MARKETBEAT
DUBAI, UAE
RESIDENTIAL Q4 2025

CUSHMAN & WAKEFIELD | CORE

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
17,616 Units Delivered in Q4 2025	▲	▲
1,911 City-Wide Sales Price (AED/sqft)	▲	▲
AED 122 City-Wide Average Rents (AED/sqft/year) *(Overall, All Property Classes)*	▲	▲

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
4.02 Mn Dubai Population	▲	▲
4.8% UAE Real GDP Annual Growth (Q3 2025)	▲	▲
2.1% UAE Unemployment	▲	▲

Source: IMF, World Bank, Dubai Statistics Centre

RESIDENTIAL SUPPLY: WILL 2026 SEE AN OVERSUPPLY?

In 2025, approximately 46,700 units were delivered, in line with prior forecasts. Looking ahead, despite higher headline projections, we expect around 55,000 units in 2026 after accounting for construction progress and potential delays. While over 490,000 units are under construction and announced for delivery between 2026 and 2030, realisation rates are expected to be materially lower, with timelines constrained by contractor capacity, supply chain challenges, and execution risks. Supply risk is concentrated, with nearly 45% of under-construction stock across five areas: JVC/JVT, Dubai South, MBR City, Business Bay, and Dubailand Residence Complex. Around 67% of upcoming supply comprises studios and one-bedroom units, elevating oversupply risk for smaller units in high-delivery districts. The pipeline is also apartment-heavy, with over 86% of units under construction being apartments versus an existing market split of 80% apartments and 20% villas, sustaining demand and pricing resilience for villas and townhouses.

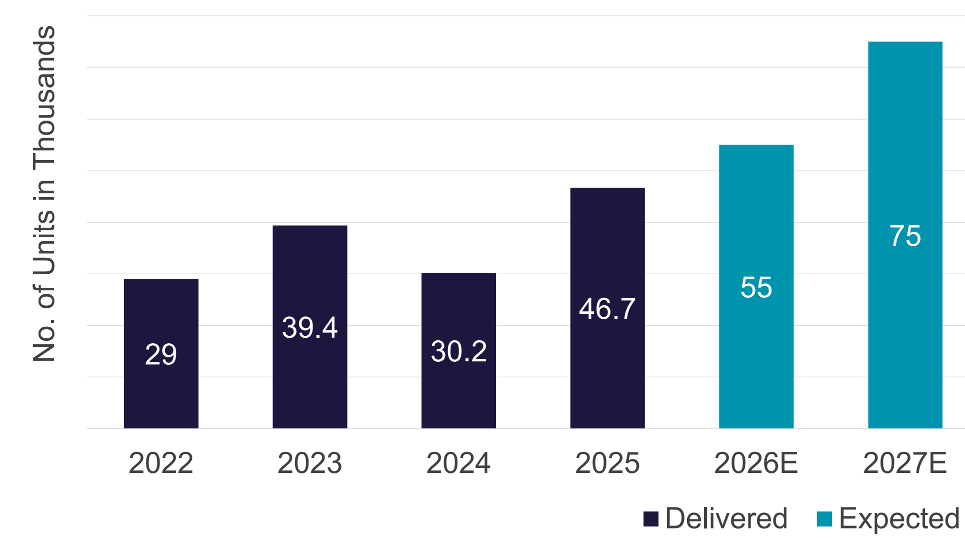
SALES PRICES: GROWTH NORMALISES HEADING INTO 2026

City-wide residential sales prices rose 13% YoY in 2025, extending the growth cycle at a slower pace than the 2024–2025 peak and signalling a stabilising market heading into 2026. Villas continued to outperform apartments, with prices up 15% YoY versus 12%, supported by end-user demand for larger formats and limited supply in established communities. Prime locations continue to command the highest pricing across both segments.

