

Dubai's property market: Hotter than July, but cooling in the shade?

Median prices in July



Dubai property prices hit new highs, rising 0.99% MoM to AED 1,625 per sq ft—now 31.7% above the 2014 peak

July sales surge 21.3% to 20,116 transactions, continuing 2025's all-time record streak

93K units launched YTD, but softening resale activity and lingering inventory hint at buyer fatigue

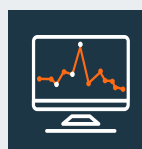
Mortgage volumes hit record levels, but lower LTVs point to rising affordability pressures

Dubai's real estate market continued its upward momentum in July, posting a more measured price increase of 0.99% following June's stronger gain of 1.71%. According to the Property Monitor Dynamic Price Index (DPI), average property prices now stand at AED 1,625 per square foot, standing 30.5% above the previous market peak in September 2014. A deeper look into the sub-categories of the index reveals that apartment price growth is softening while the trajectory of villas and townhouses is moving with greater momentum.

A total of 20,116 sale transactions were recorded in July, reflecting a 21.3% increase from the previous month. This marks yet another record-breaking month, continuing the 2025 trend of each month surpassing its previous all-time high. While the sharp month-on-month jump may appear dramatic at first glance, it is more likely a normalization following June's dip, which was influenced by reduced working days and many extending time off around the Eid break. When viewed in the context of Q2's overall volume trend, the combined figures for June and July suggest a smoothing effect rather than a sudden spike in market activity. Residential transactions, encompassing apartments, townhouses, and villas, accounted for the majority of sales at 93.7% (18,843 transactions). The highest transacted commercial property types were office

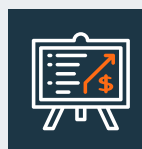
SNAPSHOT

JULY 2025



+0.99%

Dynamic Price Index
Monthly Change



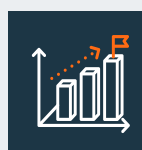
AED 1,625/sq ft

Dynamic Price Index
Current Property Price



20,116

Number of Monthly
Transactions



AED 250M

Highest Recorded Sale
5 Bedroom Villa
Rosewood Residences Dubai, Dubai Peninsula



AED 100K

Lowest Recorded Sale
1 Bedroom Apartment
Lady Ratan Manor, International City

“ Rather than a sign of weakening demand, this shift reflects a market that is becoming less hype-driven and more value-focused. ”

ZHANN JOCHINKE
Chief Operating Officer
Property Monitor

spaces (2.2%), vacant land (1.3%), then hotel apartments and retail spaces (both 0.9%).

Year-to-date sales transaction volumes have surpassed just over 119,000 and are over 23.0% higher compared to the same period 2024. At the current pace of transaction velocity, we are on track to see year-end sales volumes surpass 200,000 and set a new all-time high.

In July, 12,595 off-plan Oqood transactions were recorded, a marked increase of 28.3% from the previous month, in tandem with the increase in volume, the overall market share also rose to 62.6%, up 3.4% month-on-month. 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 represent an even larger market share of 72.1%. Title Deed sale volumes also witnessed a monthly increase, climbing by 11.2% and now account for 37.4% of all sales transactions.

Meanwhile, resale transactions—any subsequent sale of a property following its initial sale by the developer—regardless of whether the first sale was off-plan or completed—stood at 5,564 in July, accounting for 27.7% of the market. This marks yet another monthly decrease, falling by 5.2%. In line with the decrease in overall resale activity, the portion of off-plan resales also moderated, falling to 19.9% and bringing the 12-month rolling average down to 25.7%. After climbing to a high of over 33% in April, off-plan resales have dropped considerably—an interesting development given that initial developer sales market activity remains robust. While this may appear to reflect softer momentum, it also points to a maturing market dynamic. With developers offering attractive incentives and flexible payment plans, resale listings—often priced at a premium to original purchase values—are facing tougher competition. Buyers are becoming more selective, and many are opting for the certainty and benefits that come with buying directly. This trend reinforces the importance of realistic expectations for off-plan investors looking to exit early and highlights that quick resale gains before handover are never a sure thing.

