

Dubai Residential Market Review



Q4 2025

A quarterly review of key trends and the performance of Dubai's residential market

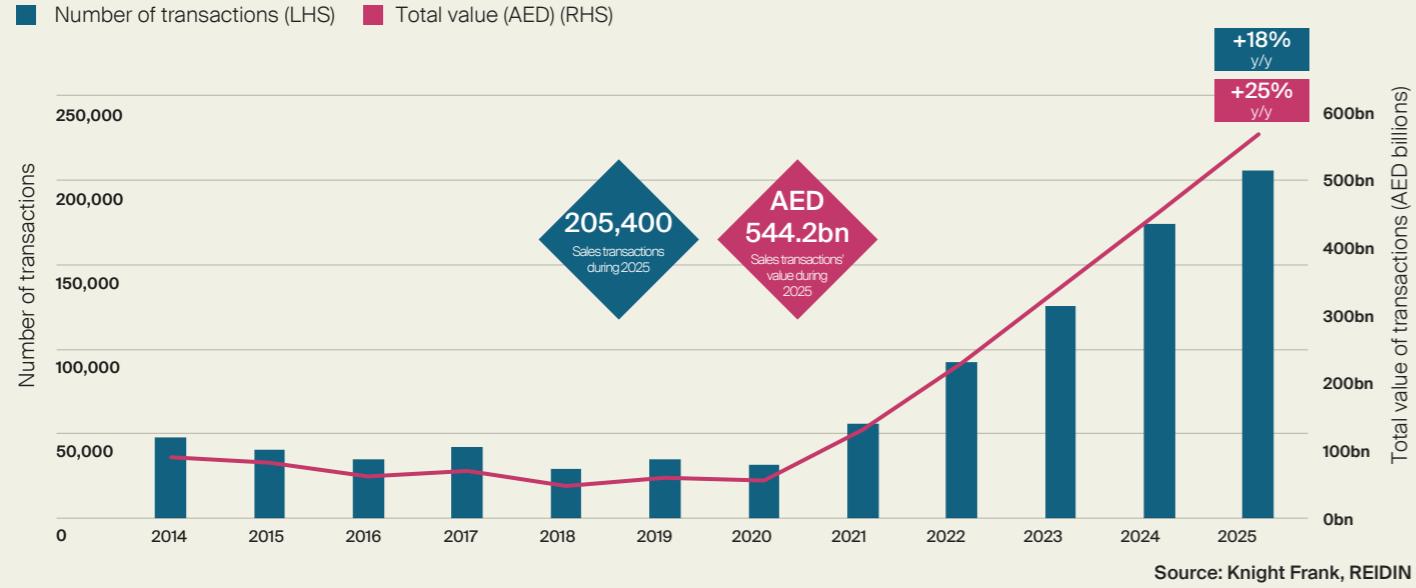
knightfrank.ae/research



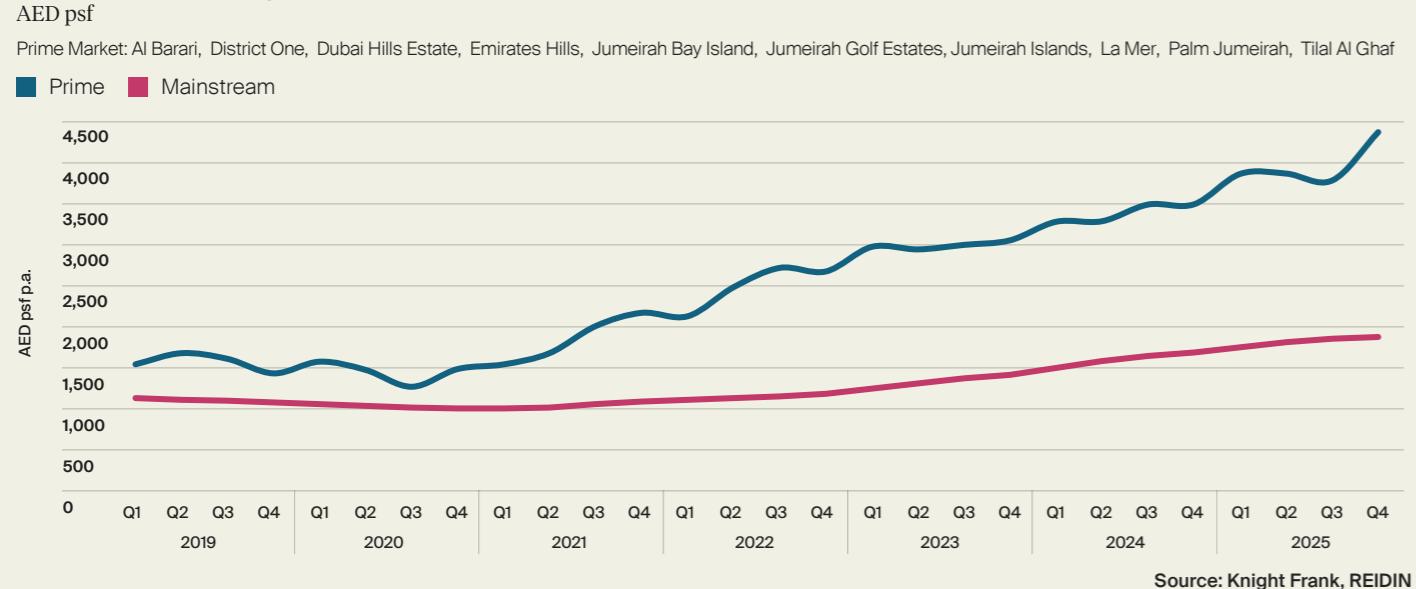
WHAT YOU NEED TO KNOW

- In the apartment rental market, Jumeirah Village Circle recorded the highest growth in rents at 13%, while in Business Bay, lease rates rose by 10%. Conversely, the villa rental market is showing signs of fragmentation; prime communities like Tilal Al Ghaf outperformed with a 13% year-on-year increase in rents, secondary locations such as Al Furjan saw rents slip by -2%, indicating that price sensitivity may be impacting non-prime villa locations.
