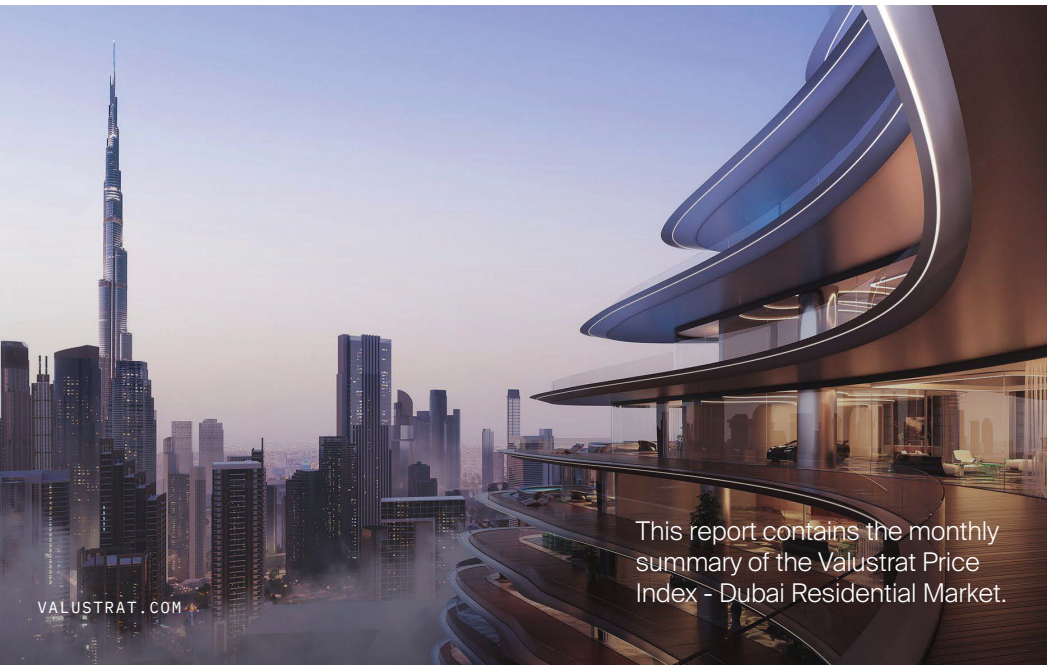


DUBAI 06/'25

ValuStrat Price Index
Dubai Residential Capital Values
June 2025



DUBAI RESIDENTIAL CAPITAL VALUES



Capital growth continues at a slightly slower pace with more locations surpassing previous price peaks. Transaction volumes declined monthly, and ready sales account for less than 30% of total activity.

June 2025, saw the ValuStrat Price Index achieve 220.8 points, marking a 1.5% monthly increase, down from 1.6% in May, and a 23.9% rise since June last year. Villa values climbed to 291.6 points, while apartments reached 174.7 points, all benchmarked to a base of 100 points in January 2021.

Apartments vs Villas

Villa capital values grew 1.9% monthly, down from 2% in May, with an annual gain of 28.7%. The strongest annual performers included villas in Jumeirah Islands (41.1%), Palm Jumeirah (40.5%), Emirates Hills and The Meadows both at 27.5%. Meanwhile, the lowest annual gains were recorded in Mudon (8.1%). Dubai's freehold villas are, on average, valued at 180% above post-pandemic levels.

Apartment prices rose by 1.1% monthly, recording an annual growth of 19.1%. The highest yearly capital gains were seen in The Greens (24.4%), Dubai Silicon Oasis (23.4%), Dubailand Residence Complex (23.3%), Palm Jumeirah (22.9%), and Town Square (22.4%). In contrast, the lowest capital value increases were recorded in International City (11.2%) and Business Bay (15.8%). Apartment valuations in Dubai are, on average, 73% higher than post-pandemic levels.

SALES TRANSACTIONS



Off-Plan vs Ready Homes

Oqood registrations for off-plan homes declined 8% monthly but were 60.1% higher annually, accounting for 73.4% of total residential sales. Meanwhile, ready secondary-home transactions dropped 14.3% since May, but were 11% higher on an annual basis.

