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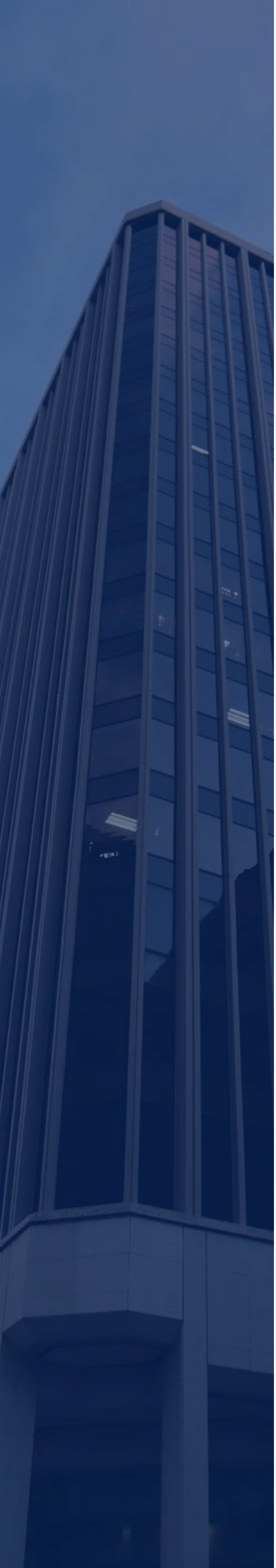
UAE Real Estate Market Report – 2025

Windmills Group is a leading valuation and building surveying services firm in the United Arab Emirates



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MARKET OUTLOOK 2025

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~900 Bn
SALES TRANSACTIONS

UAE REAL ESTATE SALES SURPASSED AED 900 BILLION, REFLECTING RECORD-BREAKING TRANSACTION ACTIVITY AND STRONG INVESTOR CONFIDENCE ACROSS ALL MAJOR EMIRATES.

RESIDENTIAL OCCUPANCY LEVELS REMAINED HIGH AT UP TO 90%, REFLECTING STRONG END-USER DEMAND AND LIMITED AVAILABILITY OF QUALITY READY UNITS ACROSS KEY MARKETS.

90+%
RESIDENTIAL OCCUPANCY

10+%
PRICE INCREMENT

PROPERTY PRICES RECORDED GROWTH OF 10% AND ABOVE IN KEY LOCATIONS, SUPPORTED BY STRONG ABSORPTION AND LIMITED QUALITY READY STOCK.

OVER 60,000 RESIDENTIAL UNITS ARE SCHEDULED FOR DELIVERY, INDICATING A HEALTHY AND EXPANDING DEVELOPMENT PIPELINE ALIGNED WITH LONG-TERM DEMAND.

60000+
UPCOMING SUPPLY

~2.99%
INFLATION RATE

DUBAI'S INFLATION RATE STOOD AT APPROXIMATELY 2.99%, REMAINING MODERATE AND SUPPORTIVE OF REAL ESTATE AFFORDABILITY AND INVESTMENT STABILITY.

MORTGAGE INTEREST RATES RANGED BETWEEN 3.45% AND 4.5%, MAINTAINING FAVORABLE FINANCING CONDITIONS BY GLOBAL STANDARDS.

~3.45%-4.5%
INTEREST RATE

SOURCE: WINDMILLS, DARI, ADREC, SHARJAH RE, AJMAN RE, REIDIN

EXECUTIVE SUMMARY 1/2

1. Record-Breaking Sales & Transaction Activity

The UAE real estate market recorded exceptional performance in 2025, with total property sales value across the country estimated at over AED 900 billion, reflecting one of the strongest years on record.

- **Dubai** led national activity, with total real estate sales exceeding AED 865 billion from 180,000+ transactions, driven primarily by residential and off-plan assets.
- **Abu Dhabi** recorded total transactions valued at approximately AED 136 billion, supported by steady end-user demand and growing institutional participation.
- **Sharjah** achieved a record year with real estate trading values of around AED 66 billion, reflecting strong growth driven by affordability and regulatory stability.
- **Ajman** continued its upward trajectory, with total real estate transactions exceeding AED 28 billion, marking strong year-on-year expansion in sales volumes.

