

Knight Frank: Record-breaking 500 US\$ 10 million+ homes sell in Dubai during 2025

- 500 homes sold for over US\$ 10 million in 2025, including 68 deals above US\$ 25 million
- Value of US\$ 10 million+ residential sales rose by 27.7% in 2025 to US\$ 9.05bn
- 143 US\$ 10 million+ deals recorded in Q4 2025, up 39% on Q3

Dubai | 12 January 2026: Dubai's luxury residential market hit a landmark high in 2025, with 500 sales valued at over US\$ 10 million, including a record 68 homes changing hands for more than US\$ 25 million, according to the latest analysis from global property consultancy Knight Frank.

A strong finish to the year saw 143 US\$ 10 million+ sales recorded in the fourth quarter of 2025, representing a 39% increase on the 103 transactions completed in Q3. This pushed the total value of transactions in this segment in 2025 to US\$ 9.05bn, a 27.7% increase on 2024, when the total sales value was US\$ 7.09bn.

Faisal Durrani, Partner – Head of Research, MENA, said: *"These latest figures bear out the findings of our Destination Dubai report, which revealed the huge appetite among regional and global high-net-worth individuals [HNWI] to own a home in Dubai, attracted by the high quality of life, world-class amenities and infrastructure, enabled by the government's ambitious investment programmes."*

Dubai's meteoric rise as the world's busiest market for US\$ 10 million+ homes, having increased from just 30 sales in 2020 to 500 by the end of 2025, is best reflected in the emirate's growing reputation as a magnet for the global elite. Indeed, in the ultra-prime US\$ 25 million+ segment, there was a 45% year-on-year jump in number of sales."

Luxury communities in demand

Will Mckintosh, Regional Partner – Head of Residential, MENA, added: "Dubai's residential market has differentiated itself from regional cities and many other global gateway locations through the creation of destination communities that integrate leisure, safety and convenience into self-contained ecosystems. These one of a kind neighbourhoods are attracting the attention of the global elite at a scale never seen before and the record luxury home sales figures reflect this."

Perhaps the most globally recognised of these prime communities, with its iconic islands in the shape of a palm tree, the Palm Jumeirah retained its position as the top performer in this segment in Q4 2025, accounting for 28 transactions at more than US\$ 10 million. However, the even larger Palm Jebel Ali, which is due for completion in 2028, was close behind with 22 sales. La Mer (16), Jumeirah 2 (13) and Tilal Al Ghaf (9) completed the top five communities by number of US\$ 10 million+ sales in Q4.

McKintosh continued: *"At 50% larger than its established neighbour Palm Jumeirah, Palm Jebel Ali remains a destination to watch. While it will obviously take time to reach the maturity of other established communities, the 2025 sales figures are a welcome indication of its high potential and the growing demand from the wealthiest buyers for prime waterfront property and the luxury Dubai lifestyle."*

The most expensive individual purchase in Q4 2025 was in the Business Bay community, where a 6-bedroom apartment in Bugatti Residences by Binghatti sold for US\$ 149.7 million (AED 550 million). The deal for the 47,200 square foot residence was not only a record for the quarter but also the highest

sale price ever recorded for a penthouse in the United Arab Emirates, eclipsing the previous record holder – the 22,000 square foot penthouse at the Como Residences on the Palm Jumeirah which sold for (AED 500 million) in November 2023.

Knight Frank says Dubai's status as a global hub has solidified through this property cycle, with HNWI increasingly establishing the emirate not merely as a part-time base for business or leisure, but as their full-time home.

The current market dynamics are primarily driven by genuine end-user activity, as individuals and families purchase properties for their own occupation. This fundamental change means Dubai's real estate landscape is moving beyond its 'emerging' phase to become an 'emerged' market, characterised by greater stability.

Durrani concluded, *"Historical patterns of sharp market cycles, largely fuelled by speculative investment, have receded and, while natural market cycles will persist, we believe the volatility associated with previous speculative booms is less likely in this new era of established residency. Indeed, as the market extends past its five-year property price rally, the rate of price rises across the mainstream market is starting to slow, albeit they continue to rise. After growing by 194% since Q4 2020, we believe prime values will expand by a further 3% during 2026."*

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Editor's Notes

Total number of US\$ 10 million+ homes sold in Dubai	
2010	11
2011	5
2012	11
2013	18
2014	11
2015	47
2016	21
2017	28
2018	15
2019	23
2020	30
2021	112
2022	227
2023	434
2024	435
2025	500

Source: Knight Frank, REIDIN

Breakdown of US\$ 10 million+ home sales in Dubai during Q4|25

Community	Number of US\$10 million+ home sales	Share of value of transactions (%)
Palm Jumeirah	28	19.0%
Palm Jebel Ali	22	10.4%
La Mer	16	12.5%
Jumeirah Second	13	9.7%
Tilal Al Ghaf	9	5.9%
Emirates Hills	7	7.6%
Dubai Hills Estate	7	4.5%
Al Barari	7	4.3%
District One	6	3.2%
Jumeirah Bay Island	5	3.5%
District Eleven	4	1.7%
Business Bay	3	7.2%
Downtown Dubai	3	1.7%
DIFC	2	2.5%
Trade Center First	2	1.1%
Al Wasl	2	1.0%
Jumeirah Islands	2	0.9%
Meydan City	1	0.8%
Sobha Hartland 2	1	0.7%
The Oasis	1	0.7%
Jumeirah Golf Estates	1	0.6%
Dubai Islands	1	0.5%

Source: Knight Frank, REIDIN

Total number of US\$ 25 million+ homes sold in Dubai	
2015	4
2016	2
2017	2

2018	1
2019	2
2020	0
2021	8
2022	28
2023	56
2024	46
2025	68

Source: Knight Frank, REIDIN

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