



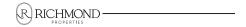
### Real Estate Market Report Q2 Report

### A Complete Analysis by Richmond Properties

Dubai's real estate sector has experienced a decade of record growth, becoming a hub for global investors. Driven by its tax-free regime, Golden Visa, luxury infrastructure, and year-round demand, Dubai is now one of the most resilient and attractive property markets in the world.

2025 starts with a historic Q1 & Q2, setting new benchmarks for transaction volume and value.





Market
Highlights
Q2 2025

Sales Volume

53,118

^ 16% QoQ

22.5% YoY

Sales Value (AED)

184B

^ 28.9 QoQ )

^ 48.6% YoY)

Price/Sq.Ft (AED)

1,607

^ 2.8% QoQ)



Source: dxbinteract.com

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3.3X

Growth in transaction Value over the past decade.

From under AED 218B in 2014

184B

alone in Q2 2025

Source: dxbinteract.com



## Top Performing Locations by Volume

- Dubai Marina

- <sup>↑</sup> Town Square





# Top Nationalities Investing in Dubat

India

o Russia

United Kingdom

China

France

Canada

Germany

Pakistan

Turkey

Italy





## First Sale vs Re-Sale Transactions

First Sale Oof Plan

36%

Off-plan continues to dominate thanks to flexible payment plans and high ROI.











Transactions in Commercial

1,252

12.5 YoY

3.6BAED

Source: dxbinteract.com



## Our Strategic Insights

- · Waterfront and branded residences are seeing exponential demand.
- Europeans and North Americans are relocating, not just investing.
- · Plots and villas now outperform traditional apartment stock.
- Off-market deals and exclusive pre-launches deliver highest ROI.





Are you Ready to Invest in Q3? 2025

Let Richmond guide your next move in Dubai's fast-growing market.

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