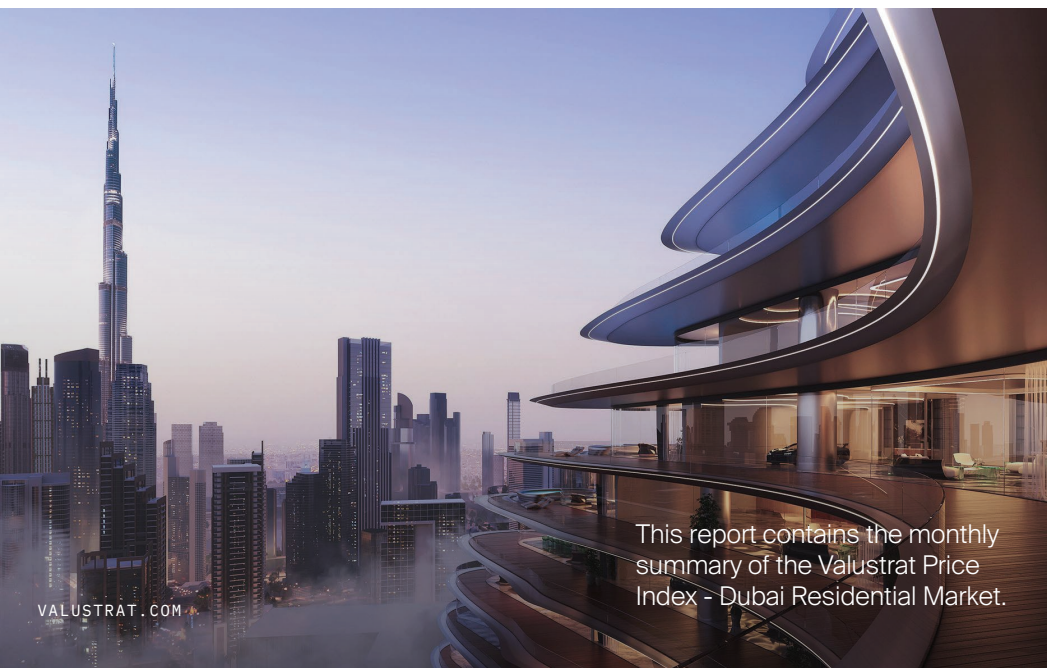


DUBAI 04/'25

ValuStrat Price Index
Dubai Residential Capital Values
April 2025



DUBAI RESIDENTIAL CAPITAL VALUES



More apartment communities are rapidly approaching or surpassing their 11-year price peaks. At the same time, villa values have surged to stand 63% above their 2014 highs.

April 2025, saw the ValuStrat Price Index reach 214.1 points, marking a 1.6% monthly increase and a 25.3% rise year on year. Villa values climbed to 280.5 points, while apartments reached 170.9 points, all benchmarked to a base of 100 points in January 2021.

Apartments vs Villas

Villa capital values grew 2% monthly, with an annual increase of 29.8%. The strongest annual performers included villas in Jumeirah Islands (41.7%), Palm Jumeirah (41.3%), Emirates Hills (29.6%), and The Meadows (28.9%). Meanwhile, the lowest gains were recorded in Mudon (8.9%), which has remained relatively stable for the eighth consecutive month. Dubai's freehold villas are, on average, valued 63% above the previous market peak in 2014 and 170% higher than post-pandemic levels.

Apartment prices rose by 1.1% monthly, recording an annual growth of 20.9%. The highest yearly capital gains were seen in The Greens (26.5%), Dubailand Residence Complex (24.8%), Palm Jumeirah (24.5%), Town Square (23.7%), and The Views (23.6%). In contrast, the lowest capital value increases were recorded in International City (13.5%) and the Burj Khalifa (16.9%). Apartment valuations are, on average, 69.2% above post-pandemic levels, but 7% below the previous market peak during 2014, however, The Views is the latest community to cross previous price highs after Palm Jumeirah, The Greens, and Jumeirah Beach Residence.

SALES TRANSACTIONS



Off-Plan vs Ready Homes

Oqood registrations for off-plan homes rose by 22.6% monthly and 61.5% annually in April, accounting for 71.6% of total residential sales. Meanwhile, ready secondary-home transactions also rebounded, increasing 12% from the previous month and 49.6% annually, following a slower March impacted by the holy month of Ramadan.

Prime Home Sales

There were 31 transactions for ready properties priced over AED 30 million, situated in Dubai Hills Estate, Palm Jumeirah, Jumeirah Bay Island, Downtown Dubai, Al Barari, Dubai South, Business Bay, District One, and Jumeirah Golf Estates.

