

A monthly review of Dubai residential market's performance and key real estate trends

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# Dubai Residential Market Review

November 2025



**Hamptons**  
INTERNATIONAL

# Valuations & Research Department



DUBAI RESIDENTIAL MARKET REVIEW  
NOV 2025

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The team of qualified valuers uses a range of comprehensive methods to provide clients with up-to-date and accurate valuations for all property types. This includes individual properties, property portfolios, and all types of asset classes.

The process is carried out by professional valuers who are members of both RICS (The Royal Institution of Chartered Surveyors) and RERA (Real Estate Regulatory Authority), ensuring both expertise and licensing compliance.

Valuation advice and reports are provided for a variety of purposes, which include the following:

- Mortgage Financing (Banks & Financial Institutions)
- Internal Purposes
- Accounting
- Mergers and Acquisitions
- Investment Due Diligence / Strategic Advice
- Government Programs (Golden Visa)

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# Market Highlights



## General Market

Dubai finished November with 19,024 transactions totaling AED 64.8 billion. Value rose 9.6 percent month on month from AED 59.1 billion in October, while volumes eased 4.2 percent from 19,852 deals. On a year on year basis, value was up 62 percent and volume was up 41 percent versus November 2024. The rise in value alongside a softer count points to a larger average ticket, helped by land and higher value villa activity.



## Apartments

Apartments remained the workhorse in November with 15,919 sales worth AED 32.1 billion. Value improved 4.6 percent from October while transactions edged down 1.8 percent. Ready hotspots such as Dubai Marina and Downtown held interest, and mid market demand stayed firm in JVC and Business Bay. Off plan stayed active on flexible payment schedules and steady launch flow.



## Villa/Townhouse

Villas and townhouses recorded 2,094 sales totaling AED 12.8 billion. After a strong October print, November normalised with lower volume and value, but buyer appetite stayed healthy in family communities including Dubai Hills Estate and Damac Hills 2. Limited ready stock continued to support prices and competition for well located homes.



## Commercial

Commercial sales reached 650 transactions totaling AED 2.3 billion in November. That is a gain of just over 21 percent in value from October with a small dip in count. Interest concentrated in offices in core business districts and street retail in high traffic corridors. Leasing sentiment remained constructive in line with ongoing business formation and expansions.



## Land

Land deals numbered 361 with a combined value of AED 17.6 billion, a sharp month on month rise in value and a modest lift in count. Investors and developers focused on buildable plots that support staged community growth, while selective buying persisted in prime locations.



## Off-Plan

Off plan residential remained the main driver of buyer interest in November. Daily flows through the month continued to show off plan ahead of ready in most sessions, supported by active launch pipelines and staggered payments. Ready activity remained solid but was paced by limited high quality inventory and firmer resale pricing.



## Rental Transactions

Leasing cooled in November. New rental contracts fell to 35,990, down 17.62 percent from October. Apartments registered 20,448 new leases, a 19.15 percent decline. Villas recorded 2,300 leases, down 16.76 percent. Commercial contracts came in at 13,242, a 15.31 percent drop. The pullback follows a busy October and reflects slower move ins late in the year, tighter choice in popular communities, and more tenants renewing rather than relocating.



## Commercial Leasing Breakdown

The commercial picture was mixed. Shops and showrooms eased to 1,845 contracts, down 12.14 percent. Offices ticked higher to 7,877, up 3.33 percent, with steady demand for efficient floors in established business districts. Industrial edged up to 285, a 1.42 percent gain, while the others bucket dropped to 3,281, down 43.13 percent after an unusually active October. Overall, leasing stayed selective, with interest centered on well located space that is ready to occupy and offers reasonable fit out costs.

## Apartments

Apartments led November with 15,919 sales worth AED 32.1 billion. Value rose 4.6 percent from October while transactions dipped 1.8 percent, putting the average ticket near AED 2.02 million. Off plan remained the engine with 11,750 sales totaling AED 24.3 billion, while ready apartments added 4,169 deals and AED 7.8 billion. Activity stayed concentrated in mid market hubs such as JVC and Business Bay, supported by steady launch flow and flexible payment schedules. Ready demand held in Dubai Marina and Downtown where quality stock is limited and turnover is fast.

Financing skewed to roughly 82 percent cash and 18 percent mortgage, which fits the quicker decision cycles and smaller average checks typical for this segment. Overall depth across price bands kept pricing resilient and absorption steady.



## Villas & Townhouses



Villas posted 2,094 sales in November totaling AED 12.8 billion. After a very strong October, both volume and value stepped down, but the average ticket stayed high at about AED 6.11 million. Off plan villas recorded 1,255 sales worth AED 7.7 billion, while ready villas closed 839 sales worth AED 5.1 billion. Buyer appetite remained firm in family communities such as Dubai Hills Estate and Damac Hills 2, helped by lifestyle upgrades and long holding horizons.

Financing was close to even at about 53 percent mortgage and 47 percent cash, which reflects larger tickets and end user purchase patterns.

Tight ready supply continued to support prices for upgraded homes and well located plots, and new phases in large master plans kept the pipeline moving.

## Commercial Properties

Commercial sales reached 650 deals worth AED 2.3 billion in November, a gain of just over 21 percent in value from October with a small decline in count. The average sale size was about AED 3.54 million. Offices in core business districts drew steady attention from investors seeking income durability, while street retail in high footfall corridors continued to transact on the back of tourism and local spending.

Leasing conditions remained constructive, supported by ongoing company formation and measured expansion among professional services, trade, and technology tenants. Fit out ready space and efficient floor plates saw the quickest take up, and well located strata offices continued to command firm pricing.



# Rentals



## Land Plots

Land delivered the biggest lift in value.

November closed with 361 land deals totaling AED 17.6 billion, a sharp increase in value from October with a modest rise in count. The average ticket was roughly AED 48.75 million, underscoring the focus on buildable plots that enable phased community growth and staged delivery.

Investors and developers targeted sites with infrastructure access and clear planning paths, while selective buying persisted in prime locations where pricing discipline matters. Active positioning in growth corridors and ongoing land banking by major players reinforced confidence in the multi year development pipeline and helped push total market value higher even as headline volumes eased.