Dubai's new project pipeline showed no signs of slowing in July, as more than 50 launches brought over 13,800 residential units to market with a combined estimated gross sales value of AED 38 billion. This

brings the year-to-date tally to nearly 93,000 units and AED 270 billion in potential sales, levels that would have once defined a full-year cycle but are now being reached in just seven months. Apartments accounted for 95% of July's new supply, with villas and townhouses contributing 2.5% each. While the continued wave of new supply underscores developer momentum, it is also beginning to test the depth of demand. With many launches offering comparable concepts and pricing, standing out has become more difficult. The result is a market where buyer urgency is easing, and projects that once sold out in hours are now taking longer to move. Rather than a sign of weakening demand, this shift reflects a market that is becoming less hype-driven and more value-focused—one where buyers are taking time to evaluate, compare, and invest more deliberately. Of course, the possibility that seasonal effects are also playing a role shouldn't be ruled out, particularly during the traditionally quieter summer months.

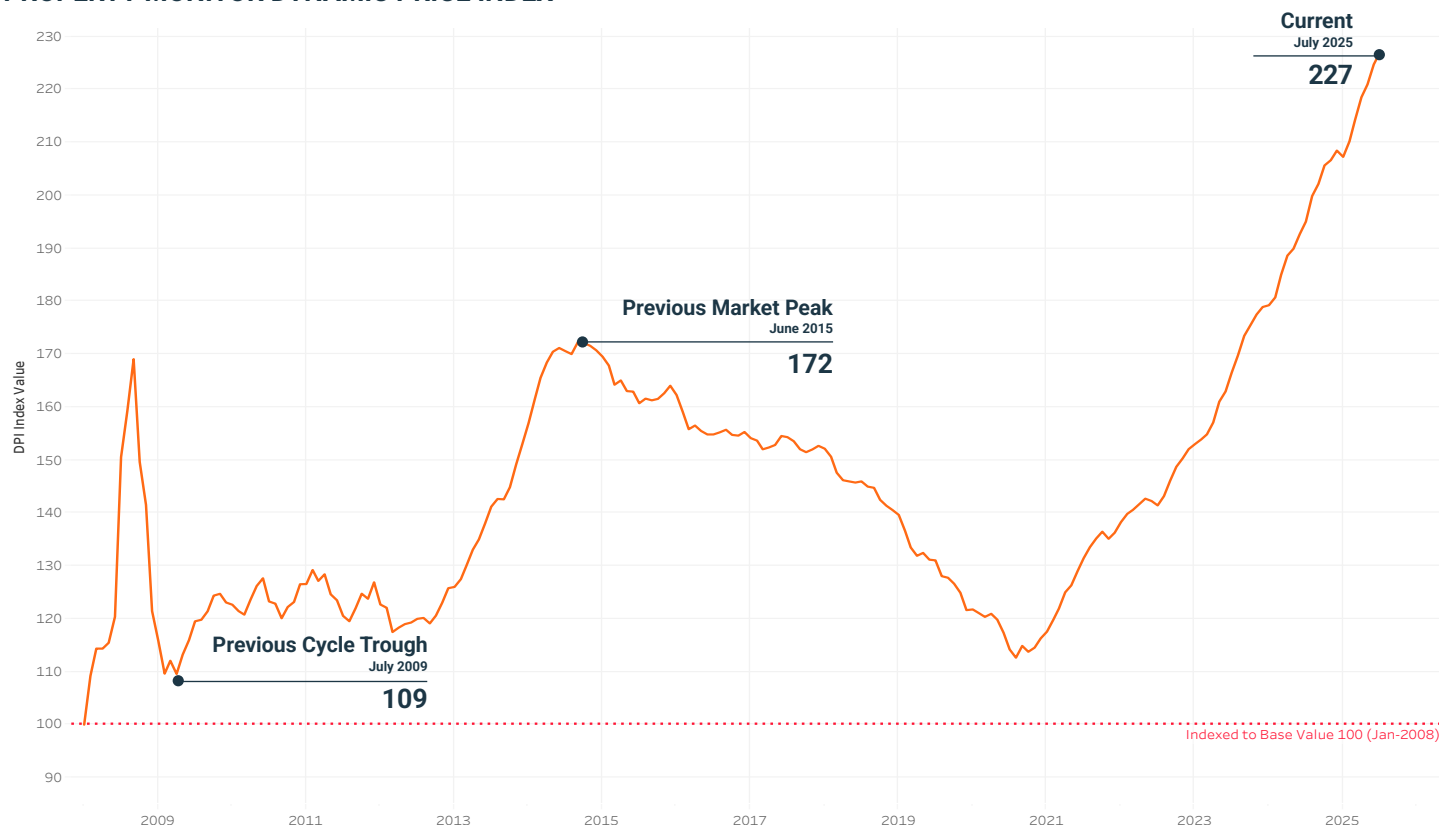
Mortgage transaction volumes surged in July, setting a new record with a total of 4,891 loans—a 9.2% increase month-on-month. New purchase money mortgages accounted for 45.6% of activity, up 2.3% from June, with average loan amounts of AED 1.8 million and a loan-to-value (LTV) ratio of 73.7%, slightly above June's 73.5%. Although LTV ratios edged up slightly in July, they remain lower than the historical average of 75–77%, likely reflecting the ongoing influence of Central Bank measures restricting fee and cost financing. These tighter conditions raise the upfront cash hurdle for buyers, but the fact that mortgage volumes hit a new record suggests strong confidence among buyers and a more resilient, well-capitalized demand base. Meanwhile, loans for refinancing and equity release saw their market share increase by 7.5% to 38.3%. The remaining 16.1% (down by 9.8% from last month) was due to bulk mortgages—those taken by developers and larger investors with multiple units. The 785 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations at Rabdan Building (311), Shorooq Land 2 (227) in Dubai Land Residence Complex, and England Cluster Building 10 (54) in International City, as well as portfolio mortgage modifications at Silver Tower (26) in Business Bay.