Top Developers

April 2025 saw Emaar (13.4%), Damac (10.8%), Binghatti (7%), Nakheel (4.3%), Sobha (3.9%), Azizi (3.5%) and Danube (2.6%) lead the developer sales charts overall.

Top Locations

Top off-plan locations transacted included projects in Jumeirah Village Circle (9.5%), Damac Island City (8.1%), Dubai Production City (6.1%), Business Bay (5.2%), and Dubailand Residence Complex (4.6%). Dubai Marina broke its individual record with the highest number of off-plan homes traded in one month.

Meanwhile, most ready homes sold were in Jumeirah Village Circle (8.5%), Business Bay (8%), Dubai Marina (5%), Meydan One (4.3%), and Downtown Dubai (3.6%). Business Bay broke its individual record with the highest number of ready homes traded in one month.

REAL ESTATE PERFORMANCE

SOURCE: VALUSTRAT

ValuStrat Price Index

Residential
Citywide

214.1

BASE: JAN 2021 = 100

Villa
Citywide

280.5

BASE: JAN 2021 = 100

Apartment
Citywide

170.9

BASE: JAN 2021 = 100

KEY INDICATORS

SOURCE: VALUSTRAT



Residential

Annual
Change

↑ 25.3%

Monthly
Change

↑ 1.6%

Weighted Average
Value Per Sq Ft

1,530

AED

Weighted Average
Capital Value

3,285,227

AED



Villa

Annual
Change

↑ 29.8%

Monthly
Change

↑ 2.0%

Weighted Average
Value Per Sq Ft

2,641

AED

Weighted Average
Capital Value

12,456,404

AED



Apartment

Annual
Change

↑ 20.9%

Monthly
Change

↑ 1.1%

Weighted Average
Value Per Sq Ft

1,358

AED

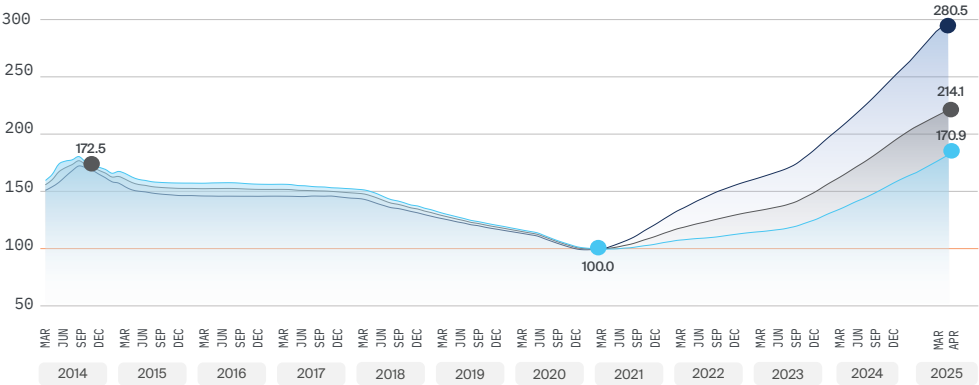
Weighted Average
Capital Value

1,809,943

AED

DUBAI RESIDENTIAL CAPITAL VALUES

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



 RESIDENTIAL VPI

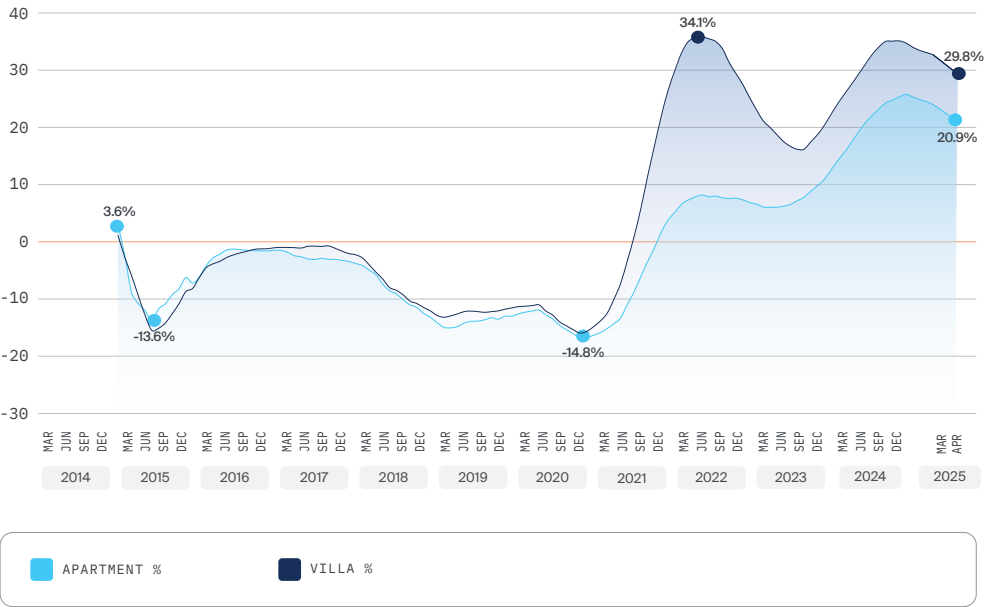
 APARTMENT VPI

 VILLA VPI

DUBAI RESIDENTIAL CAPITAL VALUES ANNUAL GROWTH

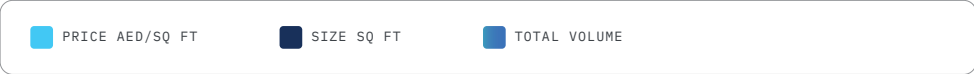
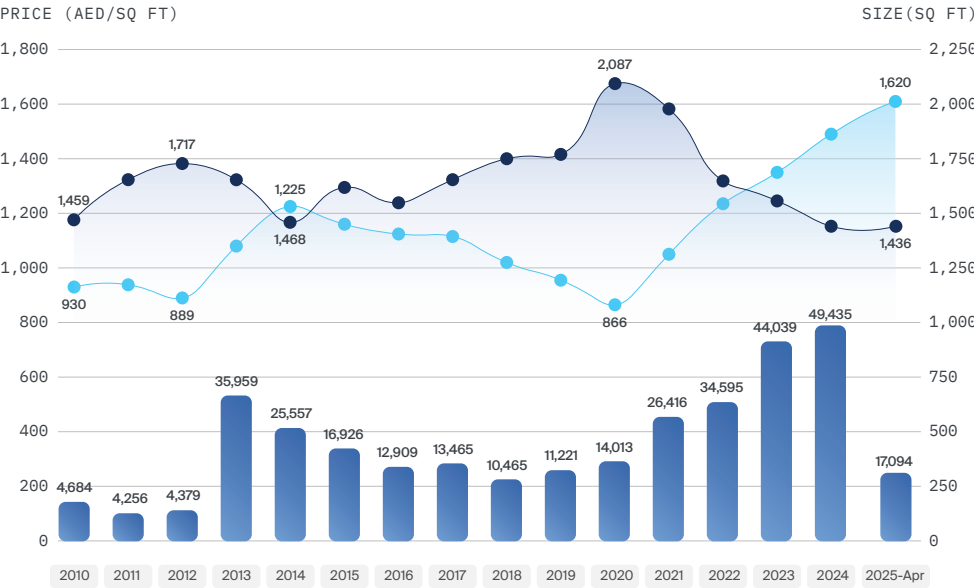


[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



DUBAI RESIDENTIAL MARKET CYCLES

READY HOME SALES TOTAL VOLUME, AVERAGE PRICE
[AED/SQ FT], AVERAGE HOME SIZE [SQ FT]
SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



