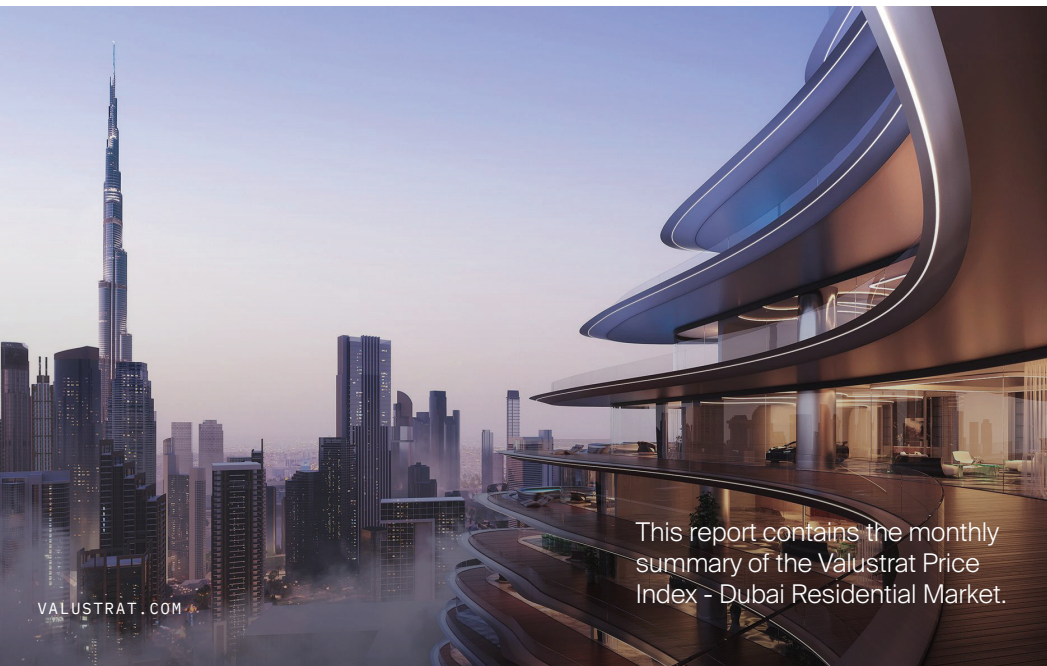


# DUBAI 02/'25

ValuStrat Price Index  
Dubai Residential Capital Values  
February 2025



# DUBAI RESIDENTIAL CAPITAL VALUES



The ValuStrat Price Index saw its slowest capital growth in 20 months, with monthly villa valuations up 2%, down from a peak of 2.7%, and apartments rising 1.2%, down from a high of 2%.

February 2025, saw the VPI reach 207.5 points, marking a 1.6% monthly increase and a 26.5% rise year on year. Villa values climbed to 269.6 points, while apartments reached 167 points, all benchmarked to a base of 100 points in January 2021.

## Apartments vs Villas

Villa capital values grew 2% monthly, with an annual increase of 30.8%. The strongest annual performers included villas in Jumeirah Islands (42.3%), Palm Jumeirah (41.8%), Emirates Hills (31.2%), and The Meadows (29.9%). Meanwhile, the lowest gains were recorded in Mudon (10.5%), which has remained relatively stable for the sixth consecutive month. Dubai's freehold villas are, on average, valued 57% above the previous market peak and 160% higher than post-pandemic levels.

Apartment prices rose by 1.2% monthly, down from 1.4% in January, recording an annual growth of 22.2%. The highest yearly capital gains were seen in The Greens (28.9%), Palm Jumeirah (26.3%), Dubailand Residence Complex (25.7%), The Views (25.4%), and Town Square (25.1%). In contrast, the lowest capital value increases were recorded in International City (15.4%) and Dubai Sports City (17.9%). Apartment valuations are, on average, 9% below the previous market peak but 65% above post-pandemic levels.