- On the supply front, the market continues to be dominated by vertical living, with apartments accounting for 85% of our forecasted supply pipeline, compared to just 14% for villas and 1% for branded apartments. While the completion rate for residential units in the past 5 years was moderate at approximately 38,000 units per year. The registered projects pipeline suggests an influx of inventory in 2026. Indeed, over 160,000 units could enter the market this year.
- The reality however is that the completion rate is likely to be far lower. Developers have been unable to meet completion obligations throughout this property cycle, with the total proportion of homes completed on time last year improving to 64% (39,700 units). This follows a 50% completion rate in 2024 (30,500 units).

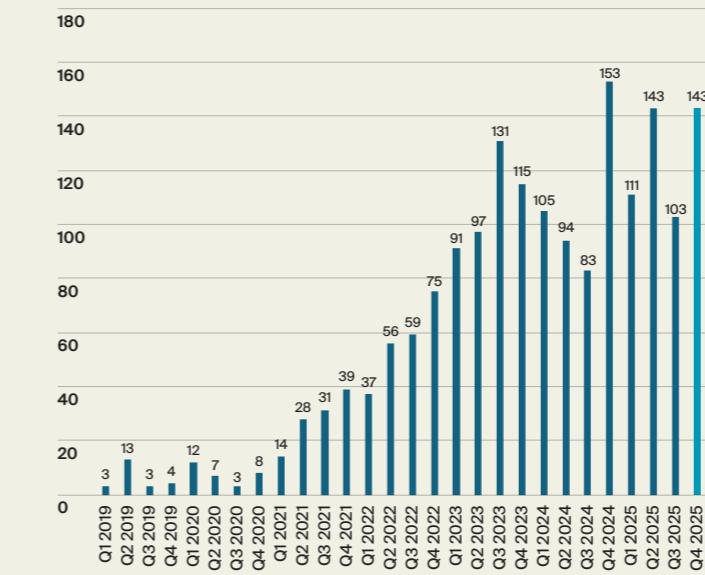
Total value and number of residential transactions in Dubai



