



Dubai Residential Market Review

March 2025

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

Valuations & Research Department



DUBAI RESIDENTIAL MARKET REVIEW
MAR 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)

The team also provides Feasibility Studies and Development Appraisals for determining the highest and best use, which identify opportunities and assist investors and developers avoid potential pitfalls.



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Report Highlights



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Market Stability

March 2025 recorded 15,150 transactions, marking a slight decline of 6% from February's 16,106. Despite the dip, overall activity remains robust, reflecting sustained interest and long-term confidence in Dubai's real estate market as it progresses through the first quarter of the year.



Market Momentum Steadies

March 2025 maintained healthy market activity, albeit slightly below February's peak, and remained well above levels recorded in March 2024. Continued demand from both local and international buyers underscores Dubai's enduring appeal as a global real estate hub—supported by economic stability, investor-friendly policies, and resilient buyer confidence.



Apartments Lead the Way

The apartment segment remained the top-performing property type in March, recording 11,660 transactions—slightly up from February's 11,371. Its sustained popularity is driven by affordability, a diverse range of options, and strong demand from both end-users and investors.



Villa Market Increase Popularity

Villa transactions dipped in March, totalling 2,810 sales compared to 3,947 in February. While demand remains steady, the decline reflects a slight cooling after February's surge. Nevertheless, interest in spacious, family-friendly homes in lifestyle-oriented communities continues to support activity in this segment.



Off-Plan Sector Booming

In March 2025, the off-plan market continued to drive activity, accounting for 68% of total transactions. This sustained demand highlights investor confidence in Dubai's long-term growth and the appeal of new, innovative developments. Secondary sales comprised the remaining 32% of transactions, reflecting healthy end-user interest in ready properties.



Rental Market Remains Active

The rental sector remained active in March, with 16,965 new apartment leases, 1,946 villa rentals, and 14,271 commercial agreements. While these figures reflect a modest dip compared to February, demand across all segments continues to underscore the stability and resilience of Dubai's leasing market.

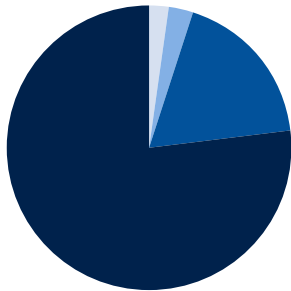


Commercial Real Estate Highlights Office Spaces:

The rental sector remained active in March, with 16,965 new apartment leases, 1,946 villa rentals, and 14,271 commercial agreements. While these figures represent a modest decline compared to February, demand across all segments continues to underscore the stability and resilience of Dubai's leasing market. Office rentals continued to lead the commercial segment in March, accounting for 49% of new leases with 7,027 agreements signed. This ongoing demand reflects the strength of Dubai's corporate sector and its strategic role as a global business hub.

Retail spaces, including shops and showrooms, comprised 13% of commercial leases, totalling 1,786 agreements, indicating sustained interest in prime retail and hospitality locations. Industrial leases stood at 253, while other commercial categories accounted for 5,242 agreements. This distribution aligns with projections of a 6% rise in retail sales between 2025 and 2027, reinforcing the resilience of Dubai's retail and commercial landscape.

Sales Transactions – Graph



■ Apartments	77%
■ Villas	18 %
■ Commercial	3%
■ Plots	2 %



Apartments

In March 2025, the apartment segment continued to dominate Dubai’s real estate market, recording 11,660 transactions—a slight increase from February’s 11,371. This consistent performance underscores the enduring appeal of Dubai’s apartments, driven by a blend of affordability and luxury options that attract both investors and end-users.



Villas

In March 2025, villa sales totalled 2,810—down from February’s peak of 3,947—reflecting a slight market correction after a surge in demand. Interest in spacious, high-quality homes remains strong, with Dubai Hills Estate, Arabian Ranches, and Palm Jumeirah continuing to lead buyer preference. Limited inventory and new project launches suggest that the segment will remain active in the coming months.



Commercial

Dubai’s commercial real estate sector remained steady in March 2025, with office rentals making up 49% of new leases—driven by ongoing corporate growth and the establishment of international businesses. Key hubs such as DIFC, Downtown Dubai, and Business Bay continue to attract tenants.



Plots (Land)

Land transactions declined in March 2025, totalling 271 deals—down from 340 in February. However, interest in prime plots in areas such as Dubai South, Meydan, and Al Furjan remains steady, fuelled by upcoming mixed-use and residential developments. As Dubai’s urban footprint expands, land sales are expected to support the next wave of residential and commercial supply.



Market Resilience and Outlook

Dubai’s real estate market remained resilient in March 2025, with overall transaction volumes holding steady year-on-year. Off-plan sales accounted for 68% of total deals, reflecting ongoing investor confidence in future developments. Backed by government initiatives, visa reforms, and economic stability, the market remains on track for 5–10% price growth this year.

