale activity.

07

The new project pipeline continued to perform strongly in October, with 65 launches bringing over 14,000 residential units to the market, valued at approximately AED 33.5 billion. Year-to-date, 532 projects have been launched, introducing nearly 131,504 residential units to the market.

08

Apartments continued to dominate October's launches, accounting for 99% of total supply, with only 144 units introduced across the villa and townhouse segments. Year-to-date, the mix stands at 91.2% apartments, 4.8% townhouses, and 4.0% villas.





MORTGAGE & LOAN MARKET



Mortgage activity strengthened in October, with 4,885 loans registered, marking a 28.9% increase month-on-month.

New purchase mortgages made up 58.3% of all transactions, rising 7.4% compared with September.

The average loan amount was AED 1.79 million, with an average loan-to-value ratio of 73.6%.

Refinancing and equity release loans declined to a 20.1% share, down 23.1%, while bulk mortgages rose 15.7%, accounting for 21.6% of total activity.

The 866 bulk loans recorded were distributed across several projects. Key contributions included Portfolio Mortgage Registration at Ayat Parkview in Liwan (99), Florus Residence in Al Furjan West (89), Salim 1 in Arjan (81), and AB South Residence in Dubai South Residential District (57).

Significant activity was also seen in Portfolio Mortgage Modification at La Perla Blanca in Jumeirah Village Circle (190) and Shakespeare Tower in Living Legends (78).

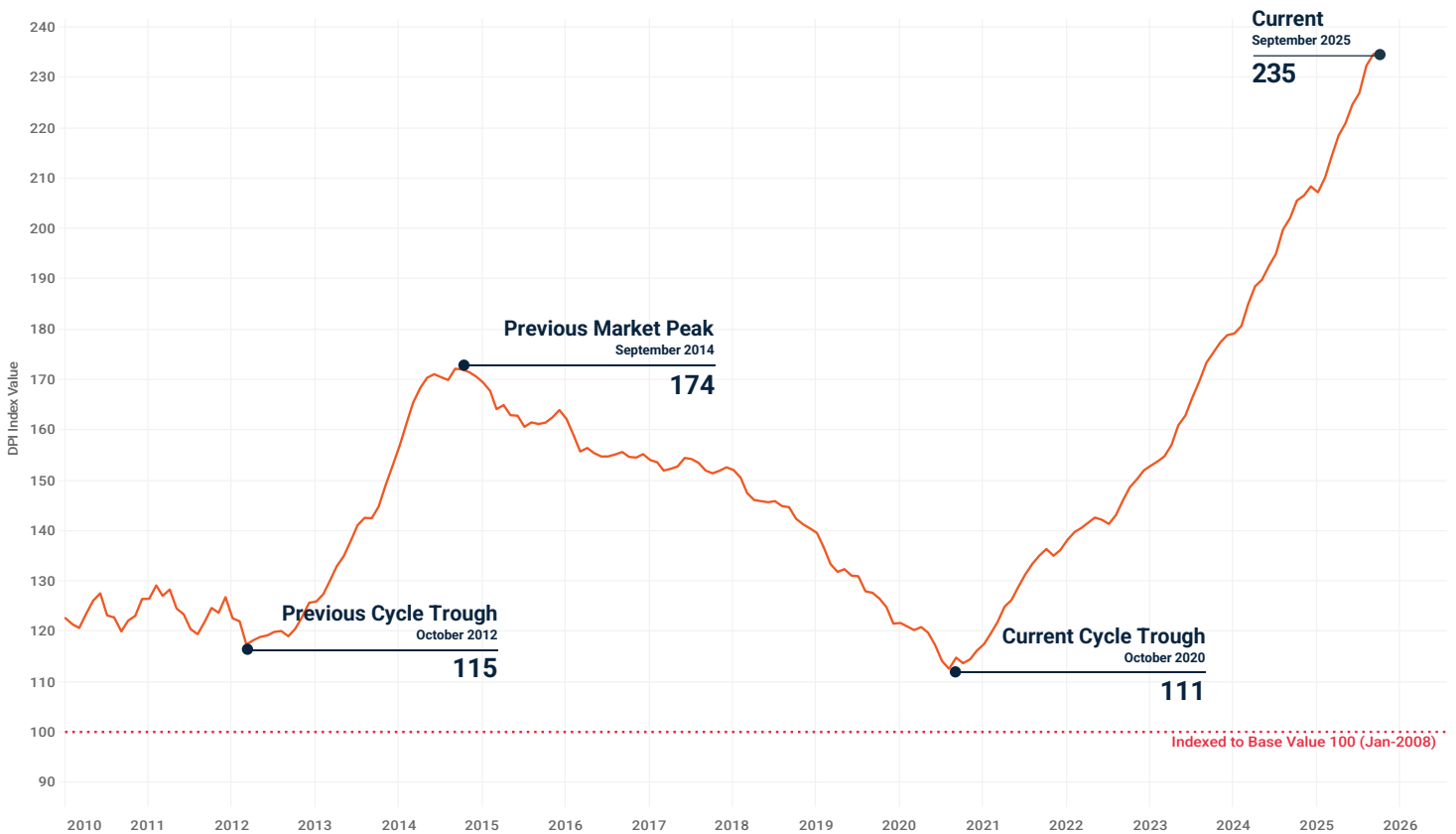
With more than 130,000 units launched year-to-date and additional low-density communities on the horizon, the market's next phase will hinge on how effectively supply balances against moderating sales velocity