This broad-based performance confirms deep market liquidity and strong investor confidence across all major UAE emirates.

2. Price Dynamics

Property prices across the UAE continued to rise in 2025, although at a more sustainable and normalized pace compared to earlier peak growth cycles.

- **Dubai**: Residential prices recorded average year-on-year growth of 7–9%, with prime waterfront and established communities outperforming the wider market. Mid-market areas continued to demonstrate strong absorption and pricing stability.
- **Abu Dhabi:** Prices increased by approximately 5–7%, supported by limited ready supply and improving demand across both luxury and mid-tier residential segments.
- **Sharjah**: Average residential prices grew by 6–8%, reflecting rising end-user demand and constrained supply in key residential zones.
- **Ajman**: Price growth remained moderate at 4–6%, maintaining its position as an affordability-driven market with steady capital appreciation.

Overall, price growth across the UAE remained positive but disciplined, supported by strong fundamentals rather than speculative activity.

EXECUTIVE SUMMARY 2/2

3. Rental Market Trends

Rental markets remained firm across all emirates in 2025, underpinned by population growth, employment expansion, and limited availability of quality ready units.

- **Dubai**: Average residential rents increased by approximately 10–12% year-on-year, although growth moderated toward the second half of the year in several sub-markets.
- **Abu Dhabi:** Rental growth remained comparatively stronger, with average apartment rents rising by 12–15%, particularly in high-demand residential districts.
- **Sharjah**: Rents increased by 8–10%, driven by sustained demand from cost-conscious households relocating from neighboring emirates.
- **Ajman**: Rental rates recorded growth of 6–8%, supported by affordability-led demand and high occupancy levels.

Despite moderating growth rates, rental values remained elevated, reinforcing the income-generating appeal of residential assets.

4. Key Market Drivers

The strong performance of the UAE real estate market in 2025 was supported by:

- Robust end-user and investor demand, particularly for residential and off-plan properties
- Continued inflow of foreign capital into freehold markets
- Improved mortgage accessibility and competitive financing terms
- Government initiatives such as long-term residency programs and investor-friendly regulations
- Economic diversification, infrastructure expansion, and population growth

These drivers collectively sustained transaction momentum and long-term confidence.

5. Supply & Market Outlook

New supply entered the market in a controlled and phased manner during 2025, helping to preserve overall balance. While a larger development pipeline is expected across Dubai, Abu Dhabi, and selected northern emirates in the medium term, current absorption levels suggest that oversupply risks remain limited.

Price and rental growth are expected to stabilize rather than accelerate, with prime, centrally located, and high-quality developments continuing to outperform secondary stock.

6. Segment Highlights

- Residential: Apartments dominated transaction volumes across all emirates; villas and townhouses recorded steady capital appreciation.
- Off-plan: Accounted for a significant share of total sales in 2025, particularly in Dubai and Abu Dhabi, supported by flexible payment structures.
- Commercial & Mixed-Use: Activity remained stable, with increasing interest in office, logistics, and mixed-use assets aligned with corporate expansion and trade growth.

UAE MACROECONOMIC OVERVIEW

Indicator	2025 (End-Year)	Key Highlights / Remarks
Real GDP Growth	~3.7% YoY	Growth supported by strong non-oil activity, infrastructure spending, and gradual recovery in oil output.
Non-Oil Sector Contribution to GDP	~70%	Continued diversification success led by real estate, tourism, logistics, financial services, and technology.
Oil Production	~3.5 million bpd	Increased production in line with OPEC+ adjustments and improved global demand conditions.
Oil Prices	USD 80–85 per barrel	Price stability supported fiscal surpluses and government capital expenditure programs.
Hydrocarbon Sector Contribution to GDP	~30%	Structural decline reflects long-term shift toward a non-oil-led economic model.
Inflation Rate	~2.99%	Inflation moderated due to currency peg, subsidy mechanisms, and controlled utility costs.
Key Inflation Drivers	Food, Housing	Energy and transport cost pressures eased compared to previous years.
FDI Inflows	~USD 21 billion	Approx. 8% YoY growth; inflows concentrated in real estate, technology, renewables, and manufacturing.
Unemployment Rate	~3.1%	Remained low, supported by Emiratization initiatives, population growth, and digital economy expansion.
Fiscal Balance	~3.0% of GDP (Surplus)	Strong fiscal position driven by oil revenues, disciplined spending, and focus on infrastructure and clean energy.

