

Dubai Residential Market Review



Q4 2025

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

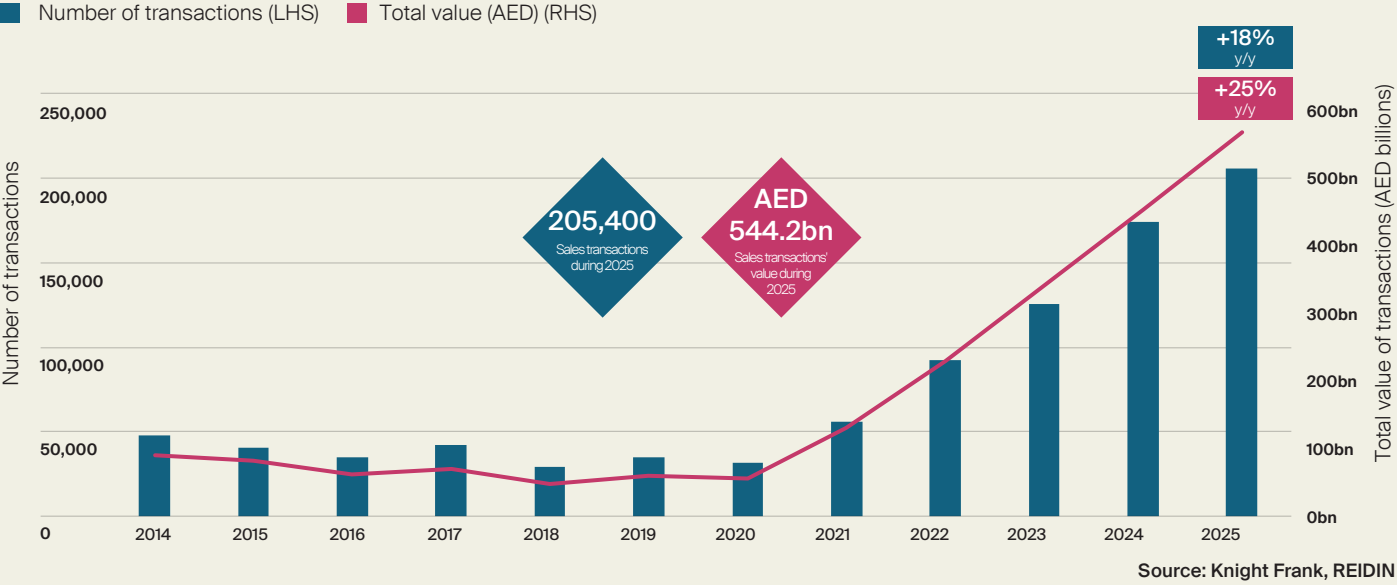
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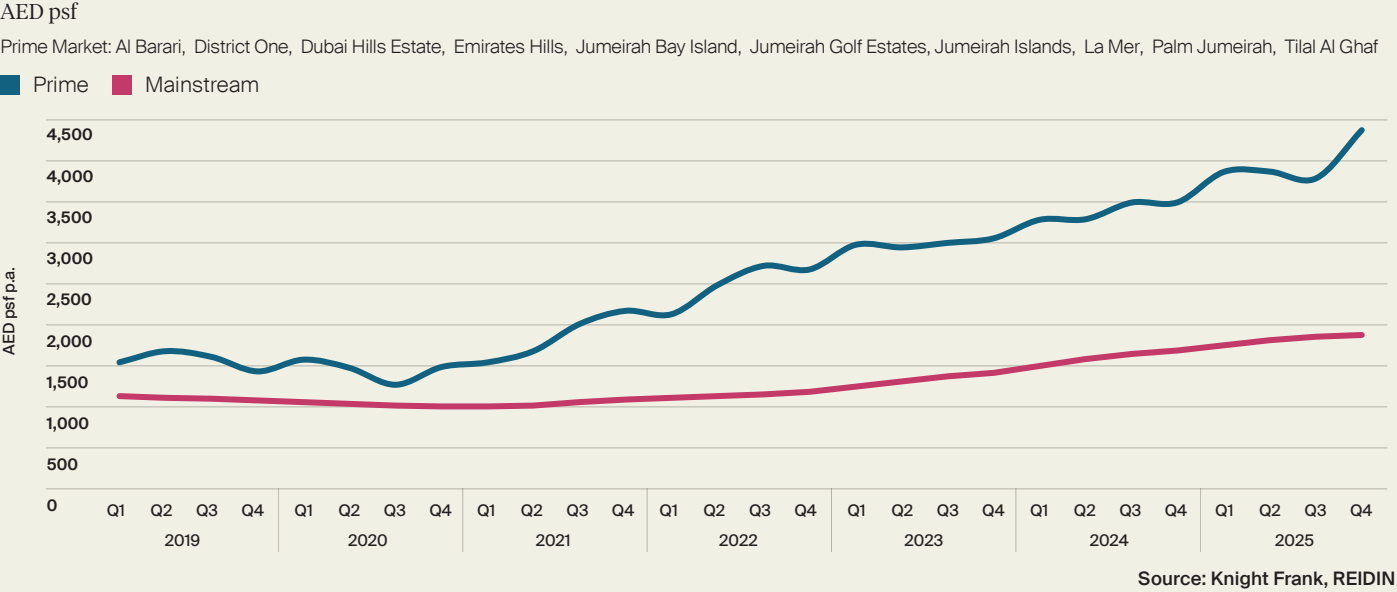
WHAT YOU NEED TO KNOW

