ALLSOPP & ALLSOPP

Dubai Real Estate

MARKET SNAPSHOT



Q3 2025

VALUE

Đ135.6BN

8% decrease vs Q2 2025

16% increase vs Q3 2024

Dubai's property market demonstrated another period of exceptional growth in the third quarter, with the Dubai Land Department (DLD) registering a total sales transaction value of AED 135.6 billion. While this represented a 9% decrease from the previous quarter, year-on-year figures tell a stronger story, showing a 16% increase that underscores Dubai's continued momentum as a premium global property investment hub.

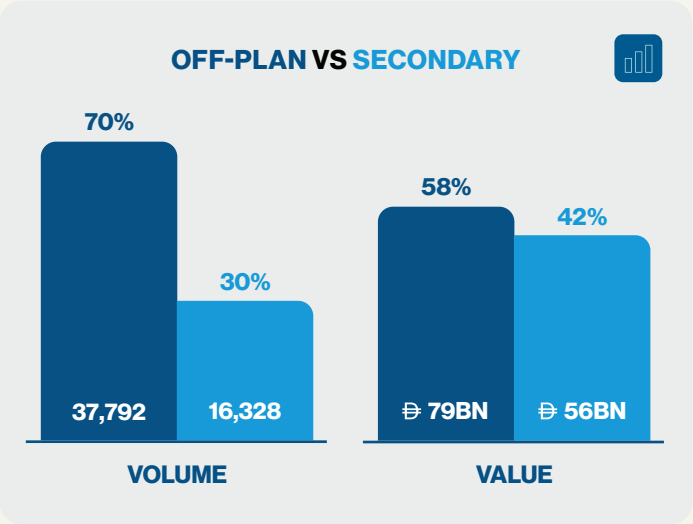
The quarter's most notable trend was the surge in average property prices. Across the secondary market, prices climbed to AED 3.4 million, marking an 8% year-on-year increase, while villas and townhouses averaged AED 6.4 million, and apartments reached almost AED 2 million. The villa and townhouse segment remains particularly robust, with DLD reporting a 28% increase in transaction volume compared to quarter two, reflecting strong demand from families and long-term residents making Dubai their permanent home.

32%

increase in the total value for Q3 year-on-year for apartments

The split between off-plan and secondary market activity highlights the strength of Dubai's investment landscape. In terms of transaction volume, 70% of deals were off-plan versus 30% secondary, while the total value was more evenly distributed, with off-plan accounting for 58% and secondary 42%. Comparing asset types, apartment transaction volumes increased 11% quarter-on-quarter, while total value rose by 18%. In contrast, villa and townhouse volumes decreased by 27% quarter-on-quarter, with a 32% decrease in total value, which could be attributed to the lack of villa and townhouse supply.

The rental market also performed strongly in quarter three. Overall rental transaction volumes rose 15% from the previous quarter, with new contracts surging 31%, reflecting the influx of new residents during the summer. Villa and townhouse rental transactions increased 26%, while apartment rentals grew 14%, reinforcing Dubai's appeal to expatriates and professionals. However, year-on-year figures show a 4% decline in new and renewed rental contracts, indicating a shift toward homeownership among incoming and existing residents.



Overall, the data highlights Dubai's ongoing growth as a global property market. Rising property values, high-profile sales, and rapid population growth demonstrate a market that is evolving to meet the needs of both ultra-wealthy investors and the wider resident base, ensuring its continued appeal as a destination for long-term investment and lifestyle living.

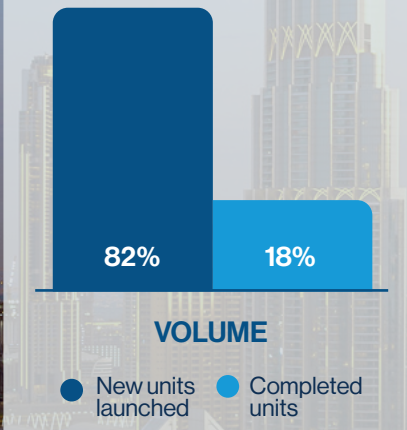
*Dubai Land Department Open Data Platform

TOTAL COMPLETED UNITS IN Q3 2025

6,176 units

12% decrease
in comparison to completed units in **Q3 2024**

TOTAL NEW OFF-PLAN UNITS IN Q3 2025



The off-plan market showed signs of tightening supply. With 6,176 units completed, a decline of 12% year-on-year, and 28,573 new units launched and a 30% annual decline. The gap between supply and demand is becoming a critical factor. With nearly 600 new residents arriving daily, this dynamic raises important questions around future affordability and availability that may lead to further price adjustments.