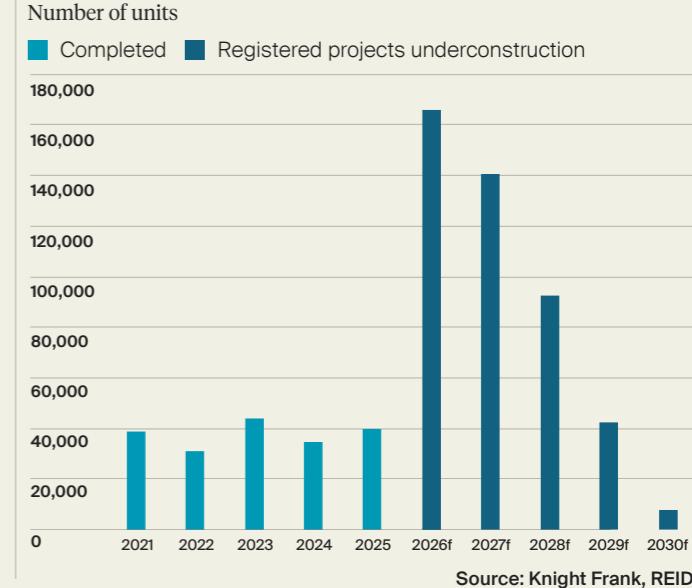
Performance of sales prices



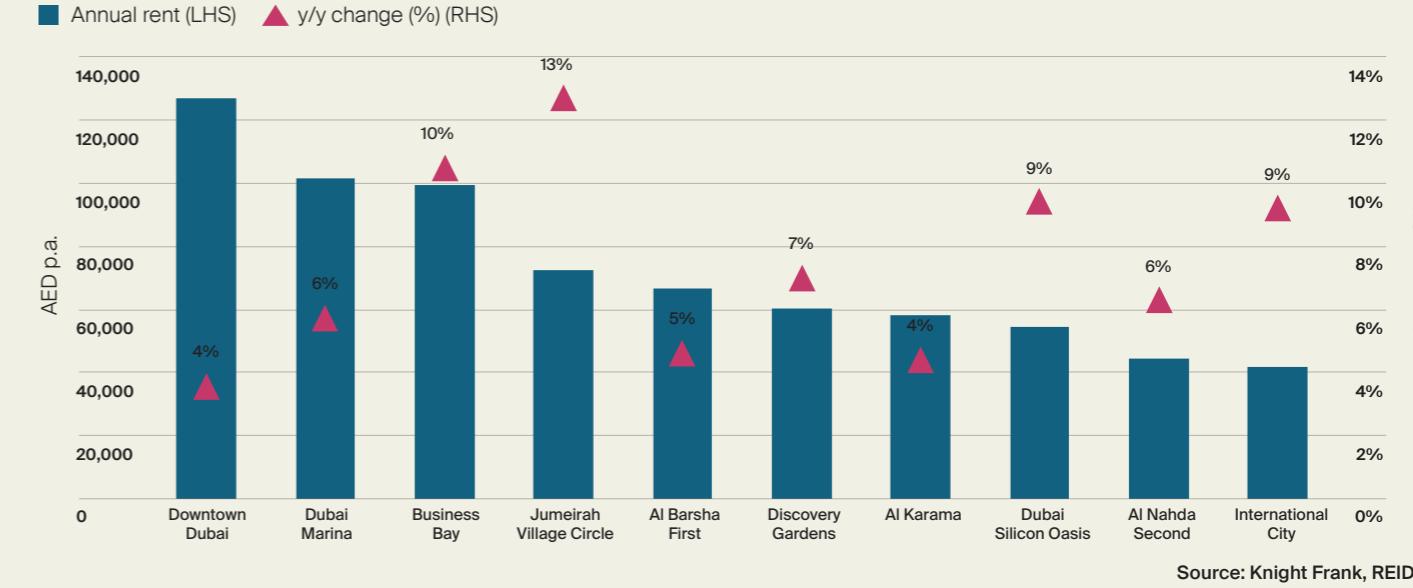
Number of US\$ 10 million + sales transactions