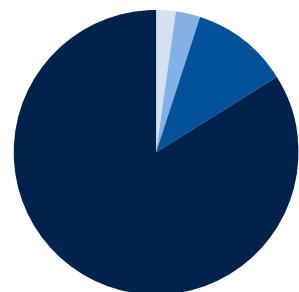
# Sales Transactions

Month on Month | Oct 2025 - Nov 2025



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	Oct Transactions	Oct Value (AED)	Nov Transactions	Nov Value (AED)	Value Change %
<b>Apartments</b>	16,213	30,700,000,000	15,919	32,100,000,000	4.56%
<b>Villas</b>	2,604	16,000,000,000	2,094	12,800,000,000	-20.00%
<b>Commercial</b>	689	1,900,000,000	650	2,300,000,000	21.05%
<b>Plots</b>	346	10,500,000,000	361	17,600,000,000	67.62%
<b>Total</b>	19,852	59,100,000,000	19,024	64,800,000,000	9.64%



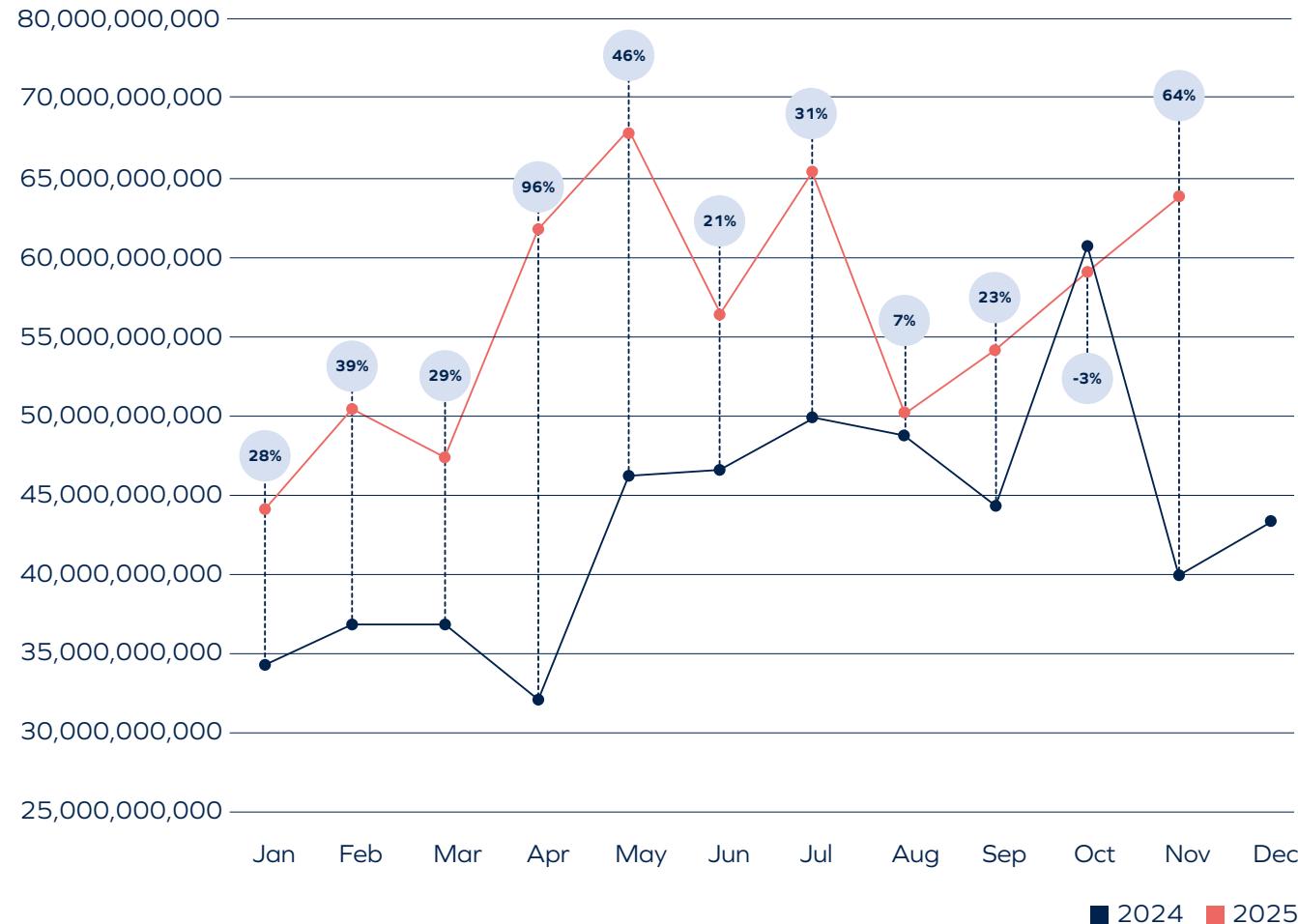
■ Apartments	84%
■ Villas	11%
■ Commercial	3%
■ Plots	2%

# Transactions Value - Graph

2024 v/s 2025



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November 2025 closed at AED 64.8 billion across 19,024 transactions, up 9.6 percent in value from October's AED 59.1 billion while volumes eased 4.2 percent from 19,852. Year on year, value jumped 62 percent from AED 40.0 billion and volume rose 41 percent from 13,509.

The month's value lift was powered by land at AED 17.6 billion, up about 68 percent month on month, with added support from commercial at AED 2.3 billion, up roughly 21 percent. Apartments improved to AED 32.1 billion, up 4.6 percent from October, while villas normalized to AED 12.8 billion after a strong prior month.

Year to date through November, sales value reached AED 623.4 billion versus AED 474.5 billion a year earlier, a gain of 31.4 percent, underscoring firm momentum into year end.

