

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

October 2025

Dubai Residential Market Review

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Market Highlights



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General Market

Dubai closed October with 19,852 transactions worth AED 59.1 billion. That is up 8.1 per cent in value month-on-month from September's AED 54.7 billion, while volume eased 2.5 per cent from 20,360 deals. Year-on-year, October value was 3 per cent lower and volume was 2 per cent lower than October 2024. The value lift with slightly softer volume points to a larger average ticket, helped by land and higher value villa deals.



Apartments

Apartments remained the workhorse in October with 16,213 sales totaling AED 30.7 billion. Apartment value dipped 4.36 per cent month-on-month, reflecting a cooler pace after September's post summer push. Ready hotspots like Dubai Marina and Downtown held interest, while broad mid-market demand continued in JVC and Business Bay. Off-plan stayed active, supported by flexible payment plans, though detailed splits for October are pending.



Villa/Townhouse

Villas and townhouses accelerated in October with 2,604 transactions worth AED 16.0 billion. That is a strong 21.21 per cent rise in value month-on-month. Buyer appetite stayed firm in family communities such as Dubai Hills Estate and Damac Hills 2. Limited ready stock continued to underpin prices and competition for well located units.



Commercial

Commercial sales recorded 689 transactions totaling AED 1.9 billion in October, a 26.67 per cent month-on-month rise in value. Offices led interest in core business districts including Business Bay and DIFC adjacencies. Leasing sentiment stayed healthy, in line with ongoing company expansions and new market entrants.



Land

Land activity reached 346 deals with a total of AED 10.5 billion, up 32.91 per cent in value month-on-month. Investors and developers focused on plots that support larger community plans in growth corridors, while selective buying persisted in prime areas.



Off-Plan

Off-plan residential remained the main driver of buyer interest in October, supported by launch pipelines and staggered payments. Detailed off-plan versus ready splits for October will be added once the official cut is available, but early reads from sales value and developer launches indicate a continued tilt toward off-plan.



Rental Transactions

The rental market gained in October with 43,690 new contracts, up 4.05 per cent from 41,988 in September. Apartments led with 25,292 new leases, a 5.67 per cent rise. Villas were broadly flat at 2,763, down 0.43 per cent. Commercial rentals improved to 15,635, up 2.34 per cent month-on-month.



Commercial Leasing Breakdown

Shops and showrooms increased to 2,100, up 7.36 per cent. Offices eased to 7,623, down 1.78 per cent after a strong September. Industrial leasing rose to 281, up 11.51 per cent. The 'others' category reached 5,769, up 8.66 per cent. These moves point to steady SME demand, healthy retail openings in busy corridors, and ongoing relocation into better located or better configured space.

Apartments

Apartments anchored October with 16,213 sales worth AED 30.7 billion. That is a softer result for value compared with September, down 4.36 per cent month-on-month, yet the segment still carried the market by sheer activity. Apartments accounted for about 82 per cent of all transactions and about 52 per cent of total value. The average ticket came in near AED 1.89 million. This mix points to depth at accessible price points and ongoing investor interest in smaller units that rent quickly.

Off-plan remained the main engine. Flexible payment plans, steady launch flow, and a broad range of unit sizes continued to attract both local and international buyers.

The weight of activity stayed firm in mid-market locations such as JVC and Business Bay, with consistent absorption where developers released inventory in manageable phases. Ready apartment demand held in Dubai Marina, Downtown, and Al Furjan, supported by lifestyle moves and end users who prefer immediate handover. Limited supply of quality finished stock kept pricing resilient in these areas.

Leasing trends lined up with this picture. New apartment rental contracts rose 5.67 per cent month-on-month to 25,292 in October. That supports yields in the six to eight per cent range in many mid-market zones and reinforces the role of apartments as the city's most liquid entry class for both first time buyers and yield focused investors. Overall, the apartment story in October is healthy breadth, resilient pricing at the ready end, and ongoing preference for off-plan in the mid-market.

Villas & Townhouses



Villas and townhouses picked up speed in October with 2,604 sales totaling AED 16.0 billion. That is a strong 21.21 per cent rise in value month-on-month. Villas represented about 13 per cent of deals yet more than 27 per cent of value, which pushed the average ticket to about AED 6.14 million. The higher share of value relative to volume shows that buyers are still stretching for size, layout, and community amenities.

Trading was active in family communities such as Dubai Hills Estate and Damac Hills 2, with continued interest in new phases across the larger master plans. The ready market stayed tight, especially for upgraded homes and prime locations where supply remains constrained.

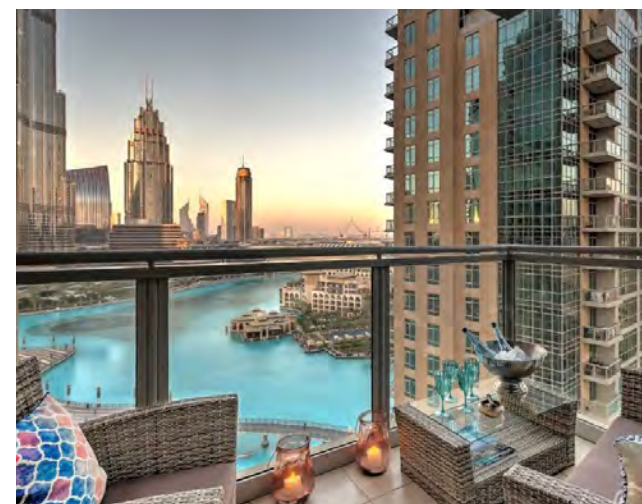
Prices held firm and competition stayed high for move in ready options. On the rental side, villa leases were broadly flat at 2,763 in October, down 0.43 per cent from September, which is consistent with tight occupancies and limited churn in established areas. The overall tone for villas remains supportive, driven by lifestyle moves, long holding periods, and confidence in long term appreciation.