As the third quarter gets underway, Dubai's real estate market continues to operate at historically high levels of activity, but signs of strain are beginning to emerge beneath the surface. Price growth remains positive, and transaction volumes are on pace to break new records, yet the pace of new supply—particularly from the off-plan segment—raises questions about the market's capacity to absorb this wave in a sustainable manner.

With nearly 93,000 units launched year-to-date, buyer selectivity is rising, and early indicators of softening absorption are becoming more pronounced. Developers will need to shift focus from velocity to viability, with increased emphasis on product differentiation, delivery timelines, and realistic pricing strategies. Meanwhile, mortgage market dynamics remain a key factor to monitor. Although borrowing activity is strong, the persistence of lower loan-to-value ratios suggests that affordability pressures may start to shape demand more directly in the months ahead.

While the market remains fundamentally strong, sustaining this momentum will depend on aligning supply with end-user demand and placing greater focus on product differentiation and genuine value. The second half of the year will reveal whether the market can adapt to these evolving dynamics or begin to encounter meaningful friction.

PROPERTY MONITOR DYNAMIC PRICE INDEX



+0.99%
MoM Change



+3.86%
QoQ Change



+16.37%
YoY Change



AED 1,625
Price Per Sq Ft

DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
July 2025	226.96	0.99%	3.86%	16.37%	1,625
June 2025	224.73	1.71%	4.87%	16.63%	1,609
May 2025	220.95	1.11%	5.12%	16.34%	1,582
April 2025	218.52	1.97%	5.43%	15.86%	1,565
Mar 2025	214.29	1.95%	2.80%	15.83%	1,535
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

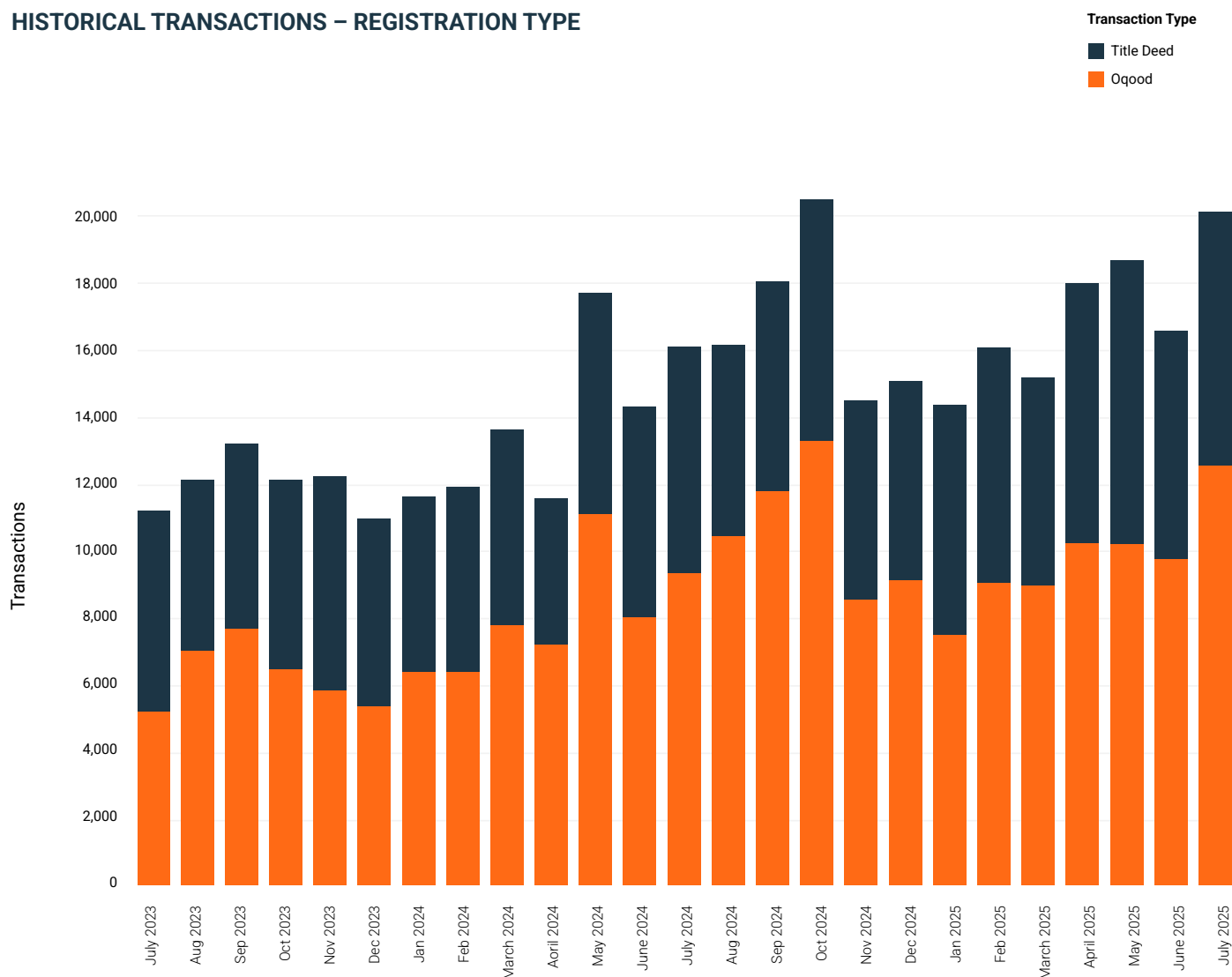
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for July 2025 increased by 2.23 index points to 226.96 from 224.73 in June 2025, representing a month-on-month increase of 0.99%.