Dubai Transactions

Month on Month | Feb 2025 - Mar 2025

	Feb Transactions	Feb Value (AED)	Mar Transactions	Mar Value (AED)	Value Change %
Apartments	11,371	21,400,000,000	11,660	22,700,000,000	6.07%
Villas	3,947	20,500,000,000	2,810	14,900,000,000	-27.32%
Commercial	448	1,300,000,000	409	1,200,000,000	-7.69%
Plots	340	7,800,000,000	271	8,500,000,000	8.97%
Total	16,106	51,000,000,000	15,150	47,300,000,00	-7.25%

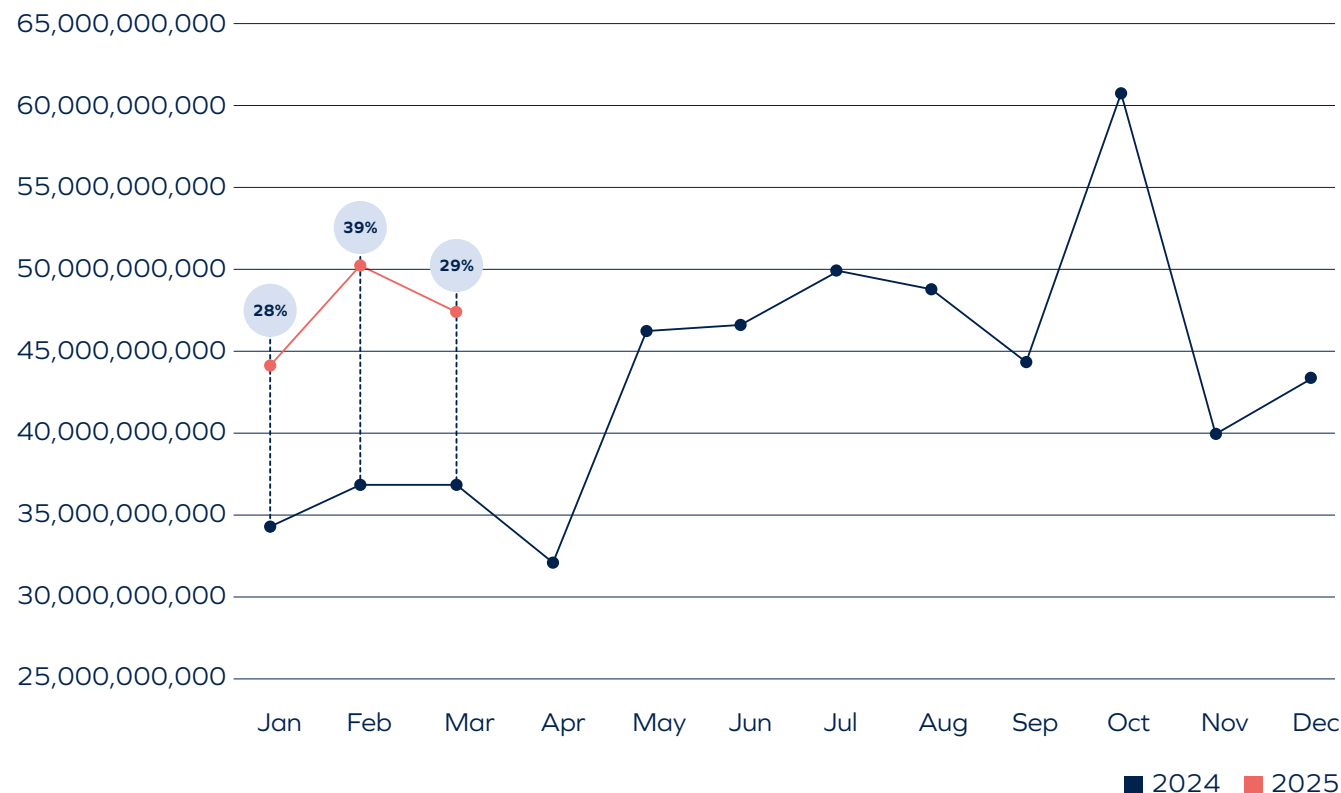


Transactions Value - Graph

2024 v/s 2025



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This strong performance in early 2025 indicates heightened market activity and investor confidence, particularly in the off-plan and apartment segments, which aligns with the trends noted in the overall market analysis. The consistent upward trend in transaction values highlights a healthy start to the year for Dubai's real estate sector.