Prime Home Sales

There were 40 transactions for ready properties priced over AED 30 million, 15 of which were priced over AED 50 million. These properties were located in DIFC, Palm Jumeirah, Arabian Ranches, Jumeirah Golf Estates, Dubai Hills Estate, Jumeirah Park, Al Barari, and Downtown Dubai.

Top Developers

June 2025 saw Emaar (13.9%), Damac (13.3%), Sobha (8.9%), Binghatti (4.3%), Nakheel (3.5%), Danube (3.4%) and Samana (2.4%) lead the developer sales charts overall.

Top Locations

Top off-plan locations transacted included projects in Jumeirah Village Circle (9.1%), Dubai Investment Park Second (7.2%), Uptown Motorcity (5.9%), Damac Island City (5%), and Business Bay (4.8%). Both Dubai Silicon Oasis and Uptown Motorcity broke their individual records with the highest number of off-plan homes traded in one month.

Meanwhile, the majority of ready home sales were concentrated in Jumeirah Village Circle (9.2%), Business Bay (5.5%), Dubai Marina (4.9%), Downtown Dubai (4%), and DIFC (3.9%).

REAL ESTATE PERFORMANCE

SOURCE: VALUSTRAT

ValuStrat Price Index

Residential
Citywide

220.8

BASE: JAN 2021 = 100

Villa
Citywide

291.6

BASE: JAN 2021 = 100

Apartment
Citywide

174.7

BASE: JAN 2021 = 100

KEY INDICATORS

SOURCE: VALUSTRAT



Residential

Annual
Change

↑ **23.9%**

Monthly
Change

↑ **1.5%**

Weighted Average
Value Per Sq Ft

1,571

AED

Weighted Average
Capital Value

3,387,691

AED



Villa

Annual
Change

↑ **28.7%**

Monthly
Change

↑ **1.9%**

Weighted Average
Value Per Sq Ft

2,744

AED

Weighted Average
Capital Value

12,947,226

AED



Apartment

Annual
Change

↑ **19.1%**

Monthly
Change

↑ **1.1%**

Weighted Average
Value Per Sq Ft

1,388

AED

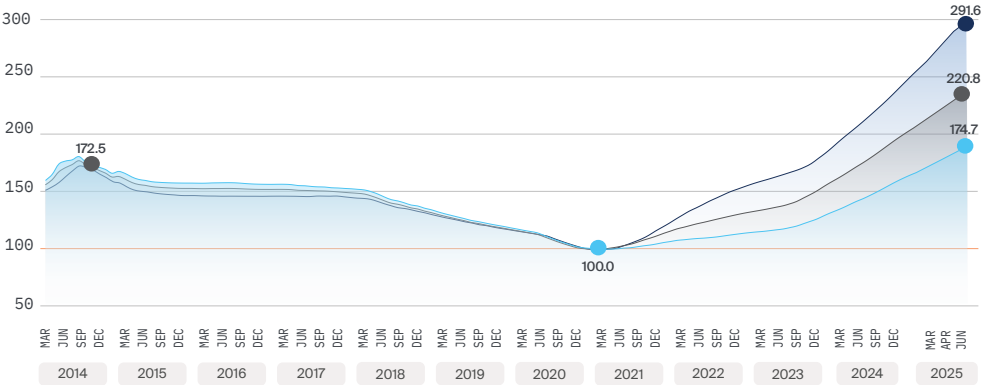
Weighted Average
Capital Value

1,850,476

AED

DUBAI RESIDENTIAL CAPITAL VALUES

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



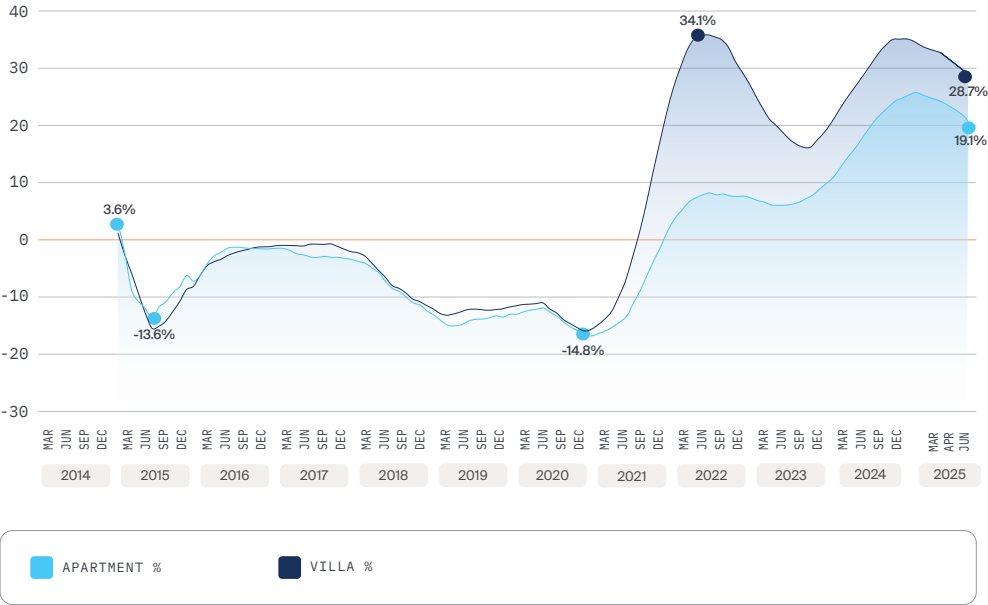
 RESIDENTIAL VPI

 APARTMENT VPI

 VILLA VPI

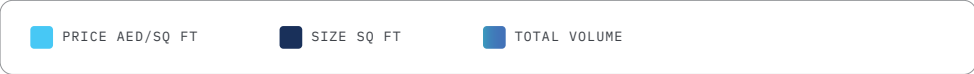
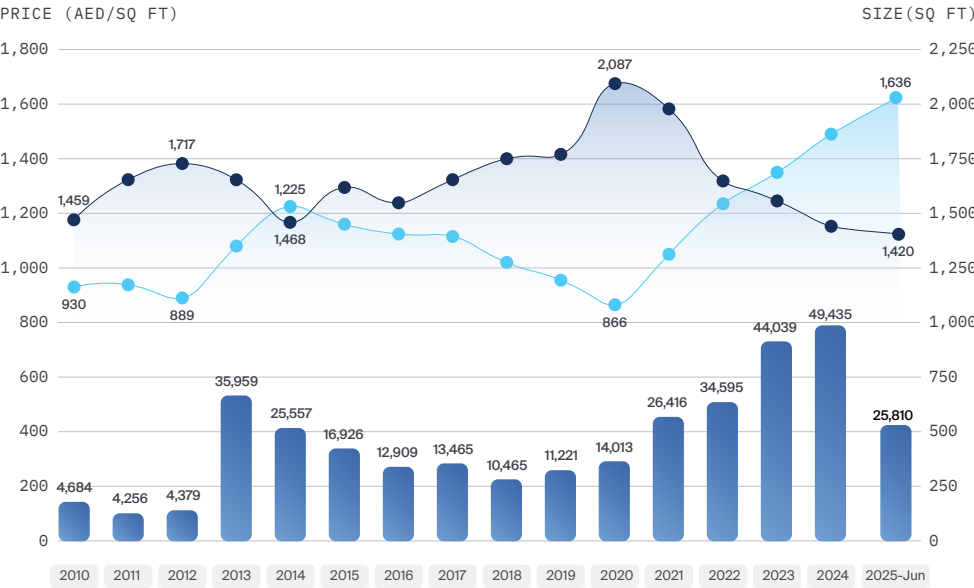
DUBAI RESIDENTIAL CAPITAL VALUES ANNUAL GROWTH

