Dubai, UAE
Real Estate Research
Second Quarter 2025

DUBAI Q2/'25

This quarterly report contains research on Dubai's residential, office, retail, hospitality and industrial real estate markets.

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FOREWORD

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Property sales in Dubai reached record highs in Q2 2025, despite a deceleration in price growth and growing affordability pressures.

The quarter marked a significant milestone with nearly 37,000 off-plan transactions, averaging over AED 3.1 million per unit. Ready home sales also saw a 10.4% quarterly increase, driven by robust activity in April and May, reaching a record 13,700 title deed registrations, with an average price of AED 2.7 million.

The estimated number of new homes scheduled for delivery in 2025 has been revised to 66,596 units. The first half of the year saw appropriately 17,500 homes completed, equivalent to less than a third of the annual forecast.

According to the ValuStrat Price Index (VPI), capital values in Dubai's freehold residential market continued to grow, though at a slower pace compared to 2024. Apartment prices rose by 19.1% YoY, while villa prices increased by 28.7%. This marks a slowdown compared to the same period last year, when apartment prices had risen by 23.4% and villa prices by 33.4%. Rental growth also moderated, with villa rents up 4.8% and apartment rents up 7.2% annually.

Demand for office space remained strong, supported by sustained economic growth and business expansion. Office capital values grew 4.9% QoQ and 23.7% YoY, compared to 31.7% annual growth in 2024.

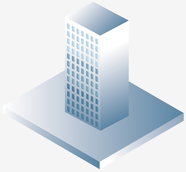
In the industrial segment, logistics warehouses led performance, with 16.2% annual and 4.1% quarterly capital gains, underscoring continued strength in the sector.

As supply ramps up in the second half of the year, close attention will be needed to monitor its impact on pricing dynamics. Nonetheless, the outlook remains positive across residential, office, and industrial sectors.

REAL ESTATE PERFORMANCE

SOURCE: VALUSTRAT

VPI
ValuStrat Price Index



VPI

Residential Capital Values	Office Capital Values	Industrial Capital Values
220.8	262.9	158.4
BASE: JAN 2021 = 100	BASE: Q1 2021 = 100	BASE: Q1 2021 = 100
↑ 4.7% Q-o-Q	↑ 4.9% Q-o-Q	↑ 4.1% Q-o-Q

KEY INDICATORS

SOURCE: REIDIN, DET, VALUSTRAT

Residential

Sales Ticket Size	Sales Volume	Asking Rents
3.0M	50,162	142,032
AED	TRANSACTIONS	(AED / P.A)
↑ 12.7% Q-o-Q	↑ 19.8% Q-o-Q	↑ 1.0 % Q-o-Q

Office

Sales Ticket Size	Sales Volume	Asking Rents
2.75M	795	2,045
AED	TRANSACTIONS	(AED / SQ M / P.A)
■ 0.3% Q-o-Q	↑ 14.4% Q-o-Q	↑ 5.6% Q-o-Q

Hotel

Occupancy	ADR	RevPAR
82.9%	620	513
YTD MAY 2025	(AED) YTD MAY 2025	(AED) YTD MAY 2025
↑ 1.9% Y-o-Y	↑ 5.1% Y-o-Y	↑ 7.3% Y-o-Y

↑ INCREASE ■ NO CHANGE ↓ DECLINE

MACRO ECONOMIC SNAPSHOT

- The World Bank projects the UAE's economy to grow by 4.6% in 2025 and stabilise at 4.9% in 2026–2027, driven by robust performance in non-oil sectors, which are expected to expand by 4.9% next year amid broader regional momentum and structural reforms across the GCC
- The UAE's real GDP grew by 4% in 2024 to AED 1.7 trillion, with non-oil sectors contributing 75% of the economy. Non-oil GDP rose by 5% to AED 1.3 trillion, led by strong gains in transport, construction, finance and hospitality, underscoring the country's accelerating diversification and progress toward its AED 3 trillion GDP target by 2031
- The US Federal Reserve kept interest rates unchanged at the target range of 4.25% to 4.5% as of June 2025
- Dubai's population rose to 3.97 million, with 141,560 new residents added in first half of the year
- Dubai crude oil price stood at AED 255 (USD 69.27) per barrel, as of June 2025
- According to the United Nations Conference on Trade and Development (UNCTAD), foreign direct investment (FDI) into the UAE surged to AED 167 billion (USD 45 billion) in 2024, marking a 48% increase YoY and accounting for 37% of the total FDI flows into the region, positioning the UAE as the second highest globally in new FDI project launches after the United States

Dubai Population

2020
3,411,000

2021
3,478,000

2022
3,550,000

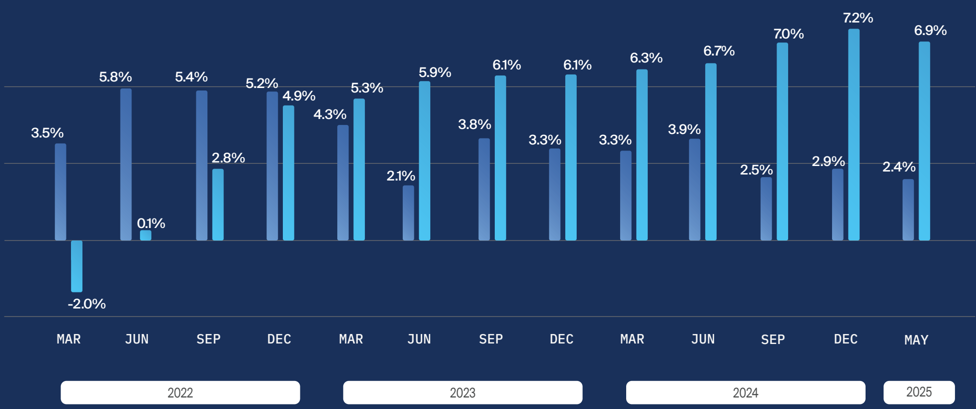
2023
3,655,000

2024
3,825,000

2025 H1
3,967,000

SOURCE: DUBAI STATISTICS CENTRE

CONSUMER PRICE INDEX
ANNUAL CHANGE



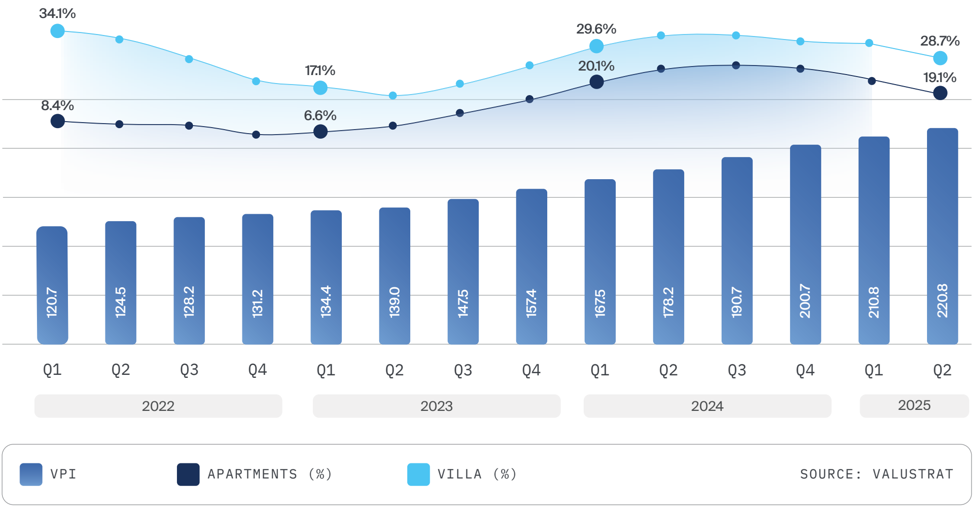
GENERAL INDEX (2021=100) HOUSING, WATER, ELECTRICITY, GAS AND OTHER FUELS

SOURCE: DUBAI STATISTICS CENTRE

- Dubai's inflation rate eased slightly to 2.4% in May, compared to 3.8% in the previous year
- The Consumer Price Index (CPI) for 'Housing and Utilities' rose by 6.9% annually, up from 6.6% in the same period of 2024
- The S&P Global UAE Purchasing Managers' Index (PMI) rose from 53.3 in May to 53.5 in June, indicating a solid improvement in the sector's health. The slight uptick masked mixed trends, with slower new business growth offset by faster output and stable inventories