PROPERTY MONITOR

DYNAMIC PRICE INDEX



+0.13%

MoM Change



+3.56%

QoQ Change



+14.29%

YoY Change



AED 1,683

Average Property Price Per Sq Ft



DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Oct 2025	235.03	0.13%	3.56%	14.29%	1,683
Sep 2025	234.73	1.00%	4.45%	16.12%	1,681
Aug 2025	232.40	2.40%	5.19%	16.28%	1,664
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 2024	218.52	1.97%	5.43%	15.86%	1,565
Mar 2024	214.29	1.95%	2.80%	15.83%	1,535
Feb 2024	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

- 01

Across Dubai, the index value for October 2025 rose to 235.03 from 234.73 in September, marking a month-on-month increase of 0.13%.
- 02

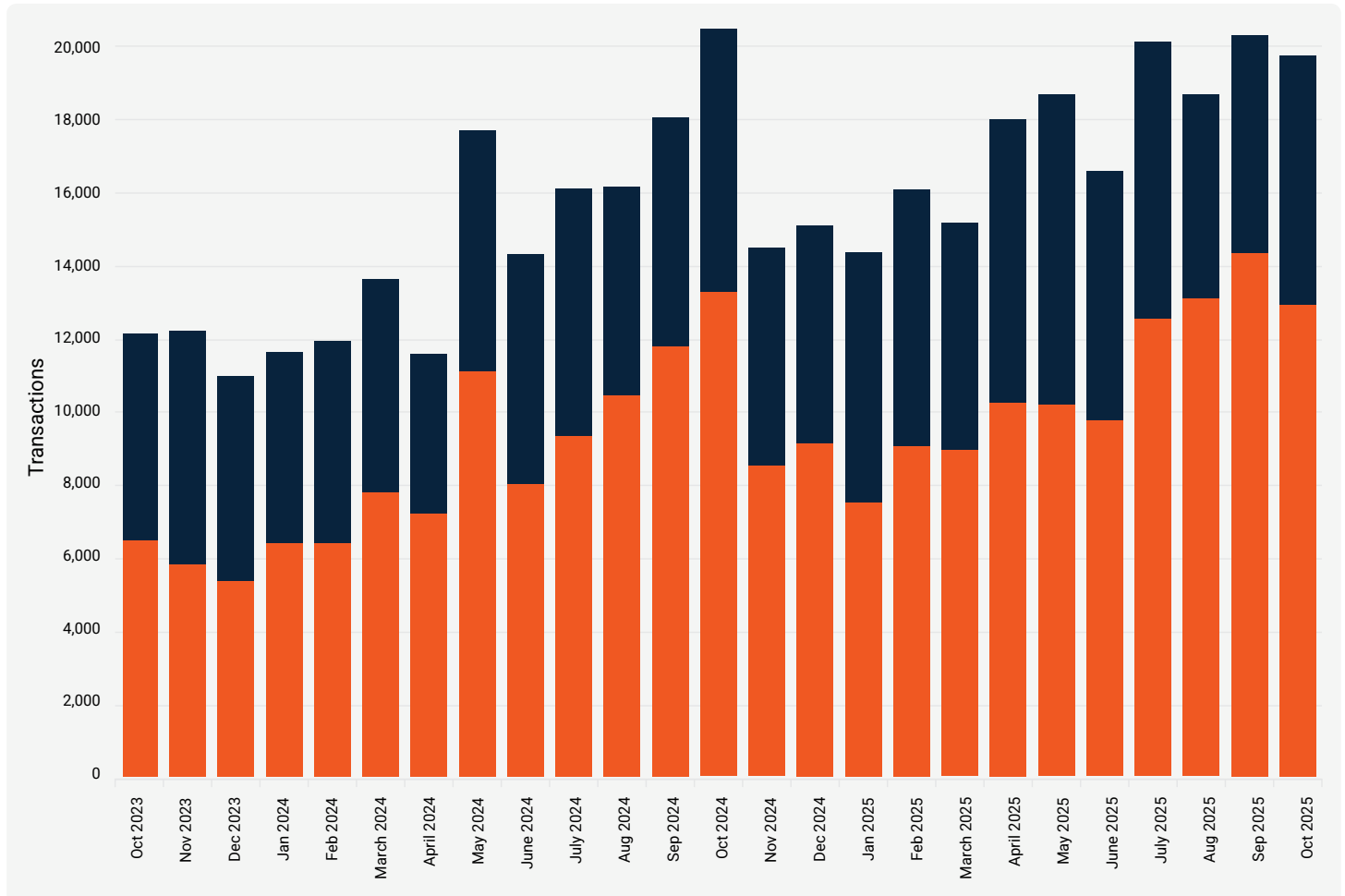
In October 2025, property prices reached AED 1,683 per sq ft, marking an increase of 106.6% from the market low in October 2020 and 36.4% above the previous peak in September 2014.
- 03