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	
May	45,800,000,000	May	
June	46,400,000,000	June	
July	49,600,000,000	July	
August	47,300,000,000	August	
September	44,597,000,000	September	
October	60,731,000,000	October	
November	40,000,000,000	November	
December	42,600,000,000	December	

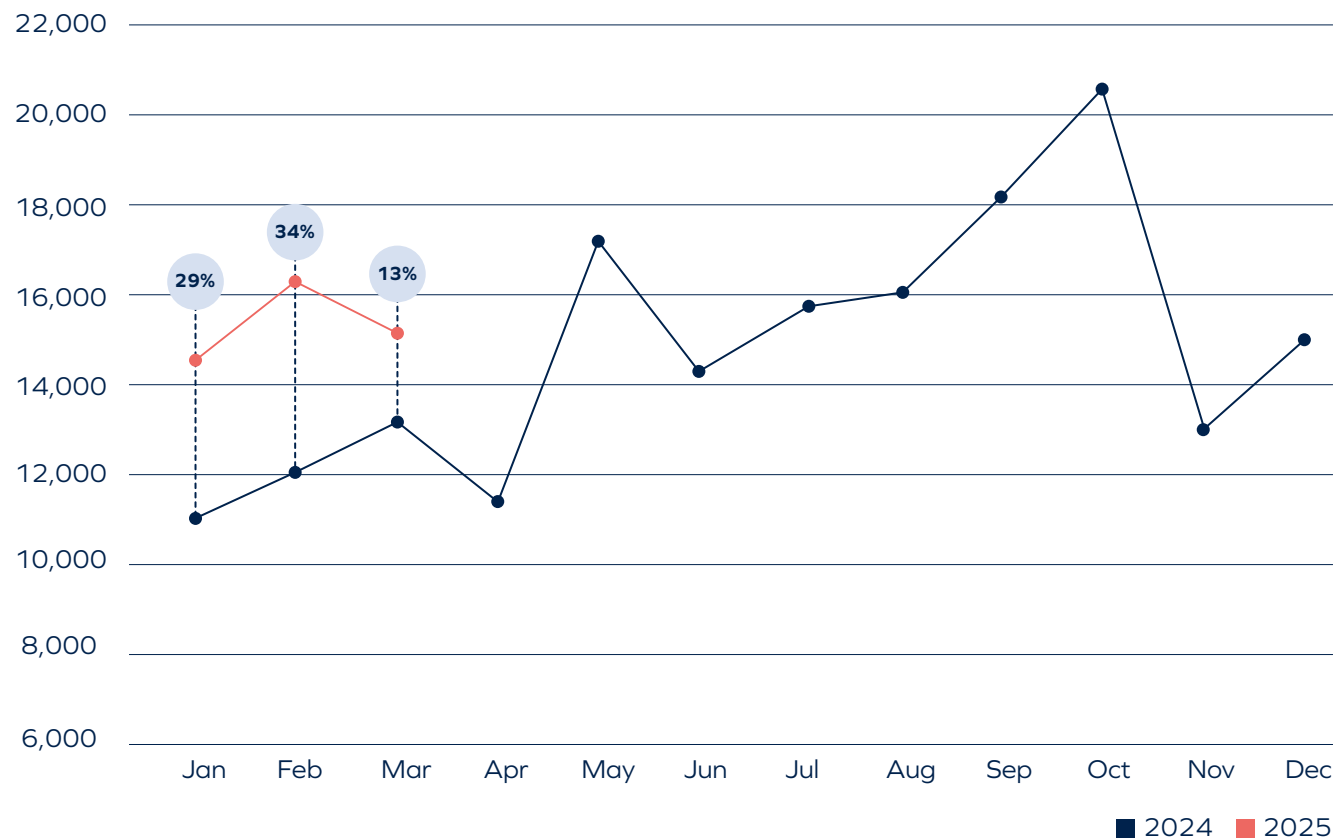


Transactions Volume - Graph

2024 v/s 2025



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While March 2025 marked a modest month-on-month cooling, the year-on-year growth of 13% confirms Dubai's real estate sector remains active and resilient. This aligns with broader trends such as strong off-plan sales, apartment demand, and investor confidence heading into Q2.

Transactions Volume

2024 v/s 2025



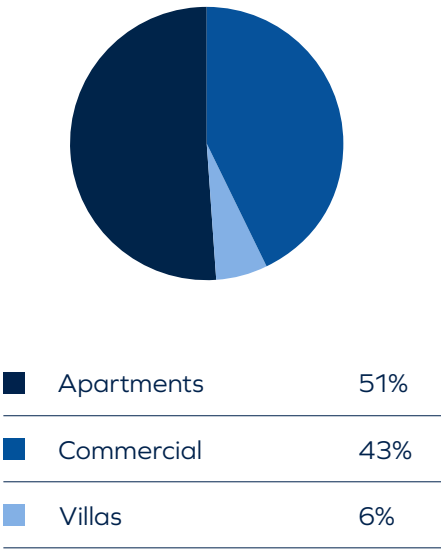
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2024	Volume	2025	Volume
January	11,029	January	14,247
February	12,025	February	16,106
March	13,394	March	15,150
April	11,608	April	
May	17,539	May	
June	14,370	June	
July	15,994	July	
August	16,159	August	
September	18,045	September	
October	20,315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



New Rental Transactions

In March 2025, new apartment rental transactions experienced a slight decline, totalling 16,965, a modest decrease compared to February’s figures. Villa rentals also saw reduced activity, though demand remained steady, with transactions reaching 1,946, down from the previous month.

