



Finishing on a High: Dubai Real Estate Market Closes 2024 with Growth, Resilience, and a Watchful Eye on 2025

SNAPSHOT

December 2024

Median prices in December



Property prices rose 0.88% MoM, reaching AED 1,493 sq ft, maintaining steady growth

Sales transactions up 4.3% MoM to 15,108, marking the strongest December on record.

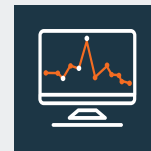
Off-plan launches hit a record 145,000+ units, with 10,600 added in December.

Mortgage volumes fell 3.3% MoM, with rate cuts expected in 2025 potentially easing borrowing costs

Dubai property prices continued their steady and moderately paced climb in December, rising by 0.88% month-on-month to reach AED 1,493 per square foot, according to the Property Monitor Dynamic Price Index (DPI). This marks a 16.52% year-on-year increase, closing out what has been another record-breaking year for Dubai's real estate market. The current market cycle has now extended to 50 months, with average price appreciation sustaining a moderate pace of 1.22% per month.

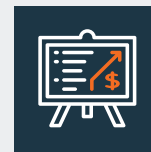
Closing out the year on a strong note, Dubai's total sales transaction volume rose 4.3% month-on-month in December, reaching 15,108 transactions. While this represents a pullback from the record-breaking highs seen earlier in the year, it still marks the strongest December on record. Residential sales—comprising apartments, townhouses, and villas—continued to dominate, accounting for 92.8% of total transactions. Among commercial property types, vacant land (3.1%), office spaces (1.25%), and hotel apartments (1.2%) saw the highest transaction volumes.

With 181,131 total transactions, 2024 ended 35.5% higher than 2023's total of 133,673, marking another exceptional year for Dubai's real estate market. However, while the annual growth remains impressive, the dramatic spike in October transaction volumes—which set an all-time monthly record—appears increasingly to have been an outlier. The surge likely pulled forward demand, contributing to the comparatively lower volumes seen in November and December. Though seasonal factors and batch registrations of off-plan sales often cause fluctuations, this cooling-off period is a reminder that market momentum is not infinite.



+0.88%

Dynamic Price Index
Monthly Change



AED 1,493/sq ft

Dynamic Price Index
Current Property Price



15,108

Number of Monthly
Transactions



AED 200M

Highest Recorded Sale
*Villa, Frond G,
Palm Jumeirah*



AED 108K

Lowest Recorded Sale
*1 B/R Apartment
Celestia B, Dubai South*

“Dubai’s real estate market closed 2024 on a high, with record-breaking transactions and measured price growth. While the surge in new developments and off-plan activity signals confidence, sustaining demand amid rising supply will be key in 2025. A balanced approach will define the next phase of market evolution.”

ZHANN JOCHINKE
Chief Operating Officer
Property Monitor

In December, 9,179 off-plan Oqood transactions were recorded, an increase of 7.4% from the previous month and an increase in market share to 50.8%. Meanwhile, Title Deed sale volumes witnessed a minor decrease, falling by 0.1% and now account for 39.2% of all sales transactions. While Oqood transactions are generally used to measure the off-plan market, several villa and townhouse sales are presented in the Dubai Land Department data as being issued with Title Deeds and as completed properties—instead of being under construction and sold off-plan. After adjusting for this technicality, off-plan transactions secure an even larger market share of 69.9%.

Meanwhile, resale transactions—any subsequent sale of a property that follows the initial first-time sale from the developer, for an off-plan or completed project—stood at 5,572 in December, accounting for 36.9% of the market. This marks a 2.7% decline month-on-month, though provisional figures indicate that the share of off-plan resales climbed to 29.7%, its highest level on record and well above the 12-month rolling average of 25.3%. Off-plan resale activity has been on a steady upward trajectory over the past three years, largely concentrated in properties nearing completion. However, a notable shift is emerging, with a growing share of resales occurring for units further from handover. While this does not yet indicate a surge in speculative flipping, it is an early signal worth monitoring. A sustained rise in such transactions could suggest shifting market dynamics, and as the volume of off-plan supply continues to grow, resale activity will be an important indicator of overall market sentiment and investor behavior.