On a year-on-year basis, prices have increased by 14.29% in October and now marks 60 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 12.1% in October 2025 compared to an increase of 14.1% in October 2024.



HISTORICAL TRANSACTION-COMPLETION STATUS

Transaction Type ■ Title Deed ■ Oqood



» In October sales transaction volumes fell to 19,760, decreasing by 2.7% compared to September 2025.

» Oqood transactions dominated the property market during the month, making up 65.5% of all sales, though this was down 5.2% compared with the previous month.

» After accounting for registration technicalities, where some off-plan villa and townhouse sales are recorded as Title Deed transactions, the actual market share for off-plan properties rises to 70.6%.

» Binghatti secured the top position in the off-plan market, capturing a substantial 15.9% share of developers' off-plan registrations.

» The developer recorded 1,910 transactions across multiple projects, led by Binghatti Flare in Jumeirah Village Triangle with 515 sales. This was followed by Binghatti Hillviews (193), Binghatti Skyblade (175), and Binghatti Circle (157).

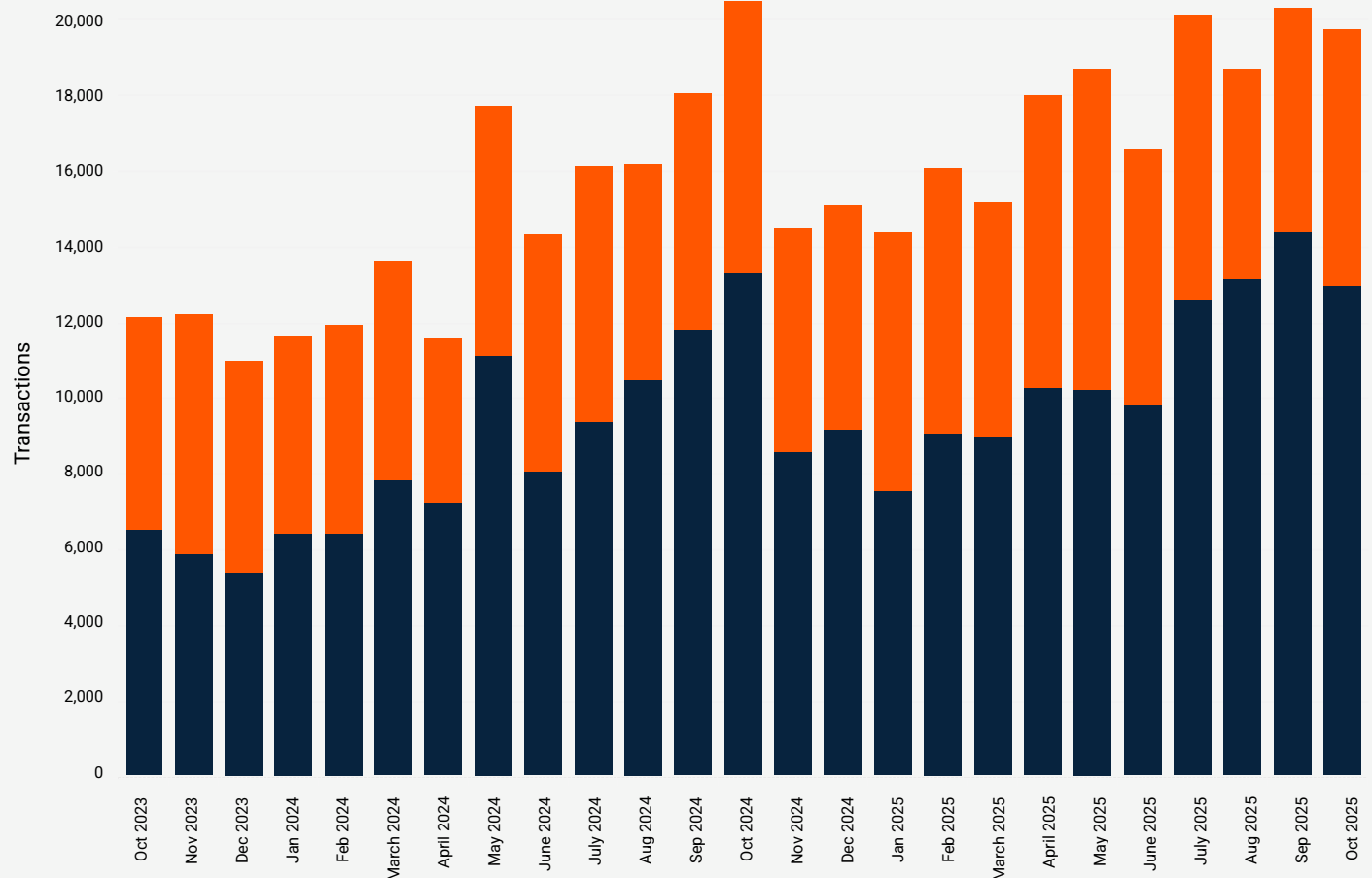
» DAMAC Properties followed with an 11.4% share of all off-plan transactions. Their sales were led by Capri 1 in DAMAC Riverside Views, which recorded 374 transactions, followed by Seychelles 2 in DAMAC Islands with 92 sales.