[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



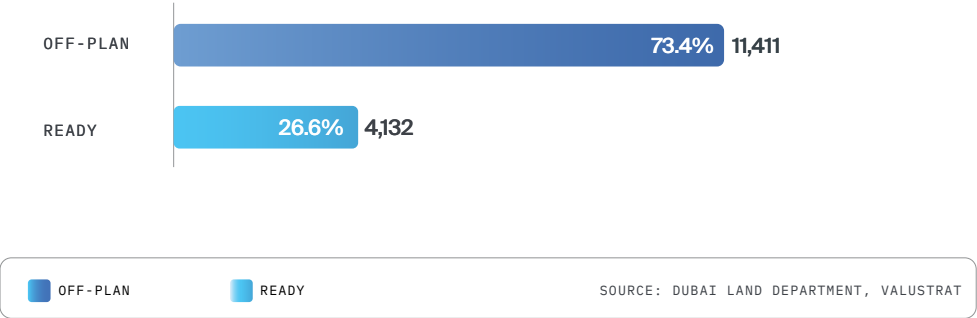
HOME SALES

VOLUME GROWTH - JUNE '25



DUBAI RESIDENTIAL

OFF-PLAN VS READY HOMES

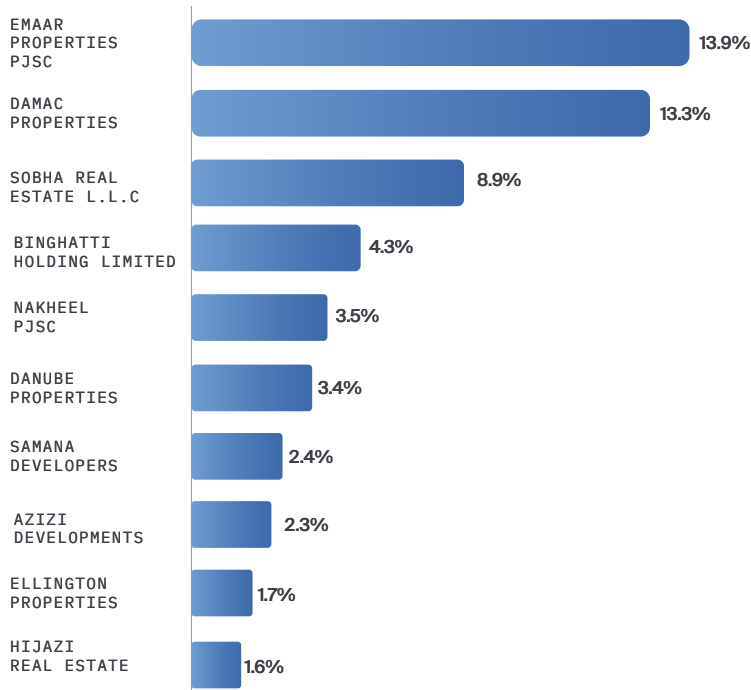


TOP RESIDENTIAL DEVELOPERS

HOME SALES - JUNE '25



SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



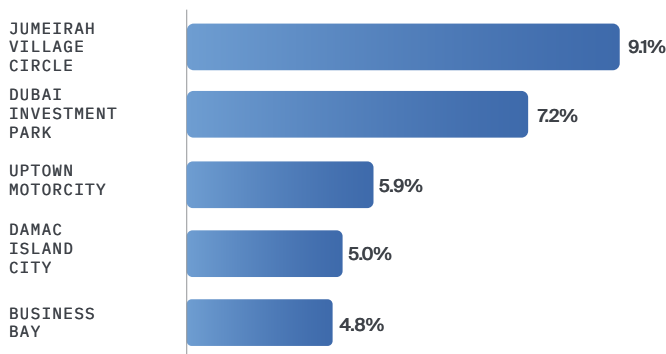
TOP LOCATIONS

HOME SALES - JUNE '25

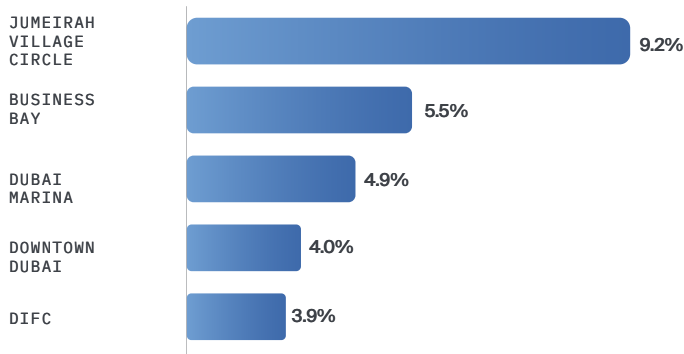


SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

Top Off-Plan Sales



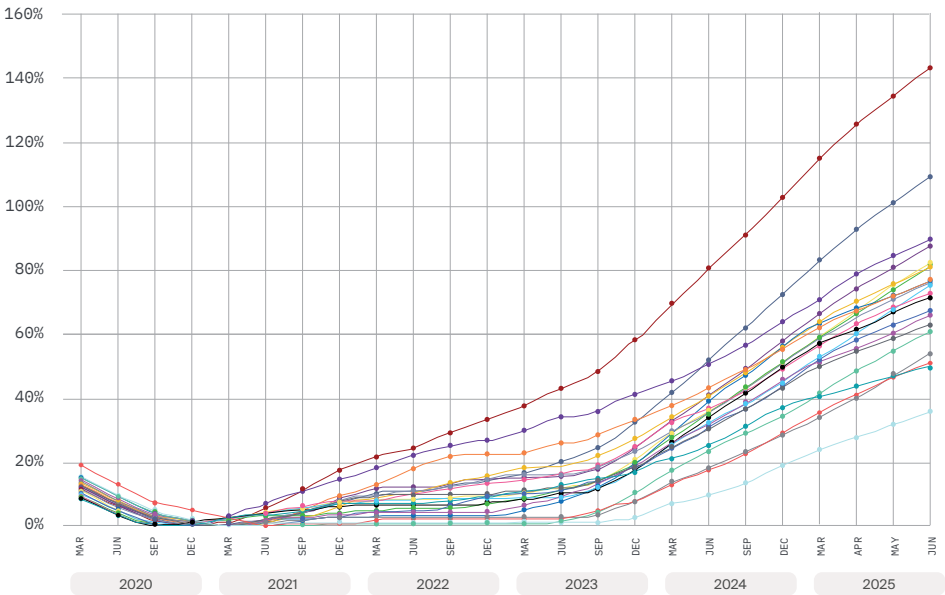
Top Ready Home Sales



APARTMENT CAPITAL GAINS

MARKET TROUGH - JUNE '25

SOURCE: VALUSTRAT

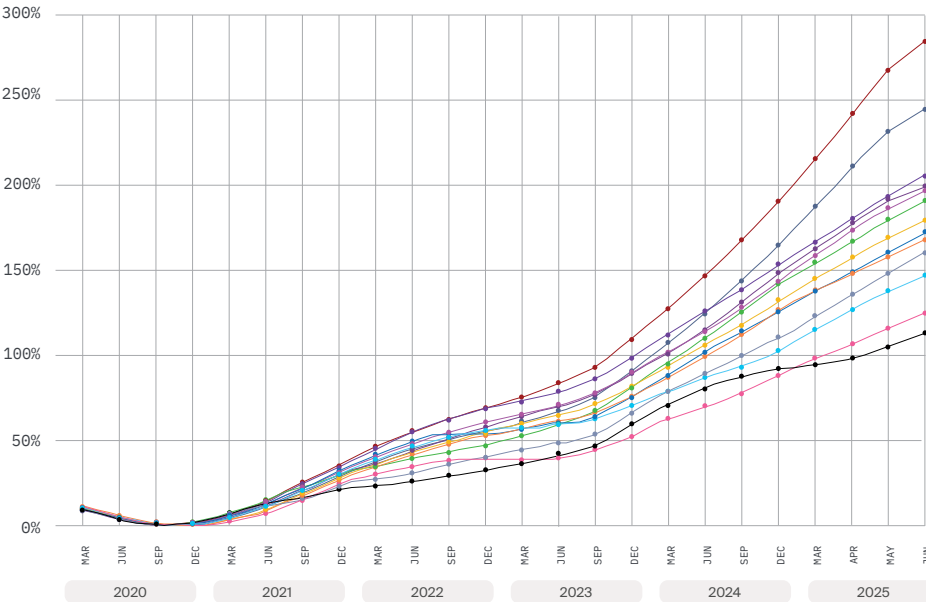


<div></div> <div>PALM JUMEIRAH (140.5%)</div>	<div></div> <div>DISCOVERY GARDENS (75.1%)</div>	<div></div> <div>MOTOR CITY (64.4%)</div>
<div></div> <div>THE GREENS (107.0%)</div>	<div></div> <div>BURJ KHALIFA (75.1%)</div>	<div></div> <div>BUSINESS BAY (61.8%)</div>