CITYWIDE RESIDENTIAL CAPITAL VALUES

Annual Growth
[BASE: Q1 2021=100]



ValuStrat Price Index	Residential Citywide	Villa Citywide	Apartment Citywide
	220.8	291.6	174.7
	BASE: Q1 2021=100	BASE: Q1 2021=100	BASE: Q1 2021=100

The ValuStrat Price Index (VPI) rose 4.7% in Q2, a slower pace compared to 5% in Q1 and 6.4% in the same quarter last year. On an annual basis, the index grew 23.9% to reach 220.8 points, benchmarked against a base of 100 points set in Q1 2021.

Over the past four years, apartment communities in Dubai have seen an average capital value increase of 73.3%, with standout gains in Palm Jumeirah (140.5%) and The Greens (104.1%), both more than doubling in value. Villa valuations have risen even more sharply, up 180.1% on average since 2021. Notably, four villa communities more than tripled in value, including Jumeirah Islands (284%), Palm Jumeirah (248.6%), and Arabian Ranches (201.1%).

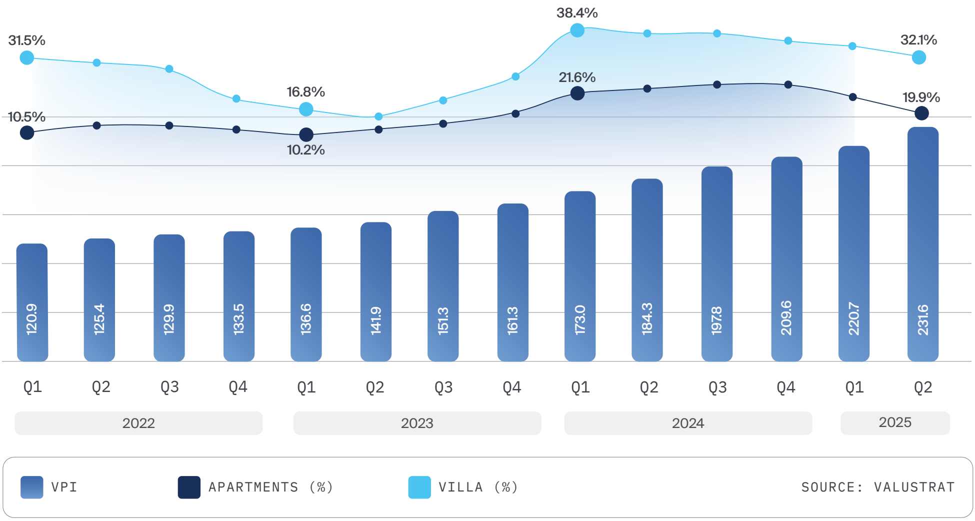
In Q2 2025, villa capital gains slowed slightly, with the ValuStrat Index reaching 291.6 points, marking a 28.7% annual and 6% quarterly increase. The highest quarterly growth was seen in Jumeirah Islands and Palm Jumeirah (both at 8.5%), followed by Emirates Hills and The Meadows (5.5% each), while Mudon posted the lowest gain at 2.1%.

Apartment values rose at a slower pace, recording a 19.1% annual and 3.4% quarterly increase, reaching 174.7 points on the ValuStrat Price Index. The strongest quarterly capital gains were observed in Remraam (5.4%), Dubai Silicon Oasis (5%), Town Square (4.6%), The Greens (4.5%), Dubailand Residence Complex (4.4%), and Palm Jumeirah (4.2%). In contrast, International City (2.3%) and Dubai Marina (2.9%) saw the most modest growth.

PRIME RESIDENTIAL CAPITAL VALUES

VPI
ValuStrat Price Index

Annual Growth
[BASE: Q1 2021=100]



ValuStrat Price Index	Residential	Villa	Apartment
	Prime	Prime	Prime
	231.6	**303.6**	**187.5**
	BASE: Q1 2021=100	BASE: Q1 2021=100	BASE: Q1 2021=100

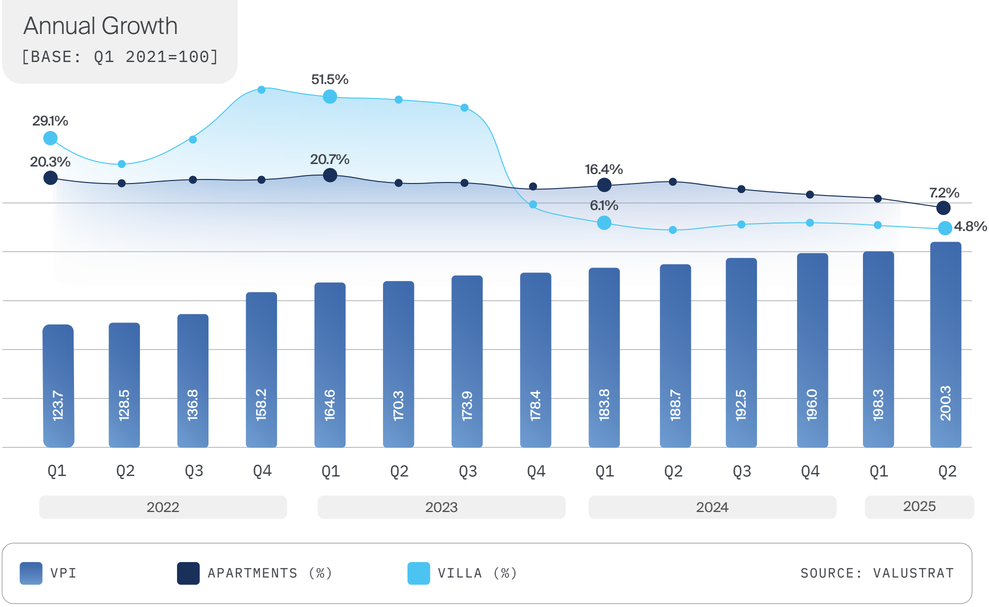
The Prime Valuation Index reached a new all-time high of 231.6 points in Q2 2025. This represents more than twofold increase from the baseline of 100 points established in Q1 2021. While the pace of growth has moderated slightly, the market remains robust. Prime property valuations rose by 25.7% annually and 4.9% quarterly, marking the lowest quarterly capital gains in 21 months, yet still indicative of resilient buyer appetite in the upper end of the market.

The prime villa segment led performance, advancing to 303.6 points. Annual capital gains stood at 32.1%, with a 6.6% increase over the previous quarter. Notably, all tracked villa communities in the prime segment have at least doubled, and in many cases tripled, in value since the onset of the pandemic.

Meanwhile, Dubai's premium apartments continued to appreciate, albeit at a more measured pace compared to villas. The segment recorded a 19.9% YoY increase and a 3.3% quarterly rise, reaching 187.5 points.