Commercial Properties

Commercial sales posted 689 transactions worth AED 1.9 billion in October, a 26.67 per cent jump in value month-on-month. The average sale ticket was about AED 2.76 million. Offices led investor attention in core business districts including Business Bay and locations near DIFC, where demand for efficient floors and fitted space stayed firm. Prime retail in busy corridors also found buyers, helped by tourism and steady consumer footfall.

Leasing activity improved again. New commercial rental contracts reached 15,635 in October, up 2.34 per cent from September.

Within that, shops and showrooms rose 7.36 per cent to 2,100 contracts, offices eased 1.78 per cent to 7,623 after a strong prior month, industrial increased 11.51 per cent to 281, and the 'others' category rose 8.66 per cent to 5,769. The mix suggests steady company formation among small and mid sized firms, ongoing relocations into better located or better configured space, and a measured rise in light industrial demand. The broader theme is one of a market that has moved from oversupply to selective shortages in quality locations, which supports both rents and capital values.



Land Plots

Land deals reached 346 in October with a total of AED 10.5 billion, a 32.91 per cent jump in value month-on-month. Land made up a small share of transactions at about 2 per cent but a meaningful slice of value at almost 18 per cent. The average ticket was about AED 30.35 million, which reflects the larger nature of current transactions and the strategic focus on future community phases.

Developers and private investors concentrated on plots that support multi year delivery and infrastructure alignment. Growth corridors saw healthy activity, while selective buying continued in prime areas where pricing discipline matters. The release cadence for major master plans and active launch pipelines continues to encourage land banking. Taken together, October land trading signals durable confidence in the development cycle and the city's long range planning.



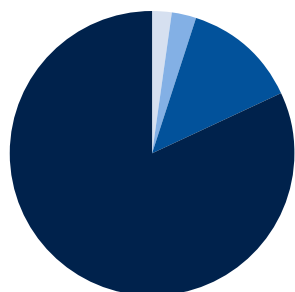
Sales Transactions

Month on Month | Sep 2025 - Oct 2025



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	Sep Transactions	Sep Value (AED)	Oct Transactions	Oct Value (AED)	Value Change %
Apartments	17,279	32,100,000,000	16,213	30,700,000,000	-4.36%
Villas	2,135	13,200,000,000	2,604	16,000,000,000	21.21%
Commercial	517	1,500,000,000	689	1,900,000,000	26.67%
Plots	429	7,900,000,000	346	10,500,000,000	32.91%
Total	20,360	54,700,000,000	19,852	59,100,000,000	8.04%



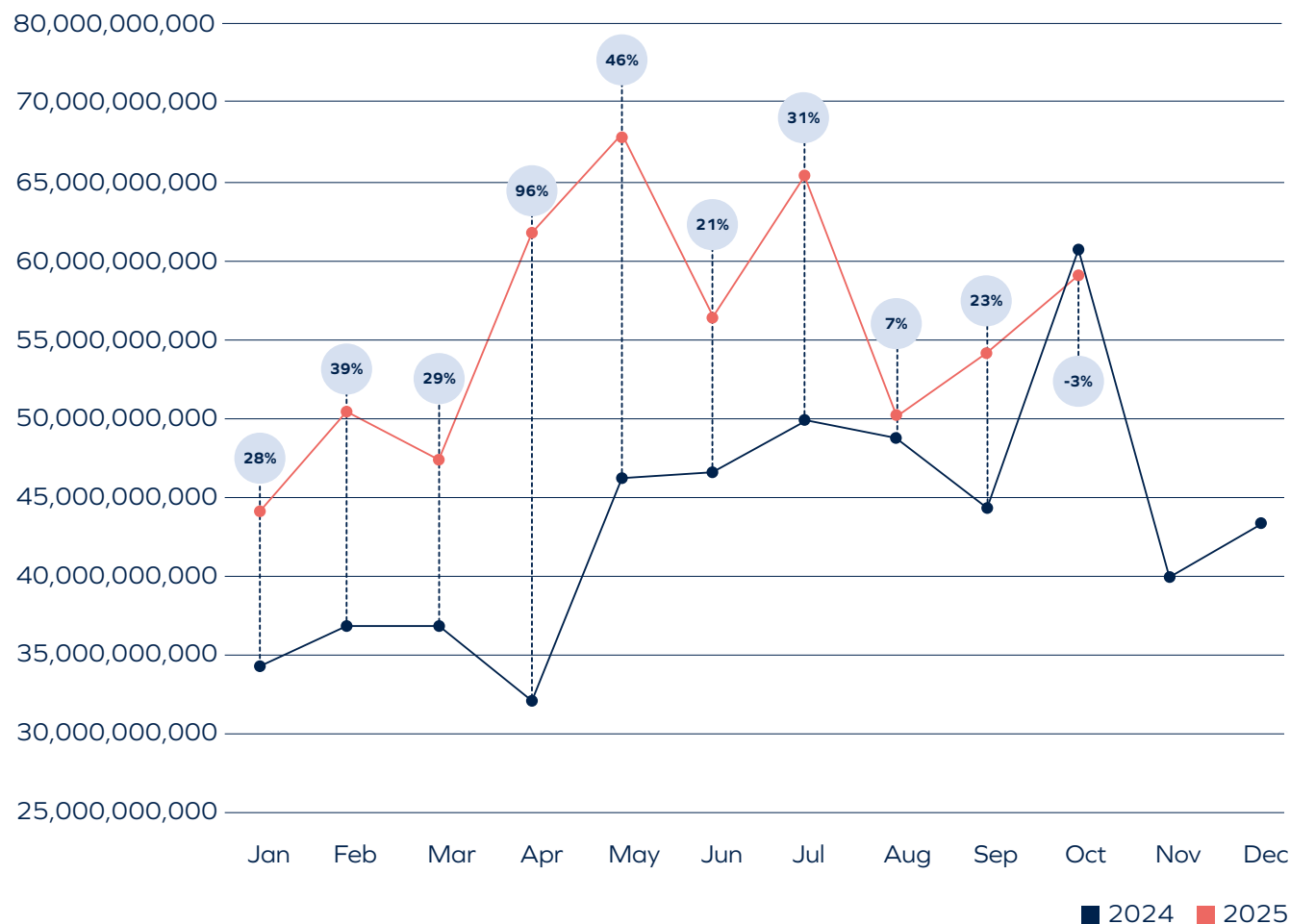
■ Apartments	82%
■ Villas	13%
■ Commercial	3%
■ Plots	2%