New off-plan development project launches for December came in strong, with just over 10,600 off-plan units added to the market for sale, carrying an anticipated combined gross sales value of ~AED 26.8 billion. Apartments continue to dominate, accounting for 94.2% of new inventory, while townhouses and villas represent 3.3% and 2.5%, respectively. The year closed with off-plan launches at all-time highs—surpassing 145,000 units and AED 360.1 billion in aggregate sales value—an extraordinary leap from the 96,000 units launched in 2023 and 53,000 in 2022.

The surge in new projects has been driven by a rapidly expanding developer landscape, with the number of active developers rising by 47.2% year-on-year and project launches increasing by 42.9%. This expansion has fostered a broader diversity in product offerings—whereas 2023 was dominated by luxury and ultra-luxury launches, 2024 has seen a shift towards a more varied spectrum of price points, catering to a wider pool of buyers. With over 250 additional projects currently in the planning pipeline, new launches are expected to remain at historically high levels well into 2025.

Mortgage transaction volumes decreased by 3.3% in December with a total of 3,871 loans recorded. During the month, loans taken for new purchase money mortgages accounted for 43.8% (down 17.1% from last month) of borrowing activity, with the average amount borrowed being AED 1.79m at a loan-to-value ratio of 76.3%. Meanwhile, loans for refinancing and equity release saw their market share increase by 10.4% to 24.4%. The remaining 30.8% (up by 6.7% from last month) was due to bulk mortgages—those taken by developers and larger investors with multiple units. The 1,192 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations at Al Sayyah Residences (268) in Arjan, Shoroq Land 2 (227) and Luna Residence (190) in Dubai Land Residence Complex, as well as portfolio mortgage modifications at buildings B2 and C1 at The Neighborhood in Al Barari. The December numbers bring the total volume of mortgages for 2024 to an all-time record of 41,518 loans and an 18.2% year-on-year.