VALUSTRAT PRICE INDEX
RESIDENTIAL RENTAL VALUES

VPI
ValuStrat Price Index



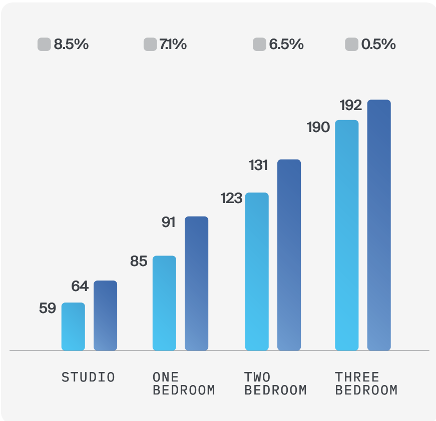
Apartment Asking Rents		Villa Asking Rents		SOURCE: REIDIN, VALUSTRAT
7.2% LAST YEAR	1.2% LAST QUARTER	4.8% LAST YEAR	0.8% LAST QUARTER	

- The ValuStrat Price Index (VPI) for Dubai's residential rental values rose modestly by 1% quarter-on-quarter and 6.2% year-on-year, reaching 200.3 points
- The VPI for apartments rose to 188 points, whilst the VPI for villas climbed to 220 points, more than double the baseline of 100 points set in Q1 2021
- Villa asking rentals remained stable quarterly but were up 4.8% annually, bringing the average yearly rent to AED 428,000
- Apartment asking rents increased by 1.2% quarterly and 7.2% yearly, reaching an average annual rent of AED 95,500

RESIDENTIAL
RENTS

Apartment Average Asking Rent

'000 AED per annum and Yearly Change (%)

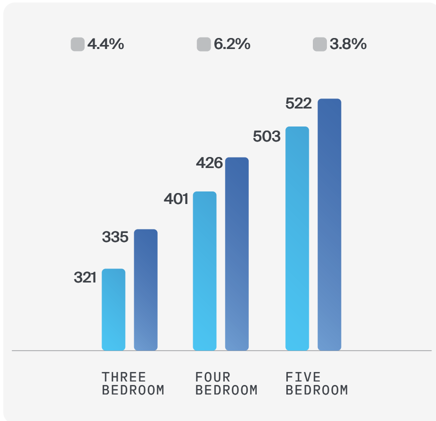


Q1 2024 Q1 2025 SOURCE: REIDIN, VALUSTRAT

AVERAGE YEARLY CHANGE (%)

Villa Average Asking Rent

'000 AED per annum and Yearly Change (%)



Q1 2024 Q1 2025 SOURCE: REIDIN, VALUSTRAT

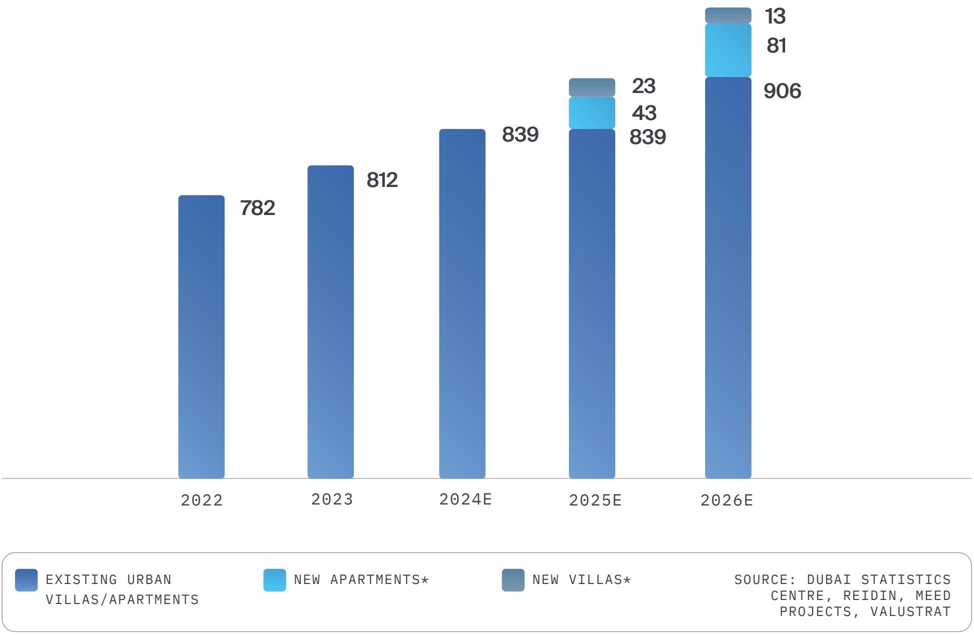
AVERAGE YEARLY CHANGE (%)

- Average annual asking rents for apartments stood at AED 64,000 for studios, AED 91,000 for one-bedroom units, AED 131,000 for two-bedroom units, and AED 191,000 for three-bedroom units
- Average annual rents for villas were AED 335,000 for three-bedroom units, AED 426,000 for four-bedrooms, and AED 522,000 for five-bedroom homes

RESIDENTIAL SUPPLY

2022-2026
'000 Units

*MAY BE SUBJECT TO SIGNIFICANT DOWNWARD ADJUSTMENT

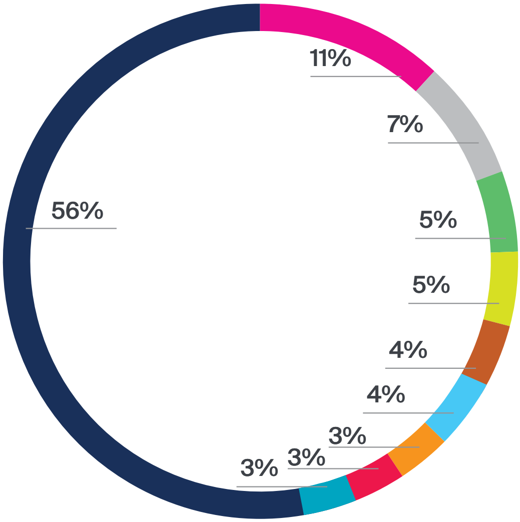


SOURCE: DUBAI STATISTICS CENTRE, REIDIN, MEED PROJECTS, VALUSTRAT

- The revised number of new build units entering the market this year stood at 66,596 homes, 65% being apartments, and 35% villas and townhouses
- Total estimated completions as of the first half of the year stood at 13,453 apartments, and 4,021 villas, equivalent to 28% of preliminary estimates for the whole of 2025
- In the second quarter of 2025, 1,160 apartments were completed in Jumeirah Village Circle, 1,029 units were delivered in Arjan, and Dubai Science Park added 575 homes
- Key building completions during the quarter included Westwood Grande II in Jumeirah Village Circle with 150 apartments, Peninsula Two in Business Bay with 439 homes and Ellington House in Dubai Hills Estate with 150 units
- Notable villa community completions included Aura and Aura Gardens in Tilal Al Ghaf, delivering 808 homes, and Portofino 2 in Damac Lagoons adding 61 units

RESIDENTIAL SUPPLY

Locations with Upcoming Residential Supply



SOURCE: REIDIN, MEED PROJECTS, VALUSTRAT

- 158,854 apartments and 40,173 villas and townhouses are actively under construction with handovers promised by 2029. Of these projects, 11% are located in Jumeirah Village Circle, with another 7% located in Business Bay followed by Damac Lagoons and Jumeirah Lake Towers with 5% each