# SALES TRANSACTIONS



## Off-Plan vs Ready Homes

Oqood (contract) registrations for off-plan homes grew 22.2% monthly and 59.5% on an annual basis, representing 70.8% of all home sales in February. The volume of ready secondary-home transactions also increased by 12.8% monthly and 9.8% annually.

## Prime Home Sales

There were 31 transactions for ready properties priced over AED 30 million, situated in Dubai Hills Estate, Palm Jumeirah, Emirates Hills, Jumeirah Bay Island, Business Bay, Bluewaters Island, District One, and Jumeirah Golf Estates.

## Top Developers

February 2025 saw Emaar (17.5%), Damac (12.7%), Sobha (4.8%), Nakheel (4.3%), Dubai Properties (4.3%) and Samana (2.6%) lead the developer sales charts overall.

## Top Locations

Top off-plan locations transacted included projects in Jumeirah Village Circle (7.1%), The Vally (6.5%), Damac Island City (5.5%), Emaar South (5%), and Dubailand Residence Complex (4.9%). Dubai Silicon Oasis broke its individual record with the highest number of off-plan homes traded in one month.

Meanwhile, most ready homes sold were in Jumeirah Village Circle (9.9%), Business Bay (7.4%), International City (5.6%), Dubai Marina (5.4%), Downtown Dubai (5.2%), and Jumeirah Lake towers (3.3%). Emirates Hills broke its individual record with the highest number of ready homes traded in one month.