The UAE's 2025 macroeconomic environment reflects stable growth, controlled inflation, strong fiscal buffers, and rising foreign investment, providing a supportive backdrop for real estate demand, capital values, and long-term investment confidence.

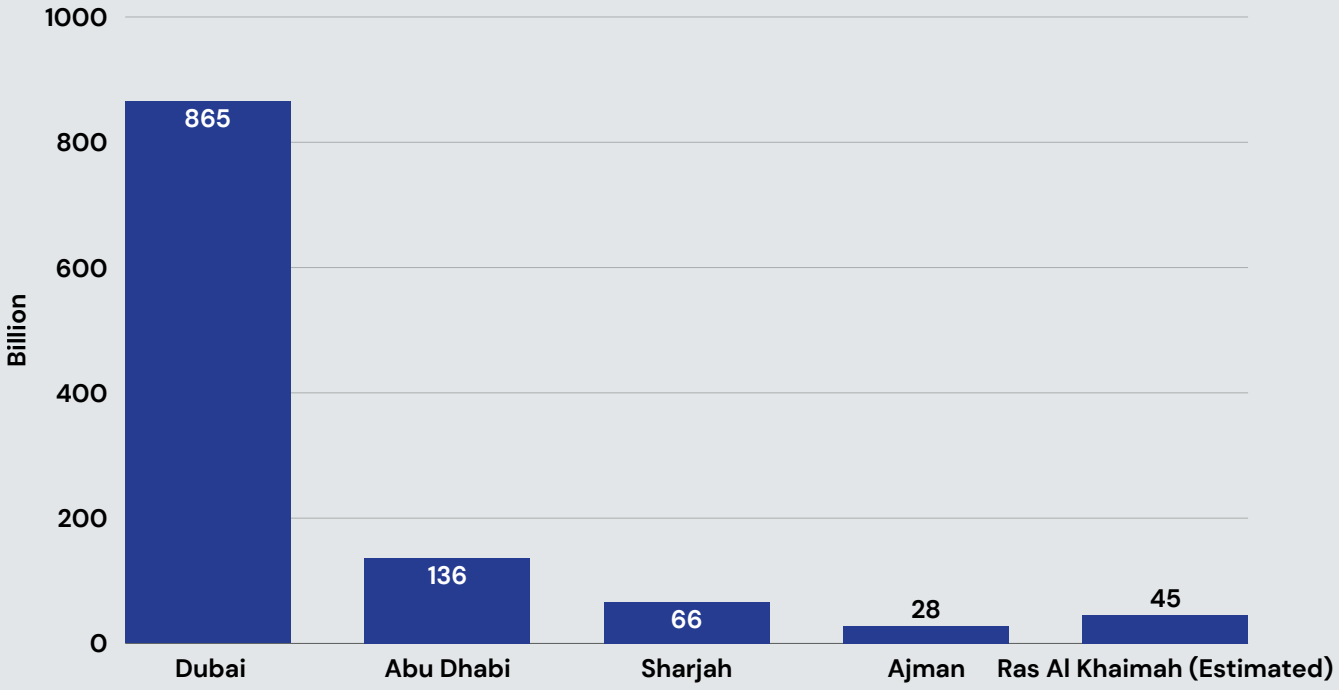
SOURCE: WINDMILLS, ARABIAN BUSINESS, GULF BUSINESS, MEED, STATISTIC BUREAU

UAE REAL ESTATE MARKET OVERVIEW

FULL YEAR 2025

TOTAL TRANSACTION VALUE BY EMIRATE

(Value in Billions)



Market Outlook – 2025

- UAE real estate market recorded a landmark year in 2025, driven by strong investor demand and economic stability.
- Total sales transactions were led by Dubai at approximately AED 865 billion, reaffirming its dominance in the national market.
- Abu Dhabi recorded around AED 136 billion in sales, supported by off-plan activity and end-user demand.
- Sharjah and Ajman reported solid growth, with sales of approximately AED 66 billion and AED 28 billion, respectively.
- Ras Al Khaimah recorded an estimated AED 45 billion in sales transactions, reflecting rising investor interest and residential-led activity.