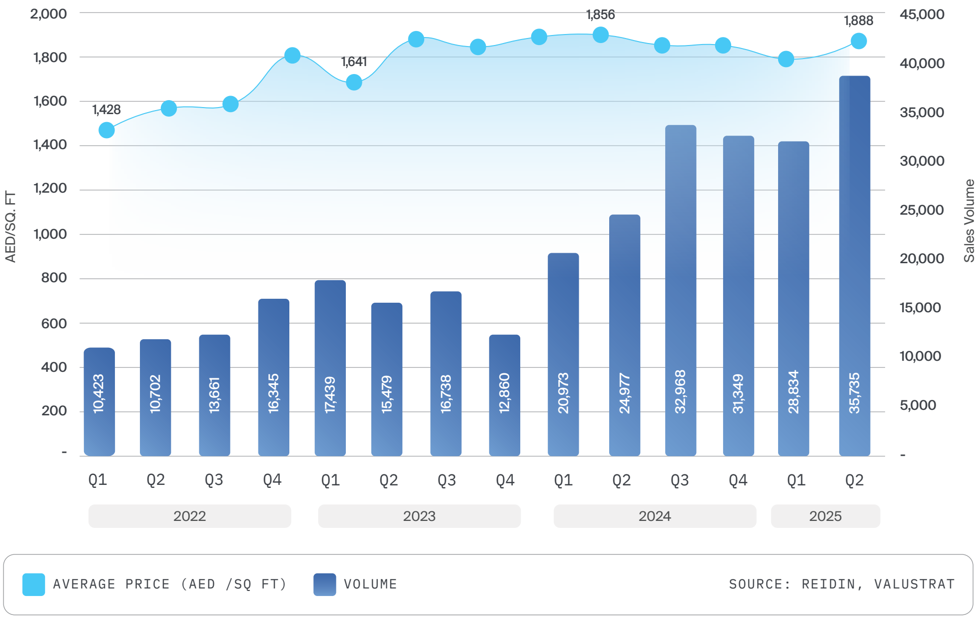
- Key off-plan apartment launches included Bay Grove Residences on Dubai Islands with 241 apartments, Heights Tower in Dubai International Financial Centre (DIFC) with 366 luxury residences, Sobha Central on Sheikh Zayed Road with 1,225 units, South Square in Dubai South with 550 properties, and Azizi Sakandar in Al Furjan with 218 homes

- Significant villa launches during the quarter included Raiha Waada Villas in Dubai South with 132 units, Bali 3 and 4 at Damac Islands with 268 and 208 homes respectively

- Additional project launches include Jumeirah Residences Emirates Towers on Sheikh Zayed Road, Deyaar's Downtown Residences located in Business Bay, Symbolic Zen Residences in Al Furjan, Koro One in Jumeirah Garden City, Chelsea Residences by Damac located in Dubai Maritime City, and The Orchard Place in Jumeirah Village Circle

RESIDENTIAL
OFF-PLAN SALES TRANSACTIONS

Total Volume & Average Price



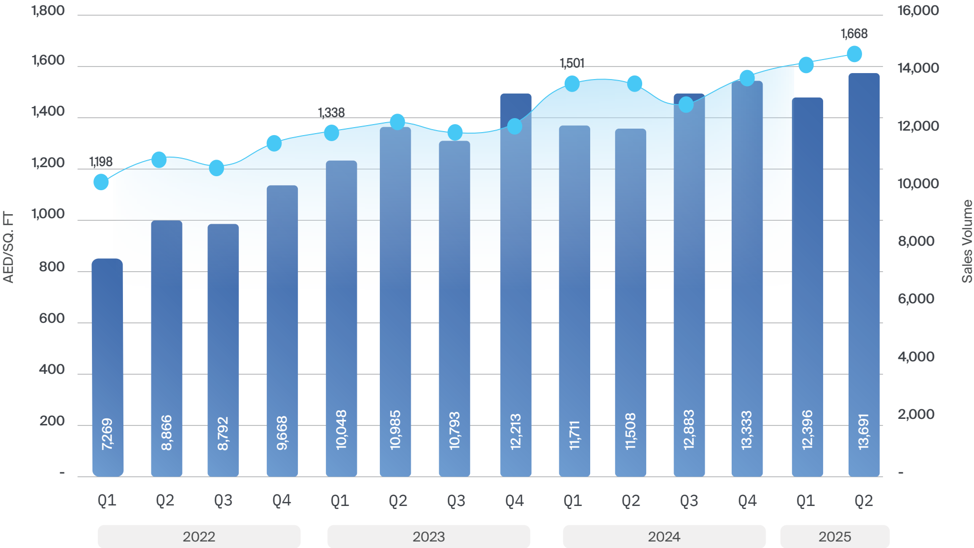
Off-plan Sales Volume		Off-plan Sales Ticket Size	
43.1% LAST YEAR	23.9% LAST QUARTER	31.6% LAST YEAR	17.8% LAST QUARTER

SOURCE: REIDIN, VALUSTRAT

- Off-plan Oqood (contract) registrations surged by 23.9% QoQ and 43.1% YoY, reaching a record high of over 35,700 registrations. These transactions represent a total investment value of approximately AED 113 billion
- The average ticket size of off-plan homes was AED 3.2 million, up 31.6% annually
- The citywide average transacted price for off-plan properties was AED 20,322 per sq m (AED 1,888 per sq ft)
- Top off-plan locations transacted during the quarter included projects located in Jumeirah Village Circle (9.5%), Damac Islands (7.5%), Business Bay (5.0%) and Dubailand Residence Complex (4.1%)

RESIDENTIAL
READY SALES TRANSACTIONS

Total Volume & Average Price



SOURCE: REIDIN, VALUSTRAT

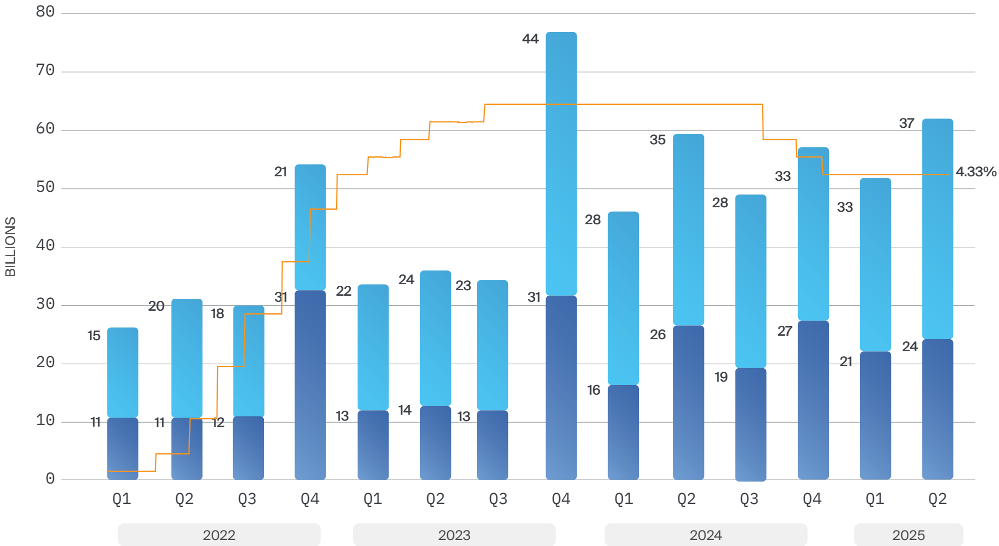
Ready Sales Volume		Ready Sales Ticket Size	
19.0% LAST YEAR	10.4% LAST QUARTER	6.2% LAST YEAR	0.5% LAST QUARTER

SOURCE: REIDIN, VALUSTRAT

- The second quarter saw record 13,691 secondary ready home transactions, up 19% YoY and 10.4% QoQ, equivalent to investments worth AED 37 billion
- The average ticket size of ready properties was stable quarterly and grew 6.2% annually to AED 2.7 million
- 36.4% of all ready home sales were priced less than AED 1 million
- A total of 97 homes priced above AED 30 million were sold, up from 55 during the same period last year. Of these, 28 transactions involved properties exceeding AED 50 million
- The citywide average transacted price for ready units during the quarter was AED 17,954 per sq m (AED 1,668 per sq ft) up 10% YoY and 4.2% QoQ
- Most transacted locations for ready properties were Jumeirah Village Circle (9.7%), Business Bay (6.2%) and Dubai Marina (4.9%)

MORTGAGE TRANSACTIONS

Mortgage/Cash Sales vs Interest Rates*
Transaction Value (AED Bn)