# REAL ESTATE PERFORMANCE

SOURCE: VALUSTRAT

## Valustrat Price Index

Residential  
Citywide

**207.5**

BASE: JAN 2021 = 100

Villa  
Citywide

**269.6**

BASE: JAN 2021 = 100

Apartment  
Citywide

**167.0**

BASE: JAN 2021 = 100

# KEY INDICATORS

SOURCE: VALUSTRAT



## Residential

Annual  
Change

↑ **26.5%**

Monthly  
Change

↑ **1.6%**

Weighted Average  
Value Per Sq Ft

**1,490**  
AED

Weighted Average  
Capital Value

**3,183,427**  
AED



## Villa

Annual  
Change

↑ **30.8%**

Monthly  
Change

↑ **2.0%**

Weighted Average  
Value Per Sq Ft

**2,541**  
AED

Weighted Average  
Capital Value

**11,973,517**  
AED



## Apartment

Annual  
Change

↑ **22.2%**

Monthly  
Change

↑ **1.2%**

Weighted Average  
Value Per Sq Ft

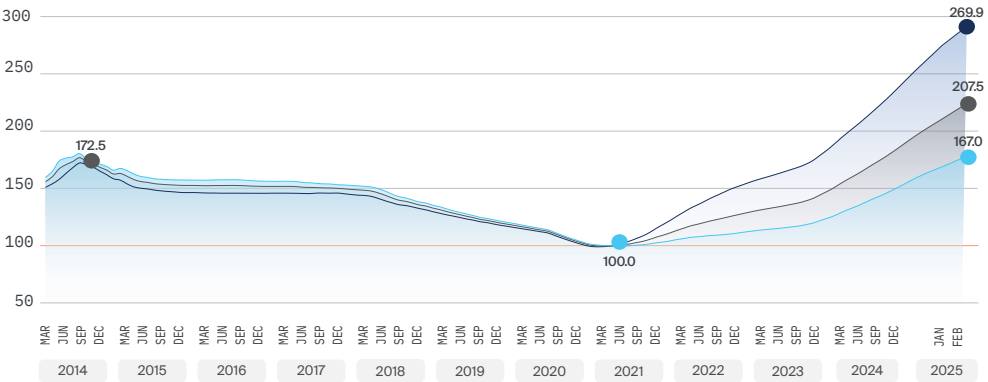
**1,327**  
AED

Weighted Average  
Capital Value

**1,768,935**  
AED

# DUBAI RESIDENTIAL CAPITAL VALUES

[BASE: JAN 2021=100]  
SOURCE: VALUSTRAT



RESIDENTIAL VPI



APARTMENT VPI

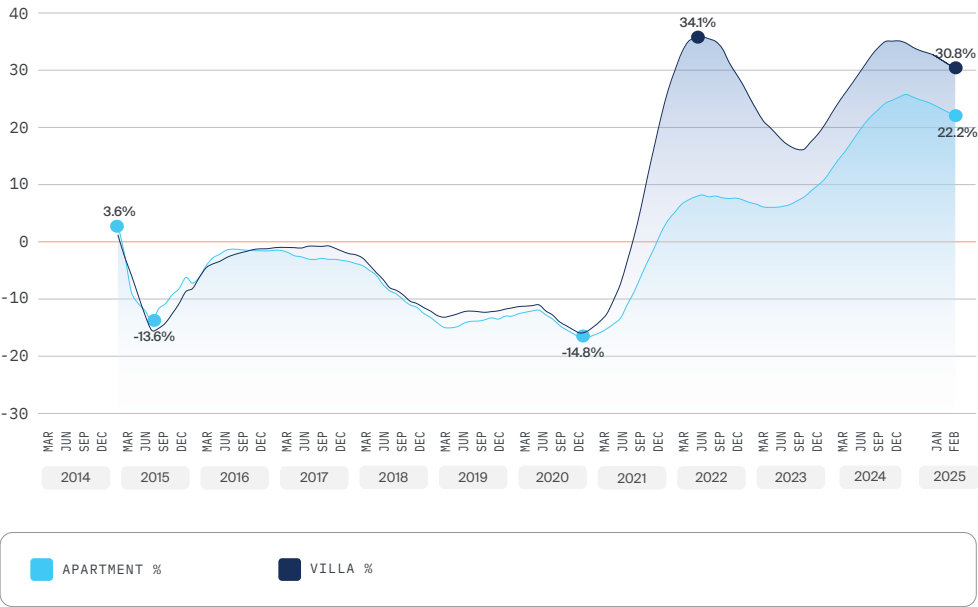


VILLA VPI

# DUBAI RESIDENTIAL CAPITAL VALUES ANNUAL GROWTH

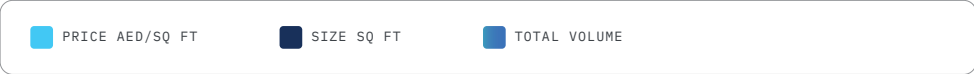
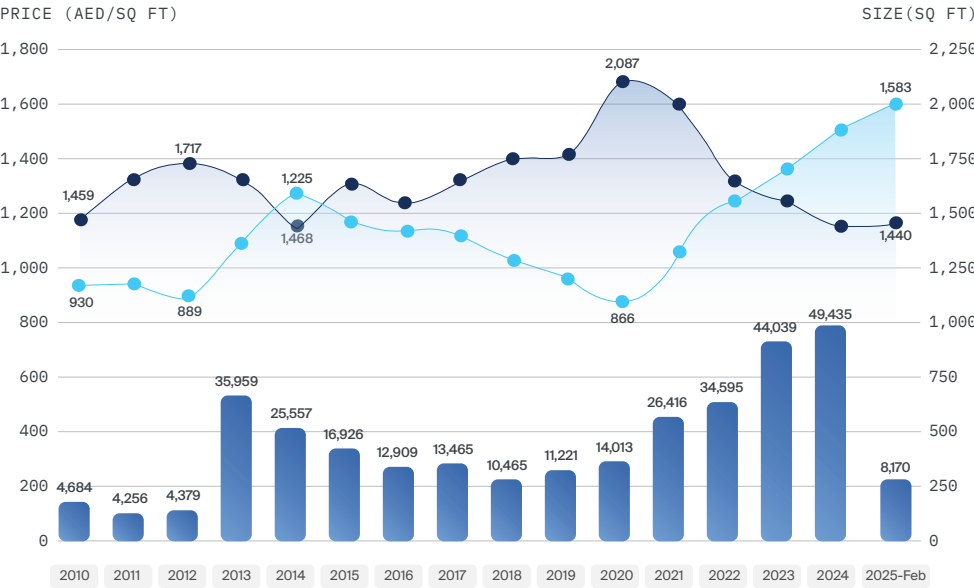