HOME SALES

VOLUME GROWTH - APR '25



Residential Ready Sales Volume

SOURCE: DUBAI LAND
DEPARTMENT, VALUSTRAT

4,735
Transactions

↑ 49.6%
YOY

Residential Off-Plan Sales Volume

11,927

↑ 61.5%
YOY

DUBAI RESIDENTIAL OFF-PLAN VS READY HOMES



OFF-PLAN



READY



 OFF-PLAN

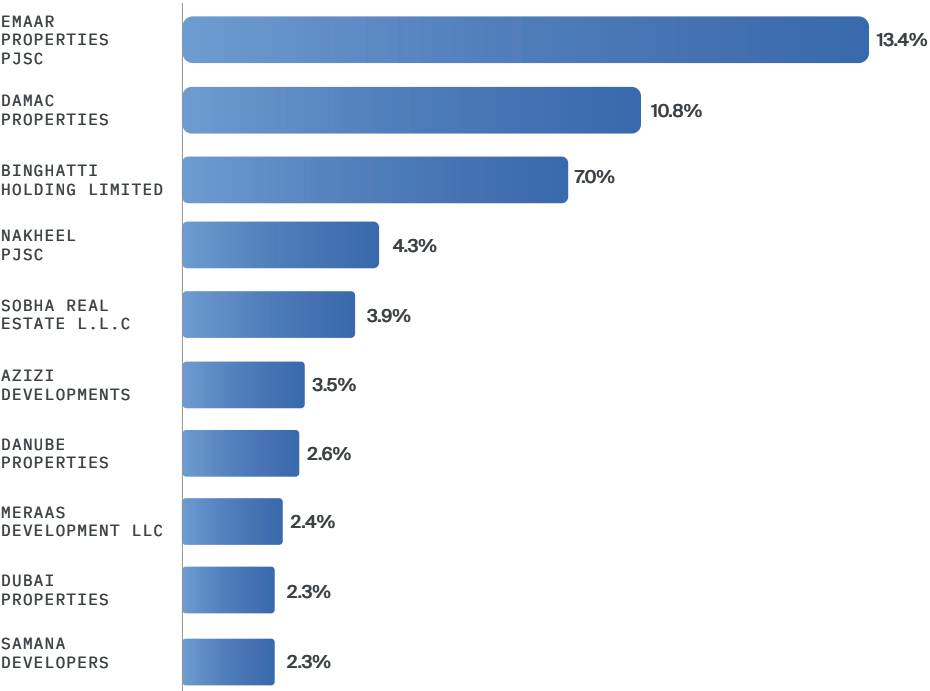
 READY

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

TOP RESIDENTIAL DEVELOPERS

HOME SALES - APR '25

SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT



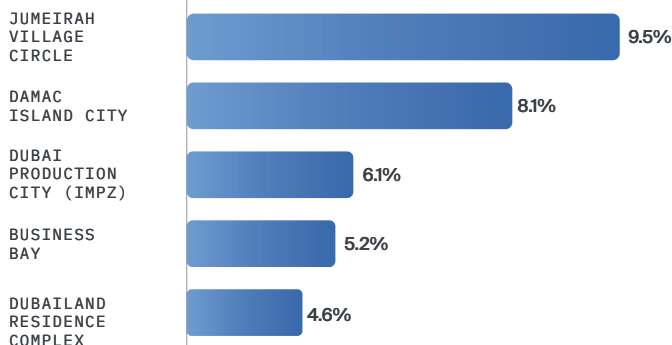
TOP LOCATIONS

HOME SALES - APR '25

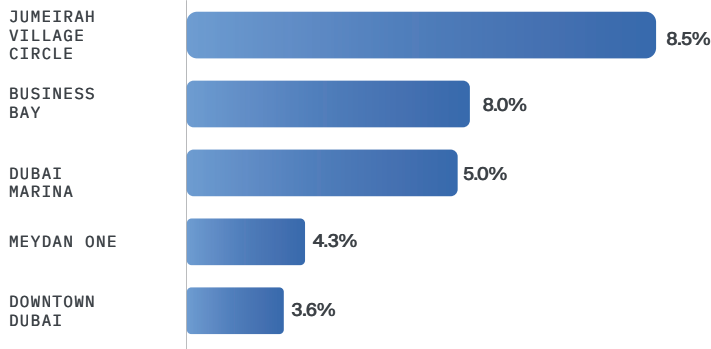


SOURCE: DUBAI LAND DEPARTMENT, VALUSTRAT

Top Off-Plan Sales



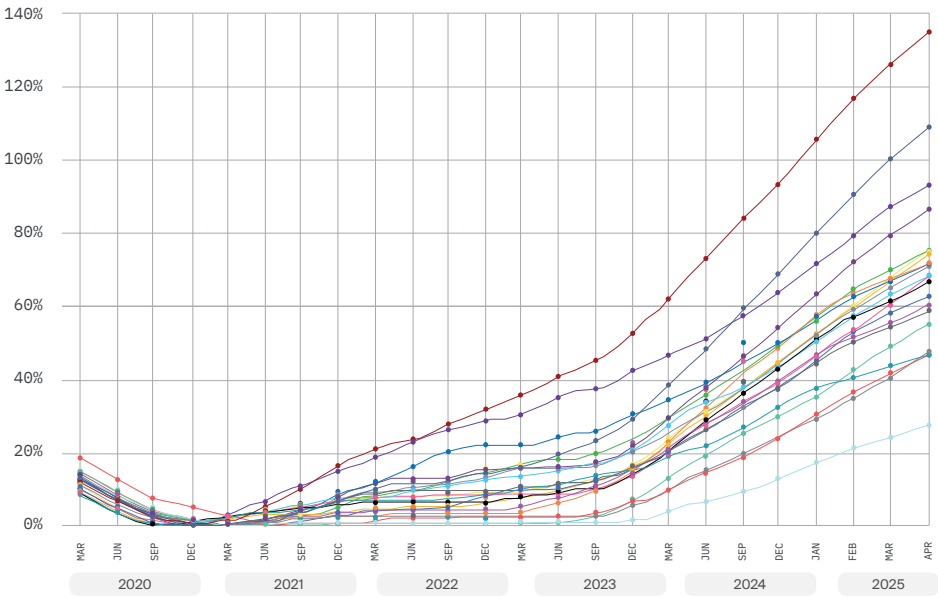
Top Ready Home Sales



APARTMENT CAPITAL GAINS

MARKET TROUGH - APR '25

SOURCE: VALUSTRAT



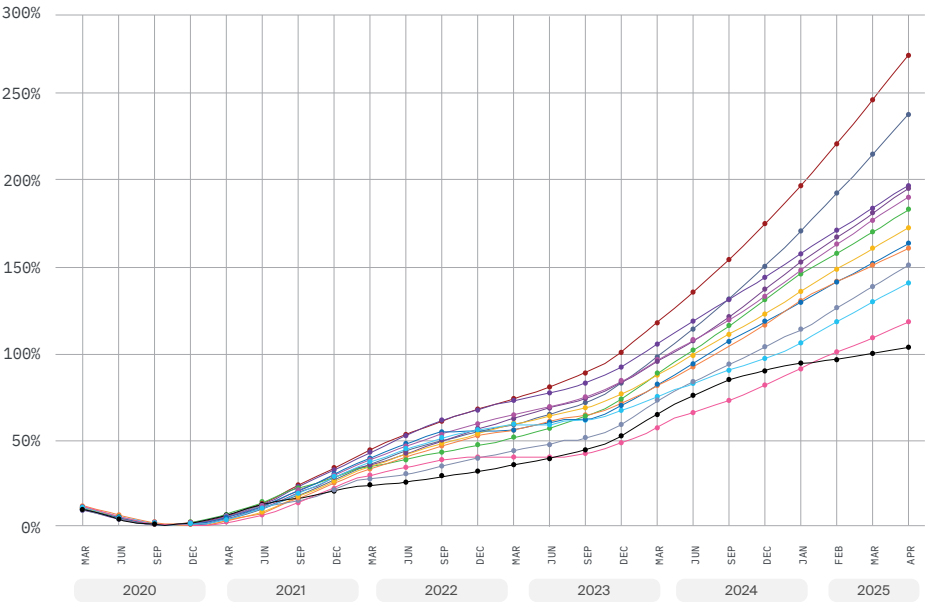