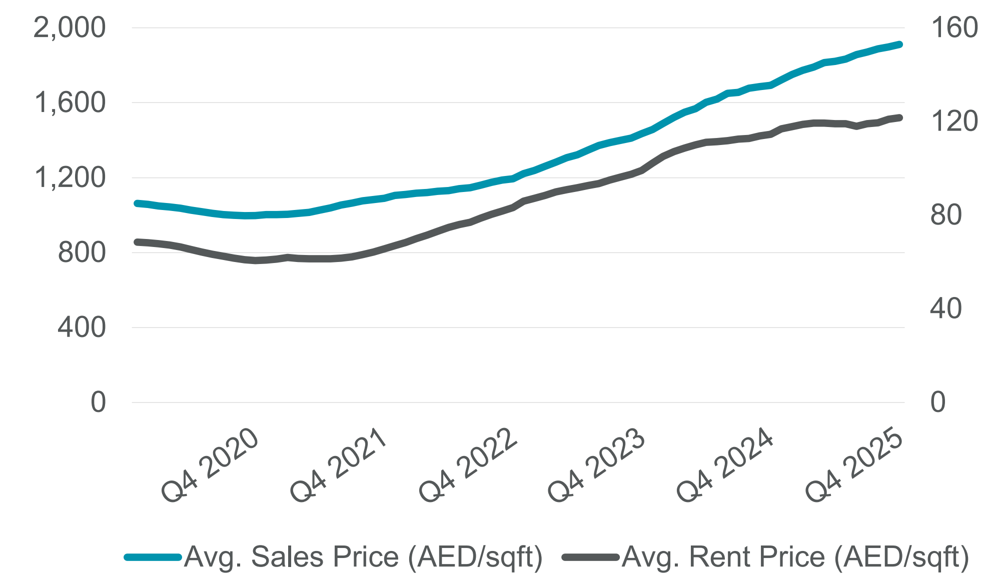
RENTS: GROWTH MODERATES AMID MARKET REBALANCING

While rental growth remains positive, extending nearly 20 consecutive quarters of increases, the residential market is clearly moderating. City-wide rents rose just under 6% YoY in 2025, with several locations now recording flat or negative quarterly movements, signalling a shift toward more balanced conditions. Performance has become increasingly segmented. Select prime villa communities continue to outperform, while others have recorded more measured growth or rental corrections, reflecting affordability limits and rising tenant choice.

RESIDENTIAL HANDOVERS



CITY-WIDE CAPITAL VALUES/RENTAL VALUES



Source: Cushman & Wakefield Core Research, REIDIN

CAPITAL VALUES AS OF Q4 2025

TOP APARTMENT SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	3,455	16%	3%
Downtown Dubai	2,974	5%	-1%
Dubai Hills	2,447	7%	2%
Business Bay	2,170	7%	5%
Dubai Marina	2,088	9%	2%
Jumeirah Lake Towers	1,659	5%	1%
Jumeirah Village Circle	1,431	10%	4%

TOP VILLA SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	6,392	11%	5%
Emirates Hills	3,208	12%	2%
Dubai Hills	2,787	17%	2%
The Springs and The Meadows	2,259	13%	4%
Arabian Ranches	2,129	11%	0%
Jumeirah Village Circle	1,239	26%	3%

Source: REIDIN

RENTAL VALUES AS OF Q4 2025

TOP APARTMENT SUBMARKETS	AVERAGE RENTS (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	167	13%	7%
Downtown Dubai	198	15%	5%
Dubai Hills	180	6%	8%
Business Bay	139	0%	2%
Dubai Marina	132	4%	0%
Jumeirah Lake Towers	118	3%	3%
Jumeirah Village Circle	109	5%	1%

TOP VILLA SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	219	50%	9%
Emirates Hills	124	7%	17%
Dubai Hills	128	7%	6%
The Springs and The Meadows	91	-5%	-3%
Arabian Ranches	84	2%	-5%
Jumeirah Village Circle	98	3%	7%

KEY PROJECTS LAUNCHED IN Q4 2025

PROPERTY	LOCATION	DEVELOPER	UNITS
Binghatti Sky Terraces	Motor City	Binghatti Holding	1,840
The Pinnacle at Sobha Central	Jebel Ali First	Sobha Real Estate	842
Expo Valley Views	Expo City	Dubai South Properties	804
Barbados 1 & 2	Damac Islands 2	Damad Properties	744
Boulevard Park 1 - Wasl Gate	Jebel Ali First	Wasl Properties	717
Rove Dubai Hills Estate	Dubai Hills	Emaar Properties	597
Azizi Gabriel	Jebel Ali Downtown	Azizi Developments	312

KEY CONSTRUCTION COMPLETIONS IN Q4 2025

PROPERTY	LOCATION	DEVELOPER	UNITS
Peninsula Three	Business Bay	Select Group	849
Skyz by Danube	Arjan	Danube Properties	808
Camelia	Damac Hills	Damac Properties	578
Azizi Riviera Beachfront	Meydan One	Azizi Developments	555
Aura Gardens	Tilal Al Ghaf	Majid Al Futtaim	540

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