Transactions Value - Graph

2024 v/s 2025



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October 2025 recorded a total transaction value of AED 59.1 billion, up 8.1 per cent month-on-month from September's AED 54.7 billion, but 3 per cent lower than October 2024's AED 60.7 billion. Transactions reached 19,852, down 2 per cent year-on-year and 2.5 per cent from September.

The rise in value despite softer volumes was led by land at AED 10.5 billion up 32.91 per cent month-on-month, villas at AED 16.0 billion up 21.21 per cent, and commercial at AED 1.9 billion up 26.67 per cent, while apartments at AED 30.7 billion eased 4.36 per cent. Year to date through October, sales value stands at AED 558.6 billion, up 28.4 per cent on the same period of 2024, which signals firm momentum heading into Q4.

Transactions Value

2024 v/s 2025



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

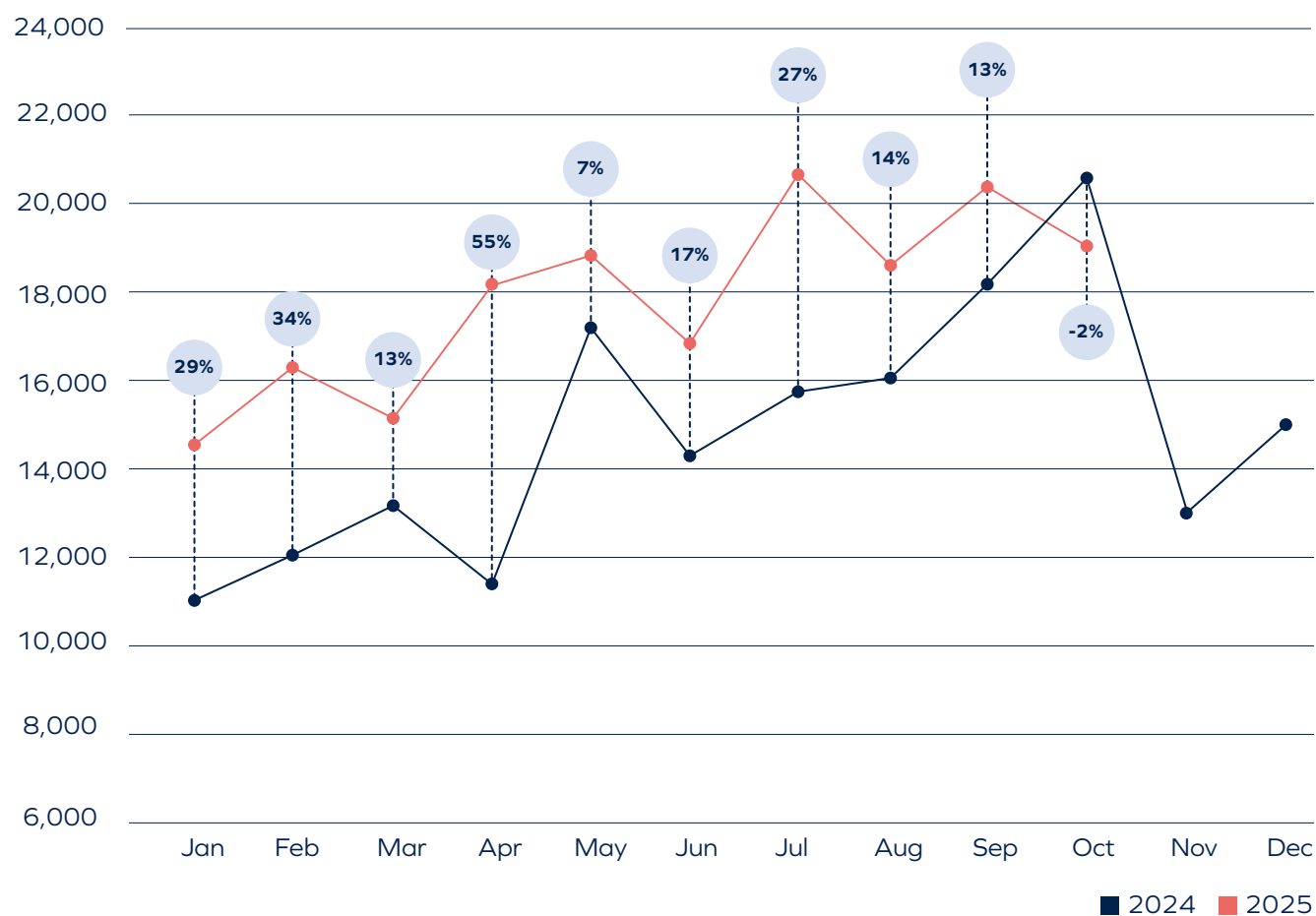


Transactions Volume - Graph

2024 v/s 2025



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Dubai registered 19,852 property transactions in October 2025, down 2 per cent from the 20,315 deals in October 2024 and 2.5 per cent below September 2025. Even with the softer count, total value rose 8.1 per cent month-on-month to AED 59.1 billion, which signals larger average tickets.

Momentum was supported by steady off-plan absorption, firm resale demand in core communities, and ongoing population growth, while land and villa deals did much of the heavy lifting on value.

Transactions Volume

2024 v/s 2025

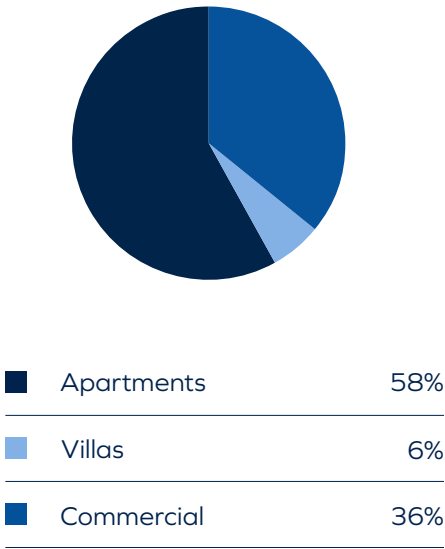


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2024	Volume	2025	Volume
January	11,029	January	14,247
February	12,025	February	16,106
March	13,394	March	15,150
April	11,608	April	18,044
May	17,539	May	18,697
June	14,370	June	16,765
July	15,994	July	20,322
August	16,159	August	18,493
September	18,045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



New Rental Transactions



	Sep	Oct	Volume Change %
Apartments	23,935	25,292	5.67%
