

Dubai real estate roars back in March—is it momentum or a market nearing its peak?

Median prices in March



Apartments
AED 1,310,000



Townhouses
AED 3,041,888



Villas
AED 7,090,888

Average property prices rise at higher-than-average pace, up 1.88% in March

Sales transaction volume down 5.7% month-on-month yet still record as the strongest March on record

Off-plan sales dominate market and continue to command significant price premiums over ready properties across many communities

For a second month in row mortgage activity declines, yet loans for new purchases continue to gather strength

Following last month's price growth resurgence, Dubai's property prices experienced another higher-than-average month of average price growth, recording a gain of 1.88% in March. According to the Property Monitor Dynamic Price Index (DPI), Dubai property prices currently average AED 1,534 per square foot, standing 24.3% above the previous market peak in September 2014.

Delving further into the underlying data reveals that the recent uptick in price appreciation continues to be primarily driven by significant differences in trading prices between existing homes and off-plan new development projects. Among the 42 communities tracked by the index, 14 exhibited off-plan price premiums exceeding 30%, reaching levels as high as 85% and 73% respectively in Motor City and Dubai Sports City, where new apartment project launches differ drastically in quality and overall offering from the some of the now aging existing projects.

The total number of sale transactions declined by 5.7% month-on-month in March,

SNAPSHOT

MARCH 2025



+1.88%

Dynamic Price Index
Monthly Change



AED 1,534/sq ft

Dynamic Price Index
Current Property Price



15,223

Number of Monthly
Transactions



AED 330M

Highest Recorded Sale
*Mansion Villa
Jumeirah Bay Island*



AED 137K

Lowest Recorded Sale
*Studio Apartment
Amal Tower, Dubai Sports City*

“As we move further into 2025, signs point toward a transitional phase. Price appreciation is likely to continue, but at a slower and more sustainable pace. A monthly increase of around 1% or lower would be a healthy marker of stability. However, should month-on-month gains consistently exceed 2%, it may indicate overheating, particularly in the off-plan segment where exuberance is more likely to emerge.”

ZHANN JOCHINKE
Chief Operating Officer
Property Monitor

reaching 15,223. However, despite this dip, it still stands as the highest transaction volume ever recorded for the month of March surpassing the record March in 2024 by almost 11%. Residential transactions, encompassing apartments, townhouses, and villas, accounted for the majority of sales at 93.7% (14,274 transactions). The highest transacted commercial property types were office spaces (2.1%), vacant land (1.5%), and hotel apartments (1.0%).

In March, 9,005 off-plan Oqood transactions were recorded, a minor decrease of 1.0% from the previous month, however an increase in market share to 59.2%. 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 67.2%. Meanwhile, Title Deed sale volumes also witnessed a decrease, falling by 11.7% and now account for 40.8% of all sales transactions. This drop in volume, particularly in the Title Deed sales, is related to the reduced trading days at the end of the month due to the Eid break and is not indicative of any downside market factors.

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 6,514 in March, accounting for 42.8% of

the market. This marks a 1.4% increase month-on-month. While overall resale activity increased, so too did the portion of off-plan resales, rising to 29.3% and bringing the 12-month rolling average to 25.4%. Off-plan resale activity has continued its steady upward trajectory over the past three years. As in recent months, the majority of these resales remain concentrated in projects approaching completion within the next 12 months, indicating sustained demand from both end users and investors, rather than purely speculative behavior. That said, there are emerging signs of the market broadening, with resale transactions gradually extending to properties with handovers 15 to 16 months away. If this trend persists, it could point to a shift toward increased speculation—or alternatively, a sign of weakening investor confidence, with some choosing to exit earlier in the cycle to lock in gains and reduce exposure.

Mortgage transaction volumes decreased by 2.3% in March with a total of 3,434 loans recorded. During the month, loans taken for new purchase money mortgages accounted for 56.9% (up 6.3% from last month) of borrowing activity, with the average amount borrowed being AED 1.88m at a loan-to-value ratio of 75.6%. Meanwhile, loans for refinancing and equity release saw their market share increase by 1.3% to 36.3%. The remaining 6.8% (down by 7.6% from last month) was due to bulk mortgages—those taken by developers and larger investors with multiple units. The 232 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage modifications at Orra Harbour (49) and Orra Marina (21) in Dubai Marina, and RP Heights (20) in Downtown.