Emirate-wise Snapshot

- Strong momentum continues across the UAE real estate market.
- High buyer demand and robust off-plan activity drive growth.
- Luxury and branded residential sales dominate in major markets.
- Mid-market and emerging segments show steady growth in Sharjah, Ajman, and Ras Al Khaimah.

SOURCE: WINDMILLS, DARI, ADREC, SHARJAH RE, AJMAN RE, REIDIN

KEY INDICATORS DUBAI 2025

Sales Volume
215,833
Transactions

18.4% Increase YoY

Sales Value
686.7 B
AED

30% Increase YoY

RESIDENTIAL

Sales Volume
206,104
Transactions

18% Increase YoY

Sales Value
546.8 B
AED

25% Increase YoY

LAND

Sales Volume
3,594
Transactions

12% Increase YoY

Sales Value
121.4 B
AED

53% Increase YoY

COMMERCIAL

Sales Volume
6,135
Transactions

40% Increase YoY

Sales Value
18.5 B
AED

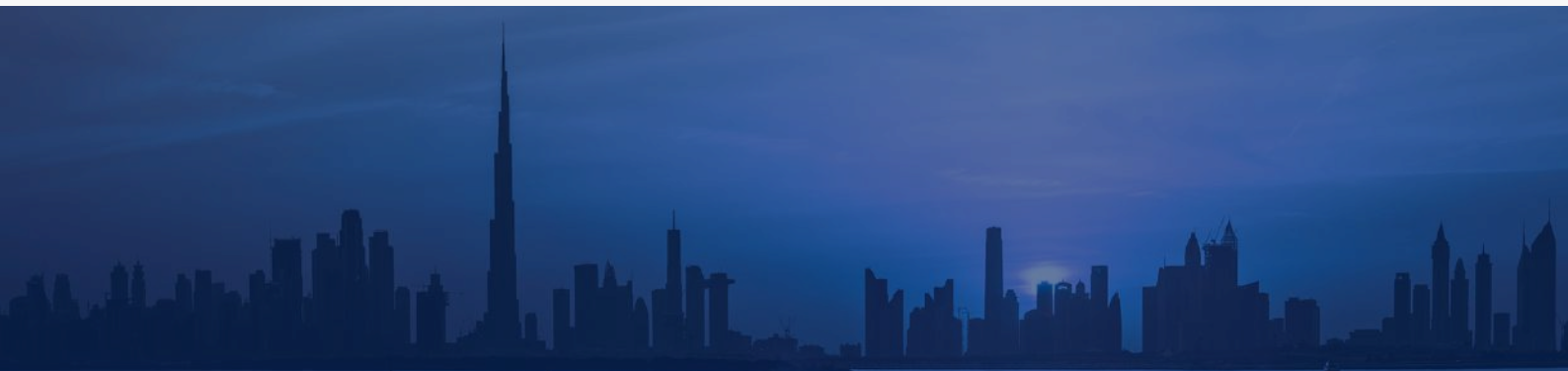
72% Increase YoY

TOP PERFORMING AREAS DUBAI : RESIDENTIAL

Dubai's top-performing areas in 2025—JVC, Business Bay, and Dubai South—continued to dominate market activity, driven by strong transaction volumes, rental demand, and investor confidence. JVC led in affordability and yield-driven investments, while Business Bay sustained high-value transactions supported by its prime central location. Dubai South emerged as a long-term growth hotspot, benefiting from infrastructure expansion, airport-led development, and the continued impact of the Expo legacy.