Villas	2,775	2,763	-0.43%
Commercial	15,278	15,635	2.34%
Total	41,988	43,690	4.05%

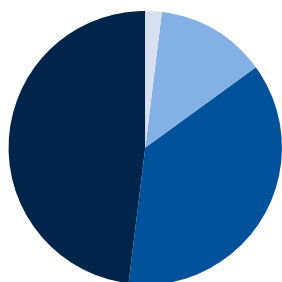
Rental activity in Dubai strengthened in October, with 43,690 new rental contracts, up 4.05 per cent from September. Apartment leases led again with 25,292 contracts, a 5.67 per cent rise month-on-month, reflecting steady demand from new residents and relocations.

Villa rentals were broadly flat at 2,763, down 0.43 per cent, pointing to tight supply in popular family areas. Commercial rentals reached 15,635, up 2.34 per cent, as business activity carried into the fourth quarter with firmer demand for retail frontage and well located office space.

Commercial Rental Breakdown



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Shops/Showroom	13%
Office	48%
Industrial	2%
Others	37%

	Sep	Oct	Volume Change %
Shops/Showroom	1,956	2,100	7.36%
Office	7,761	7,623	-1.78%
Industrial	252	281	11.51%
Others	5,309	5,769	8.66%
Total	15,278	15,773	3.24%

Dubai recorded 15,773 new commercial leases in October, up 3.24 per cent from 15,278 in September. Shops and showrooms rose 7.36 per cent to 2,100. Offices eased 1.78 per cent to 7,623 after a strong prior month. Industrial picked up 11.51 per cent to 281.

The 'others' category increased 8.66 per cent to 5,769. The pattern points to steady SME formation, firm retail take up in busy corridors, and selective demand for fitted office space, with industrial lifted by light logistics and last mile needs.

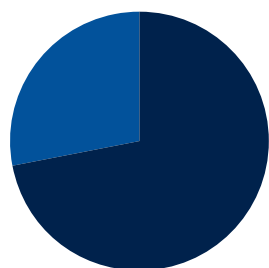
Residential Off Plan v/s Secondary Sales



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Sales Volume	Off-Plan	13,468
	Ready	5,349

Residential Breakdown	Off Plan	Ready
Apartments	11,800	4,413
Villas	1,668	936

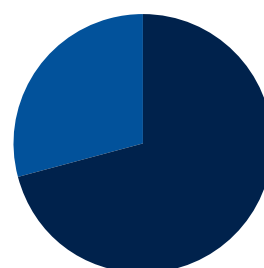


■ Off-Plan	72%
■ Ready	28%

Off-plan sales continued to dominate in October. The final monthly split has not been released, but the daily DLD feeds through October showed off-plan leading ready on most days, often a little over half of total value.