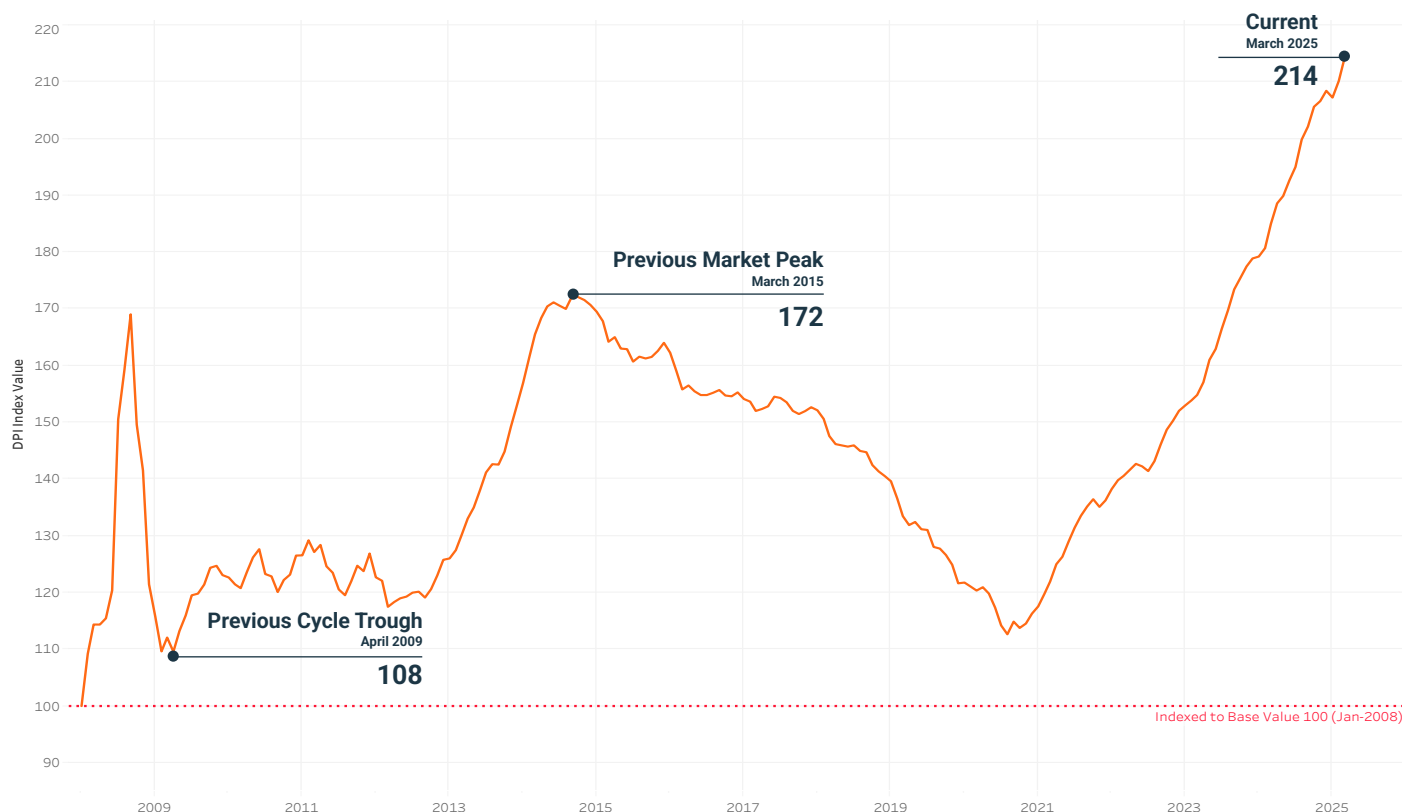
Looking ahead, it's important to contextualize where Dubai sits in the current market cycle. The recovery and expansion phase, now in its 53rd month, has delivered an average aggregate monthly price appreciation of 1.2%, with the peak monthly gain reaching 2.51%. By comparison, during the previous growth cycle from 2012 to 2014, monthly appreciation averaged a higher 1.6%, with individual months registering gains as high as 2.99%. While the current cycle has been more prolonged and resilient, the pace of growth has been comparatively measured—suggesting a market supported by a broader and more diverse base of demand.