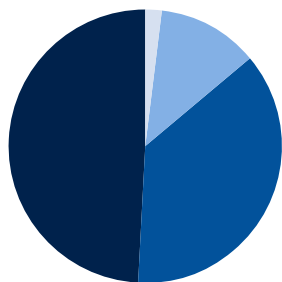


	February	March	Volume Change %
Apartments	17,800	16,965	-4.69%
Villas	1,993	1,946	-2.36%
Commercial	17,400	14,271	-17.98%
Total	37,193	33,182	-10.78%

New Commercial Rental Breakdown



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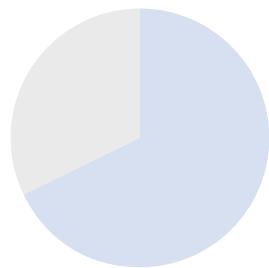
Office	49%
Others	37%
Shops/Showroom	12%
Industrial	2 %

	February	March	Volume Change %
Shops/Showroom	2,177	1,786	-17.96%
Office	9,265	7,027	-24.16%
Industrial	327	253	-22.63%
Others	5,626	5,242	-6.83%
Total	17,395	14,308	-17.75%

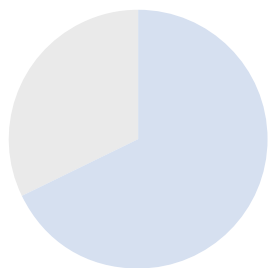
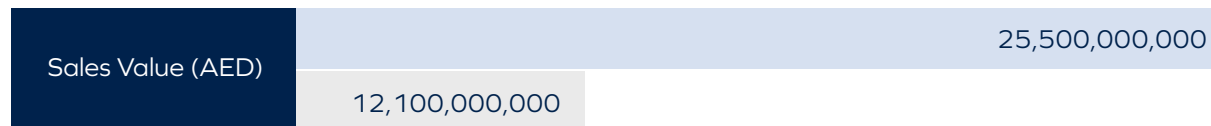
Off Plan v/s Secondary Sales Transactions