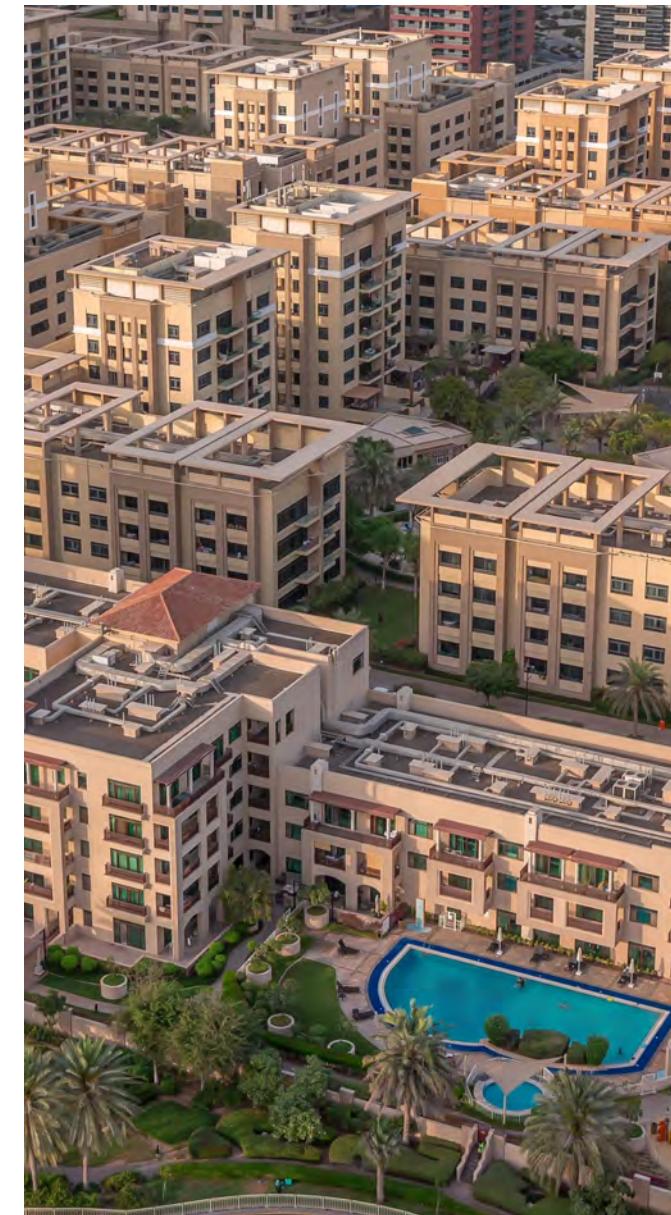
# Transactions Value

2024 v/s 2025



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2024	Value	2025	Value
January	34,800,000,000	January	<b>44,600,000,000</b>
February	36,700,000,000	February	<b>51,000,000,000</b>
March	36,600,000,000	March	<b>47,300,000,000</b>
April	32,000,000,000	April	<b>62,800,000,000</b>
May	45,800,000,000	May	<b>66,900,000,000</b>
June	46,400,000,000	June	<b>56,300,000,000</b>
July	49,600,000,000	July	<b>65,100,000,000</b>
August	47,300,000,000	August	<b>50,800,000,000</b>
September	44,600,000,000	September	<b>54,700,000,000</b>
October	60,700,000,000	October	<b>59,100,000,000</b>
November	40,000,000,000	November	<b>64,800,000,000</b>
December	42,600,000,000	December	

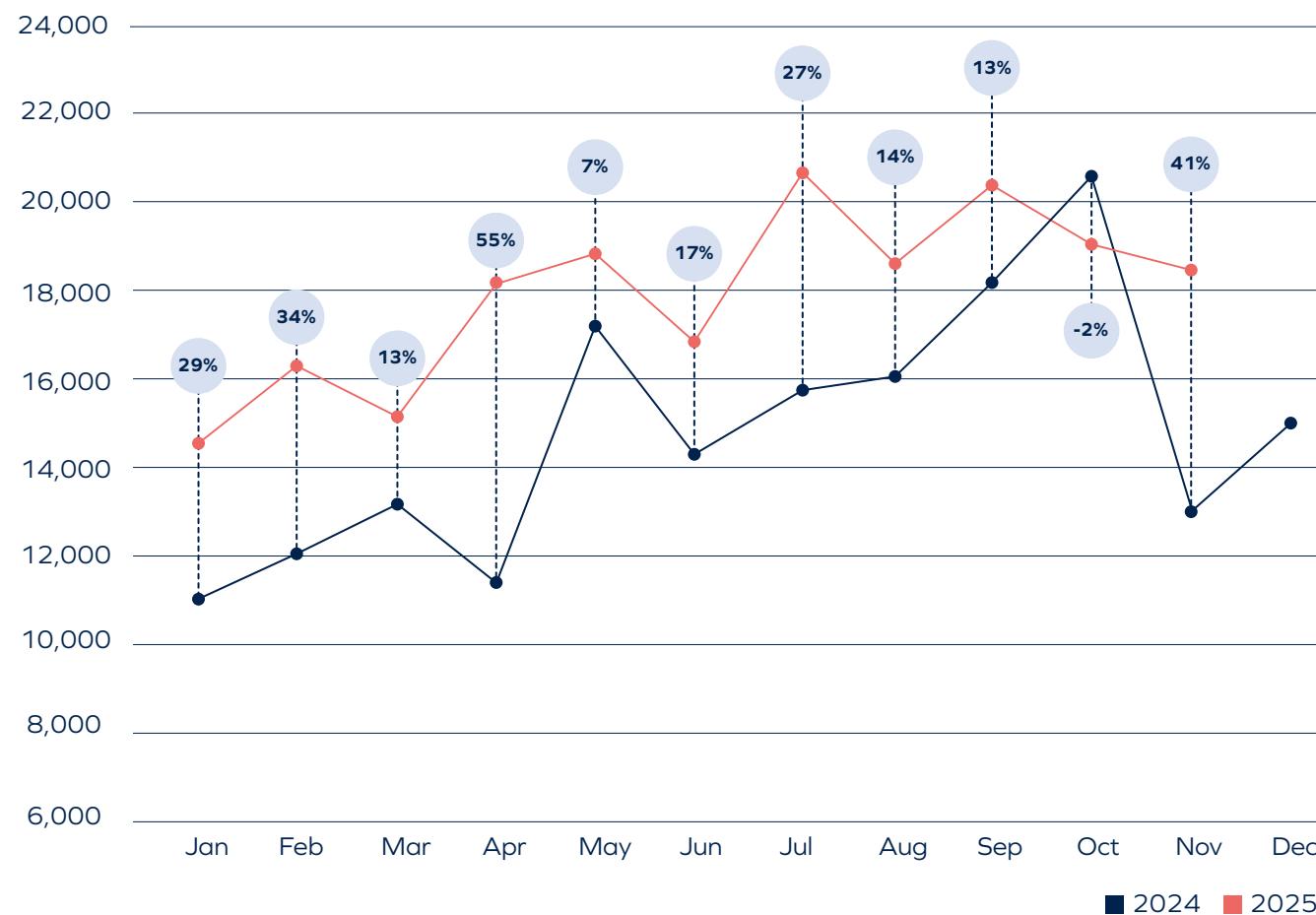


# Transactions Volume - Graph

2024 v/s 2025



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Dubai recorded 19,024 property transactions in November 2025, down 4.2 percent from October's 19,852, but up 41 percent on November 2024. Despite the softer count, total value climbed to AED 64.8 billion, a 9.6 percent month on month rise and 62 percent higher year on year.

The higher ticket was driven by AED 17.6 billion in land deals and a firmer apartment tally at AED 32.1 billion, with villas at AED 12.8 billion and commercial at AED 2.3 billion adding support. Momentum came from steady off plan absorption, resilient resale activity in core communities, and a growing resident base, while land and select villa transactions did the heavy lifting on value.