- Dubai’s residential market hit new records in 2025, driven by substantial growth in both overall sales volumes and values. Total sales value surged to AED 544.2bn, marking 25% year-on-year increase. Transaction volumes reached a historic high of 205,400 transactions - an 18% rise compared to 2024. Notably, the fact that value growth (+25%) is outpacing volume growth (+18%) shows a market driven by capital appreciation and a shift toward higher-value assets rather than turnover alone, as demonstrated with new record of 500 transactions over US\$ 10 million in 2025.
- The prime residential sector continues to decouple from the wider market. While mainstream prices demonstrate steady, gradual growth, prime values have accelerated sharply, surpassing AED 4,300 psf by Q4 2025. The ultra-luxury segment remains robust; sales of US\$ 10 million+ homes reaching historically high levels, with 143 deals recorded in Q4 2025 and 500 deals in 2025. This segment continues to show resilience, cementing Dubai’s status as a top-tier global destination for UHNWIs.
- 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).

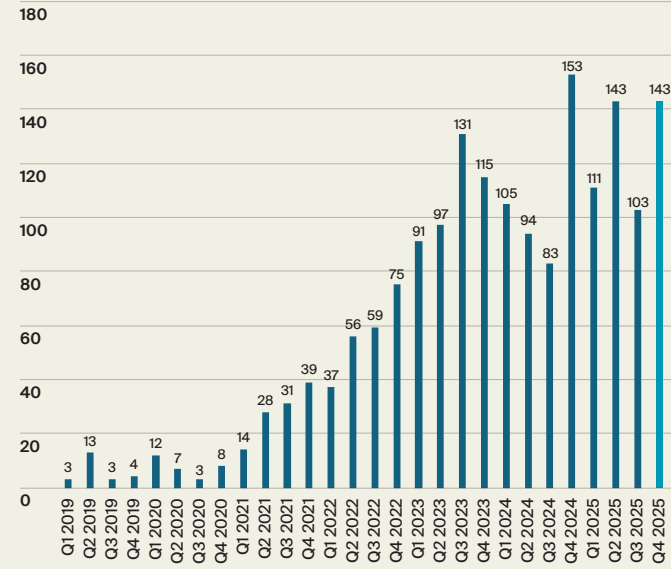
Total value and number of residential transactions in Dubai