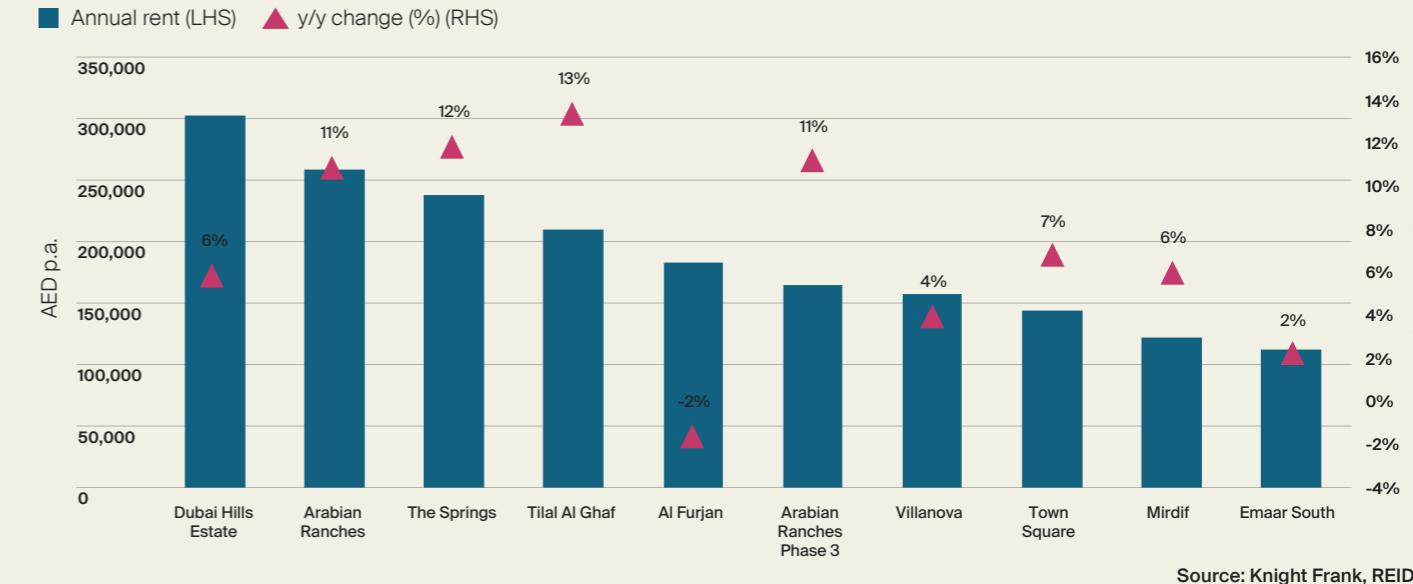
Dubai's residential supply



Annual rents for 1-bedroom apartments in Dubai's top 10 communities by apartment rental transaction volumes (Q4 2025)



Annual rent for 3-bedroom villas in Dubai's top 10 communities by villa's rental transaction volumes (Q4 2025)



RESIDENTIAL VALUES IN DUBAI

Average AED psf

Al Barari	Al Furjan	Arabian Ranches	Dubai Silicon Oasis	Emirates Hills	La Mer
Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change
 1,985 15%	 1,396 10%	 2,308 19%	 1,422 23%	 6,475 25%	 5,655 102%
 2,658 6%	 1,746 12%				 3,644 27%
Business Bay	Damac Hills	DIFC	Jumeirah Beach Residence	Jumeirah Golf Estates	Jumeirah Islands
Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change
 2,489 6%	 1,645 22%	 3,095 47%	 2,173 0%	 1,216 0%	 2,549
	 1,702 0%			 2,407 19%	 4,140 7%
Discovery Gardens	District One	Downtown Dubai	Jumeirah Lake Towers	Dubai Sports City	Jumeirah Village Circle
Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change
 979 12%	 2,170 1%	 3,414 21%	 1,864 0%	 1,353 30%	 1,532 17%
	 2,878 24%				 1,113 11%
Dubai Creek Harbour	Dubai Hills Estate	Dubai Marina	Meydan City	Tilal Al Ghaf	
Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	Q4 2025 Average Y/Y Change	
 2,498 2%	 2,432 3%	 2,134 4%	 2,081 38%	 2,112 14%	
	 3,141 12%	 1,523	 1,971 21%		

 Apartments
 Villas

Source: Knight Frank, REIDIN

We like questions. If you've got one about our research, or would like some property advice, we would love to hear from you.

Will McIntosh

Regional Partner - Head of Residential, MENA
will.mckintosh@me.knightfrank.com

Shehzad Jamal

Partner - Real Estate Consultancy, MENA
shehzad.jamal@me.knightfrank.com

Tim Holmes, MRICS

Partner - Head of Commercial Valuation, UAE
tim.holmes@me.knightfrank.com

Stephen Flanagan, MRICS

Regional Partner - Head of Valuation & Advisory, MENA
stephen.flanagan@me.knightfrank.com

Imran Hussain

Partner - Head of Residential Valuation, UAE
imran.hussain@me.knightfrank.com

Faisal Durrani

Partner - Head of Research, MENA
faisal.durrani@me.knightfrank.com

Aliaa Elesaaki

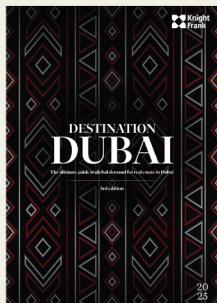
Senior Research Manager - Research, MENA
aliaa.elesaaki@me.knightfrank.com

Amr Elsayed

Research Officer, MENA
amr.elsayed@me.knightfrank.com

Mhd Eyad Al Saidi

Research Creative, ME
eyad.alsaidi@me.knightfrank.com

RECENT PUBLICATIONS


Destination Dubai -
2025



Dubai Residential Market
Review -
Q3 2025

Discover our research:

knightfrank.ae/research


Important Notice

© Knight Frank 2026- This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank for any loss or damage resulting from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank in relation to particular properties or projects. Reproduction of this report in whole or in part is prohibited without prior written approval of Knight Frank to the form and content within which it appears.

Our registered office address: 39th floor, Media One Office Tower, Al Falak Street, Dubai Media City

[@MENAKnightFrank](#)

[@KnightFrankMENA](#)

[@KnightFrankUAE](#)

[@KnightFrankMENA](#)

[@KnightFrankMENA](#)