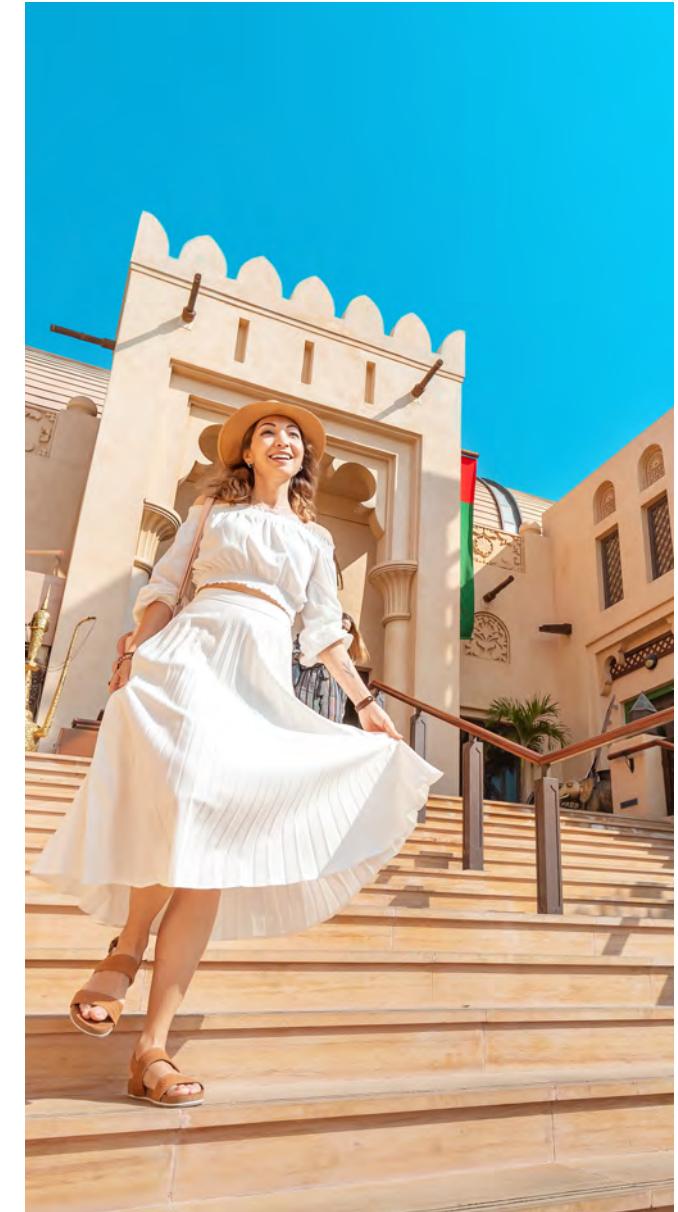
# Transactions Volume

2024 v/s 2025

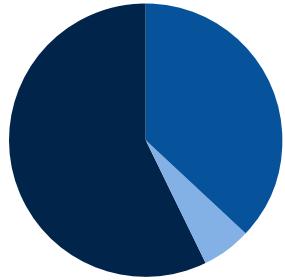


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2024	Volume	2025	Volume
January	11,029	January	<b>14,247</b>
February	12,025	February	<b>16,106</b>
March	13,394	March	<b>15,150</b>
April	11,608	April	<b>18,044</b>
May	17,539	May	<b>18,697</b>
June	14,370	June	<b>16,765</b>
July	15,994	July	<b>20,322</b>
August	16,159	August	<b>18,493</b>
September	18,045	September	<b>20,360</b>
October	20,315	October	<b>19,852</b>
November	13,509	November	<b>19,024</b>
December	15,079	December	



# New Rental Transactions



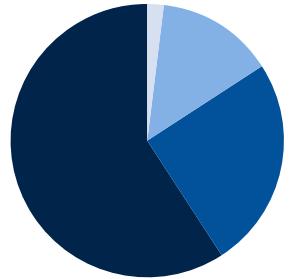
■ Apartments	57%
■ Villas	6%
■ Commercial	37%

	Oct	Nov	Volume Change %
<b>Apartments</b>	25,292	20,448	-19.15%
<b>Villas</b>	2,763	2,300	-16.76%
<b>Commercial</b>	15,635	13,242	-15.31%
<b>Total</b>	43,690	35,990	-17.62%

Leasing cooled in November. Dubai logged 35,990 new rental contracts, down 17.62 percent from October. Apartments registered 20,448 leases, a 19.15 percent drop. Villas recorded 2,300 leases, down 16.76 percent. Commercial rentals came in at 13,242, lower by 15.31 percent.

The pullback follows a strong October and reflects slower year end move ins, more renewals rather than relocations, and tighter choice in popular communities.

# Commercial Rental Breakdown



Shops/Showroom	14%
Office	59%
Industrial	2%
Others	25%

The commercial picture was mixed. Shops and showrooms eased to 1,845 contracts, down 12.14 percent. Offices edged higher to 7,877, up 3.33 percent, with interest focused on efficient floors in established business districts. Industrial ticked up to 285, a 1.42 percent gain. The others bucket fell to 3,281, down 43.13 percent after an unusually active October.

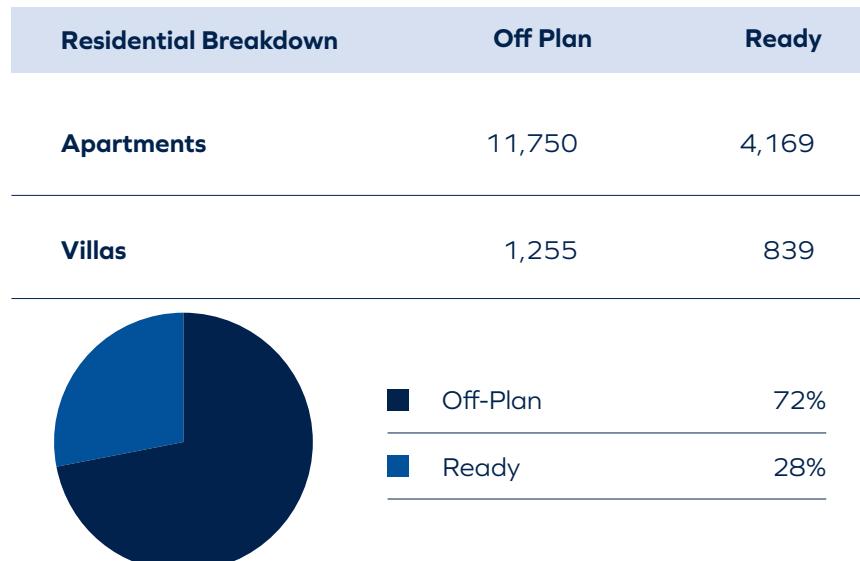
	Oct	Nov	Volume Change %
<b>Shops/Showroom</b>	2,100	1,845	-12.14%
<b>Office</b>	7,623	7,877	3.33%
<b>Industrial</b>	281	285	1.42%
<b>Others</b>	5,769	3,281	-43.13%
<b>Total</b>	15,773	13,288	-15.75%

The category totals sum to 13,288 for November, which is slightly above the headline commercial count due to source reporting differences. Overall, demand stayed selective and centered on ready to occupy space with reasonable fit out costs.