MORTGAGE - READY

CASH - READY

FEDERAL FUNDS RATE

SOURCE: REIDIN, MACTORENDS, VALUSTRAT

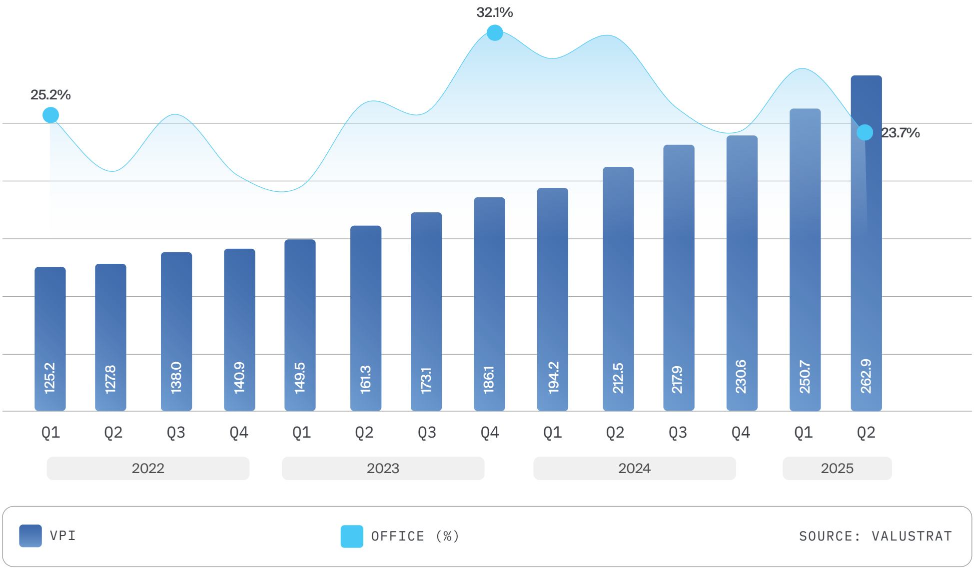
*ALL READY ASSET CLASSES, EXCLUDING OFF-PLAN TRANSACTIONS

- In the second quarter of 2025, the Dubai real estate market witnessed 11,589 mortgage transactions across all asset classes, compared to 16,003 cash transactions of ready properties
- The total sales value attributed to mortgage transactions stood at AED 24 billion, with cash transactions totalling AED 37 billion
- The US Federal Open Market Committee opted to maintain its federal funds interest rate at the current target range of 4.25% - 4.5% as of June 2025

VALUSTRAT PRICE INDEX
OFFICE CAPITAL VALUES

VPI
ValuStrat Price Index

Annual Growth
[BASE: Q1 2021=100]



ValuStrat Price Index	Office	Grade A Shell & Core	Grade B Shell & Core
	262.9	285.7	232.2
	Base: Jan 2021 = 100	Base: Jan 2021 = 100	Base: Jan 2021 = 100

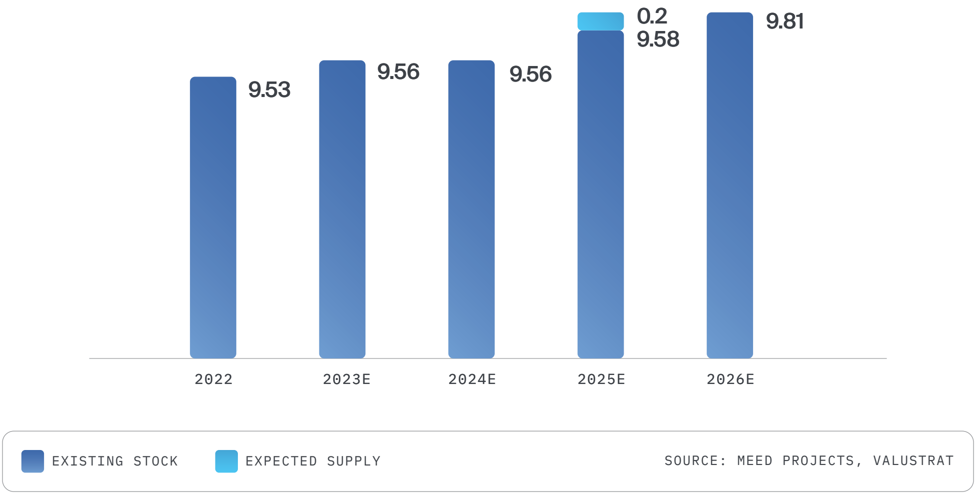
Office space demand in Dubai remains strong, supported by continued economic growth and corporate expansion. In Q2 2025, capital values increased by 4.9% quarterly and 23.7% annually, a slower pace compared to the 31.7% growth recorded in 2024. The ValuStrat Price Index (VPI) for office capital values reached a new high of 262.9 points, based on a baseline of 100 in Q1 2021. The average office valuation stood at AED 21,603 per sq m (AED 2,007 per sq ft).

Among key locations, Downtown Dubai recorded the highest average office valuation at AED 47,361 per sq m (AED 4,400 per sq ft), while Barsha Heights had the lowest at AED 14,036 per sq m (AED 1,304 per sq ft). All five of Dubai's central business districts tracked by the VPI posted double-digit annual capital gains, led by DIFC (26.9%), followed by Jumeirah Lake Towers (23%), Barsha Heights (21.9%), Business Bay (20%), and Downtown Dubai (16.8%).

By grade, the highest capital growth was seen in Grade B shell-and-core offices, which surged 29.6% annually to 232.2 points. Grade A shell-and-core offices rose 25%, reaching 285.7 points.

OFFICE SUPPLY

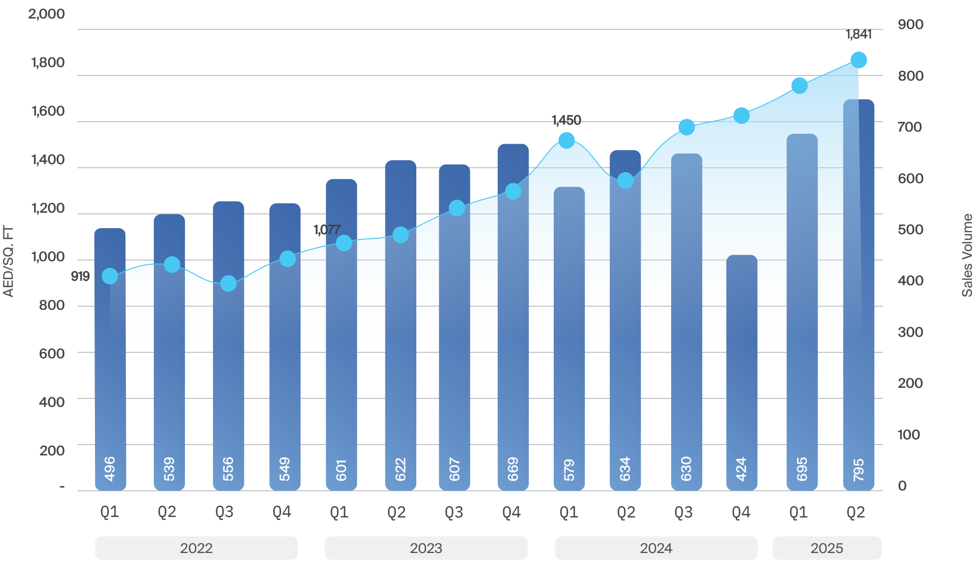
Million Sq M GLA



- As of Q2 2025, Dubai's total office stock was estimated at 9.58 million sq m (103 million sq ft)
- Based on developer estimates, 233,800 sq m (2.5 million sq ft) of GLA is scheduled for completion by end of 2025
- Omniyat Properties announced plans for two office towers in Business Bay under the project name 'Enara'. Scheduled for completion in Q1 2028, the development will offer an estimated GFA of 30,535 sq m (328,680 sq ft)
- Sweid & Sweid acquired Aurora Tower, a 27-storey office building in Dubai Media City with 20,717 sq m (223,000 sq ft) of leasable space. The tower, home to major tenants like Spotify and The Economist Group, marks the firm's fourth project in the district and strengthens its portfolio of Grade A commercial assets