» Sobha Group took third place with a 6.7% share of the off-plan market. Their sales were led by The Serene and The Horizon in Sobha Central, recording 137 and 109 transactions respectively, followed by Skyvue Stellar in Sobha Hartland II with 80 sales.



HISTORICAL TRANSACTIONS- SALES RECURRENCE

Sales Recurrence ■ Resale ■ Initial Sale



» In October 2025, initial developer sales maintained a market share of 69.9%, unchanged compared with resale transactions.

» The 12-month rolling average currently stands at 65.3% for initial sales and 34.7% for resales.

» Jumeirah Village Circle was the leading master development for initial sales, accounting for 8.17% (1,084) of all such transactions.

» Binghatti Circle led the month with 157 registrations, followed by Auresta Tower with 90 and Berkley Square with 60.

» Jumeirah Village Triangle secured second place with 874 sales, representing a 6.6% share of the market. Sales in the community were led by Binghatti Flare, which recorded 515 registrations, followed by

Guzel Towers with 106 and Voxa Residences with 56.

» Dubai Science Park ranked third in October, capturing a 5.9% market share with a total of 785 transactions.

» Jumeirah Village Circle led residential resale transactions, accounting for 10.2% of the total across multiple projects, with Binghatti Azure recording the highest sales at 38 transactions.

» Following this, Business Bay accounted for a 6.6% market share, with Peninsula One recording the highest number of transactions at 16.