# Residential Off Plan v/s Secondary Sales



Sales Volume	Off-Plan	13,005
	Ready	5,008



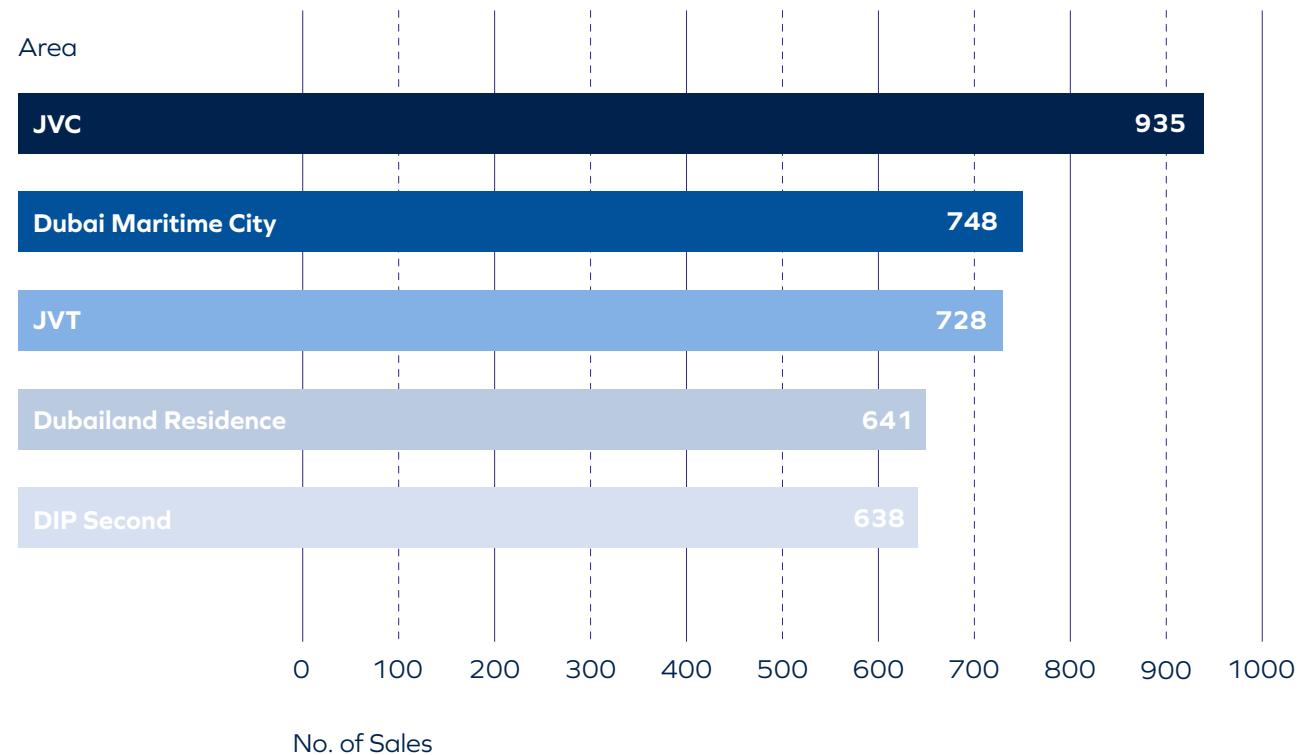
Off plan sales continued to lead in November. Residential activity totaled 18,013 deals, with 13,005 off plan sales against 5,008 ready. By value, off plan reached AED 32.0 billion versus AED 12.9 billion for ready, putting the off plan share near seventy one percent. Apartments did most of the lifting, with 11,750 off plan apartment sales worth AED 24.3 billion and 4,169 ready apartment sales at AED 7.8 billion.