<div></div> <div>JUMEIRAH BEACH RESIDENCE (87.7%)</div>	<div></div> <div>JUMEIRAH LAKE TOWERS (74.4%)</div>	<div></div> <div>DUBAI PRODUCTION CITY (59.5%)</div>
<div></div> <div>THE VIEWS (85.5%)</div>	<div></div> <div>DUBAI SILICON OASIS (73.9%)</div>	<div></div> <div>REMRAAM (52.9%)</div>
<div></div> <div>DUBAILAND RESIDENCE COMPLEX (80.5%)</div>	<div></div> <div>AL FURJAN (71.3%)</div>	<div></div> <div>JUMEIRAH VILLAGE (49.9%)</div>
<div></div> <div>TOWN SQUARE(79.5%)</div>	<div></div> <div>AL QUOZ FOURTH (70.1%)</div>	<div></div> <div>INTERNATIONAL CITY (49.1%)</div>
<div></div> <div>DOWNTOWN DUBAI(79.2%)</div>	<div></div> <div>DUBAI MARINA (66.0%)</div>	<div></div> <div>DUBAI SPORTS CITY (34.9%)</div>

VILLA CAPITAL GAINS

MARKET TROUGH - JUNE '25

SOURCE: VALUSTRAT



<div></div> JUMEIRAH ISLANDS (284.0%)	<div></div> MEADOWS (194.1%)	<div></div> VICTORY HEIGHTS (163.2%)	<div></div> MUDON (102.6%)
<div></div> PALM JUMEIRAH (248.6%)	<div></div> DUBAI HILLS ESTATE (186.5%)	<div></div> GREEN COMMUNITY WEST (154.0%)	