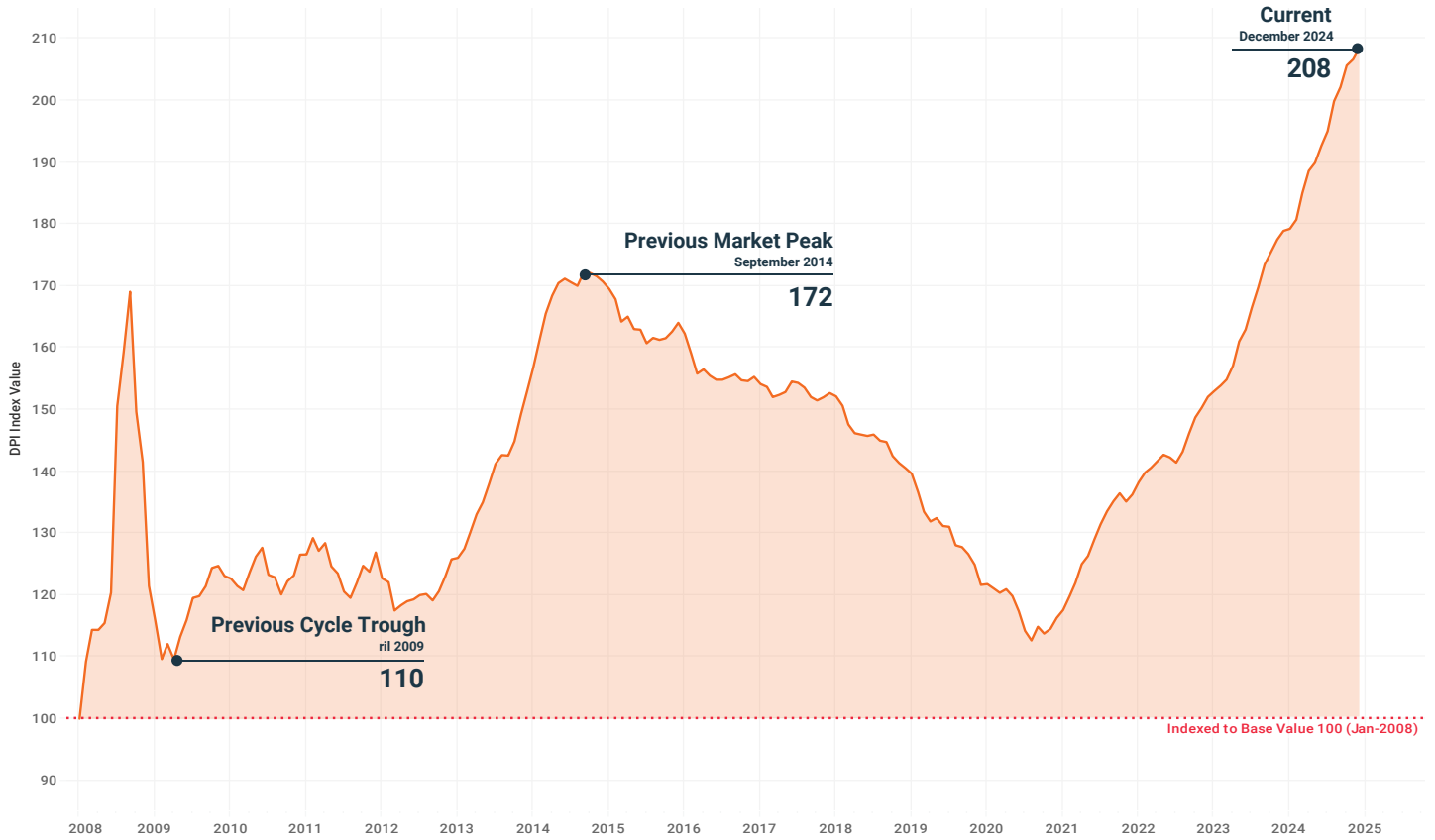
As 2024 comes to an end, the market stands nearly 21% above the previous all-time high of September 2014, reinforcing Dubai’s resilience and sustained growth. Despite a year filled with record-breaking sales volumes, price appreciation has remained measured and stable, steering clear of speculative volatility seen in previous cycles. While monthly fluctuations are expected, particularly with the continued dominance of the off-plan segment, the overarching trend signals sustained demand and market confidence.

However, key questions emerge as the market continues to scale. With unit volume up 51.9% year-on-year and aggregate sales value increasing 32.6%, demand remains strong, but the pace of absorption will be critical to monitor. The sheer volume of new supply entering the market in 2025 will put further pressure on sustaining high transaction levels, and any signs of cooling investor sentiment or weaker off-plan take-up could signal a shift in momentum. The continued success of Dubai’s long-term real estate vision will depend on maintaining a healthy equilibrium between supply and demand to avoid potential oversaturation.

Mortgage activity, often a bellwether for buyer confidence, saw a 3.3% decline in December, though total mortgage volumes for the year reached a record 41,518 loans, an 18.2% increase year-on-year. Unlike most global markets, Dubai bucked the trend throughout the recent rate-hike cycle, with borrowing activity surging despite higher interest rates—a stark contrast to the typical slowdown seen elsewhere. With the U.S. Federal Reserve signaling potential rate cuts in 2025, currently expected at 50 basis points across two reductions, borrowing conditions may become more favorable. However, given Dubai’s unique response to rising rates, it remains to be seen whether rate cuts will further stimulate demand or if the market has already adapted to higher borrowing costs. Mortgage activity in early 2025 will be an important indicator of real demand, particularly for end-users versus investors.

Looking ahead, 2025 will be a defining year for Dubai’s real estate sector. With off-plan development continuing at historic levels, investor interest holding firm, and government-backed initiatives such as the Dubai Economic Agenda (D33) and the Real Estate Sector Strategy 2033 providing long-term confidence, Dubai remains well-positioned for continued growth. However, as the market matures, expectations must adjust to a more balanced trajectory—one that favors sustainability over rapid expansion. While the big gains of the past four years may be behind us, stability, liquidity, and strategic development will be the key themes shaping the year ahead.