Sales Value (AED)	Off-Plan	32,000,000,000
	Ready	12,900,000,000

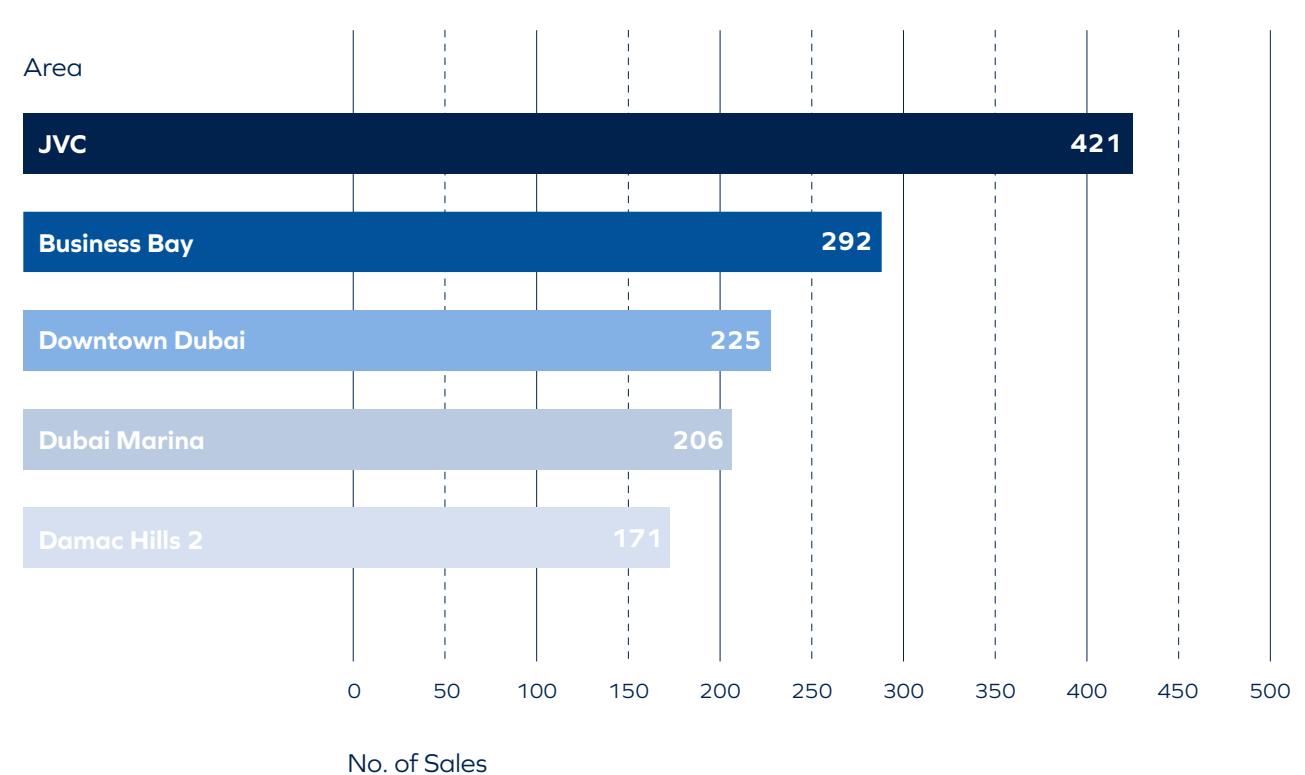


Villas showed a similar tilt, with 1,255 off plan villa sales at AED 7.7 billion versus 839 ready at AED 5.1 billion. Ready demand stayed healthy but was capped by limited quality inventory and firm resale pricing, while steady project launches and flexible payment schedules kept buyers gravitating to off plan.

# Top 5 Performing Areas - Off Plan Sales



# Top 5 Performing Areas - Secondary Sales



# Residential Breakdown



Off-plan preference held firm in November across both apartments and villas. Residential activity totaled 18,013 deals, with 13,005 off-plan sales against 5,008 ready. By value, off-plan reached AED 32.0 billion versus AED 12.9 billion for ready, so about seven in ten dirhams spent came from off-plan purchases.

Apartments did most of the lifting, led by 11,750 off-plan apartment sales worth AED 24.3 billion, while ready apartments contributed 4,169 sales and AED 7.8 billion. Villas showed a similar tilt, with 1,255 off-plan villa sales at AED 7.7 billion versus 839 ready at AED 5.1 billion.

The pattern reflects steady launch pipelines and flexible schedules in mid-market hubs such as JVC and Business Bay, alongside firm end-user demand in prime ready districts where quality stock is tight. External reads for November also show average sale prices around AED 1.4 million for apartments and AED 4.1 million for villas, which helps explain why value rose even as headline volumes softened slightly from October.



# Top Performing Areas – November 2025



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## Off-Plan Sales

Off plan momentum stayed firm in November. JVC ranked first with 935 deals, followed by Dubai Maritime City with 748, JVT with 728, Dubailand Residence with 641, and DIP Second with 638. The spread across large master plans shows steady absorption of new releases, with buyers still responding to phased payment schedules and a wide choice of layouts at mid market price points.

## Secondary Sales

The ready market was led again by JVC with 421 resales. Business Bay placed second with 292, then Downtown with 225, Dubai Marina with 206, and Damac Hills 2 with 171. Liquidity remained solid in core lifestyle and business districts, helped by a consistent flow of end user moves and investors rotating into buildings with proven rental demand.

## New Apartment Rentals

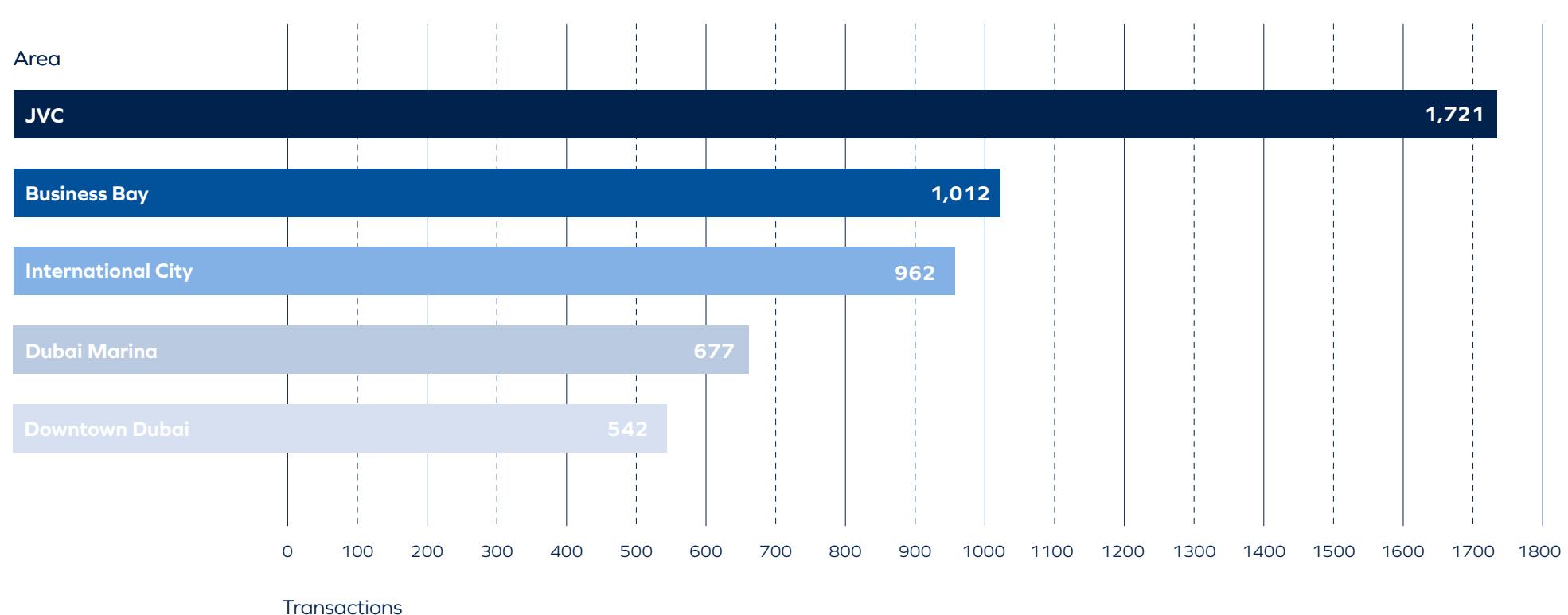
Apartment leasing remained active across the main corridors. JVC recorded 1,721 new leases, Business Bay 1,012, International City 962, Dubai Marina 677, and Downtown Dubai 542. These areas pair good access with broad unit mixes, which keeps absorption healthy and supports stable yields for mid tier product.