Sales Value (AED)	Off-Plan	33,100,000,000
	Ready	13,600,000,000

Residential Breakdown	Off Plan	Ready
Apartments	22,900,000,000	7,800,000,000
Villas	10,200,000,000	5,800,000,000



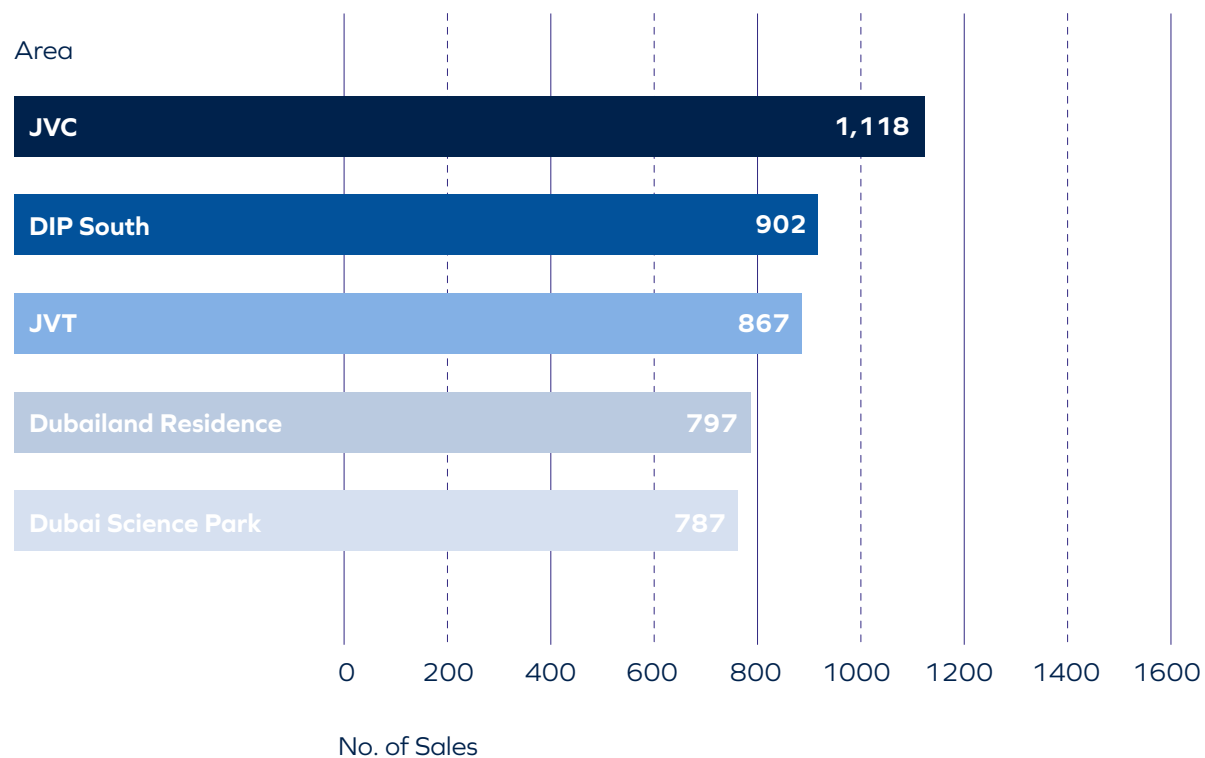
■ Off-Plan	71%
■ Ready	29%

Examples include the 20 and 23 October prints where off-plan was about 50 to 57 per cent of value. This lines up with live trackers that show off-plan ahead of ready on volume and value. Ready activity remained healthy but was held back by tight quality inventory and firmer resale pricing.

Top 5 Performing Areas - Off Plan Sales



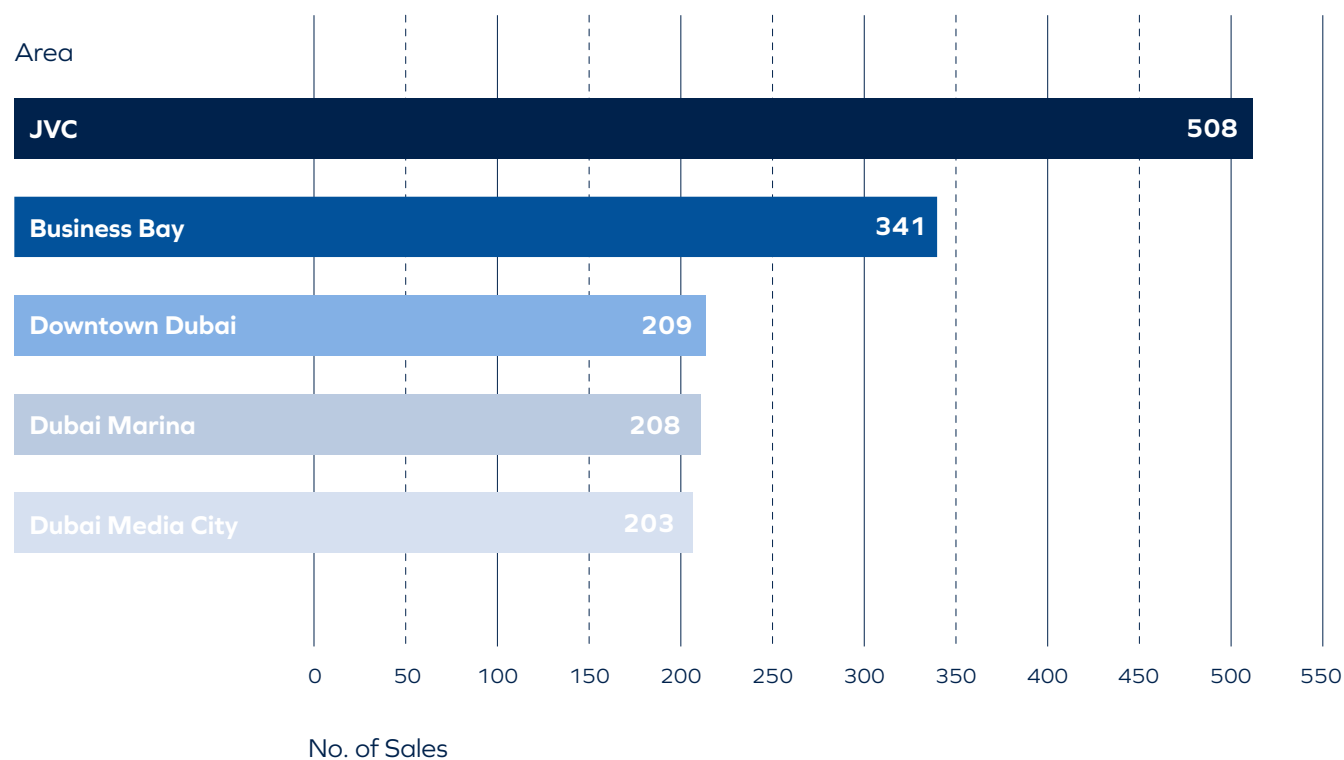
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Top 5 Performing Areas - Secondary Sales