[BASE: JAN 2021=100]  
SOURCE: VALUSTRAT



# DUBAI RESIDENTIAL MARKET CYCLES

READY HOME SALES TOTAL VOLUME, AVERAGE PRICE  
[AED/SQ FT], AVERAGE HOME SIZE [SQ FT]  
SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



# HOME SALES

## VOLUME GROWTH - FEB '25



### Residential Ready Sales Volume

SOURCE: DUBAI LAND  
DEPARTMENT, VALUSTRAT

4,331  
Transactions

↑ 9.8%  
YOY

### Residential Off-Plan Sales Volume

10,508  
Transactions

↑ 59.5%  
YOY

# DUBAI RESIDENTIAL

## OFF-PLAN VS READY HOMES



OFF-PLAN



10,508

READY



4,331

 OFF-PLAN

 READY

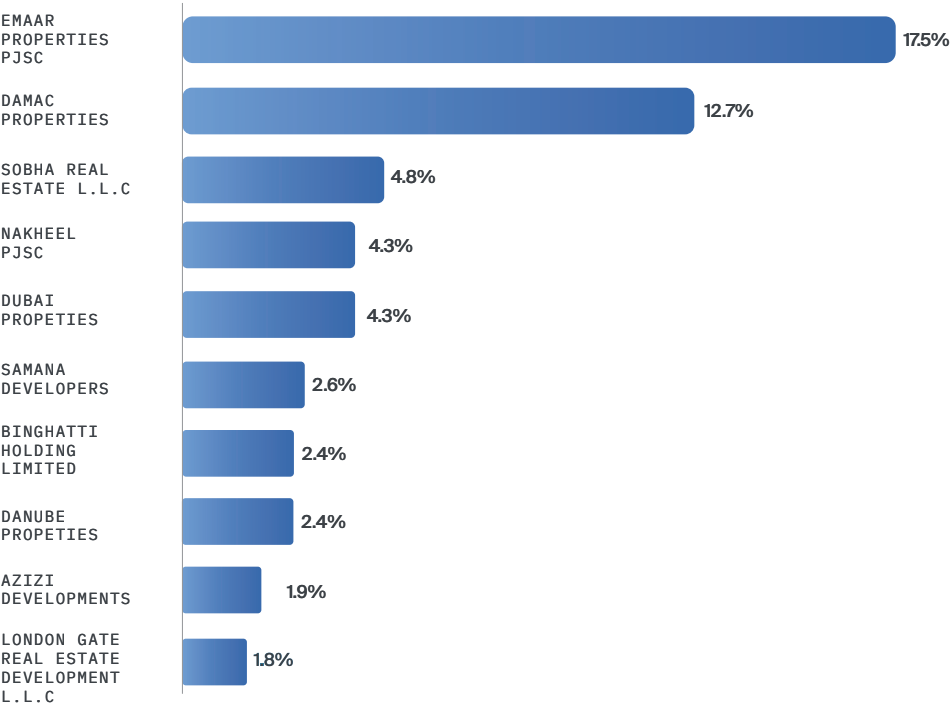
SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