Top Areas of Dubai 2025
Residential Sales

Community	Number of Transactions	Average price per sq. ft
Jumeirah Village Circle (JVC)	17,931	1,450
Business Bay	11,871	2,445
Dubai South	9,819	1,389
Dubai Residence Complex	7,802	1,430
Motor City	5,828	1,500
Dubai Science Park	5,391	1,730
Jumeirah Village Triangle (JVT)	5,135	1,230
DAMAC Islands	4,845	2,589
DAMAC Riverside	4,559	1,470

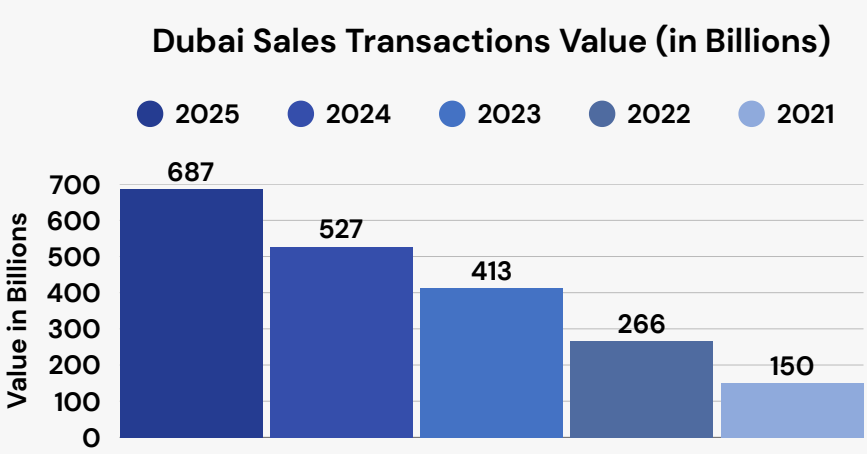


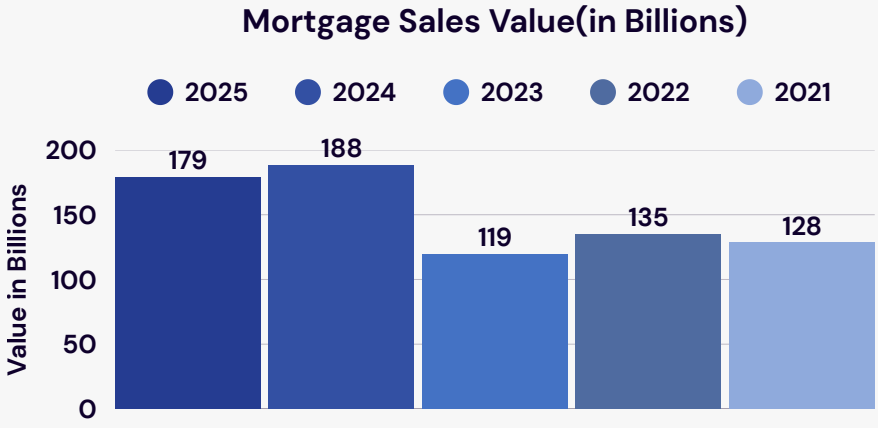
DUBAI REAL ESTATE MARKET OVERVIEW

Dubai's real estate sales market continued its strong upward trajectory in 2025, with a total of 687 Billion transactions, up from 527 BIllion in 2024, representing a year-on-year increase of 30.3%.

RESIDENTIAL SALES: TOP SEGMENTS

Property Type	Apartment	Villa / Townhouse	Villa Plot
Total Volume	167,085	35,080	525
Total Value	AED 325.5 Billion	AED 212.4 Billion	AED 2.1 Billion