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Residential Breakdown



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October continued to show a clear preference for off-plan across both apartments and villas. Apartments closed the month with 16,213 sales worth AED 30.7 billion, and villas with 2,604 sales worth AED 16.0 billion. The official off-plan versus ready split for October is still pending, but daily prints through the month consistently showed off-plan leading ready on most days. Developers kept momentum with steady launch pipelines and flexible payment plans, which sustained absorption in mid-market hubs such as JVC and Business Bay.

Ready activity remained healthy but was constrained by limited high quality stock and firm resale pricing, especially in Dubai Marina, Downtown, and established villa communities.

The rental backdrop supports this pattern. New apartment leases rose 5.67 per cent in October to 25,292, which helps underpin yields and keeps investor interest focused on off-plan inventory. In villas, leasing was broadly flat at 2,763, consistent with tight occupancies and lower churn. Overall, October's mix points to continued buyer appetite for new projects, while the resale market moves within tighter inventory and price discipline.



Top Performing Areas – October 2025



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Off-Plan Sales

Off-plan activity stayed strong in October. JVC led with 1,118 deals, followed by DIP South at 902, JVT at 867, Dubailand Residence at 797, and Dubai Science Park at 787. The spread shows steady appetite for mid-market launches in large master plans, with buyers favoring phased releases and flexible payment schedules. This continues the 2025 pattern of off-plan leading the market on both volume and value. External trackers still show off-plan carrying the higher share of residential deals this year.

Secondary Sales

JVC also topped the ready market with 508 transactions. Business Bay ranked second with 341, then Downtown with 209, Dubai Marina with 208, and Dubai Media City with 203. Liquidity stayed firm in core lifestyle and business districts, helped by stable end user demand and ongoing relocations into well located buildings.

New Apartment Rentals

Apartment leasing was active. JVC recorded 2,138 new leases, Business Bay 1,303, International City 892, Dubai Marina 871, and Downtown Dubai 724. These corridors pair strong commuter access with broad unit mixes, which keeps absorption high and supports yields in the mid tier band. Recent reads put average apartment yields in Dubai around the seven per cent mark, with mid-market areas often printing higher.

New Villa Rentals

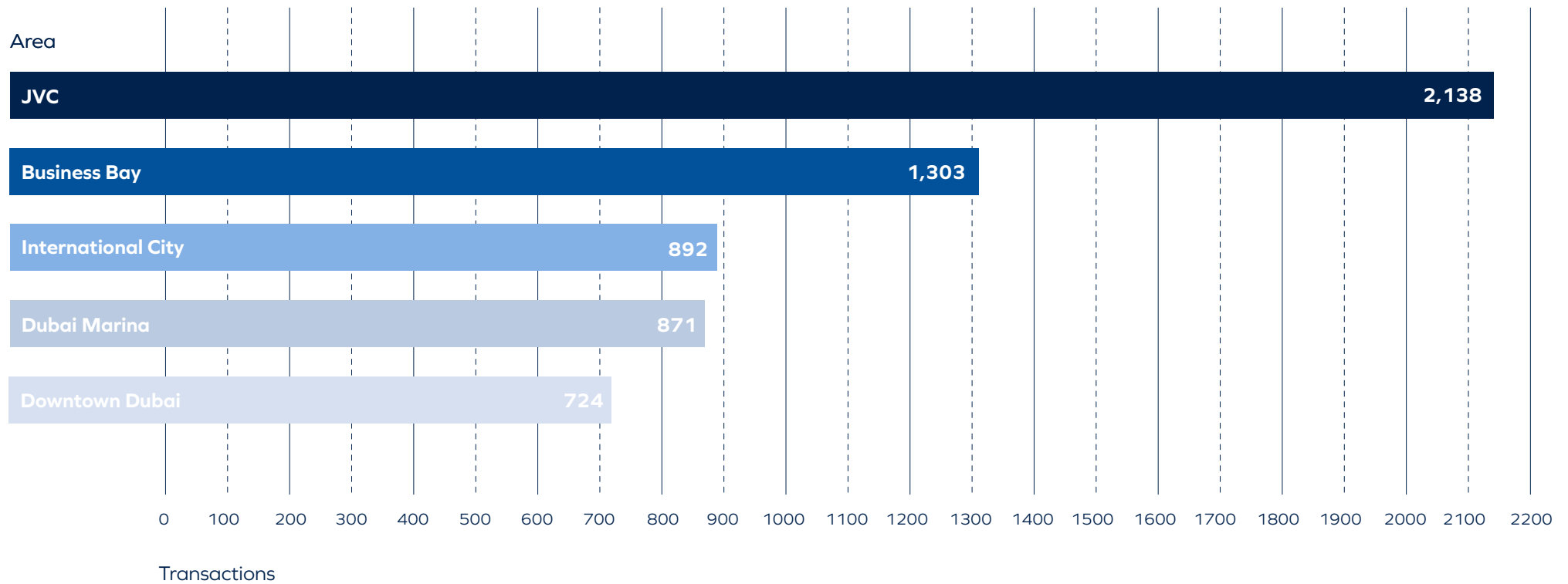
Villa leasing was led by Damac Hills 2 with 249 contracts, followed by Mirdif 155, Town Square 113, The Springs 97, and Emaar South 95. This mix is consistent with family driven demand at accessible price points and continued preference for master planned communities with good road links and amenities.