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Off-Plan	68%
Ready	32%



Off-Plan	68%
Ready	32%



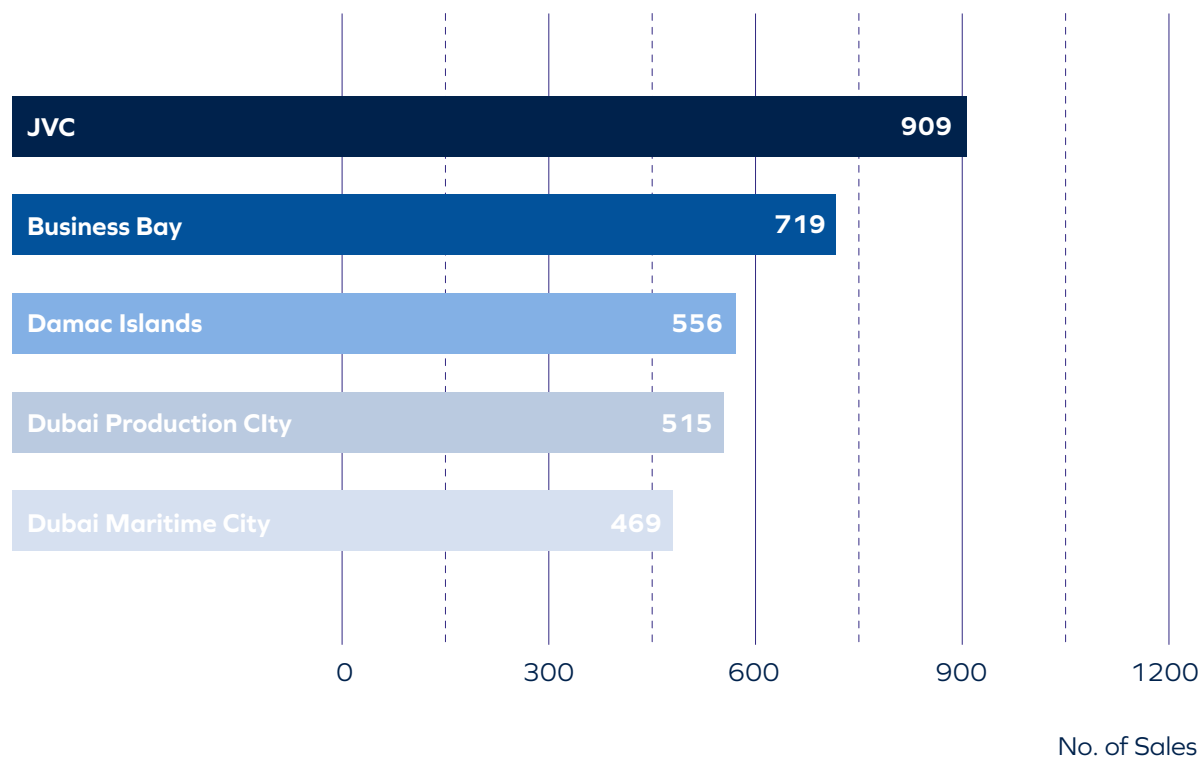
Top 5 Performing Areas - Off Plan Sales



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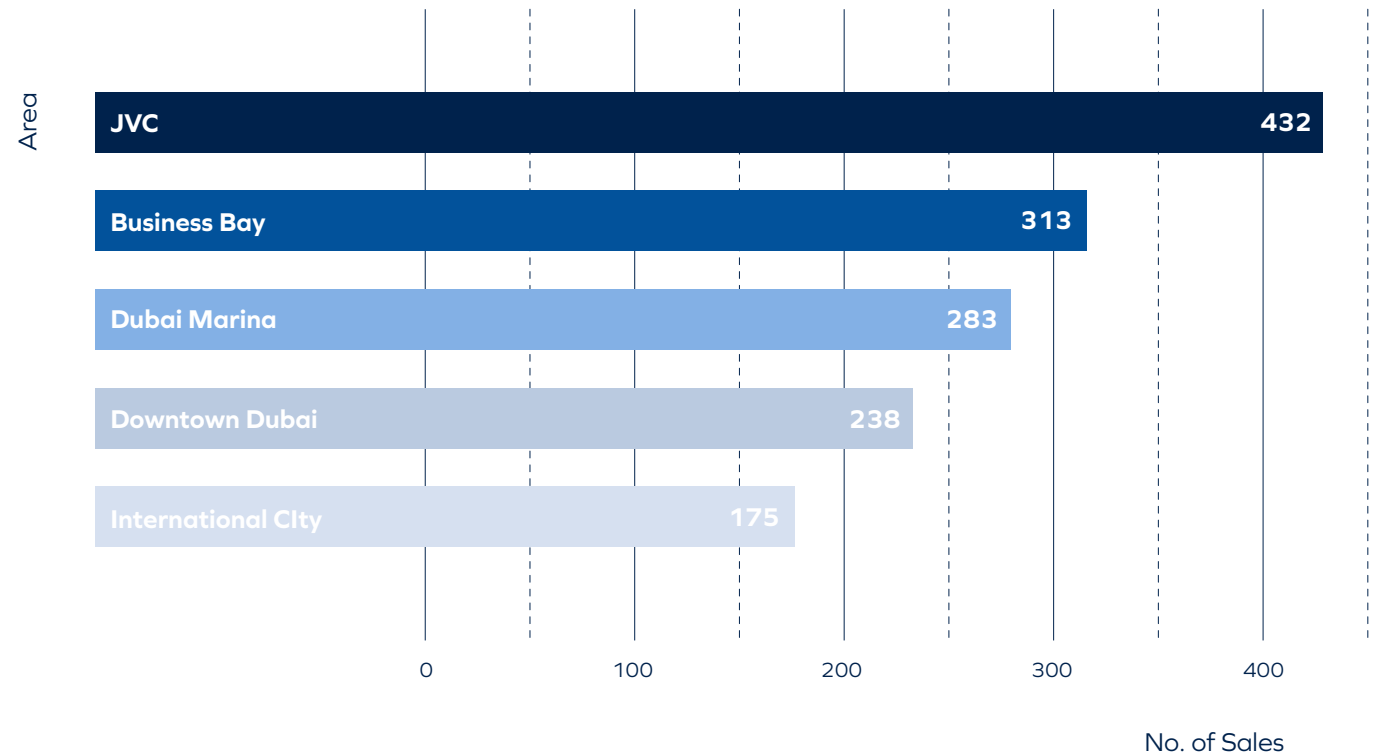
Area