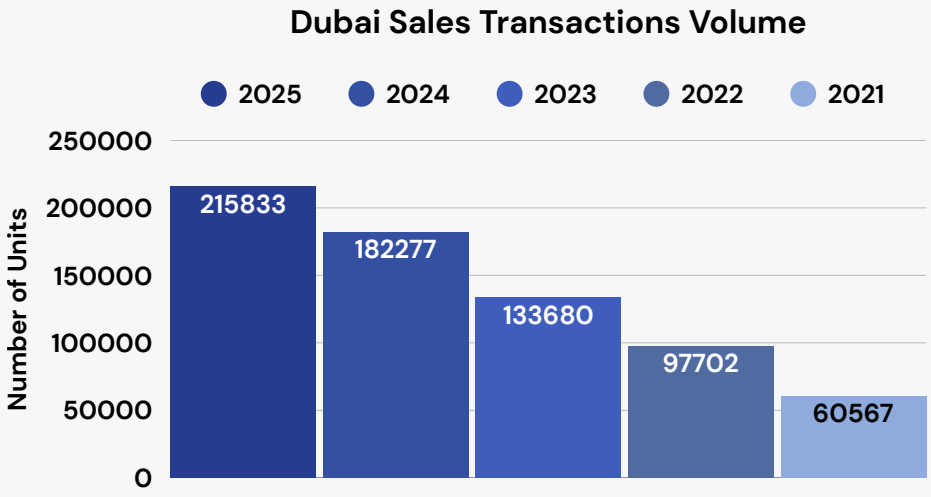
Looking at the broader trend, sales have more than quadrupled since 2021, when 149.6 Billion transactions were recorded. Growth over the past years has been steady: 2022 saw 266.1 Billion transactions (+77.9% YoY), 2023 reached 413 Billion transactions (+55.1% YoY), and 2024 recorded 527 Billion transactions (+27.6% YoY), highlighting sustained market momentum.

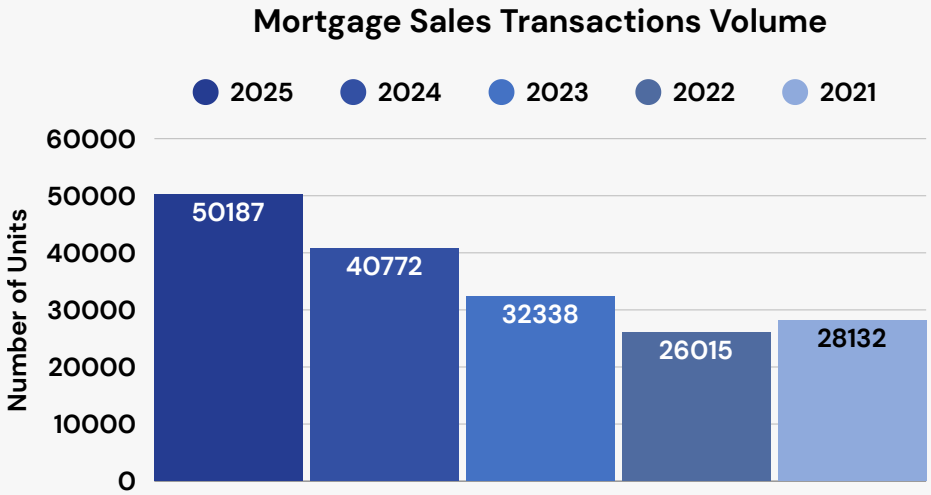
The 2025 figures indicate healthy investor confidence and ongoing demand for Dubai's property market, supported by favorable financing conditions and a strong appetite from both end-users and investors.

SOURCE: REIDIN

DUBAI REAL ESTATE MARKET OVERVIEW

Dubai's real estate market recorded strong year-on-year growth in sales transactions throughout 2025, with every quarter outperforming 2024 levels.
Transaction volumes peaked in 2025 at 215,833 deals, reflecting sustained demand across both off-plan and ready segments.
Despite a marginal softening in 2025, full-year momentum remained robust, underscoring continued investor confidence and market depth.