OFFICE
SALES TRANSACTIONS

Total Volume & Average Price



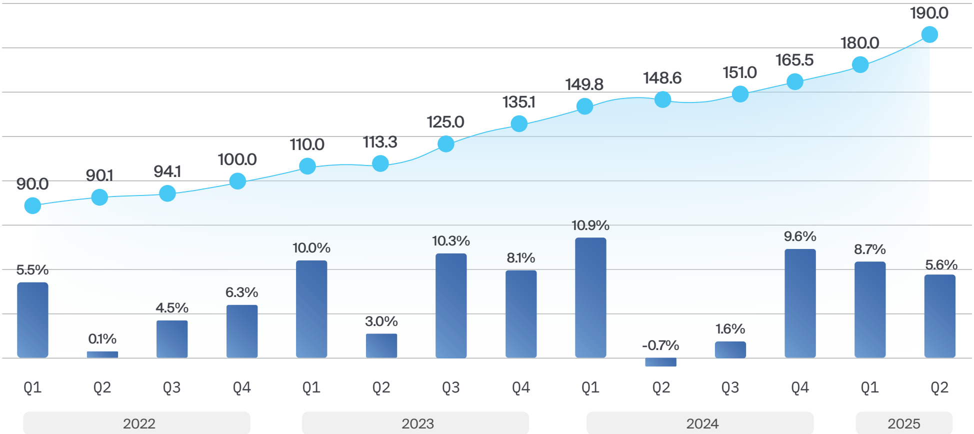
AVERAGE PRICE (AED /SQ FT) VOLUME **SOURCE:** REIDIN, VALUSTRAT

Sales Volume		Transacted Prices		SOURCE: REIDIN, VALUSTRAT
25.4% LAST YEAR	14.4% LAST QUARTER	35.0% LAST YEAR	10.4% LAST QUARTER	

- The second quarter saw a record 795 office sales transactions, up 25.4% annually and 14.4% quarterly
- The average transacted price increased to a record high of AED 19,816 per sq m (AED 1,841 per sq ft), up 35% YoY and 10.4% QoQ
- Business Bay remained the most popular choice for office sales, accounting for 41% of transactions this quarter. It was followed by Jumeirah Lake Towers with 36% and Barsha Heights with 7.5%
- The average size of offices sold was 124 sq m (1,333 sq ft) in Business Bay, 124 sq m (1,338 sq ft) in Jumeirah Lake Towers and 126 sq m (1,359 sq ft) in Barsha Heights
- 100,522 sq m (1.08 million sq ft) of total GLA was transacted during the quarter, amounting to an investment value of more than AED 2.2 billion

OFFICE ASKING RENTS

Annual Market Rent Trend



MEDIAN OFFICE RENT (AED / SQ FT / P.A) SOURCE: REIDIN, VALUSTRAT

Office Median Asking Rents

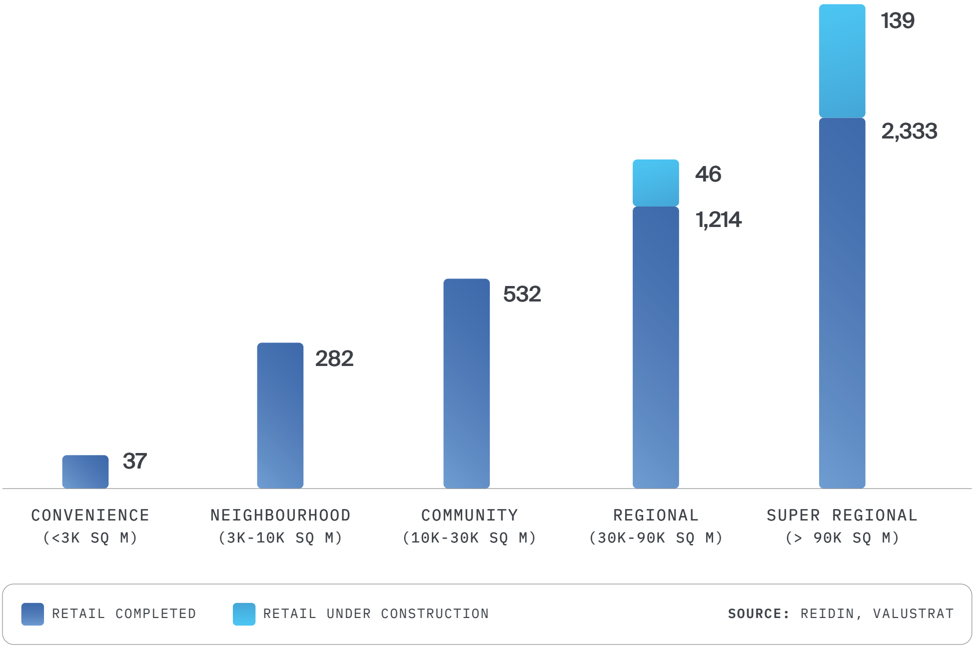
SOURCE: REIDIN, VALUSTRAT

- **67.7%** LAST 2 YEARS
- **27.8%** LAST YEAR
- **14.8%** LAST 6 MONTHS
- **5.6%** LAST QUARTER

- Office asking rents grew 5.6% quarterly, following record highs in the previous two quarters. This has led to a median annual rent of AED 2,045 per sq m (AED 190 per sq ft) which is 27.8% higher than last year
- DIFC recorded the highest average asking rents for smaller office spaces (74-93 sq m or 800-1,000 sq ft) at AED 4,252 per sq m (AED 395 per sq ft), followed by Barsha Heights at AED 2,777 per sqm (AED 258 per sq ft) and Business Bay at AED 2,045 per sq m (AED 199 per sq ft), while Jumeirah Lake Towers was more affordable at AED 1,798 per sq m (AED 167 per sq ft), based on available listings
- For larger units between 93–186 sq m (1,000–2,000 sq ft), available listings showed average asking rents at AED 6,598 per sq m (AED 613 per sq ft) in DIFC, AED 2,379 per sq m (AED 221 per sq ft) in Business Bay, an AED 2,207 per sq m (AED 205 per sq ft) in Jumeirah Lake Towers

RETAIL SUPPLY

Malls & Shopping Centers
('000 SQ M GLA)

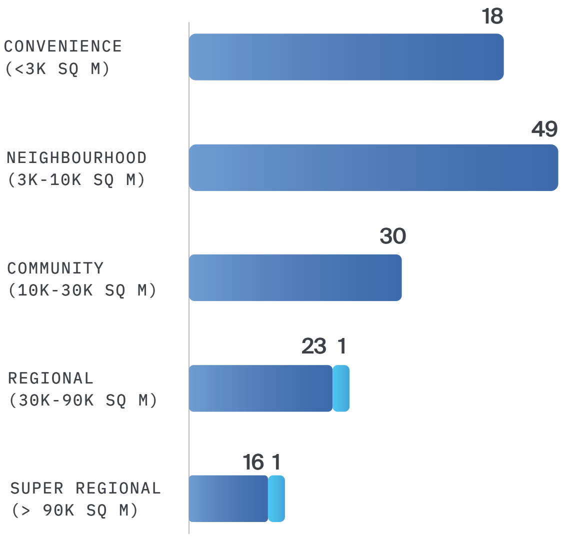


SOURCE: REIDIN, VALUSTRAT

- Lulu Group signed a strategic MoU with Awqaf Dubai to develop a network of hypermarkets and supermarkets across Dubai, starting with a flagship outlet in Khawaneej Second
- Dubai Holding Asset Management announced the official opening of Nad Al Sheba Mall, a 46,452 sq m (500,000 sq ft) mixed-use lifestyle destination featuring over 100 outlets across F&B, retail, fitness, and entertainment. The mall expands the group's retail footprint and aims to enhance community connectivity and convenience

