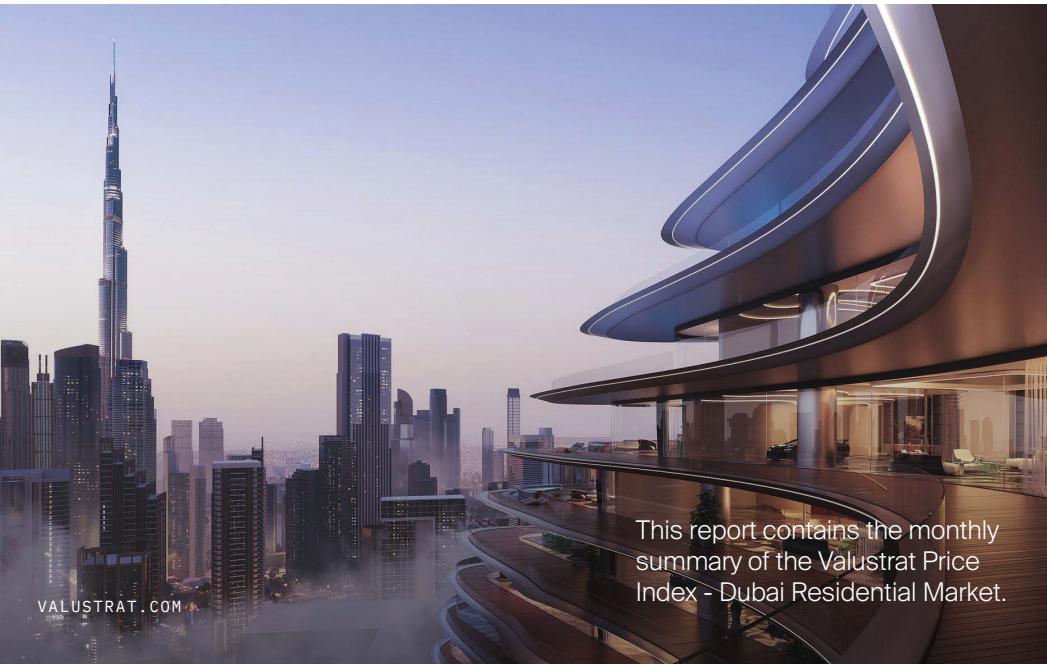


DUBAI

06/‘25

ValuStrat Price Index
Dubai Residential Capital Values
June 2025



This report contains the monthly summary of the ValuStrat Price Index - Dubai Residential Market.

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.

Apartments 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%), Bingham (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