Top 5 Performing Areas - Secondary Sales



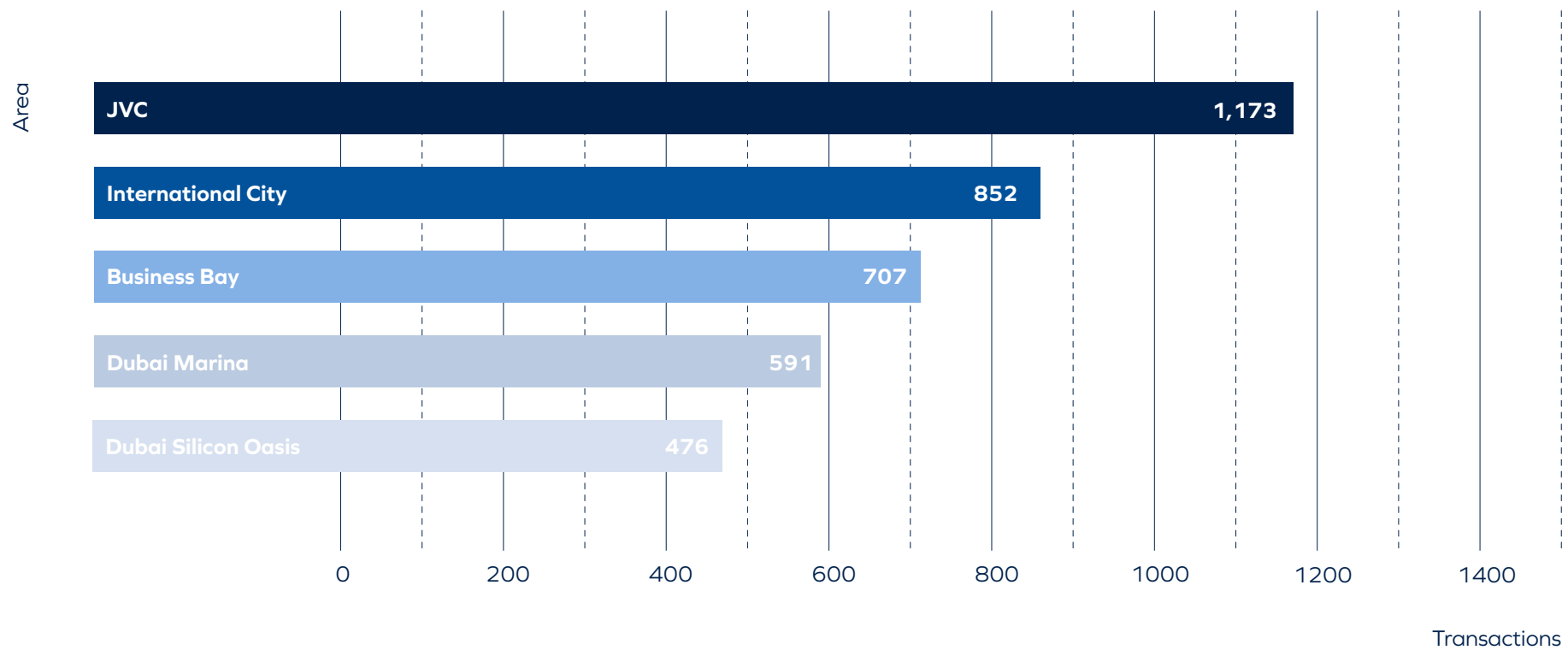
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Top 5 Performing Areas - New Apartment Rentals