RETAIL PERFORMANCE

Number of Malls & Shopping Centres



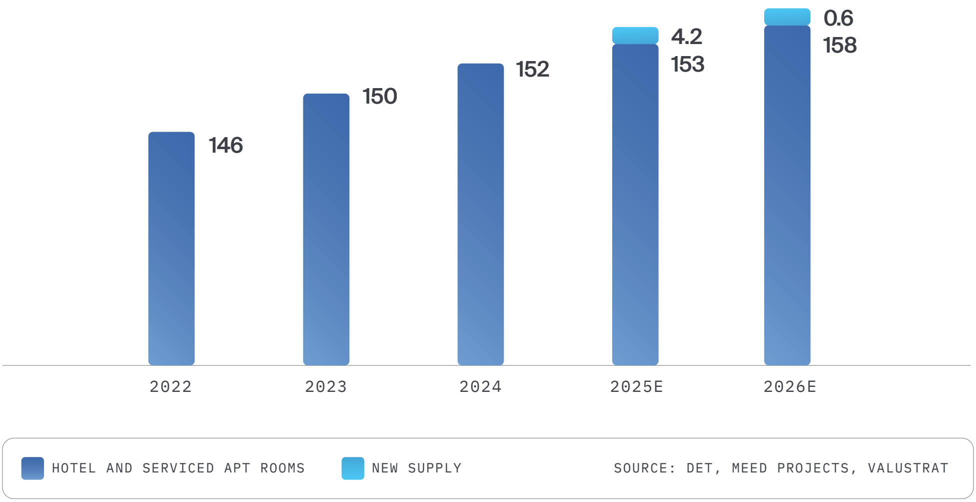
RETAIL COMPLETED RETAIL UNDER CONSTRUCTION SOURCE: REIDIN, VALUSTRAT

- During Q1 2025, Emaar's mall operations generated AED 1.5 billion in revenue, with occupancy levels across its mall assets reaching 98%
- Emaar's malls attracted over 50 million visitors in the first quarter of 2025, up 2.6% YoY
- Emaar reported a 4.3% annual growth in sales performance for its tenants
- Dubai Duty Free posted its highest ever first-half sales, reaching AED 4.12 billion in H1 2025 – a 5.34% YoY increase. That lines up with rising long-haul traffic from Europe, where duty free sales jumped 16.89%, and strong performance from the Middle East (+8.15%), Russia (+4.41%), and the Indian Subcontinent (+1.02%)
- Lulu Group's UAE store revenue rose 5% YoY in Q1 2025, totaling AED 742 million

HOSPITALITY SUPPLY

Hotel Room Supply

2022-2026 | ’000 Keys



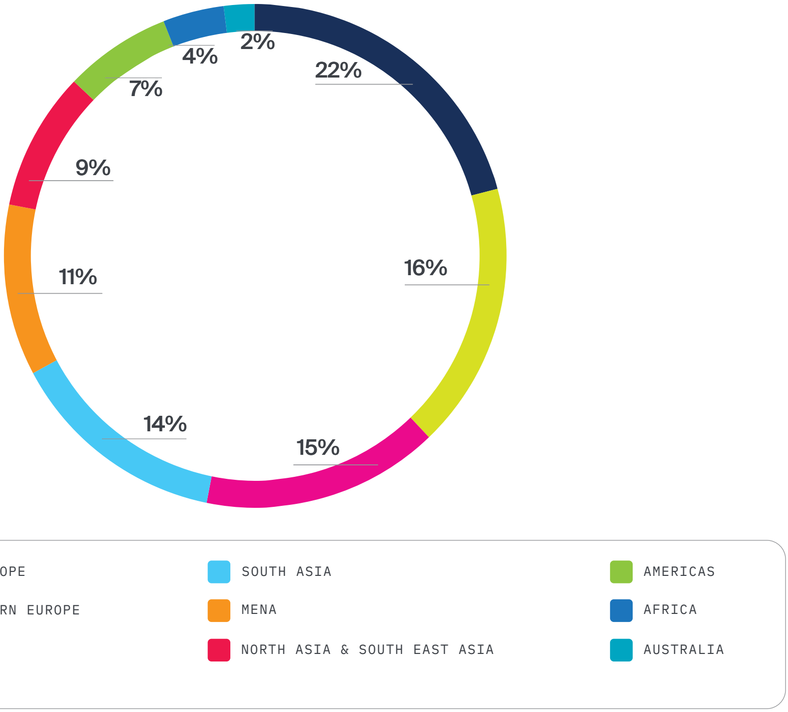
SOURCE: DET, MEED PROJECTS, VALUSTRAT

- As of May 2025, Dubai had a total of 127,583 hotel rooms and 25,773 hotel apartments per the Department of Economy and Tourism
- Notable hotel openings included Atana Hotel with 828 rooms, Delano Dubai featuring 251 rooms, and Mandarin Oriental Downtown Dubai with 259 keys
- There are 12 hotel projects under construction with 4,398 total keys to be added during 2025. Notable projects include the Nice Hotel with 264 keys and Moxy Al Barsha Dubai with 480 keys

HOSPITALITY PERFORMANCE

Source of Dubai Visitors by Region

YTD MAY 2025



SOURCE: DET

- Total international guests stood at 8.68 million during the first five months of 2025, growing by 6.9% annually
- Hotel occupancy reached 82.9%, up 1.9% annually
- The Average Daily Rate (ADR) was AED 620, up 5.1% annually, whilst Revenue per Available Room (RevPAR) grew by 7.3% YoY to AED 513
- Dubai's top three tourist source markets were Western Europe contributing 22%, countries in Easten Europe adding 16%, and the GCC sharing 15%
- Dubai International Airport is now projected to handle 96 million passengers in 2025, up from an earlier estimate of 94 million. The airport is also expected to reach the 100 million passenger mark by the end of 2026, earlier than the previously forecasted 2027, supported by strong post pandemic travel demand

VALUSTRAT PRICE INDEX

INDUSTRIAL LOGISTICS CAPITAL VALUES

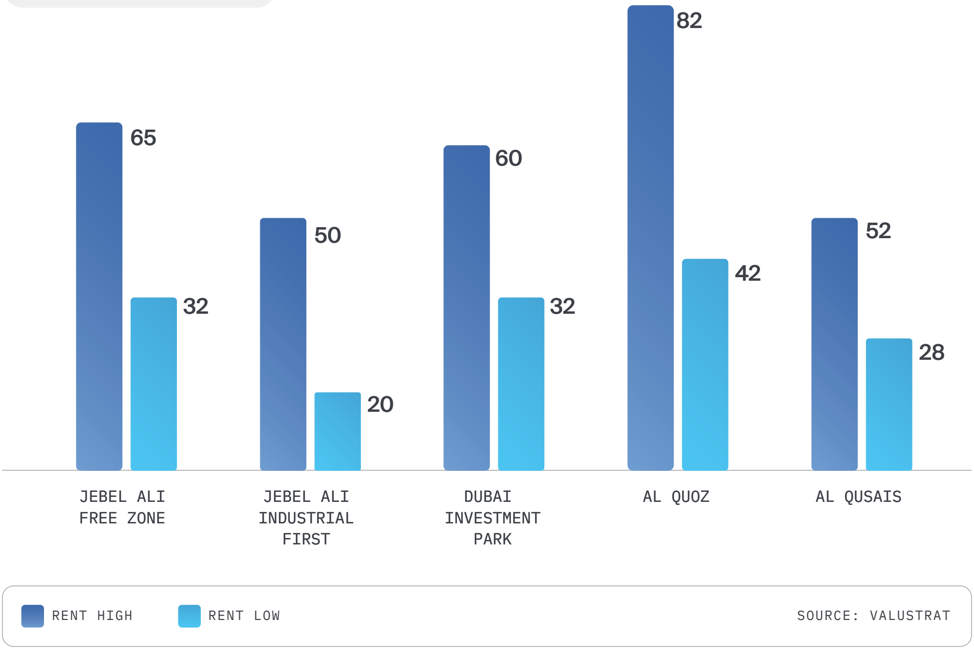
Annual Growth

[BASE: Q1 2021=100]