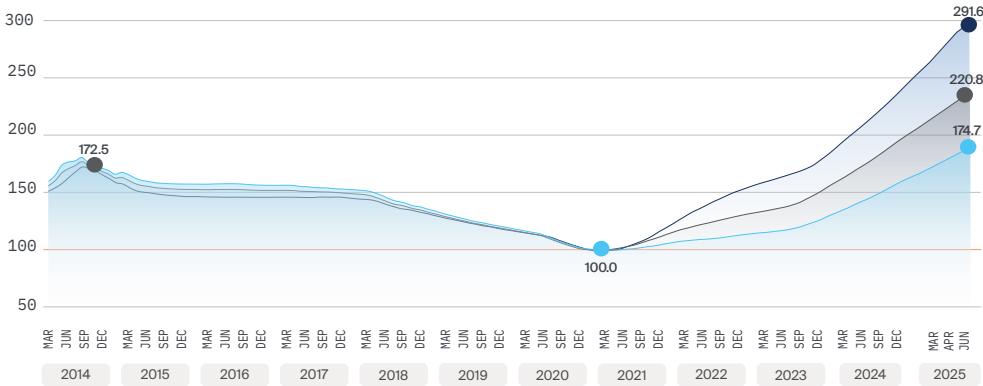
1,850,476

AED

DUBAI RESIDENTIAL CAPITAL VALUES



[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



 RESIDENTIAL VPI

 APARTMENT VPI

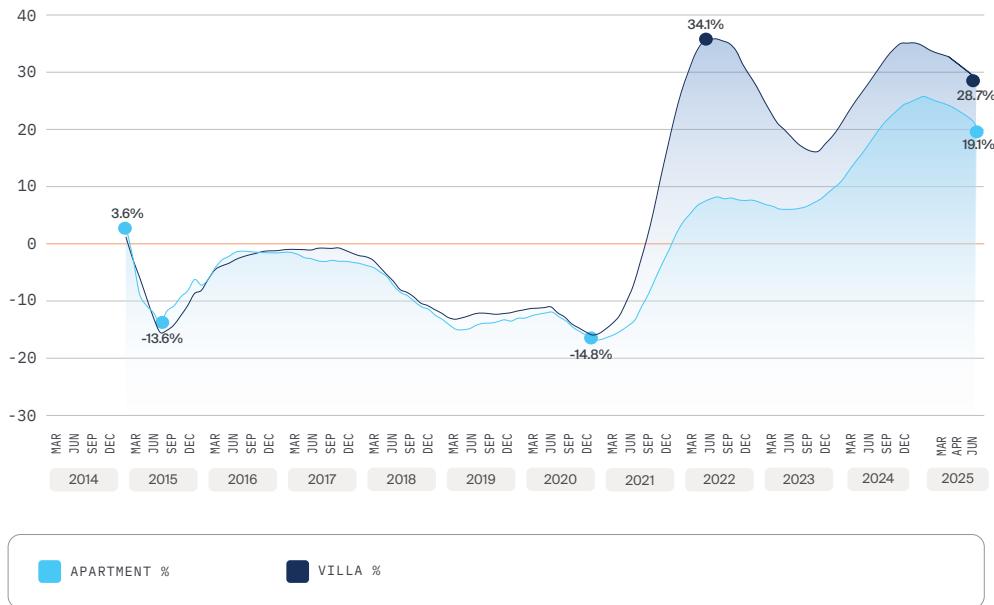
 VILLA VPI

DUBAI RESIDENTIAL

CAPITAL VALUES ANNUAL GROWTH



[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



APARTMENT %

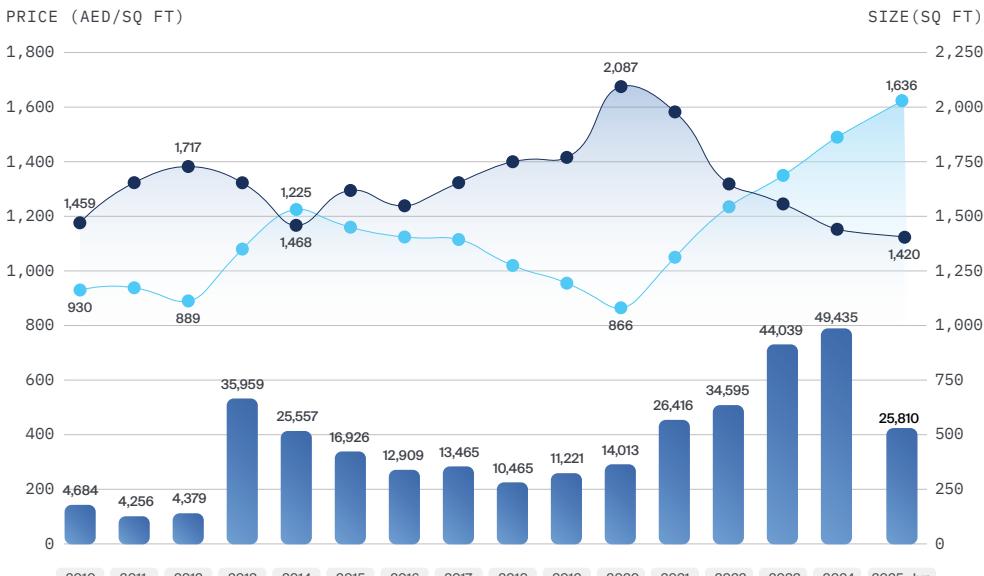
VILLA %

DUBAI RESIDENTIAL MARKET CYCLES



READY HOME SALES TOTAL VOLUME, AVERAGE PRICE
[AED/SQ FT], AVERAGE HOME SIZE [SQ FT]