# TOP RESIDENTIAL DEVELOPERS

## HOME SALES - FEB '25

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

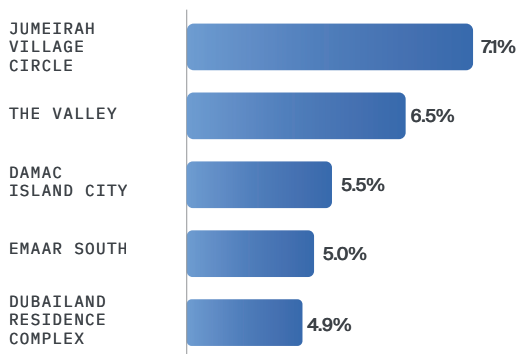


# TOP LOCATIONS HOME SALES - FEB '25

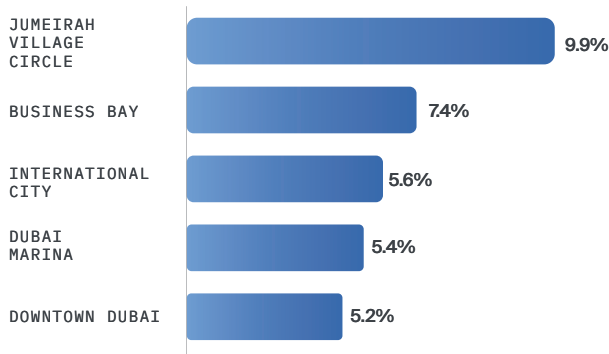


SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

## Top Off-Plan Sales



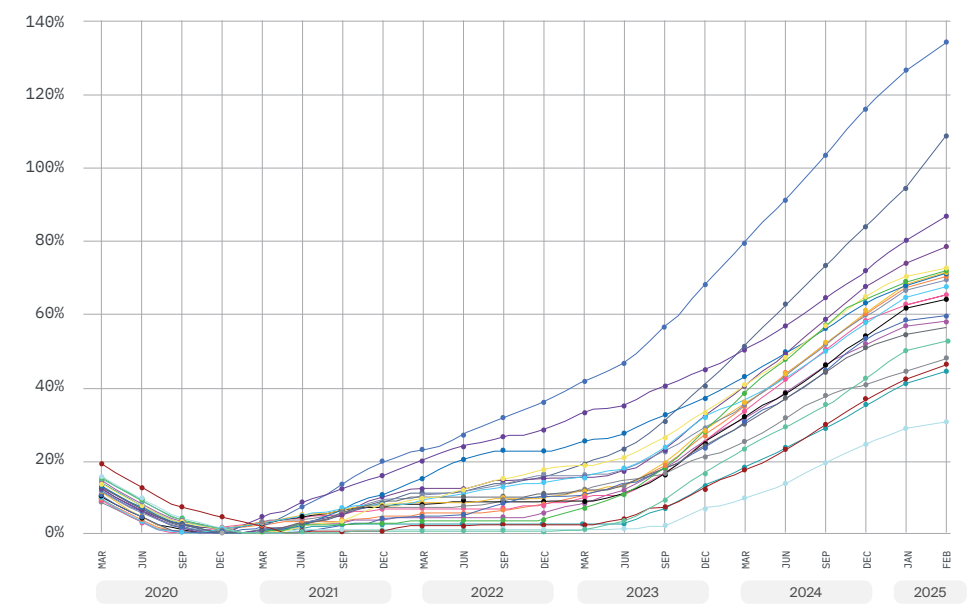
## Top Ready Home Sales



# APARTMENT CAPITAL GAINS

## MARKET TROUGH - FEB '25

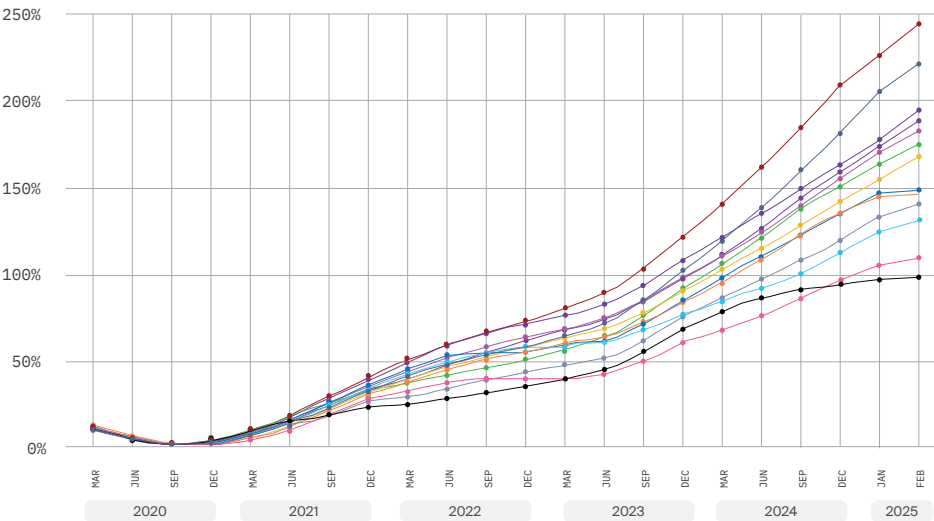
SOURCE: VALUSTRAT



# VILLA CAPITAL GAINS

## MARKET TROUGH - FEB '25

SOURCE: VALUSTRAT



|  |  |  |                              |
|--|--|--|------------------------------|
| <div></div> JUMEIRAH ISLANDS<br>(244.2%) | <div></div> MEADOWS<br>(173.9%)            | <div></div> VICTORY HEIGHTS<br>(147.8%)      | <div></div> MUDON<br>(97.1%) |
| <div></div> PALM JUMEIRAH<br>(212.6%)    | <div></div> DUBAI HILLS ESTATE<br>(167.0%) | <div></div> GREEN COMMUNITY<br>WEST (136.5%) |                              |
| <div></div> ARABIAN RANCHES<br>(180.7%)  | <div></div> JUMEIRAH PARK<br>(157.7%)      | <div></div> JUMEIRAH<br>VILLAGE (127.6%)     |                              |
| <div></div> EMIRATES HILLS<br>(177.9%)   | <div></div> THE LAKES<br>(149.3%)          | <div></div> AL FURJAN<br>(107.1%)            |                              |

# DUBAI RESIDENTIAL

## CAPITAL VALUES - FEB '25

### Typical Villas

13 VILLA LOCATIONS  
BASE: JAN 2021=100  
SOURCE: VALUSTRAT