In July 2025, property prices continued to increase and now stand at AED 1,625 per sq ft. This is now 99.5% above the market trough of October 2020 and 31.7% 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 the rest of 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 16.37% in July and now marks 57 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 9.5% in July 2025 compared to an increase of 8.7% in July 2024.

HISTORICAL TRANSACTIONS – REGISTRATION TYPE

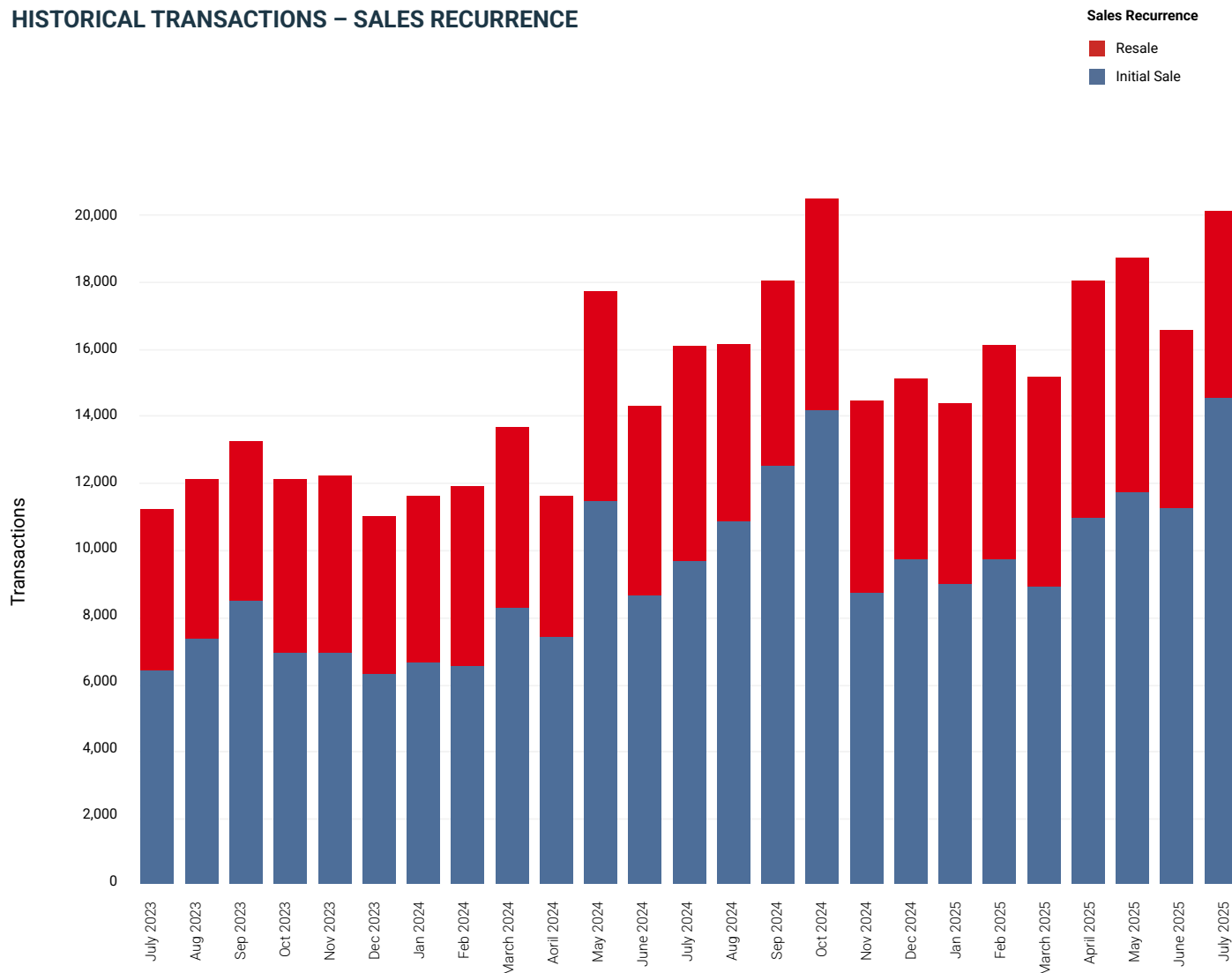


Sales transaction volumes in July surged to 20,116, increasing by 21.3% compared to June 2025. During the month, the split between Oqood and Title Deed property transactions was weighted in favor of the former, with Oqood registrations accounting for 62.6% of all transactions, up by 3.4% month-on-month. 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 72.1% in favor of properties under construction having been sold off-plan.

DAMAC Properties claimed the top spot in the off-plan market with the bulk of developers' off-plan registrations claiming a market share of 10.6%. They recorded 1,375 transactions spread across a myriad of their projects, most notably Indigo 2 in DAMAC Riverside Views where 124 sales were recorded. This was followed by several other buildings in DAMAC Riverside Views: Royal 2 (112), Indigo 1 (105), Royal 1 (103), and then Seychelles 1 (87) in DAMAC Islands.