*Dubai Land Department Open Data Platform

AVERAGE SALES PRICE

Đ5,177,185

5% increase vs Q2 2025

29% increase vs Q3 2024

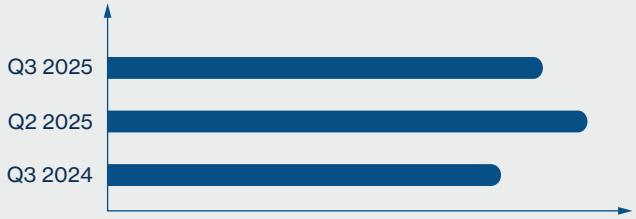
Allsopp & Allsopp has recorded a record breaking quarter, achieving a 42% increase in total sales transaction value quarter-on-quarter, underscoring the continued strength and depth of Dubai's premium real estate market. This exceptional performance reflects not only local demand but also a more diverse international buyer base, with investors from the USA and Ireland entering the top ten nationalities for the first time. This diversification highlights Dubai's growing appeal as a truly global investment destination.

The company also observed a notable shift in buyer behaviour, with the finance-to-cash split at 60% to 40%. In previous quarters, this ratio had been more evenly balanced, suggesting that more buyers are now utilising financing to secure premium assets amid rising prices and lower interest rates.

BUYER'S FINANCE SUMMARY



SALES TRANSACTION VOLUME



12% decrease vs Q2 2025

11% increase vs Q3 2024

In the villa and townhouse sector, the influence of high-net-worth individuals was particularly evident. Allsopp & Allsopp recorded an average transaction price of AED 8.7 million, representing a 21% increase compared to the same period last year. This surge underscores the continued appetite for luxury properties as ultra-wealthy buyers set new benchmarks across Dubai's most exclusive communities.

Allsopp & Allsopp's results were further highlighted by a series of headline grabbing transactions, including a Palm Jumeirah Frond M villa sold for AED 40 million, a Wildflower villa in Jumeirah Golf Estates that achieved AED 35.5 million, and a Jumeirah Islands residence that sold for AED 35 million. These landmark deals exemplify Dubai's ongoing transformation into a leading destination for global luxury property investment, with record-breaking sales reinforcing the city's world-class reputation.

TOP 5 BUYER NATIONALITIES

24% British

12% Indian

3% Russian

3% Australian

2% Lebanese

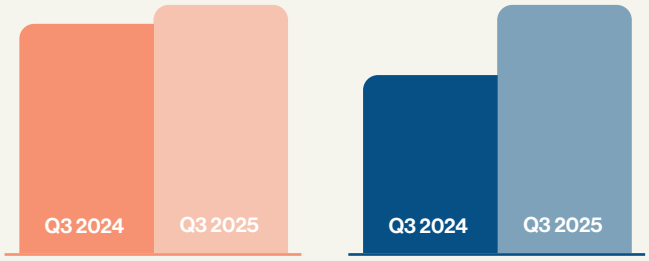
*Allsopp & Allsopp Market Report

AVERAGE VILLA/TOWNHOUSE SALES PRICE

Đ 8,699,506

The apartment market followed the broader trend, softening slightly quarter-on-quarter but showing robust year-on-year growth. Total transaction value rose by 23%, while volumes increased by 8%, reflecting sustained investor confidence. Standout apartment sales included residences in Dubai Land at AED 14.4 million, DIFC at AED 12.55 million, and Sadaf JBR at AED 11.8 million, each demonstrating the breadth of demand across Dubai's urban communities.

SALES TRANSACTION VOLUME



VILLA/TOWNHOUSE

▲ 18% increase
vs Q3 2024

APARTMENT

▲ 9% decrease
vs Q3 2024

When analysing price segments, growth in the upper tiers of the market was particularly strong. Transactions exceeding AED 10 million rose by 111% year-on-year, the AED 5 million to AED 10 million range increased by 11%, and homes priced between AED 3 million and AED 5 million climbed by 32%. These figures collectively reflect the confidence investors continue to show in Dubai's real estate sector and the city's position as a hub for both capital preservation and growth.

AVERAGE APARTMENT SALES PRICE

Đ 2,672,871

TOP TRANSACTING AREAS & AVERAGE PRICES

	VILLA/TOWNHOUSE	APARTMENT
1	Jumeirah Golf Estates Đ 18,096,119	Dubai Marina Đ 2,653,969
2	The Springs Đ 4,462,353	Downtown Dubai Đ 3,986,963
3	Arabian Ranches Đ 9,470,833	Jumeirah Village Circle Đ 1,340,318

With a growing number of high-net-worth individuals choosing Dubai as their permanent residence, Allsopp & Allsopp's record-breaking results mirror the broader momentum of the city's real estate market, defined by international demand, rising values, and enduring global confidence.