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



PRICE AED/SQ FT

SIZE SQ FT

TOTAL VOLUME

HOME SALES

VOLUME GROWTH - JUNE '25



Residential Ready Sales Volume

4,132 Transactions
↑ 11.0% YOY

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

Residential Off-Plan Sales Volume

11,411 Transactions
↑ 60.1% YOY

DUBAI RESIDENTIAL OFF-PLAN VS READY HOMES



OFF-PLAN

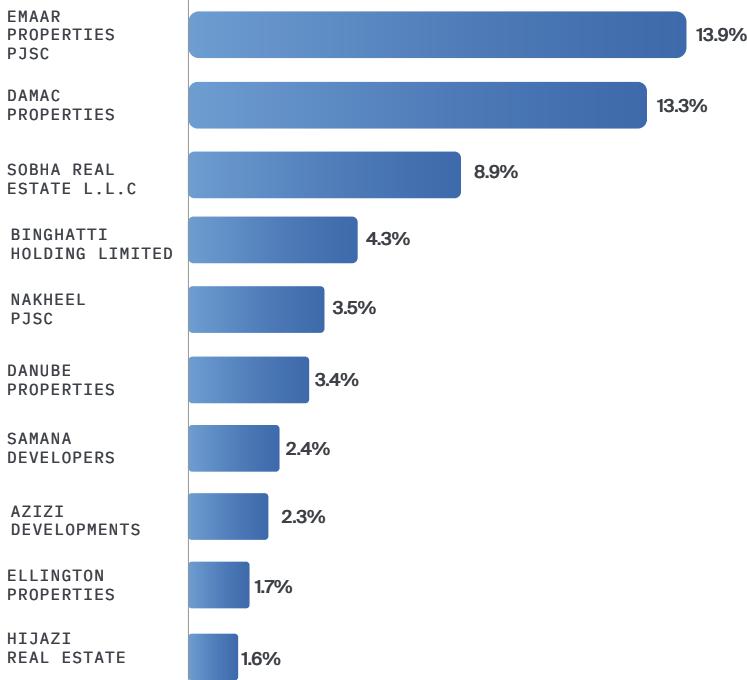
READY

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

TOP RESIDENTIAL DEVELOPERS

HOME SALES - JUNE '25

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

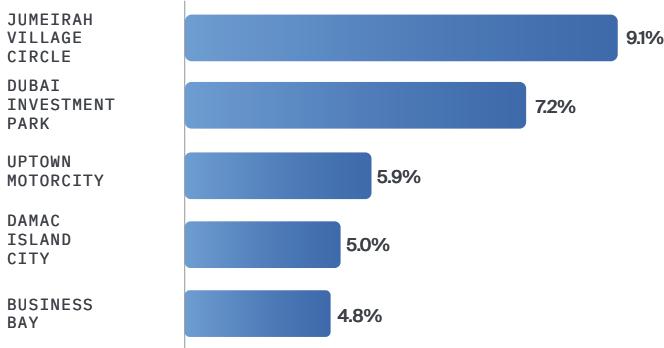


TOP LOCATIONS

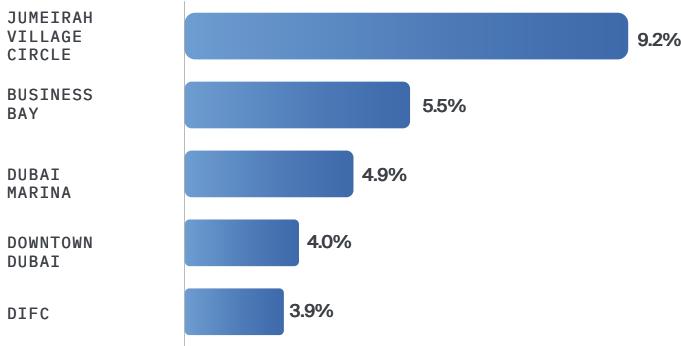
HOME SALES - JUNE '25

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

Top Off-Plan Sales

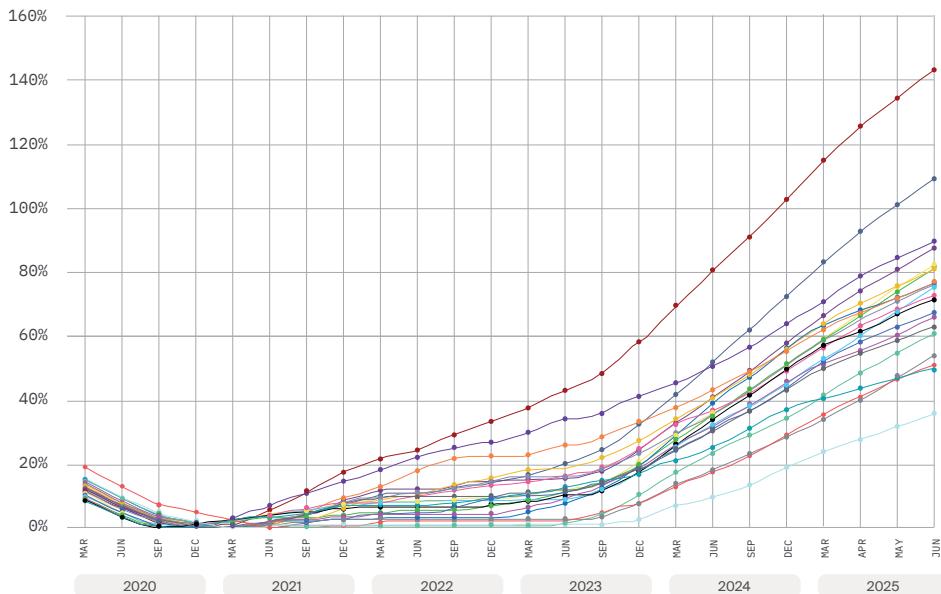


Top Ready Home Sales