High absorption rates for off-plan launches remain a key feature of the current landscape, buoyed by investor interest and a strong appetite for new supply. That said, absorption at this pace is unlikely to be sustained indefinitely. Developers and stakeholders should prepare for the likelihood of a gradual slowdown as the volume of launches begins to test demand thresholds.

Another factor to watch closely is the continued rise in off-plan resales, especially for units further from handover. While this could reflect speculative behavior, it may also signal growing concerns among investors about market saturation or timing. Early exits to lock in gains and reduce exposure could become more common, particularly if interest rates remain elevated or if global macroeconomic sentiment weakens.

To maintain a healthy trajectory, the market will benefit from a shift toward product diversity, realistic pricing, and strategic phasing of new inventory. Sustaining momentum in 2025 will depend not just on demand-side strength, but also on measured supply-side discipline.

PROPERTY MONITOR DYNAMIC PRICE INDEX



+1.88%
MoM Change



+2.73%
QoQ Change



+15.75%
YoY Change



AED 1,534
Price Per Sq Ft

DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Mar 2025	214.14	1.88%	2.73%	15.75%	1,534
Feb 2025	210.18	1.41%	1.72%	16.31%	1,505
Jan 2025	207.26	-0.57%	0.79%	15.64%	1,484
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
July 2024	195.03	1.22%	3.40%	17.15%	1,397
June 2024	192.68	1.46%	4.15%	18.24%	1,380
May 2024	189.91	0.69%	5.09%	17.94%	1,360
April 2024	188.61	1.95%	5.23%	20.07%	1,351
Mar 2024	184.99	2.37%	3.41%	19.47%	1,325

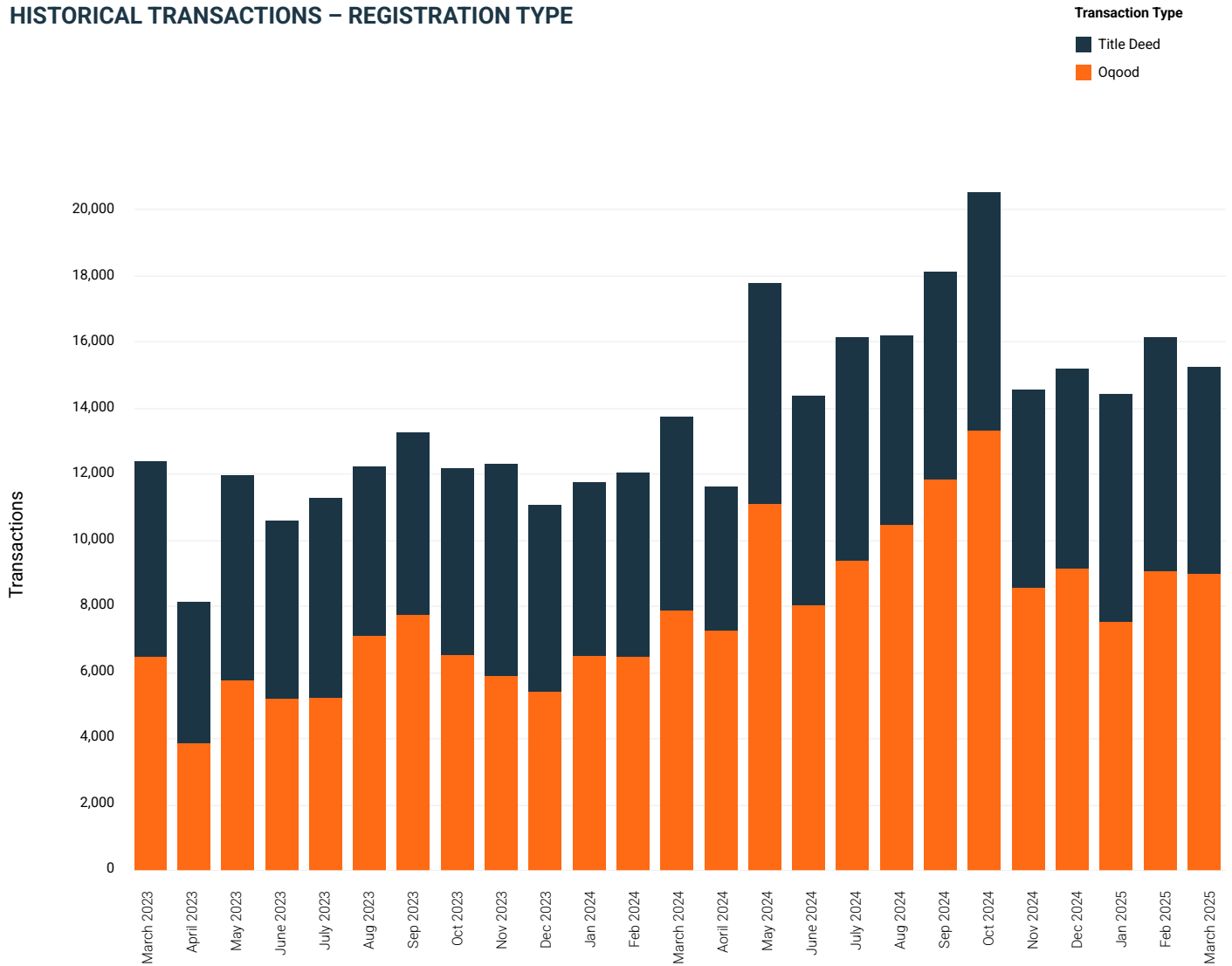
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for March 2025 increased by 3.95 index points to 214.14 from 210.18 in February 2025, representing a month-on-month decrease of 1.88%.