PROPERTY MONITOR DYNAMIC PRICE INDEX



+0.88%
MoM Change



+3.12%
QoQ Change



+16.52%
YoY Change



AED 1,493
Average Property Price Per Sq Ft

DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Dec 2024	208.45	0.88%	3.12%	16.52%	1,493
Nov 2024	206.63	0.48%	3.39%	16.42%	1,480
Oct 2024	205.64	1.73%	5.44%	17.22%	1,473
Sep 2024	202.15	1.14%	4.92%	16.55%	1,448
Aug 2024	199.86	2.48%	5.24%	17.73%	1,431
Jul 2024	195.03	1.22%	3.40%	17.15%	1,397
Jun 2024	192.68	1.46%	4.15%	18.2%	1,380
May 2024	189.91	0.69%	5.09%	17.94%	1,360
Apr 2024	188.61	1.95%	5.23%	20.07%	1,351
Mar 2024	184.99	2.37%	3.41%	19.47%	1,325
Feb 2024	180.72	0.83%	1.82%	17.43%	1,294
Jan 2024	179.24	0.19%	2.17%	17.15%	1,284
Dec 2023	178.90	0.80%	3.14%	17.66%	1,281

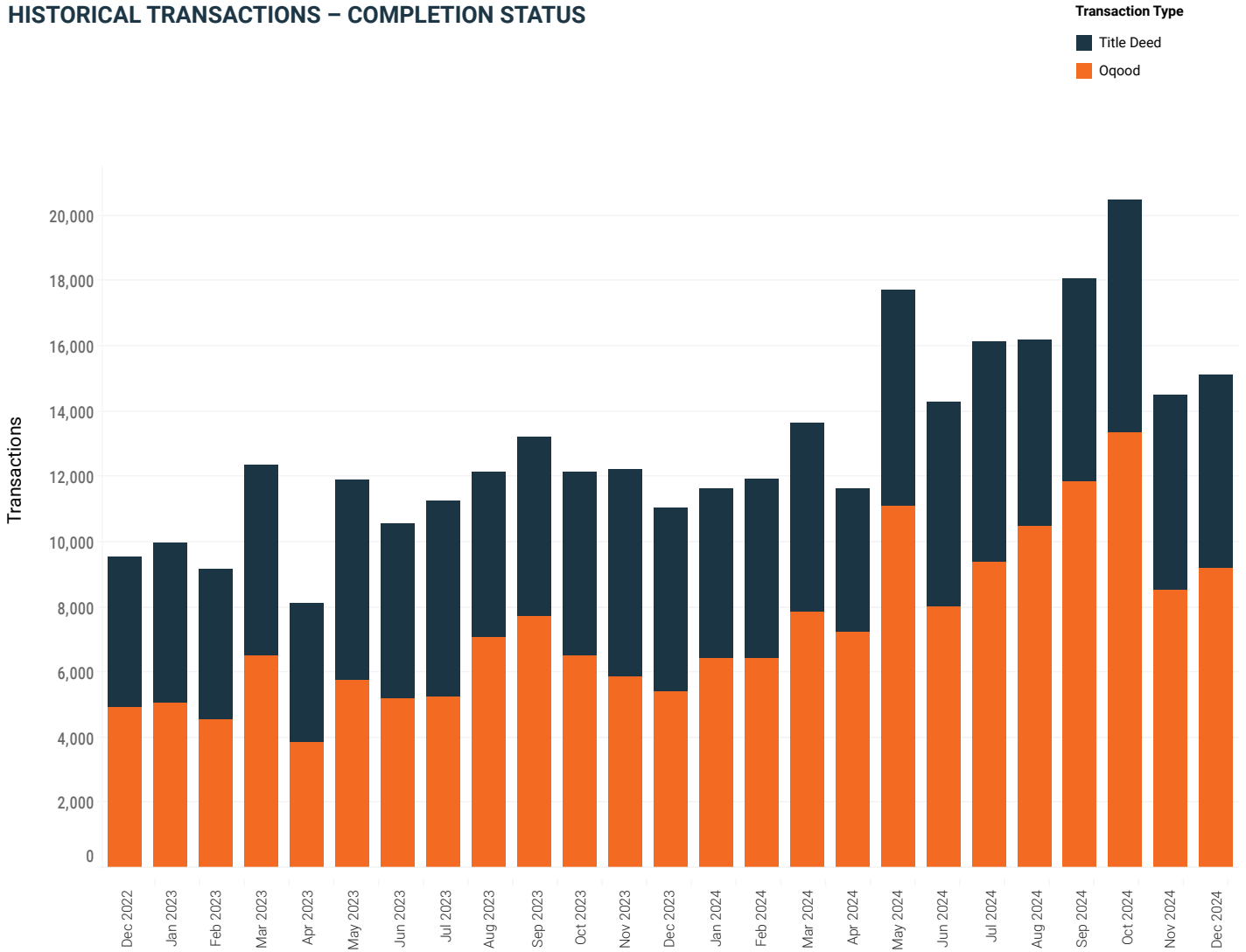
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for December 2024 increased by 1.82 index points to 208.45 from 206.63 in November 2024, representing a month-on-month increase of 0.88%.