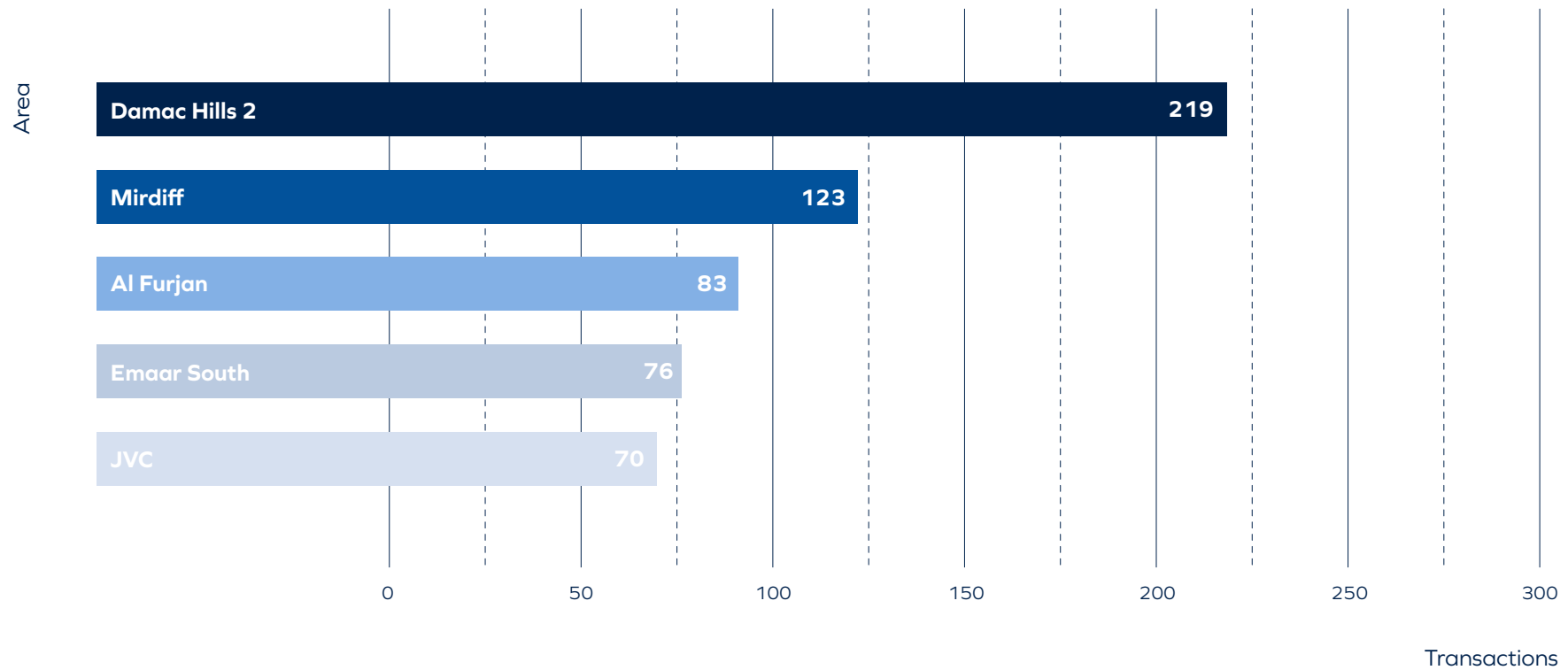
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Top 5 Performing Areas - New Villa Rentals



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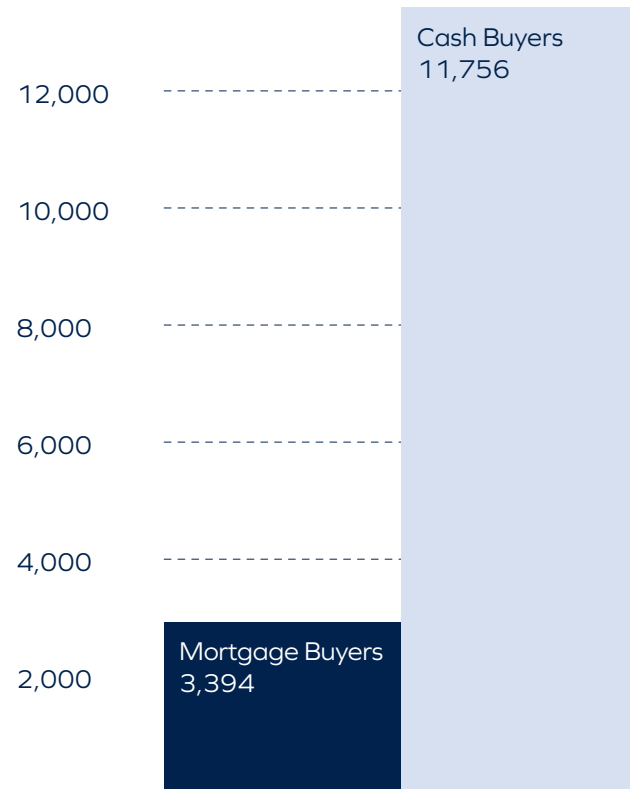


Mortgage Buyers v/s Cash Buyers

March 2025



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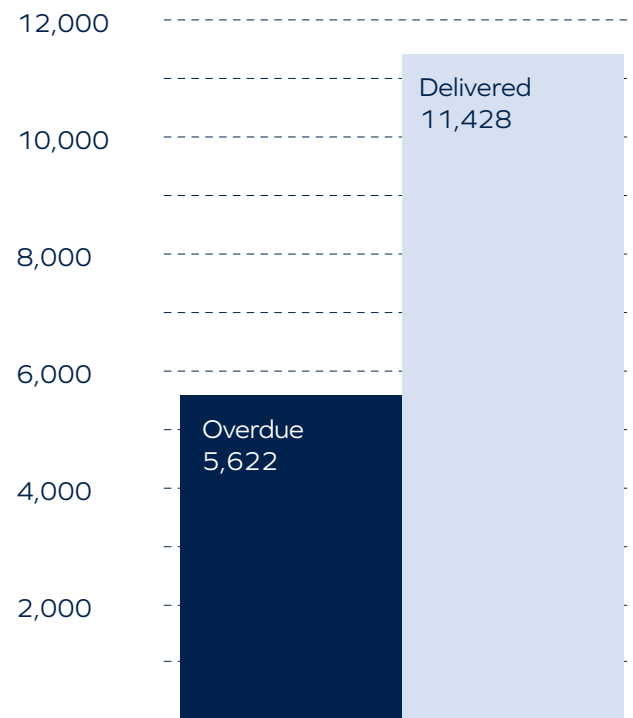
A significant 78% of buyers in March 2025 purchased with cash, highlighting the dominance of high-liquidity investors in Dubai's real estate market.