In March 2025, property prices declined slightly and now stand at AED 1,534 per sq ft. This is now 88.2% above the market trough of October 2020 and 24.3% above the market peak of September 2014. Absent any significant economic, geopolitical, or unforeseen global events, current market conditions are expected to support continued growth throughout 2025. However, the pace is likely to slow, with price movements becoming more volatile, fluctuating between minor increases and decreases on a month-to-month basis.

On a year-on-year basis, prices have increased by 15.75% in March and now marks 49 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 3.32% in March 2025 compared to an increase of 3.21% in March 2024.

HISTORICAL TRANSACTIONS – REGISTRATION TYPE

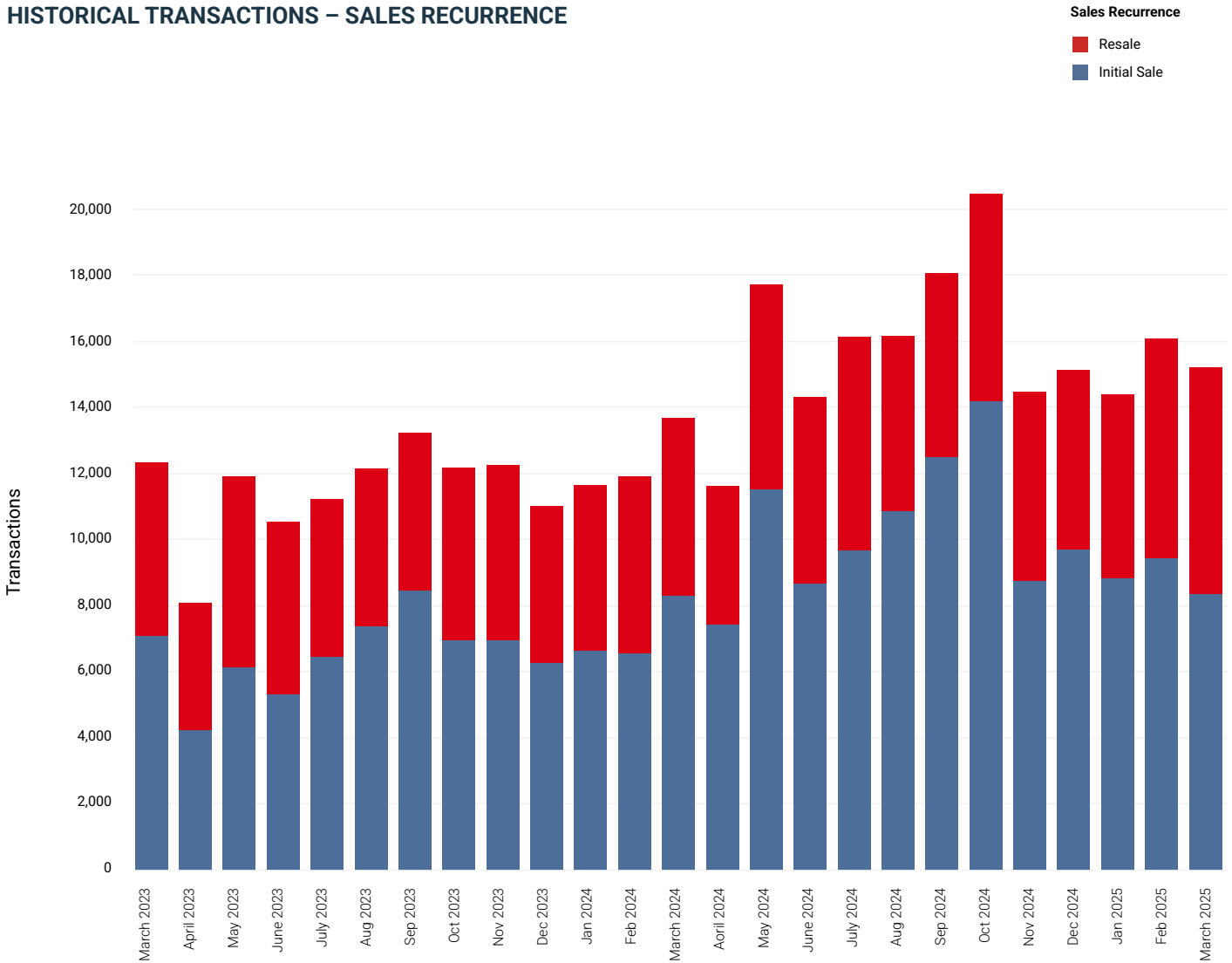


Sales transaction volumes in March amounted to 15,223, decreasing by 5.7% compared to February 2025. During the month, the split between Oqood and Title Deed property transactions was weighted in favor of the former, with Oqood registrations accounting for 59.2% of all transactions, up by 2.8% month-on-month. 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 67.2% in favor 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 13.1%. They recorded 1,018 transactions spread across a myriad of their projects, most notably Binghatti Elite in Dubai Production City where 405 sales were recorded. This was followed by Binghatti Skyrise in Business Bay, and then Binghatti Ghost in Dubai Health Care City 2, and Binghatti Grove in Jumeirah Village Circle with 303, 56, and 46 sales respectively.

Emaar Properties was next at 12.9% of all off-plan transactions with Terra Heights in Expo City leading their sales success and recording 190 transactions, then was followed by Elva (160) in The Valley, The Bristol (150) in Emaar Beachfront Dubai Harbour, and Golf Edge (83) in Emaar South. Taking third place was DAMAC Properties securing a 7.4% market share with sales predominantly spread throughout their DAMAC Islands master community with the highest volume of sales occurring at Maldives 1 (100), Bali 2 (63), Bali 1 (53), Maldives 2 (44), and Fiji 1 (35).