Sobha was next at 10.5% of all off-plan transactions with Sobha Solis leading their sales success and recording 268 transactions, then was followed by Sobha Orbis (236) in Motor City, Skyvue Spectra (246) in Sobha Hartland II and Skyvue Stellar (217) in Sobha Hartland II. Taking third place was Binghatti securing an 8.8% market share with Binghatti Skyrise in Business Bay heavily dominating their sales volume for the month with 485 transactions, then Binghatti Elite (105) in Dubai Production City, and Binghatti Hillviews (93) in Dubai Science Park.

HISTORICAL TRANSACTIONS – SALES RECURRENCE



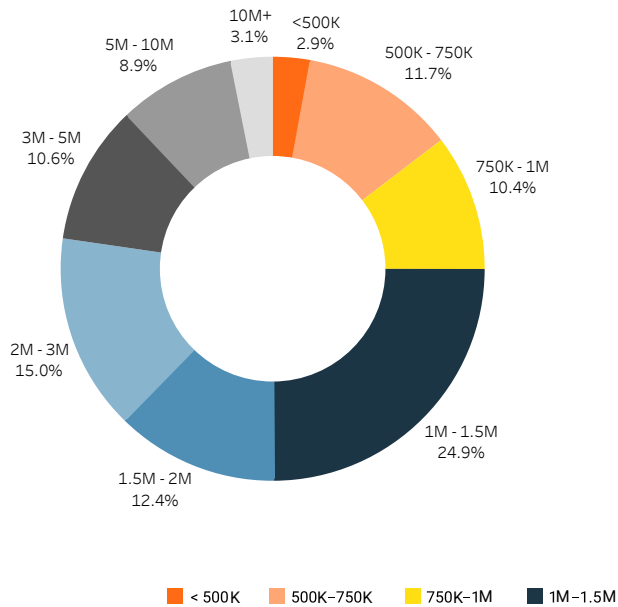
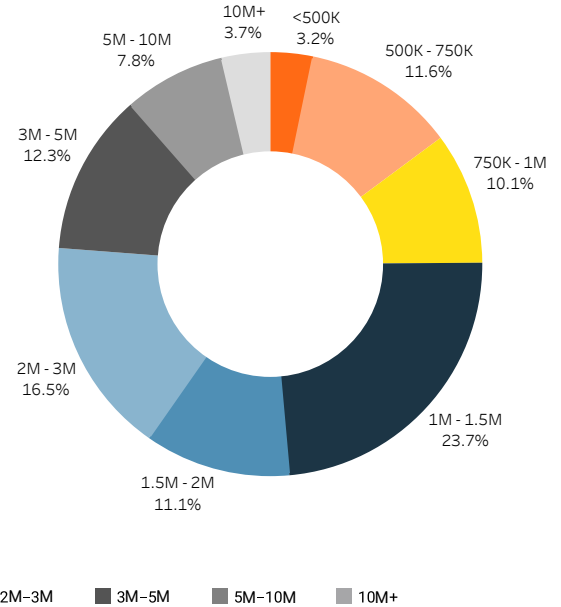
In July 2025, the market share of initial developer sales increased by 4.2%, rising to 72.3% versus resale transactions. The 12-month rolling average now stands at 64.1% for initial sales and 35.9% for resales, the latter of which, after reaching a high of 51.8% in April 2021, has been slowly trending 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% (1,247) of all such transactions occurred. AKA Residence took the top spot for the month with 210 registrations, then was followed by The Autograph S Series (56), and Grey Gate Residences (55).