<div></div> <div>PALM JUMEIRAH (134.2%)</div>	<div></div> <div>BURJ KHALIFA (71.6%)</div>	<div></div> <div>MOTOR CITY (60.6%)</div>
<div></div> <div>THE GREENS (101.1%)</div>	<div></div> <div>DISCOVERY GARDENS (71.5%)</div>	<div></div> <div>BUSINESS BAY (58.5%)</div>
<div></div> <div>JUMEIRAH BEACH RESIDENCE (84.0%)</div>	<div></div> <div>JUMEIRAH LAKE TOWERS (70.8%)</div>	<div></div> <div>DUBAI PRODUCTION CITY (55.2%)</div>
<div></div> <div>THE VIEWS (80.7%)</div>	<div></div> <div>DUBAI SILICON OASIS (68.2%)</div>	<div></div> <div>REMRAAM (47.7%)</div>
<div></div> <div>DUBAILAND RESIDENCE COMPLEX (75.5%)</div>	<div></div> <div>AL FURJAN (68.1%)</div>	<div></div> <div>JUMEIRAH VILLAGE (46.7%)</div>
<div></div> <div>DOWNTOWN DUBAI(75.3%)</div>	<div></div> <div>AL QUOZ FOURTH (66.7%)</div>	<div></div> <div>INTERNATIONAL CITY (46.6%)</div>
<div></div> <div>TOWN SQUARE (74.2%)</div>	<div></div> <div>DUBAI MARINA (62.7%)</div>	<div></div> <div>DUBAI SPORTS CITY (31.9%)</div>