HISTORICAL TRANSACTIONS – SALES RECURRENCE



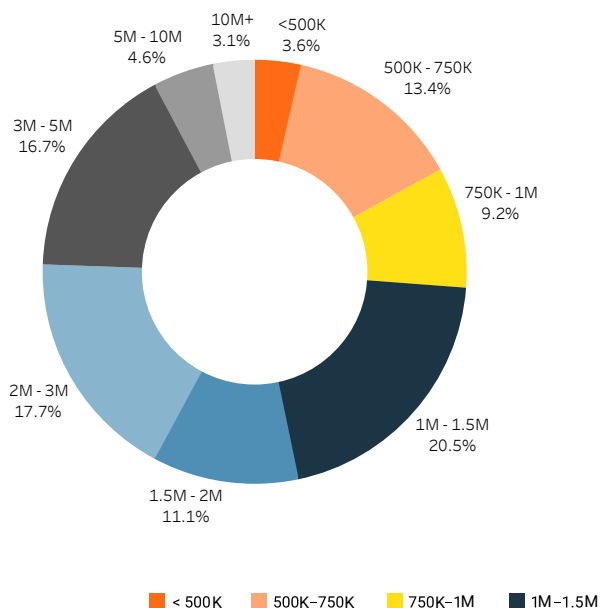
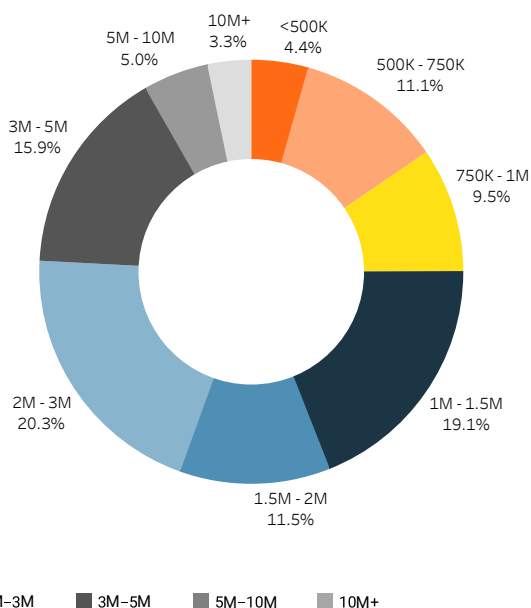
In March 2025, the market share of initial developer sales decreased by 3.6%, falling to 55.0% versus resale transactions. The 12-month rolling average now stands at 62.8% for initial sales and 37.2% for resales, the latter of which, after reaching a high of 51.8% in April 2021, has been slowly trending 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 8.9% (728) of all such transactions occurred. One Sky Park took the top spot for the month with 109 registrations, then was followed by Binghatti Grove (46), Ashton Park Terraces (45), and Legado (41).

Taking second place was Business Bay with 664 sales and an 8.2% market share. Sales in the community were dominated by Binghatti Skyrise recording 303 registrations and then was followed by Bayz 102 (115), Al Habtoor Tower (55), and One by Binghatti (39). Coming in third

for March was Dubai Production City claiming 6% market share with a total of 488 sales. Binghatti Elite was the standout in the community with 405 registrations, then was followed by Samana Resorts (30) and Jannat | Midtown (28).

The top master developments for residential resale transactions were Jumeirah Village Circle with 9.9% of such transactions spread across multiple projects, with the highest level of sales occurring at Binghatti Amber (19). This was followed by Dubai Marina with a 7.7% market share with Marina Suites (33) being the highest transacted. Closing out the top 3 master developments for resale was Business Bay holding 5.2% of the market, with Al Habtoor Residences recording 15 sales for the month.

PRICE TIERS (AED) – March 2025

PRICE TIERS (AED) – February 2025

PRICE TIERS (AED) MONTHLY COMPARISON

	Feb 2025	March 2025	MoM Change
<500K	4.4%	3.6%	-0.80%
500K-750K	11.1%	13.4%	2.30%
750K-1M	9.5%	9.2%	-0.30%
1M-1.5M	19.1%	20.5%	1.40%
1.5M-2M	11.5%	11.2%	-0.30%
2M-3M	20.3%	17.7%	-2.60%
3M-5M	15.9%	16.7%	0.80%
5M-10M	5.0%	4.6%	-0.40%
10M+	3.2%	3.1%	-0.10%

Growing their share of the market at the fastest pace was the AED 500K-750K price tier which increased by 2.3% in March to reach a total of 13.4%. The growth of this price tier can be largely attributed to the successful new development launches of Low category apartments at Binghatti Elite in Dubai Production City which saw average sales prices of AED 1,365 per sq ft, as well as Mid category apartments at Condor Golf Links 18 in Dubai Sports City and Cove Edition 4 in Dubai Land Residence Complex where sales prices averaged AED 1,640 and AED 1,686 per sq ft respectively. Meanwhile, the biggest market share loser was the AED 2M-3M tier, which decreased by 2.6%, falling to 17.7%.

Also experiencing notable growth during the month was the AED 1M-1.5M price tier, which grew by 1.4%. Growth in this segment can be largely attributed to off-plan sales of Luxury category apartments at Rove Home Dubai Marina, High category apartments at Binghatti Skyrise in Business Bay, and Mid category apartments at Sobha Solis and Sobha Orbis in Motor City where price per square foot values averaged AED 3,355, AED 2,603, AED 1,955 and AED 1,886 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 49.4%, down 1.5%. The low-price tiers with property values under AED 1m now represent 26.2% of the market, up 1.2% from February, while the high-end price tiers—properties over AED 3m—now represent 24.4% of the market, up by 0.3% 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.