In December 2024, property prices continued climbing to all-time highs and now stand at AED 1,493 per sq ft. This is now 90.22% above the market trough of April 2009 and 21.02% above the market peak of September 2014. Absent any significant economic, geopolitical, or unforeseen global events, current market conditions are likely to provide for continued growth well into 2025.

On a year-on-year basis, prices have increased by 16.52% in December and now marks 46 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 16.30% in December 2024 compared to 16.93% in December 2023.

HISTORICAL TRANSACTIONS – COMPLETION STATUS

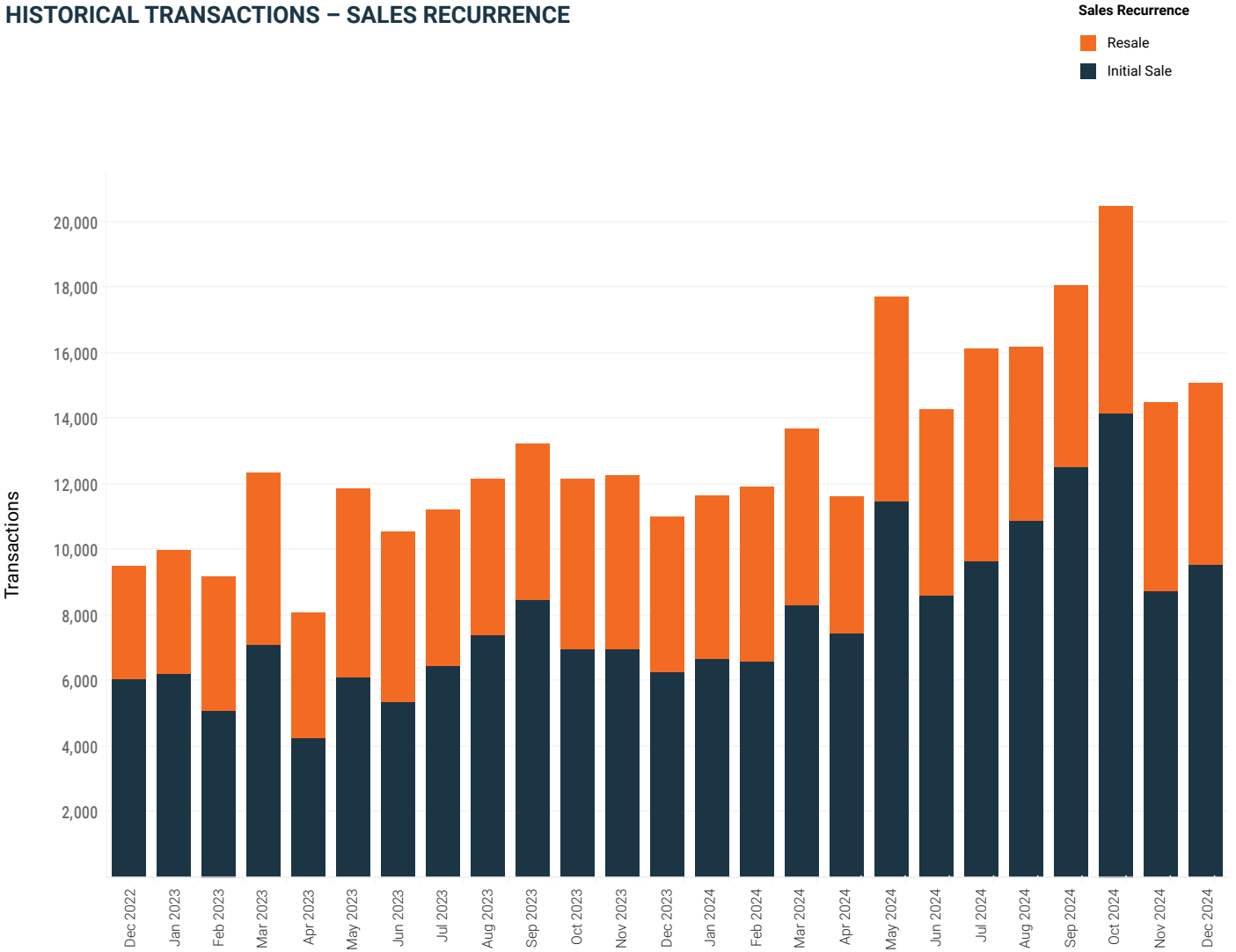


Sales transaction volumes in December amounted to 15,108, increasing by 4.3% compared to November 2024. During the month, the split between Oqood and Title Deed property transactions was weighted in favour of the former, with Oqood registrations accounting for 60.8% of all transactions, up by 1.7% month-on-month. After adjusting for registration technicalities where several off-plan villa and townhouse transactions are shown as Title Deed, the true breakdown of market share is further bolstered to 69.9% in favour of properties under construction having been sold off-plan.