APARTMENT CAPITAL GAINS MARKET TROUGH - JUNE '25

SOURCE: VALUSTRAT

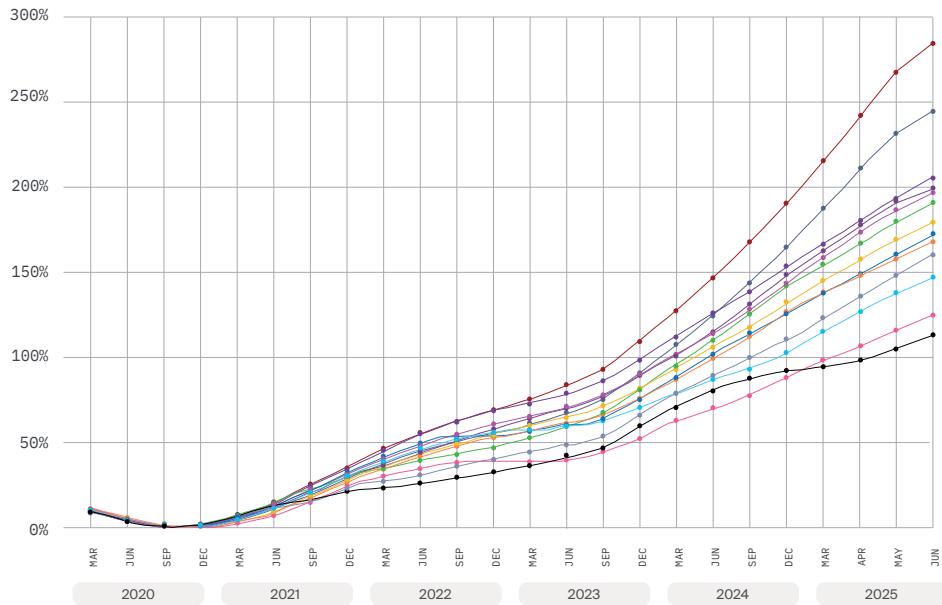


VILLA CAPITAL GAINS

MARKET TROUGH - JUNE '25



SOURCE: VALUSTRAT



JUMEIRAH ISLANDS
(284.0%)

MEADOWS
(194.1%)

VICTORY HEIGHTS
(163.2%)

MUDON
(162.6%)

PALM JUMEIRAH
(248.6%)

DUBAI HILLS ESTATE
(186.5%)

GREEN COMMUNITY
WEST (154.0%)

ARABIAN RANCHES
(201.1%)

JUMEIRAH PARK
(176.1%)

JUMEIRAH
VILLAGE (144.1%)

EMIRATES HILLS
(199.1%)

THE LAKES
(166.3%)

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% |

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% |



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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.

Residential
Capital Values
Monthly

Residential
Rental Values
Quarterly

Office
Capital Values
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