Property Delivery Rate Q1 2025



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Dubai's real estate sector maintained strong delivery performance in Q1 2025, with the majority of units completed on time. While some delays persist, the overall pace reinforces confidence in the market's ability to meet growing buyer expectations and support sustained off-plan sales momentum.



Projects Due in March 2025



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City	Community	Property	Type	Studio	1BR	2BR	3BR	4BR	5BR
Dubai	Al Barsha First	API Barsha Residential Tower	Apartment	-	62	190	76	-	-
Dubai	Arabian Ranches Phase 3	Caya Villas	Villa	-	-	-	40	166	41
Dubai	Damac Hills 2	Victoria 2	Villa	-	-	-	-	-	-
Dubai	District One	District One Villas Phase 3 - B Villas	Villa	-	-	-	-	-	-
Dubai	Dubai Hills Estate	Golf Place II	Villa	-	-	-	-	-	-
Dubai	Dubai South	The Pulse Beachfront 2	Villa	-	-	-	24	114	58
Dubai	Jumeirah Village Circle	Binghatti Galaxy - 1	Apartment	25	45	3	-	-	-
Dubai	Jumeirah Village Circle	Binghatti Tulip	Apartment	58	160	46	-	-	-
Dubai	Liwan	Symbolic Alpha	Apartment	-	72	26	-	-	-
Dubai	Meydan One	Azizi Riviera 61	Apartment	141	54	36	-	-	-

Dubai's real estate market remained robust in March 2025, recording 14,243 transactions valued at AED 37.52 billion. While slightly below February's peak, this level of activity reflects the market's continued strength, driven by investor confidence, steady end-user demand, and a pipeline of attractive new developments. The city continues to reinforce its position as a global real estate hub, supported by strong economic fundamentals, progressive regulations, and strategic urban expansion.

Apartments remained the most active segment, with 11,569 transactions in March. Buyer interest was concentrated in areas such as Jumeirah Village Circle—which led in both volume and value—Wadi Al Safa, and Business Bay, locations that offer a blend of affordability, modern amenities, and strong rental yields. Villas, while dipping slightly from February's high, recorded 2,810 transactions, reflecting ongoing demand for family-friendly, spacious homes in established communities like Dubai Hills Estate, Arabian Ranches, and Palm Jumeirah. These areas continue to appeal to buyers seeking privacy, premium facilities, and lifestyle-oriented living.

Off-plan sales dominated the market once again, accounting for nearly 70% of all residential transactions. This underscores sustained confidence in Dubai's future growth and the attractiveness of flexible developer payment plans. Developers have responded with the launch of several high-profile projects, including Sobha Hartland II, Emaar's new releases in The Oasis, and DAMAC's developments in Dubai South and Al Sufouh. These projects are targeting both local and international buyers, offering luxury and mid-market options in strategic, up-and-coming locations.

The rental sector also remained active, despite a slight dip in volumes. Apartment leases totalled 16,965, villa rentals 1,946, and commercial agreements 14,271. Average rental prices per square foot rose by 14% year-on-year, with areas like Dubai South and Al Furjan seeing the sharpest increases, driven by improved infrastructure, metro connectivity, and demand for affordable housing with modern amenities.

Office rentals comprised 49% of all commercial leases, reflecting Dubai's ongoing appeal to international businesses and regional headquarters.

The land segment recorded 311 transactions in March, a slight decrease from February. However, demand for plots in locations such as Dubai South, Meydan, and Al Furjan remains strong. These areas are emerging as development hotspots as mixed-use and residential communities continue to expand. Developers are acquiring strategic plots to build new housing clusters and commercial hubs, supporting the next phase of Dubai's urban growth.

Government initiatives such as the Smart RERA Index continue to enhance market transparency, while sustainability-linked policies and incentives for energy-efficient buildings are increasingly influencing investor decisions. The continued rollout of long-term residency visas—particularly the Golden Visa for investors and skilled professionals—is also contributing to sustained demand.

With residential prices expected to rise by 5–10% in 2025, strong rental yields, and ongoing development, Dubai's property market is set for stable growth. Real estate continues to drive the city's economic expansion and long-term investment appeal.



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