Top 5 Performing Areas - New Apartment Rentals



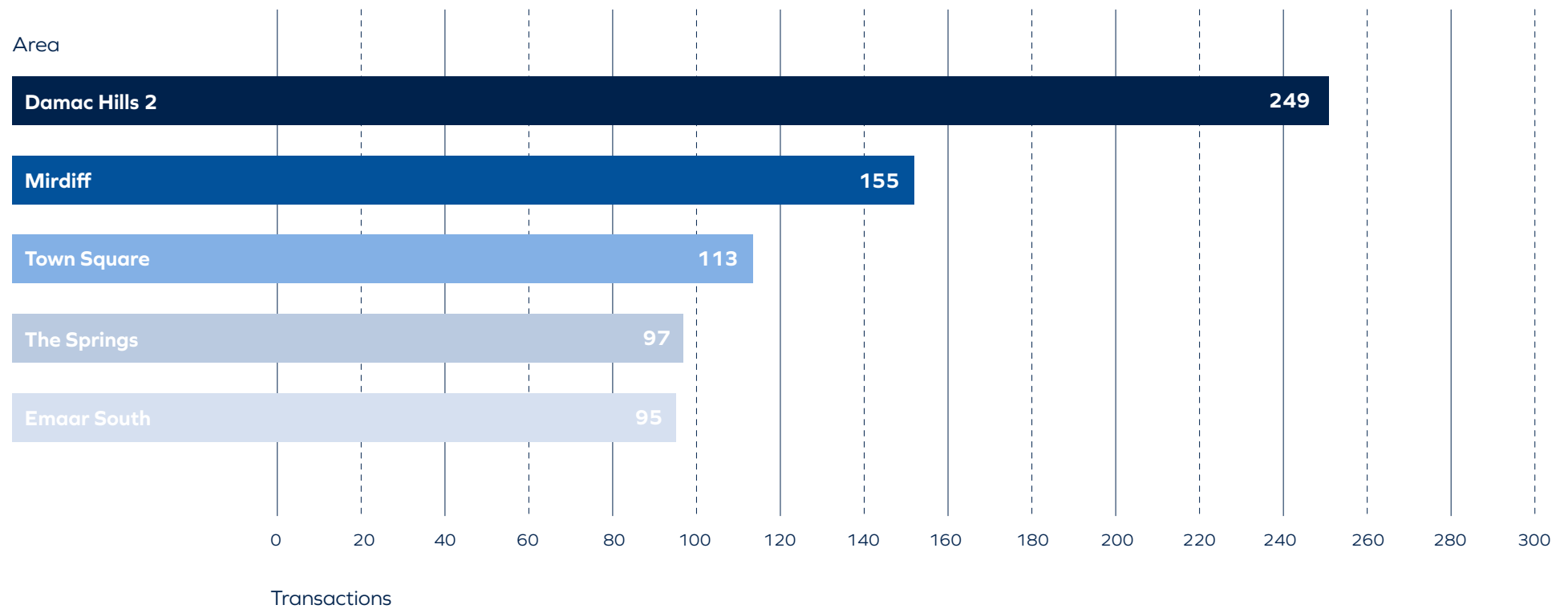
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Top 5 Performing Areas - New Villa Rentals