VILLA CAPITAL GAINS

MARKET TROUGH - APR '25



SOURCE: VALUSTRAT



<div></div> JUMEIRAH ISLANDS (263.7%)	<div></div> MEADOWS (183.9%)	<div></div> VICTORY HEIGHTS (155.3%)	<div></div> MUDON (99.8%)
<div></div> PALM JUMEIRAH (230.4%)	<div></div> DUBAI HILLS ESTATE (176.7%)	<div></div> GREEN COMMUNITY WEST (145.5%)	
<div></div> ARABIAN RANCHES (190.6%)	<div></div> JUMEIRAH PARK (167.0%)	<div></div> JUMEIRAH VILLAGE (135.9%)	
<div></div> EMIRATES HILLS (180.9%)	<div></div> THE LAKES (157.7%)	<div></div> AL FURJAN (114.1%)	

DUBAI RESIDENTIAL

CAPITAL VALUES - APR '25

Typical Villas

13 VILLA LOCATIONS
BASE: JAN 2021=100 CURRENCY: AED
SOURCE: VALUSTRAT

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
Al Furjan	214.1	6,494,864	1,424	↑ 1.7%	↑ 23.8%
Arabian Ranches	284.6	7,853,472	2,442	↑ 1.7%	↑ 25.6%
Dubai Hills Estate	268.0	14,440,000	2,888	↑ 1.8%	↑ 27.3%
Emirates Hills	286.8	83,079,000	4,887	↑ 1.9%	↑ 29.6%
Green Community West	238.7	10,837,500	1,275	↑ 1.9%	↑ 26.5%
Jumeirah Islands	355.4	16,776,700	3,175	↑ 2.8%	↑ 41.7%
Jumeirah Park	266.8	9,773,170	2,255	↑ 1.8%	↑ 26.3%
Jumeirah Village	233.9	3,582,167	1,223	↑ 1.8%	↑ 23.5%
Meadows	279.4	9,873,975	2,595	↑ 1.8%	↑ 28.9%
Mudon	194.2	3,115,800	1,731	↕ 0.7%	↑ 8.9%
Palm Jumeirah	328.2	35,315,000	7,063	↑ 2.8%	↑ 41.3%
The Lakes	254.1	7,050,930	2,423	↑ 1.6%	↑ 23.6%
Victory Heights	255.3	11,509,222	2,221	↑ 1.5%	↑ 24.8%

DUBAI RESIDENTIAL

CAPITAL VALUES - APR '25

Typical Apartments

21 APARTMENT LOCATIONS
BASE: JAN 2021=100 CURRENCY: AED
SOURCE: VALUSTRAT

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE		ANNUAL CHANGE
Al Furjan	166.2	576,800	1,442	↑	1.0%	↑ 19.7%
Al Quoz Fourth	164.0	531,600	886	↑	1.3%	↑ 19.7%
Burj Khalifa	171.6	3,451,968	3,688	↑	1.0%	↑ 16.9%
Business Bay	158.3	1,355,234	1,451	↑	1.0%	↑ 17.6%
Discovery Gardens	170.2	515,460	1,065	↕	0.9%	↑ 18.6%
Downtown Dubai	174.0	2,044,471	2,431	↑	1.1%	↑ 21.2%
Dubai Marina	162.7	2,464,000	1,400	↑	0.9%	↑ 20.7%
Dubai Production City	154.3	432,134	866	↑	1.4%	↑ 22.0%
Dubai Silicon Oasis	166.2	600,523	709	↑	1.6%	↑ 23.3%
Dubai Sports City	130.7	957,150	675	↑	1.0%	↑ 17.8%
Dubailand Residence Complex	173.3	894,465	695	↑	1.5%	↑ 24.8%
International City	145.6	434,005	607	↕	0.7%	↑ 13.5%
Jumeirah Beach Residence	184.0	3,592,368	1,872	↑	1.0%	↑ 19.2%
Jumeirah Lake Towers	170.5	2,218,800	1,290	↑	1.2%	↑ 21.7%
Jumeirah Village	141.3	812,250	750	↑	1.3%	↑ 21.8%
Motor City	159.3	1,662,600	1,020	↑	1.3%	↑ 18.1%
Palm Jumeirah	234.2	3,962,190	2,285	↑	1.4%	↑ 24.5%
Remraam	146.6	566,580	852	↑	1.8%	↑ 21.4%
The Greens	201.1	1,293,786	1,746	↑	1.5%	↑ 26.5%
The Views	179.4	2,242,720	1,712	↑	1.3%	↑ 23.6%
Town Square	172.1	837,600	1,200	↑	1.5%	↑ 23.7%



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