



*Dubai Real Estate*

# *Sales* REPORT

*Q2 2025*

[www.richmondproperties.ae](http://www.richmondproperties.ae)

# *Dubai*

## 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

^ 6.1% YoY



3.3X

Growth in transaction  
Value over the past decade.

From under AED 218B in 2014

184B

alone in Q2 2025

Source: [dxbinteract.com](https://dxbinteract.com)



# Top Performing *Locations* by Volume

📍 Jumeirah Village Circle (JVC)

📍 Jumeirah Lake Tower

📍 Dubai Marina

📍 Town Square

📍 Jumeirah Village Triangle (JVT)



# Top Nationalities *Investing* in *Dubai*

- |                  |            |
|------------------|------------|
| ○ India          | ○ Canada   |
| ○ Russia         | ○ Germany  |
| ○ United Kingdom | ○ Pakistan |
| ○ China          | ○ Turkey   |
| ○ France         | ○ Italy    |





# First *Sale* vs *Re-Sale* Transactions

First Sale  
**63%**  
Off Plan

Re-Sale  
**36%**

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





Transactions in *Apartments*

40,453

↑ 18.7% YoY

81.1B AED

Source: dxbinteract.com

Transactions in *Villas*

10,019

38.3% YoY

66.5B AED

Source: dxbinteract.com



Transactions in *Plots*

1,384

49% YoY

32.2B AED

Source: dxbinteract.com



Transactions in *Commercial*

1,252

↑ 12.5 YoY

3.6B AED

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.





# *Creating!* New market

Our clients get exclusive early access to Dubai's top launches with the help of our multilingual team, global network, and data-driven strategies, all to serve elite investors from Turkey, Russia, Singapore, Italy, Canada & beyond.







Are you Ready to  
*Invest in Q3?*  
2025

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

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