CURRENCY: AED

| LOCATION             | VPI   | CAPITAL VALUE | VALUE/SQ FT | MONTHLY CHANGE | ANNUAL CHANGE |
|----------------------|-------|---------------|-------------|----------------|---------------|
| AL FURJAN            | 207.1 | 6,280,497     | 1,377       | ↑ 1.6%         | ↑ 23.8%       |
| ARABIAN RANCHES      | 274.9 | 7,583,328     | 2,358       | ↑ 1.8%         | ↑ 26.4%       |
| DUBAI HILLS ESTATE   | 258.6 | 13,935,000    | 2,787       | ↑ 1.8%         | ↑ 29.3%       |
| EMIRATES HILLS       | 275.9 | 79,934,000    | 4,702       | ↑ 2.0%         | ↑ 31.2%       |
| GREEN COMMUNITY WEST | 229.9 | 10,438,000    | 1,228       | ↑ 2.0%         | ↑ 26.6%       |
| JUMEIRAH ISLANDS     | 336.4 | 15,878,420    | 3,005       | ↑ 2.9%         | ↑ 42.3%       |
| JUMEIRAH PARK        | 257.5 | 9,430,784     | 2,176       | ↑ 1.8%         | ↑ 27.1%       |
| JUMEIRAH VILLAGE     | 225.7 | 3,456,220     | 1,180       | ↑ 2.0%         | ↑ 22.3%       |
| MEADOWS              | 269.6 | 9,531,525     | 2,505       | ↑ 1.9%         | ↑ 29.9%       |
| MUDON                | 191.5 | 3,072,600     | 1,707       | ↕ 0.7%         | ↑ 10.5%       |
| PALM JUMEIRAH        | 310.6 | 33,420,000    | 6,684       | ↑ 2.8%         | ↑ 41.8%       |
| THE LAKES            | 245.9 | 6,823,950     | 2,345       | ↑ 1.7%         | ↑ 24.9%       |
| VICTORY HEIGHTS      | 247.8 | 11,172,392    | 2,156       | ↑ 1.5%         | ↑ 26.8%       |