*Allsopp & Allsopp Market Report

AVERAGE LETTING PRICE

AED 211,016

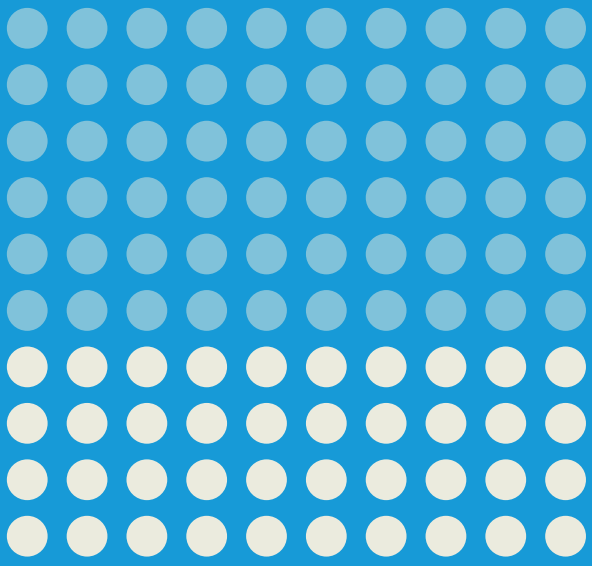
17% decrease
vs Q2 2025

6% increase
vs Q3 2024

Allsopp & Allsopp's latest lettings data revealed another period of sustained growth for Dubai's rental market. Average rental prices increased by 6% year-on-year, with total rental value rising by 16% and total rental volume up by 40% from quarter two to quarter three.

The summer months continue to be a particularly strong period for the rental market, as new residents relocate to Dubai in time for the September school term. Families, in particular, tend to secure larger properties ahead of the academic year, driving demand in established residential communities.

40%
increase in total lettings volume Q2 2025
VS Q3 2025



Villa rentals once again led the market's upward trajectory, with average villa rents increasing by 30% year-on-year. The ongoing shortage of available properties in the villa sales market has pushed many residents to continue renting, which has in turn driven rental values higher. Both rental volume and value for villas and townhouses rose quarter-on-quarter by 29% and 25% respectively. A reflection of the strong influx of new residents over the summer and the limited supply of larger homes.

The calibre of rental transactions completed in Q3 underscores this demand for premium living. Among the top transactions were a AED 2,500,000 rental in Flame Tree Ridge, Jumeirah Golf Estates, a AED 2,000,000 villa on Palm Jumeirah's Frond P, and a AED 1,950,000 home in Jumeirah Islands' Cluster 5. These figures demonstrate the willingness of tenants to pay premium prices for properties offering space, privacy, and prime locations within Dubai's most sought-after communities.

TOP 5 TENANT NATIONALITIES

24% British
8% Indian
5% Russian
3% Egyptian
2% French

*Allsopp & Allsopp Market Report

Apartment rentals also showed significant strength, with rental volume increasing by 48% quarter-on-quarter, a notable rise reflecting both strong tenant demand and the abundance of new apartment stock entering the market. This contributed to a record-breaking quarter for the Allsopp & Allsopp lettings division, reinforcing the company's position as one of Dubai's leading leasing agencies.

The average rental price for apartments now sits just below AED 130,000, while villas and townhouses command an average of AED 385,000 which is a 30% year-on-year increase. Among the city's key villa and townhouse communities, Jumeirah Golf Estates recorded average rental prices of AED 528,000, followed by The Springs at AED 262,000, and Al Reem at AED 220,083.

AVERAGE APARTMENT LETTING PRICE

Đ 129,757

TOP TRANSACTING APARTMENT AREAS AND AVERAGE RENT

1. Dubai Marina — Đ 150,146
2. Downtown Dubai — Đ 162,375
3. Business Bay — Đ 96,214
4. Jumeirah Lakes Towers — Đ 108,274
5. DIFC — Đ 151,415

AVERAGE VILLA/TOWNHOUSE LETTING PRICE

Đ 385,212

NOTABLE VILLA/TOWNHOUSE LETTING TRANSACTIONS

Đ 2,500,000	Flame Tree Ridge	Jumeirah Golf Estates
Đ 2,000,000	Garden Homes	Palm Jumeirah
Đ 1,950,000	Cluster 05	Jumeirah Islands

In terms of overall volume, apartments accounted for 73% of total rental transactions during the quarter, while villas and townhouses made up the remaining 27%. However, when examining total rental value, the distribution was far more balanced with apartments contributing 47% and villas and townhouses 53%. This contrast highlights the influence of high-value villa rentals on total market value, even as apartment transactions continue to dominate by volume.

Overall, quarter three reaffirmed Dubai's position as one of the most in-demand rental markets globally. Strong inflows of new residents, coupled with constrained supply in family villa communities, continue to underpin both value and volume growth across the city.

TENANT FINANCE SUMMARY

Cheques	1	2	3	4+
Q3 2025	21%	23%	11%	45%

The four or more cheque segment continues to grow steadily, now representing 45% of the market as landlords become increasingly flexible with payment terms. Three-cheque agreements have declined in popularity, with most tenants opting for one or two cheques instead. This often benefits both parties, as landlords may offer reduced rates to tenants who pay in fewer instalments.

*Allsopp & Allsopp Market Report

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For press and media enquiries, please contact:



PR & Communications

e.bates@allsoppandallsopp.com

+971 4 429 4444

+971 58 598 6637

allsoppandallsopp.com