## New Villa Rentals

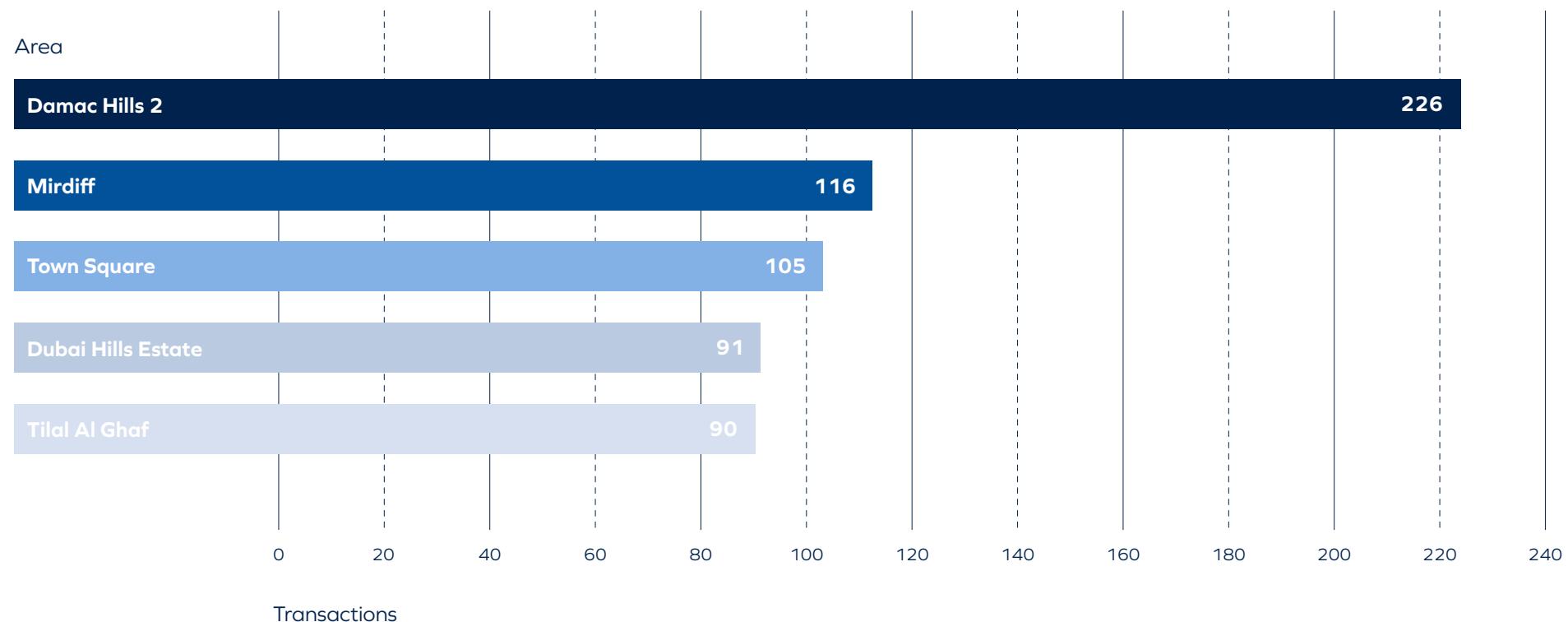
Villa leasing was led by Damac Hills 2 with 226 contracts. Mirdif followed with 116, Town Square with 105, Dubai Hills Estate with 91, and Tilal Al Ghaf with 90. Family communities with strong amenities and road links continued to draw steady interest, with most activity focused on practical layouts and move in ready homes.



# Top 5 Performing Areas - New Apartment Rentals



# Top 5 Performing Areas - New Villa Rentals

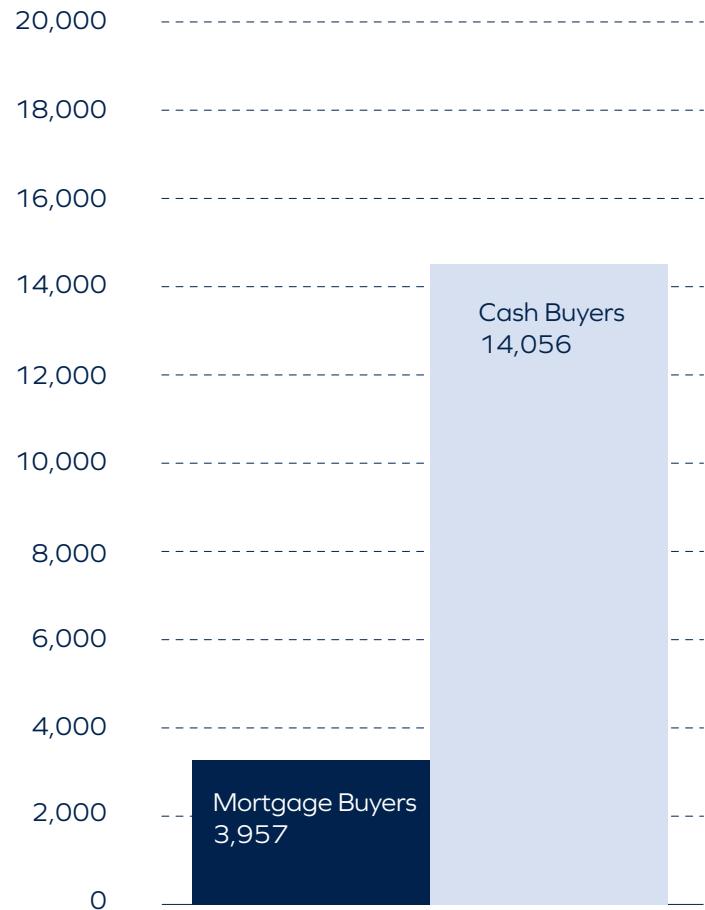


# Residential Mortgage Buyers v/s Cash Buyers

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	Mortgage Sales	Cash Sales
Apartments	2,851	13,068
Villas	1,106	988

**Mortgage Transaction Value: 7,800,000,000**



# Mortgage Buyers v/s Cash Buyers



Cash still set the pace in November. Out of about 18,013 residential sales, 14,056 were paid in cash and 3,957 used mortgages. That puts cash near 78 percent of deals and mortgages around 22 percent. Total mortgage lending reached AED 7.8 billion, which implies an average loan of roughly AED 1.97 million.

Apartments continued to dominate both sides of the ledger. Of 15,919 apartment sales, 13,068 closed in cash and 2,851 were financed, so the split sits close to 82 percent cash and 18 percent mortgage. The pattern matches quicker decisions and smaller checks in this segment.

Villas told a different story. Of 2,094 villa transfers, 988 were cash and 1,106 were mortgaged, so financing edged ahead at about 53 percent. Bigger tickets and longer holding periods in family communities explain the higher use of mortgages, while apartments remain a fast moving, cash led entry point for investors and first time buyers.