# DUBAI RESIDENTIAL

## CAPITAL VALUES - FEB '25



### Typical Apartments

21 APARTMENT LOCATIONS  
BASE: JAN 2021=100 CURRENCY: AED  
SOURCE: VALUSTRAT

| LOCATION                    | VPI   | CAPITAL VALUE | VALUE/SQ FT | MONTHLY CHANGE |      | ANNUAL CHANGE |
|-----------------------------|-------|---------------|-------------|----------------|------|---------------|
| AL FURJAN                   | 162.7 | 564,800       | 1,412       | ↑              | 1.1% | ↑ 20.5%       |
| AL QUOZ FOURTH              | 159.9 | 518,400       | 864         | ↑              | 1.0% | ↑ 21.7%       |
| BURJ KHALIFA                | 168.2 | 3,384,576     | 3,616       | ↑              | 1.0% | ↑ 18.1%       |
| BUSINESS BAY                | 155.2 | 1,329,082     | 1,423       | ↑              | 1.0% | ↑ 19.6%       |
| DISCOVERY GARDENS           | 167.3 | 506,748       | 1,047       | ↕              | 0.9% | ↑ 21.7%       |
| DOWNTOWN DUBAI              | 170.2 | 1,998,216     | 2,376       | ↑              | 1.2% | ↑ 22.8%       |
| DUBAI MARINA                | 159.5 | 2,418,240     | 1,374       | ↑              | 1.1% | ↑ 22.2%       |
| DUBAI PRODUCTION CITY       | 149.6 | 419,160       | 840         | ↑              | 1.5% | ↑ 22.1%       |
| DUBAI SILICON OASIS         | 160.9 | 581,042       | 686         | ↑              | 1.8% | ↑ 22.9%       |
| DUBAI SPORTS CITY           | 127.8 | 935,880       | 660         | ↑              | 1.1% | ↑ 17.9%       |
| DUBAILAND RESIDENCE COMPLEX | 168.0 | 867,438       | 674         | ↑              | 1.8% | ↑ 25.7%       |
| INTERNATIONAL CITY          | 143.4 | 427,570       | 598         | ↕              | 0.8% | ↑ 15.4%       |
| JUMEIRAH BEACH RESIDENCE    | 180.2 | 3,517,527     | 1,833       | ↑              | 1.2% | ↑ 20.0%       |
| JUMEIRAH LAKE TOWERS        | 166.4 | 2,163,760     | 1,258       | ↑              | 1.2% | ↑ 23.3%       |
| JUMEIRAH VILLAGE            | 137.6 | 790,590       | 730         | ↑              | 1.4% | ↑ 22.1%       |
| MOTOR CITY                  | 155.4 | 1,621,850     | 995         | ↑              | 1.0% | ↑ 19.2%       |
| PALM JUMEIRAH               | 227.7 | 3,852,948     | 2,222       | ↑              | 1.5% | ↑ 26.3%       |
| REMRAAM                     | 141.4 | 546,630       | 822         | ↑              | 1.9% | ↑ 20.7%       |
| THE GREENS                  | 195.3 | 1,255,995     | 1,695       | ↑              | 1.6% | ↑ 28.9%       |
| THE VIEWS                   | 174.7 | 2,185,080     | 1,668       | ↑              | 1.3% | ↑ 25.4%       |
| TOWN SQUARE                 | 166.8 | 811,774       | 1,163       | ↑              | 1.7% | ↑ 25.1%       |



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