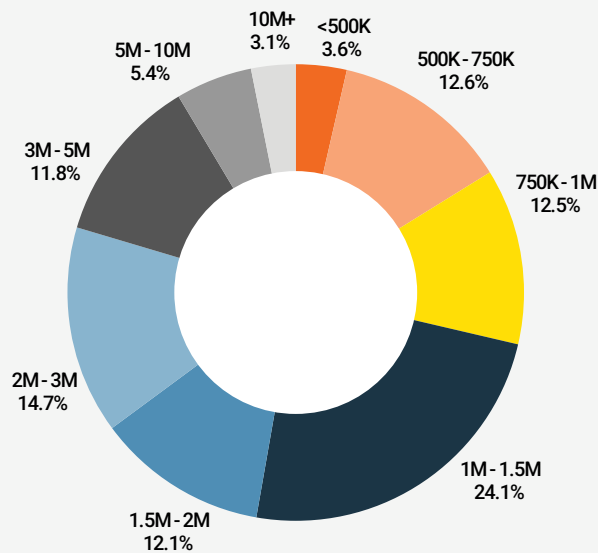
» Closing out the top 3 master developments for resale was Dubai Marina holding.

» 3.9% of the market, with The Torch Tower recording 11 sales for the month.

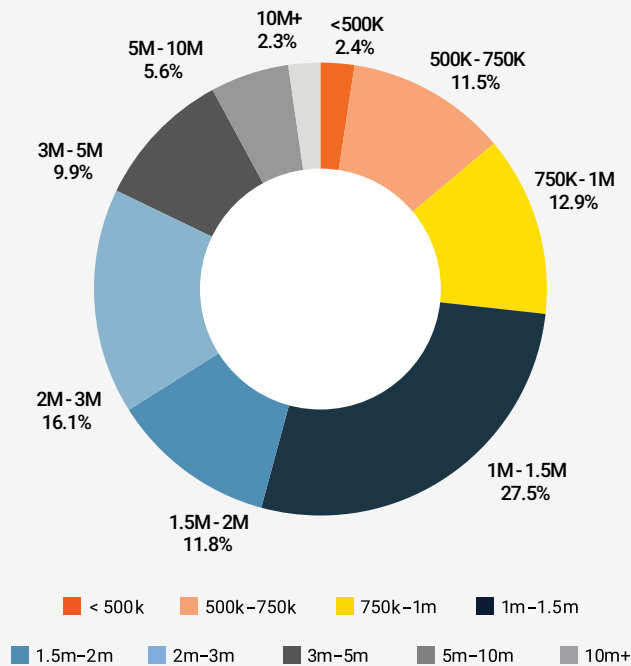


PRICE TIERS MONTHLY COMPARISON

PRICE TIERS (AED) – July 2025



PRICE TIERS (AED) – June 2025



PRICE TIERS (AED) MONTHLY COMPARISON

	Sep 2025	Oct 2025	MoM Change
<500K	2.4%	3.6%	1.20%
500K-750K	11.5%	12.6%	1.10%
750K-1M	12.6%	12.5%	-0.40%
1M-1.5M	27.5%	24.1%	-3.40%
1.5M-2M	11.8%	12.1%	0.30%
2M-3M	16.1%	14.7%	-1.40%
3M-5M	9.9%	11.8%	1.90%
5M-10M	5.6%	5.5%	-0.10%
10M+	2.3%	3.1%	0.80%

The AED 3M–5M price segment saw the fastest growth, rising 1.9% in October to reach a 11.8% share of the market.

The growth in this price segment was driven by successful new development launches, including High-category apartments and townhouses at Vindera in The Valley, High-category apartments at Bay Grove Residences in Dubai Islands, and Ultra-category apartments at Binghatti Skyblade in Downtown Dubai, where average sales prices were AED 1,321, AED 2,630, and AED 3,896 per sq ft, respectively.

- » Meanwhile, the biggest market share loser was the AED 1M-1.5M tier, which decreased by 3.4%, falling to 24.1%.
- » Condensing the individual 9 price tier segments to 3 main groups, properties in the mid-tier of AED 1m–3m again accounted for the largest share of the market at 50.9%, down 4.5%.
- » The low-price tiers with property values under AED 1m now represent 28.7% of the market, up 1.9% from September, while the high-end price tiers properties above AED 3m now represent 20.4% of the market, up by 2.6% month-on-month.





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