<div></div> ARABIAN RANCHES (201.1%)	<div></div> JUMEIRAH PARK (176.1%)	<div></div> JUMEIRAH VILLAGE (144.1%)	
<div></div> EMIRATES HILLS (199.1%)	<div></div> THE LAKES (166.3%)	<div></div> AL FURJAN (121.6%)	

DUBAI RESIDENTIAL

CAPITAL VALUES - JUNE '25

Typical Villas

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

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
Al Furjan	221.6	6,727,475	1,475	↑ 1.7%	↑ 23.4%
Arabian Ranches	294.8	8,136,480	2,530	↑ 1.8%	↑ 24.9%
Dubai Hills Estate	277.5	14,950,000	2,990	↑ 1.7%	↑ 25.2%
Emirates Hills	296.9	86,020,000	5,060	↑ 1.7%	↑ 27.5%
Green Community West	247.0	11,211,500	1,319	↑ 1.7%	↑ 25.9%
Jumeirah Islands	375.3	17,711,968	3,352	↑ 2.7%	↑ 41.1%
Jumeirah Park	276.0	10,106,888	2,332	↑ 1.7%	↑ 25.4%
Jumeirah Village	242.1	3,708,114	1,266	↑ 1.7%	↑ 25.1%
Meadows	289.6	10,235,450	2,690	↑ 1.8%	↑ 27.5%
Mudon	196.9	3,159,000	1,755	↕ 0.7%	↑ 8.1%
Palm Jumeirah	346.3	37,275,000	7,455	↑ 2.7%	↑ 40.5%
The Lakes	262.6	7,289,550	2,505	↑ 1.7%	↑ 23.3%
Victory Heights	263.2	11,866,780	2,290	↑ 1.5%	↑ 22.8%