Binghatti claimed the top spot in the off-plan market with the bulk of developers' off-plan registrations claiming a market share of 17.7%. They recorded 1,532 transactions spread across a myriad of their projects, most notably Binghatti Skyline in Business Bay where 522 sales were recorded. This was followed by Binghatti Ghost in Dubai Health Care City II, One by Binghatti in Business Bay, and Binghatti Apex in Jumeirah Village Circle with 177, 115, and 108 sales respectively.

Emaar Properties was next at 11.1% of all off-plan transactions with Velora 2 in The Valley leading their sales success and recording 145 transactions, then was followed by Vida Residences Club Point Avenue in Dubia Hills (144) and then Greenville (97) in Emaar South. Taking third place was DAMAC Properties securing an 8.5% market share with the highest volume of sales occurring at DAMAC Sun City (292), Violet 3 (127) and Violet 2 (66) in DAMAC Hills 2.

HISTORICAL TRANSACTIONS – SALES RECURRENCE



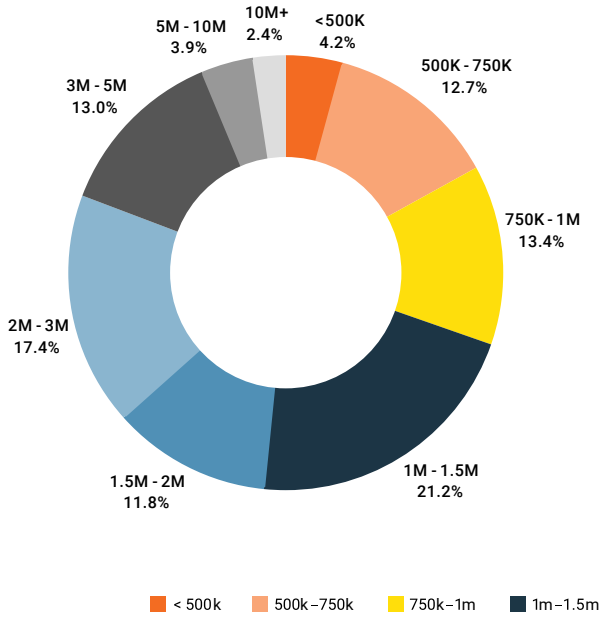
In December 2024, the market share of initial developer sales increased by 2.7%, growing to 63.1% versus resale transactions. The 12-month rolling average now stands at 63.3% for initial sales and 36.7% for resales, the latter of which, after reaching a high of 51.8% in April 2021, has been slowly trending back down towards the levels of 2019 and 2020, 33.2% and 33.8% respectively.