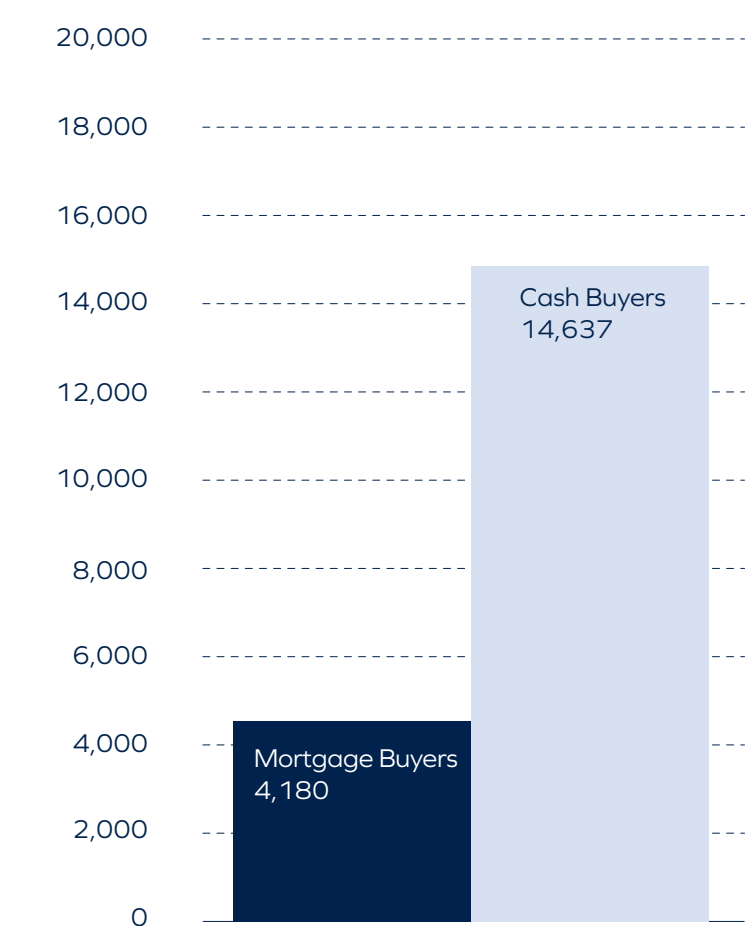


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Residential Mortgage Buyers v/s Cash Buyers

SEP 2025



	Mortgage Sales	Cash Sales
Apartments	2,923	13,290
Villas	1,257	1,347

Mortgage Transaction Value: 15,800,000,000



Mortgage Buyers v/s Cash Buyers



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Cash transactions continued to outweigh mortgage backed purchases. Out of 18,817 residential sales, 14,637 were cash and 4,180 were mortgaged. That puts cash at 77.8 percent of deals and mortgages at 22.2 per cent. The total mortgage transaction value reached AED 15.8 billion, for an average mortgage size of about AED 3.78 million.

Apartments remained dominant across both categories. Of 16,213 apartment sales, 13,290 were cash and 2,923 were mortgaged. That is roughly 82 per cent cash and 18 per cent mortgage.

In the villa and townhouse segment, financing was far more balanced. Of 2,604 villa sales, 1,347 were cash and 1,257 were mortgaged, or about 52 per cent cash and 48 per cent mortgage. The higher mortgage share in villas fits the larger average ticket and longer holding horizons typical of family communities, while apartments remain a cash led, high velocity entry point for investors and first time buyers.



Projects Due in Nov 2025



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Community	Property	Developer	Type	Studio	1BR	2BR	3BR	4BR	5BR
Arabian Ranches 3	Elie Saab 1	Emaar Properties PJSC	Villa	-	-	-	-	99	30
Business Bay	Moon Tower	Arabia Group Investment Limited	Apartment	95	138	51	-	-	-
Dubai Creek Harbour	Rosewater 1	Emaar Properties	Apartment	-	22	35	17	1	-
Dubai Creek Harbour	Rosewater 2	Emaar Properties	Apartment	-	23	46	14	1	-
Dubai Creek Harbour	Rosewater 3	Emaar Properties PJSC	Apartment	-	19	26	7	-	-
Dubai Healthcare City 2	Kempinski Residences The Creek	Swiss Property Development LLC	Apartment	36	38	27	14	1	-

Dubai's market stayed strong in October. Sales reached AED 59.1 billion across 19,852 deals. That is higher in value than September and only slightly below last October. By the end of October the city had already set a new annual record for sales value in 2025, surpassing the full year total of 2024. The run rate points to firm momentum into the last two months of the year.

Apartments remain the backbone on volume, with 16,213 October sales worth AED 30.7 billion. Off-plan continues to lead the residential market, helped by steady launch flow and flexible schedules. This aligns with daily prints that showed off-plan ahead of ready through most of the month. Activity stayed concentrated in mid tier hubs such as JVC, Business Bay, and Dubai Science Park, while ready demand held firm in Dubai Marina and Downtown.

Villas and townhouses picked up speed. October printed 2,604 sales worth AED 16.0 billion, a clear rise in value month-on-month.

The mortgage share in villas was close to even with cash, which fits larger average tickets and longer holds in family areas. Developers are phasing new supply across the large master plans. The pipeline is growing, but population gains are expected to absorb a large share of deliveries over the next few years.

Land was a major swing factor on value in October at AED 10.5 billion. Selective buying focused on buildable plots that support staged community growth. Office conditions remained tight in prime districts, with high occupancy and firm rents supporting investor interest in income assets.

Leasing stayed busy. New rental contracts reached 43,690 for the month, up from September. Apartments rose to 25,292 contracts. Villas were broadly flat at 2,763. Commercial leasing improved to the mid fifteen thousands with shops and showrooms higher, a small dip in offices after a strong prior month, and a double digit gain in industrial. The pattern fits an economy that is still expanding, with gains in new orders, output, and employment.

Capital is still flowing into the wider ecosystem. Recent large investments into regional real estate platforms and logistics show confidence in the supporting infrastructure and in income producing assets tied to trade and e commerce.

Risks are present and worth watching. Supply is rising and some observers warn of softer pricing in 2026 if supply runs ahead of absorption in a few districts. At the same time leading developers hold strong backlogs, which gives better visibility into 2026. The evidence points to a more disciplined phase rather than a break in trend, provided launches are paced and buyers stay focused on quality, location, and yield.

Bottom line. October confirms a market with depth. Apartments carry the count, villas and land carry a large share of value, and offices stay tight. Cash still leads, while mortgage use is meaningful in villas. With new records already set by October and a solid macro backdrop, Dubai enters the final stretch of 2025 in good shape, though select submarkets may cool if supply runs hot.



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