# Projects Due in Dec 2025



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Community	Property	Developer	Type	Studio	1BR	2BR	3BR	4BR	5BR	6+BR
Arabian Ranches 3	Bliss Townhouses II	Emaar Properties PJSC	Villa	-	-	-	208	61	-	-
Business Bay	Bugatti Residences	Binghatti Holding Limited	Apartment	-	-	111	53	15	2	1
Business Bay	Canal Crown 1	Damac Properties	Apartment	80	164	76	4	1	-	-
Business Bay	Canal Crown 2	Damac Properties	Apartment	-	93	93	31	-	-	-
Business Bay	Jumeirah Living Business Bay	Dubai Select Properties	Serviced/Hotel Apt	-	-	29	33	17	3	-
Business Bay	Peninsula Two	Select Group	Apartment	189	157	93	-	-	-	-
Business Bay	Polaris Tower	Silver Sky Properties Ltd	Apartment	176	175	-	-	-	-	-
Business Bay	Ritz Carlton Residence	Kappa Acca Real Estate	Apartment	1	8	21	23	13	-	4
Business Bay	The Ritz-Carlton Residences	Kappa Acca Real Estate	Serviced/Hotel Apt	2	13	26	26	1	-	-
Business Bay	VYB	Ginco Properties L.L.C	Apartment	-	134	34	-	-	-	-
Dubai Marina	Ciel Vignette Collection	The First Group	Serviced/Hotel Apt	2,366	220	-	-	-	-	-
Dubai Marina	Liv Lux	LIV Real Estate	Apartment	-	126	70	22	8	1	-
Dubai Marina	Marina 101	Sheffield Real Estate	Apartment	-	252	204	42	-	-	8
Dubai Marina	Marina Shores	Emaar Properties PJSC	Apartment	-	180	172	62	22	1	-
Dubai Maritime City	Harbour Lights	Damac Properties	Apartment	-	120	120	61	-	-	-
JBR	Sensoria at FIVE LUXE	FIVE Global Holdings	Serviced/Hotel Apt	-	-	1	25	25	3	-

# Projects Due in Dec 2025



Community	Property	Developer	Type	Studio	1BR	2BR	3BR	4BR	5BR	6+BR
Jumeirah Village Circle	Binghatti Phoenix	Binghatti Holding	Apartment	96	274	64	-	-	-	-
Jumeirah Village Circle	Elegance by Chaimaa Holding	Deval Real Estate	Apartment	20	60	34	-	-	-	-
Jumeirah Village Circle	Elitz By Danube - 1	Danube Properties	Apartment	134	118	37	11	-	-	-
Jumeirah Village Circle	Elitz By Danube - 2	Danube Properties	Apartment	134	93	32	6	-	-	-
Jumeirah Village Circle	Maimoon Gardens	Fakhruddin Properties	Apartment	166	263	165	32	-	-	-
Jumeirah Village Circle	Residential - Plot JVC10	Private Investor	Apartment	-	-	-	-	-	-	48
Jumeirah Village Circle	Samana Miami	Samana Developers	Apartment	-	79	10	-	-	-	-
Jumeirah Village Circle	V1TER Residence	TSZ Group	Apartment	38	91	42	8	-	-	-
Jumeirah Village Triangle	Belmont Residences	Ellington Properties	Apartment	10	29	29	-	-	-	-
Jumeirah Village Triangle	Rosemont Residences	Ellington Properties	Apartment	-	19	28	-	-	-	-
Jumeirah Village Triangle	Samana Miami 2	Samana Developers	Apartment	25	71	13	-	-	-	-
Palm Jumeirah	Ava At Palm Jumeirah	Omniyat Properties	Apartment	-	-	-	8	8	1	
Palm Jumeirah	Ocean House	Ellington Properties	Apartment	-	-	52	27	6	2	1
Palm Jumeirah	The Palm Crown	Nakheel PJSC	Villa	-	-	-	-	-	8	30
Tilal Al Ghaf	Aura Gardens	Majid Al Futtaim	Villa	-	-	-	-	-	-	540
Tilal Al Ghaf	Serenity Mansions	Majid Al Futtaim	Villa	-	-	-	-	-	76	60



Dubai's property market delivered another strong month in November, closing with AED 64.8 billion in sales across 19,024 transactions. That's a 9.6% rise in value from October and a massive 62% jump year-on-year. With just one month remaining, 2025 has already set a new annual record for total transaction value, driven by solid buyer demand, a healthy off-plan pipeline, and a favorable macroeconomic backdrop.

Apartments remained the foundation of the market, accounting for over 15,900 deals worth AED 32.1 billion. Off-plan activity continued to dominate, making up 71% of residential sales, fueled by flexible payment plans and a steady stream of new launches. JVC led in both off-plan and secondary apartment sales, with Dubai Maritime City, Business Bay, and Dubailand Residence also ranking high. Ready apartment demand held in established areas like Dubai Marina and Downtown, though limited supply and firmer pricing continue to constrain volume.

Villas and townhouses posted 2,094 sales totaling AED 12.8 billion.

While volumes dipped slightly from October, financing activity stayed strong, mortgage-backed purchases made up over half of villa deals, a reflection of higher average prices and long-term end-user demand. Popular family communities like Dubai Hills Estate, Damac Hills 2, and Mirdif remained active, with larger units and landscaped neighborhoods driving sustained interest. Land and commercial assets played a major role in November's value gains. Land sales alone brought in AED 17.6 billion, the highest among all asset types. Commercial property transactions came in around AED 2.3 billion, supported by continued investor appetite for income generating offices and retail space in prime districts. Office occupancy remains tight in business hubs like DIFC and Business Bay, and demand for warehouse and logistics assets remains healthy, particularly in Dubai South and Jebel Ali.

The rental market, however, saw a cooldown. New lease contracts fell to 35,990, down 17.6% from October. Apartment and villa rentals declined by 19% and 17% respectively, while commercial leasing dipped 15%.

The pullback reflects seasonal slowdown, lower tenant turnover, and more renewals over relocations heading into year-end.

Cash still led the residential market, accounting for 78% of November sales, but mortgage activity remained meaningful, especially in the villa segment. Apartments were heavily cash-driven, in line with smaller ticket sizes and faster closing cycles.

Looking ahead, Dubai enters December in a strong position. Economic indicators remain positive, with steady growth in the non-oil private sector and business sentiment holding firm. Capital continues to flow into real estate and logistics, reinforcing investor confidence. Still, caution around rising supply levels is warranted. Developers are launching aggressively, and some areas may face pressure in 2026 if handovers outpace demand. But with continued population growth, strong backlogs, and disciplined buyers, the overall market remains on stable footing. November confirmed what 2025 has made clear—Dubai's real estate sector has matured into a deep, resilient market backed by real demand and strategic investment.



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