Jumeirah Village Circle was the most popular master development for initial sales, where 11.7% (1,079) of all such transactions occurred. Neva Residences took the top spot for the month with 117 registrations, then was followed by Binghammi Apex (108), Binghammi Aura (95), and Legado (83).

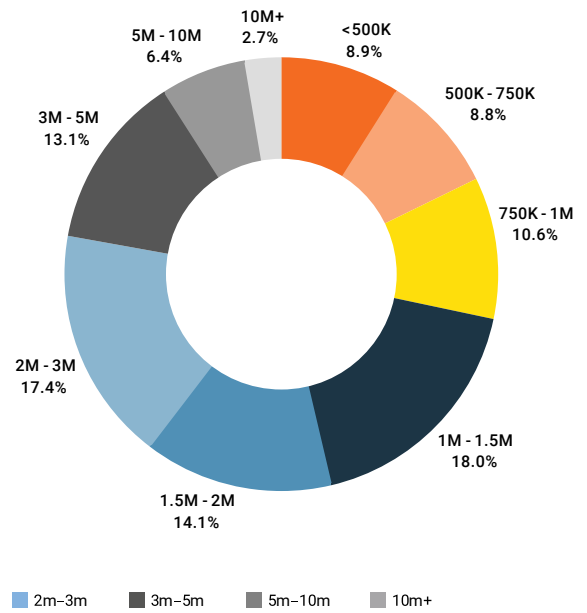
Taking second place was Business Bay with 938 sales and a 10.1% market share. Sales in the community were dominated by Binghammi Skyline—with more than 55% of all sales—recording 522 registrations, and then was followed by One by Binghammi (115), Al Habtoor Tower (82), and Tiger Sly Tower (41). Coming in third for December was Dubai Land Residence Complex claiming 6.3% market share with a total of 581 sales. Samana Ibiza took the top spot for the month with 105 registrations, then was followed by Bliss Homes (58), AG Aum Residence (56), and Samana Ivy Gardens 2 (54).

The top master developments for residential resale transactions were Jumeirah Village Circle with 8.9% of such transactions spread across multiple projects, with the highest level of sales occurring at Binghammi Corner (20). This was followed by Business Bay with a 7% market share with Aykon City C (10) being the highest transacted. Closing out the top 3 master developments for resale was Dubai Marina holding 5.8% of the market, with Orra Marina recording 19 sales for the month.

PRICE TIERS (AED) – December 2024



PRICE TIERS (AED) – November 2024



PRICE TIERS (AED) MONTHLY COMPARISON

	November 2024	December 2024	MoM Change
<500k	5.0%	4.2%	-0.80%
500k-750k	14.4%	12.7%	-1.70%
750k-1m	12.3%	13.4%	1.10%
1m-1.5m	20.3%	21.2%	0.90%
1.5m-2m	11.1%	11.8%	0.70%
2m-3m	17.2%	17.4%	0.20%
3m-5m	12.5%	13.0%	0.50%
5m-10m	4.5%	3.9%	-0.60%
10m+	2.7%	2.4%	-0.30%

Growing their share of the market at the fastest pace was the AED 750k-1m price tier which increased by 1.1% in December to reach a total of 13.4%. The growth of this price tier can be largely attributed to the successful new development launches of Upper-Mid category apartments at Binghatti Skyrise in Business Bay which saw average sales prices of AED 2,264 per sq ft, as well as Budget category apartments at Binghatti Apex and Neva Residences in Jumeirah Village Circle where sales prices averaged AED 863 and AED 992 per sq ft respectively. Meanwhile, the biggest market share loser was the AED 500k-750k tier, which decreased by 1.7%, falling to 12.7%.