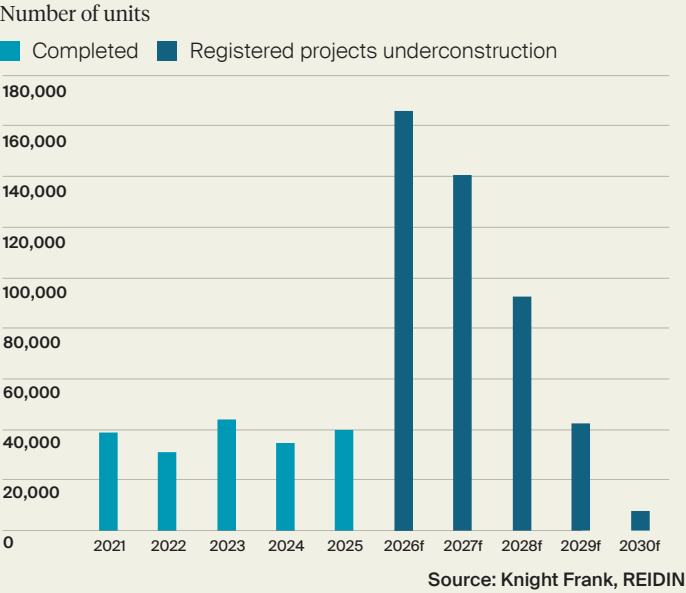
Performance of sales prices



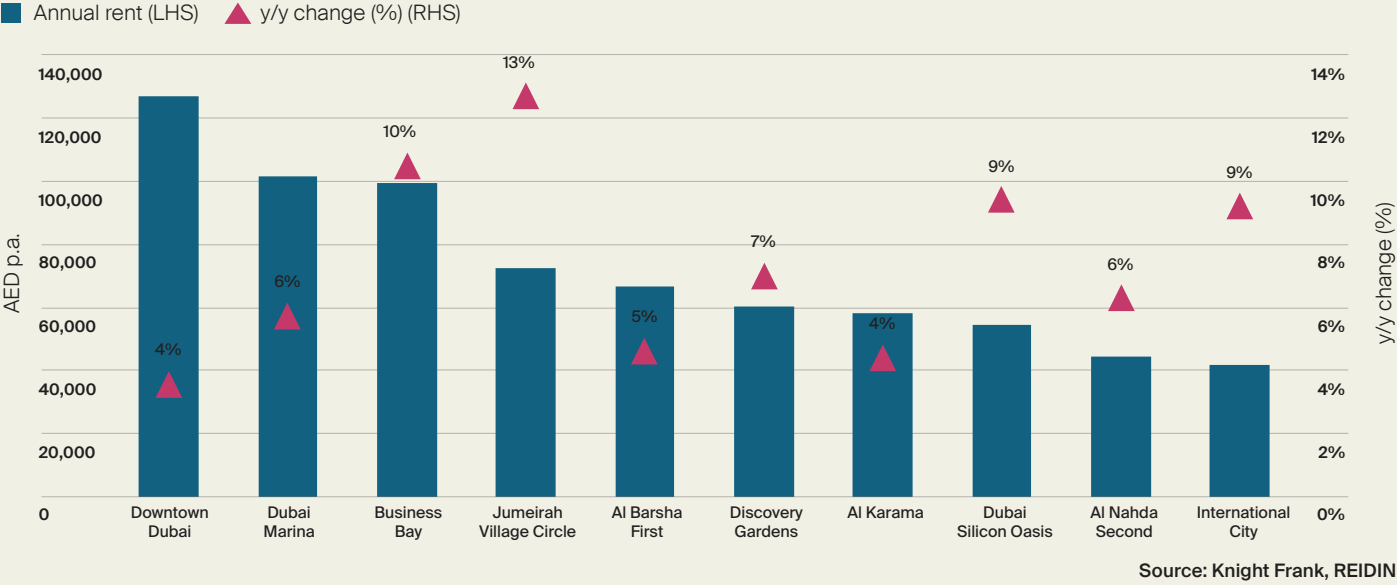
Number of US\$ 10 million + sales transactions