- Dubai's industrial property sector continued its upward trajectory in Q2 2025, with the ValuStrat Price Index (VPI) for industrial capital values reaching 158.4 points, based on a baseline of 100 in Q1 2021
- Logistics warehouses led performance, posting annual capital gains of 16.2% and quarterly growth of 4.1%. The average valuation for a typical logistics warehouse stood at AED 3,337 per sq m (AED 310 per sq ft)
- Top-performing locations in terms of annual price appreciation included JAFZA South (21.8%), Dubai Investment Park (19.2%), and JAFZA North (18.6%)
- Warehouse asking rents ranged from AED 215 to AED 883 per sq m (AED 20–82 per sq ft), with average rental rates increasing by 1.4% during the quarter
- Looking ahead, demand is expected to outpace supply, which will likely support continued capital growth across the industrial segment

INDUSTRIAL
INVESTMENT/SUPPLY

Industrial Rental Rates
AED / SQ FT / P.A



SOURCE: VALUSTRAT

- JAFZA launched Phase 2 of its Logistics Park with an AED 90 million investment, adding 33,445 sq m (360,000 sq ft) of Grade-A space. The expansion features modern offices, customisable units, temperature-controlled warehouses, and loading docks to support a wide range of industries

- Al Khayyat Investments opened a 92,900 sq m (1 million sq ft) Fulfilment and Innovation Centre in Dubai Industrial City, set to quadruple its capacity and support 30,000+ business customers, in line with Dubai's D33 agenda to boost logistics and supply chain excellence

- Dutco and Sweid & Sweid launched Terralogix, a 306,580 sq m (3.3 million sq ft) Grade-A logistics park in Warsan—set to be the emirate's largest privately owned logistics facility. Phase 1 is expected to complete in Q3 2026, expanding access to areas underserved by existing logistics hubs in Southern Dubai

VALUSTRAT IN THE MEDIA

Economy

How the Dubai Metro Blue Line is set to fuel a property boom

19 JUNE 2025

Dubai's Metro Blue Line is poised to reshape the city's real estate landscape, acting as a major driver of demand and investment across nine key districts. With 14 stations spanning 30 kilometres, the line is expected to boost connectivity, uplift under-utilised areas, and create new hotspots for residential and commercial growth.

ValuStrat's Haider Tuaima highlights that properties within a 10-minute walk of upcoming stations could command up to a 15% price premium once the line becomes operational in 2029. He notes that while rental gains may come later, investor interest has already increased. Drawing from past metro expansions, Tuaima explains that transit-linked areas historically benefit from stronger capital appreciation, higher yields, and faster resale cycles. With areas like Dubai Silicon Oasis and Academic City gaining traction, ValuStrat sees the Blue Line as a long-term catalyst for value creation and market realignment.

Khaleej Times

Dubai apartments rapidly reaching 11-year price peaks

20 MAY 2025

Dubai's real estate market maintained strong momentum in April 2025, with the ValuStrat Price Index rising 25.3% year-on-year. Villa values grew 29.8% annually and now stand 63% above their 2014 peak, with Jumeirah Islands and Palm Jumeirah leading gains. Apartment prices rose 20.9% year-on-year, with several communities such as The Greens and The Views surpassing previous highs. Off-plan registrations surged 61.5% annually, making up over 70% of residential sales, while ready home transactions also rebounded following a slower March.

Transaction activity reached record highs in key locations. Dubai Marina logged its highest-ever off-plan sales, while Business Bay led ready home transactions. There were 31 sales of ready properties priced above AED 30 million, spread across prime areas like Dubai Hills Estate and Jumeirah Bay Island. Emaar and Damac topped developer sales charts. Meanwhile, Elton Real Estate Development launched its first project—Védaire Residences—in Meydan Avenue, targeting the boutique luxury segment with handovers expected by Q3 2027.

Economy

Dubai real estate: Villas in Jumeirah Islands, Palm Jumeirah see annual gains over 41 percent

16 MAY 2025

Dubai's residential real estate market continued its strong upward trajectory in April 2025, according to ValuStrat. The ValuStrat Price Index rose 25.3% year-on-year to 214.1 points, with villa values climbing 29.8% annually to 280.5 points—now 63% above their 2014 peak. Premium areas like Jumeirah Islands and Palm Jumeirah saw gains exceeding 41%, reflecting continued demand for luxury villas. Apartment prices increased by 20.9% year-on-year, with The Greens and Dubailand Residence Complex among the top performers. While apartment values remain 7% below their 2014 peak, they are 69.2% above post-pandemic levels.

Off-plan sales surged, comprising 71.6% of all residential transactions, while ready homes also rebounded after a quieter March. High-end market activity remained strong, with 31 homes sold for over AED 30 million, mostly in Dubai Hills Estate and Palm Jumeirah. Emaar and DAMAC led developer activity, reflecting confidence in Dubai's sustained real estate momentum and ongoing demand across market segments.

ZAWYA

ValuStrat report: Growing population bolsters demand in an increasingly unaffordable residential

1 MAY 2025

ValuStrat's Q1 2025 Dubai real estate report highlights robust growth across residential, commercial, and hospitality sectors, largely driven by surging population and sustained demand. Dubai welcomed nearly 90,000 new residents in the first quarter alone, accelerating housing pressure and pushing the total population to 3.92 million. An estimated 61,580 new homes are expected this year, with 19% already completed. Despite the strong pipeline, affordability is declining—apartment prices rose 21.4% annually, villa prices climbed 30.3%, and rents also saw double-digit increases.

The office sector continued to perform strongly, with capital values up 29.1% and asking rents rising 20.2% year-on-year, supported by ongoing economic expansion. Hospitality and industrial segments also showed steady growth. The only notable dip came from a quarter-on-quarter decline in residential sales and mortgage activity, which ValuStrat attributes to short-term supply-demand imbalances. However, the overall market outlook remains positive, anchored by population growth and solid economic fundamentals.

Premium Subscription

ValuStrat offers premium subscription reports for clients granting them access to in-depth, statistical analysis of what is happening in residential real estate; allowing for more informed decision making and forward planning. The full in-depth 100+ page Dubai report includes citywide analysis of freehold districts, including the ValuStrat Price Index, transaction volumes, service charges, Price to Rent Ratios and Net Yields.

About VPI

The ValuStrat Price Index (VPI) regularly marks to market a sample of properties that represent more than 90% of the Dubai residential and commercial markets and is built by our expert RICS Registered Valuers.

Research Methodology
Every effort has been made to ensure the accuracy of this document. New supply data covers 50 defined areas in Dubai including non-freehold areas. Only completed and under construction projects are included. The new supply data does not include announced projects, and projects in design phase. The new supply database does not take into account most private building projects. Prices are calculated from actual transactions. Rental data is derived from a carefully cleansed database of listings that don't include duplicates, potential errors and outliers.

Residential
Capital Value
Monthly

Residential
Rental Value
Quarterly

Office
Capital Value
Quarterly

Industrial Logistics
Capital Value
Quarterly

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Strategy determines outcome. No matter what industry you're in, we're here to help you win.

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