Taking second place was Business Bay with 953 sales and a 6.8% market share. Sales in the community were dominated by Binghatti Skyrise recording 485 registrations and then was followed by Bayz102 (106), and Binghatti Skyhall (55). Coming in third for July was DAMAC

Riverside claiming 5.6% market share with a total of 781. Indigo 2 was the standout in the community with 124 registrations, then was followed by Royal 2 (112) and Indigo 1 (105).

The top master developments for residential resale transactions were Jumeirah Village Circle with 11.2% of such transactions spread across multiple projects, with the highest level of sales occurring at Binghatti Amber (17). This was followed by Business Bay holding a 6.4% market share with Reva Residences (17) being the highest transacted. Closing out the top 3 master developments for resale was Dubai Marina holding 4.5% of the market, with Orra Marina recording 9 sales for the month.

PRICE TIERS (AED) – July 2025

PRICE TIERS (AED) – June 2025

PRICE TIERS (AED) MONTHLY COMPARISON

	June 2025	July 2025	MoM Change
<500K	3.2%	2.9%	-0.30%
500K-750K	11.6%	11.7%	0.10%
750K-1M	10.1%	10.4%	0.30%
1M-1.5M	23.7%	24.9%	1.20%
1.5M-2M	11.1%	12.4%	1.30%
2M-3M	16.5%	15.0%	-1.50%
3M-5M	12.3%	10.7%	-1.60%
5M-10M	7.8%	8.9%	1.10%
10M+	3.7%	3.1%	-0.60%

Growing their share of the market at the fastest pace was the AED 1.5M-2M price tier which increased by 1.3% in July to reach a total of 12.4%. The growth of this price tier can be largely attributed to the successful new development launches of Mid category apartments at Capri West in Ghaf Woods by Majid Al Futtaim which saw average sales prices of AED 1,999 per sq ft, as well as of High category apartments Binghatti Skyrise in Business Bay, Silva | Green Gate in Dubai Creek Harbour, and Lower-Mid category apartments (across several buildings) at Riverside Views in DAMAC Riverside where sales prices averaged AED 2,689, AED 2,529, and AED 1,490 per sq ft respectively. Meanwhile, the biggest market share loser was the AED 3M-5M tier, which decreased by 1.6%, falling to 10.7%.

Also experiencing notable growth during the month was the adjacent AED 1M-1.5M price tier, which grew by 1.2%. Growth in this segment can be largely attributed to the same projects as well as off-plan sales of Upper-Mid and Mid category apartments at Sobha Solis and Sobha Orbis in Motor City where sales prices averaged AED 2,026 and AED 1,905 per sq ft.

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 52.3%, up 1.0%. The low-price tiers with property values under AED 1m now represent 25.0% of the market, up 0.1% from June, while the high-end price tiers—properties above AED 3m—now represent 22.7% of the market, down by 1.1% 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 2025, we are proud to officially be part of the dubizzle 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.