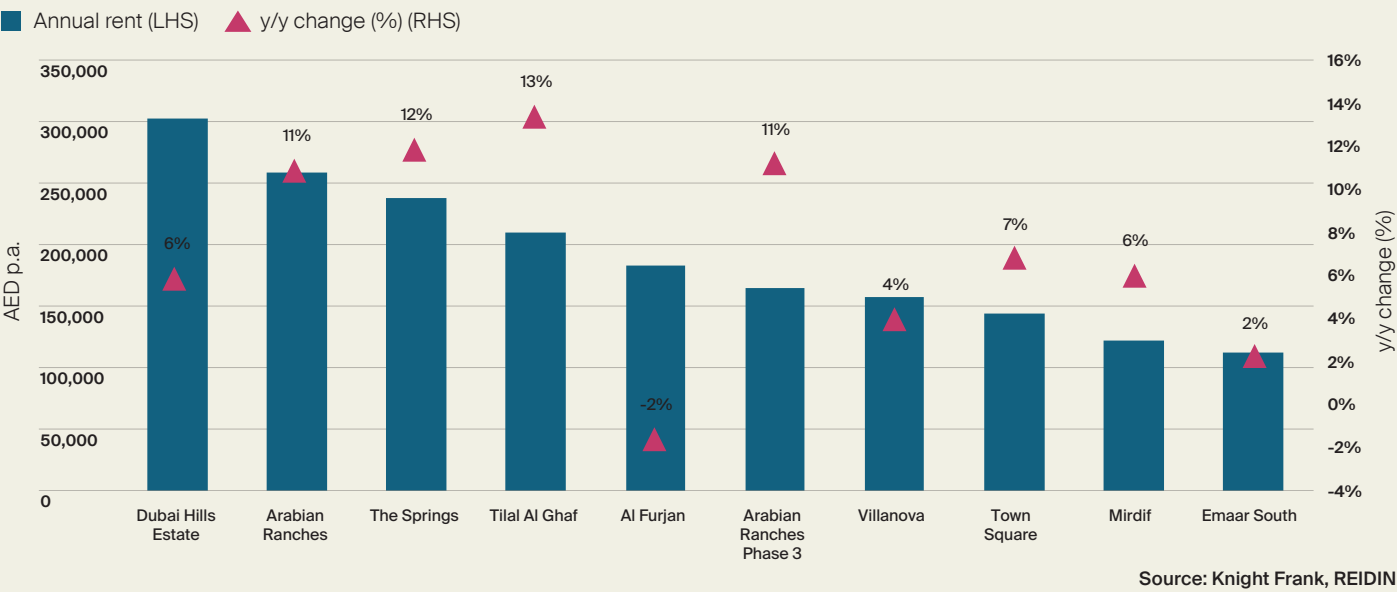
Dubai's residential supply



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

<div><div>Al Barari</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>1,985</div><div>15%</div></div><div><div><div><div></div></div><div>2,658</div><div>6%</div></div></div></div></div></div>	<div><div>Al Furjan</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>1,396</div><div>10%</div></div><div><div><div><div></div></div><div>1,746</div><div>12%</div></div></div></div></div></div>	<div><div>Arabian Ranches</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,308</div><div>19%</div></div></div></div></div>
<div><div>Business Bay</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,489</div><div>6%</div></div></div></div></div>	<div><div>Damac Hills</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>1,645</div><div>22%</div></div><div><div><div><div></div></div><div>1,702</div><div>0%</div></div></div></div></div></div>	<div><div>DIFC</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>3,095</div><div>47%</div></div></div></div></div>
<div><div>Discovery Gardens</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>979</div><div>12%</div></div></div></div></div>	<div><div>District One</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,170</div><div>1%</div></div><div><div><div><div></div></div><div>2,878</div><div>24%</div></div></div></div></div></div>	<div><div>Downtown Dubai</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>3,414</div><div>21%</div></div></div></div></div>
<div><div>Dubai Creek Harbour</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,498</div><div>2%</div></div></div></div></div>	<div><div>Dubai Hills Estate</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,432</div><div>3%</div></div><div><div><div><div></div></div><div>3,141</div><div>12%</div></div></div></div></div></div>	<div><div>Dubai Marina</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div><div></div></div><div>2,134</div><div>4%</div></div><div><div><div><div></div></div><div>1,523</div><div></div></div></div></div></div></div>

<div><div>Dubai Silicon Oasis</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>1,422</div><div>23%</div></div></div></div></div>	<div><div>Emirates Hills</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>6,475</div><div>25%</div></div></div></div></div>	<div><div>La Mer</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>5,655</div><div>102%</div></div><div><div><div></div><div>3,644</div><div>27%</div></div></div></div></div></div>
<div><div>Jumeirah Beach Residence</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>2,173</div><div>0%</div></div></div></div></div>	<div><div>Jumeirah Golf Estates</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>1,216</div><div>0%</div></div><div><div><div></div><div>2,407</div><div>19%</div></div></div></div></div></div>	<div><div>Jumeirah Islands</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>2,549</div><div></div></div><div><div><div></div><div>4,140</div><div>7%</div></div></div></div></div></div>
<div><div>Jumeirah Lake Towers</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>1,864</div><div>0%</div></div></div></div></div>	<div><div>Dubai Sports City</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>1,353</div><div>30%</div></div></div></div></div>	<div><div>Jumeirah Village Circle</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>1,532</div><div>17%</div></div><div><div><div></div><div>1,113</div><div>11%</div></div></div></div></div></div>
<div><div>Meydan City</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>2,081</div><div>38%</div></div><div><div><div></div><div>1,971</div><div>21%</div></div></div></div></div></div>	<div><div>Tilal Al Ghaf</div><div><div><div>Q4 2025 Average</div><div>Y/Y Change</div></div><div><div><div></div><div>2,112</div><div>14%</div></div></div></div></div>	<div><div><div></div><div>Apartments</div></div><div><div><div></div><div>Villas</div></div></div></div>

- 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.

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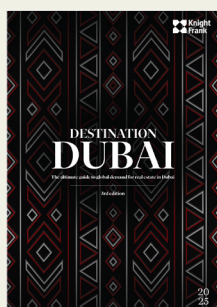
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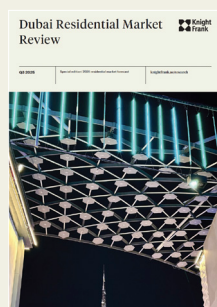
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