Also experiencing notable growth during the month were the AED 1m-1.5m and AED 1.5m-2m price tiers which collectively grew by 1.6%. Growth in these segments can be largely attributed to the same projects as well as off-plan sales of Mid category apartments at Sobha Orbis in Motor City and Lower-Mid category apartments at Binghatti Ghost in Dubai Health Care City II where price per square foot values averaged AED 1,890 and AED 1,568 respectively.

Condensing the individual 9 price tier segments to 3 main groups, properties in the mid-tier of AED 1m-3m again accounted for the largest share of the market at 50.4%, up 1.8%. The low-price tiers with property values under AED 1m now represent 30.3% of the market, up down 1.4% from November, while the high-end price tiers—properties over AED 3m—now represent 19.3% of the market, down by 0.4% month-on-month.

METHODOLOGY AND METRICS

Dynamic Price Index

The Property Monitor Dynamic Price Index family (DPI) are calculated using a moving average algorithm of median prices and the Dutot price index formula with cleansing of extreme values and outliers. The indices are published at the end of each calendar month and are subject to backward revision should any new datapoint or datasets become available. This is a unique feature of the Property Monitor DPI as it always uses the fullest data set available and takes into account data which was not available at the point of original index compilation. Detailed index methodology and notes are available at propertymonitor.com/pmdpi.html

Completed Transaction

Consists of transactions that are recorded on the Dubai Land Department's official Title Deed register for all sales of completed property which has been issued a Building Completion Certificate (BCC) and is available to purchase and occupy. Typically, it refers to the subsequent resale(s) of a property and transfer of ownership which takes place between two or more private parties, however, it may also include any initial first-time transfers between developers and buyers whereby a BCC has been issued and the developer had not previously sold the property.

Gross Rental Yield

Is the annual rent as a percentage of the purchase price or value of a property and is presented in this report as a value that represents the blended average rental yield of properties in Dubai across all communities.

Highest Recorded Sale

The single transaction of an apartment or villa that achieved the highest recorded transferred sales price during the month either in the off-plan or completed segment. Excludes plot/raw land only sales.

Initial Sale

The first sale of a property, usually directly from the developer or project sponsor to a buyer. Typically, an initial sale would occur during the construction phase of a project and get registered as an off-plan transaction with an Oqood. However, should the developer hold unsold units after the project is completed, an initial sale would be recorded with a Title Deed. An initial sale only occurs once and every subsequent sale thereafter is a 'resale'.

Lowest Recorded Sale

The single transaction of an apartment or villa that achieved the lowest recorded transferred sales price during the month either in the off-plan or completed segment.

ABOUT PROPERTY MONITOR

Property Monitor is the region's leading real estate intelligence platform and the only data source powered by RICS-accredited professionals, bringing unprecedented transparency and accuracy to local property markets. Through Property Monitor, market stakeholders can directly access real-time, transparent and accurate intelligence, unmatched anywhere else in the region. The platform empowers investors, property specialists and banking professionals with authoritative data, analytics and insights that closely correlate with market movements, empowering confident and informed property-related decisions. As of 2022, we are proud to officially be part of the Cavendish Maxwell group of companies.

Please get in touch with us for our detailed community reports and any other specific requirements you might have.



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After being processed and cleansed, transaction data for the monthly market report is extracted on the first day of each month and includes transactions as posted by the Dubai Land Departments as of midnight of the last day of the relevant reporting period. Comparison of the data, the periodic MoM and YoY periods, and other values printed in the monthly reports may not correlate from time-to-time, this is due to additional transactions being added to the underlying data which are post-dated or otherwise not released prior to publication.