DUBAI RESIDENTIAL

CAPITAL VALUES - JUNE '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	169.3	587,600	1,469	↕ 0.9%	↑ 18.0%
Al Quoz Fourth	167.3	542,400	904	↑ 1.0%	↑ 17.4%
Burj Khalifa	175.1	3,522,168	3,763	↑ 1.0%	↑ 15.8%
Business Bay	161.5	1,383,254	1,481	↑ 1.0%	↑ 15.8%
Discovery Gardens	173.7	526,108	1,087	↑ 1.0%	↑ 16.3%
Downtown Dubai	177.9	2,089,885	2,485	↑ 1.1%	↑ 19.1%
Dubai Marina	166.0	2,513,280	1,428	↑ 1.0%	↑ 19.0%
Dubai Production City	158.6	444,110	890	↑ 1.4%	↑ 21.8%
Dubai Silicon Oasis	171.9	620,851	733	↑ 1.7%	↑ 23.4%
Dubai Sports City	133.7	978,420	690	↑ 1.0%	↑ 16.4%
Dubailand Residence Complex	178.3	920,205	715	↑ 1.4%	↑ 23.3%
International City	148.0	441,155	617	↕ 0.8%	↑ 11.2%
Jumeirah Beach Residence	187.7	3,665,290	1,910	↑ 1.0%	↑ 17.9%
Jumeirah Lake Towers	174.1	2,265,240	1,317	↑ 1.0%	↑ 19.2%
Jumeirah Village	144.3	829,578	766	↑ 1.1%	↑ 19.9%
Motor City	163.1	1,701,720	1,044	↑ 1.1%	↑ 16.5%
Palm Jumeirah	240.5	4,071,432	2,348	↑ 1.3%	↑ 22.9%
Remraam	151.7	586,530	882	↑ 1.7%	↑ 21.8%
The Greens	207.0	1,331,577	1,797	↑ 1.4%	↑ 24.4%
The Views	184.4	2,305,600	1,760	↑ 1.4%	↑ 21.7%
Town Square	177.3	862,728	1,236	↑ 1.5%	↑ 22.4%



Premium Subscription

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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.

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Declan King, MRICS
Senior Partner & Group Head of Real Estate
declan.king@valustrat.com



Haider Tuaima
Managing Director & Head of Real Estate Research
haider.tuaima@valustrat.com



Vismer Mulenga, MRICS
Director - Commercial Valuation
vismer.mulenga@valustrat.com



Darshan Shah, MRICS
Partner & Group Head, Industrial Consulting
darshan.shah@valustrat.com



Adrian Briones, MRICS
Associate Director & Head of Residential Valuation
adrian.briones@valustrat.com



Anchal Rajpal
Senior Research Analyst
anchal.rajpal@valustrat.com

Dubai, AE
702 Palace Towers
Dubai Silicon Oasis
+971 4 326 2233

Abu Dhabi, AE
Office C102G, Al Bateen,
Tower C6 Bainunah,
ADIB Building
+971 2 207 6664

London, UK
189 Brompton Road,
Knightsbridge, London
SW3 1NE, UK

Riyadh, SA
6th Floor, South Tower
King Faisal Foundation Building
Al Faisaliah Complex
+966 11 293 5127

Jeddah, SA
111 Jameel Square,
Tahlia Road
+966 12 283 1455

Doha, QA
Office 704,
Palm Towers B West Bay
+974 4 039 9001

Karachi, PK
8th Floor, Elegant Tower,
Block 5, Clifton
+92 213 517 4201

For business enquiries, please email us at:
business.enquiries@valustrat.com

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