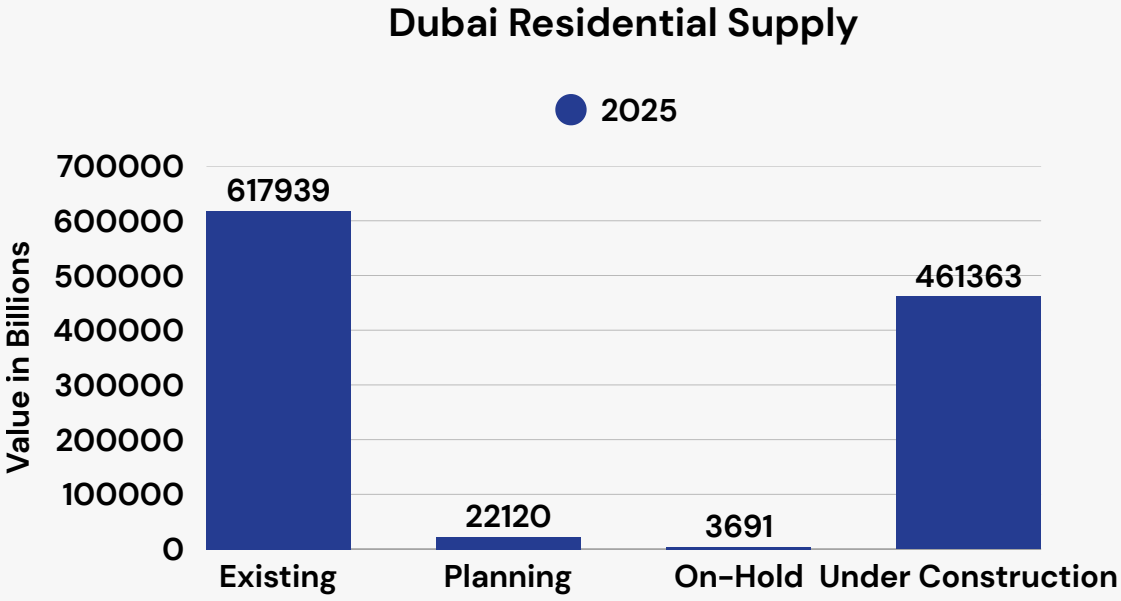


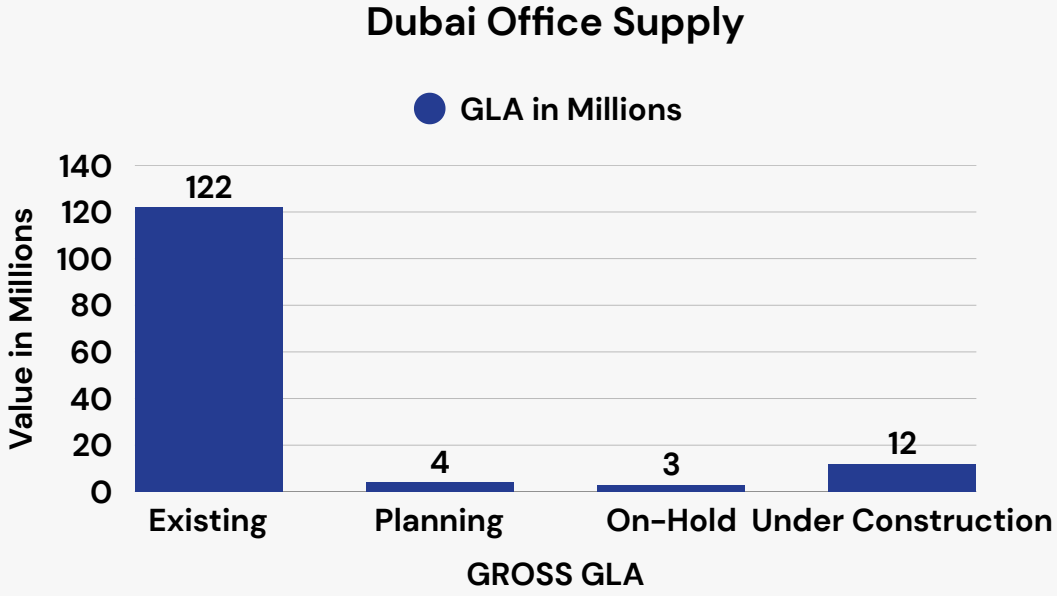


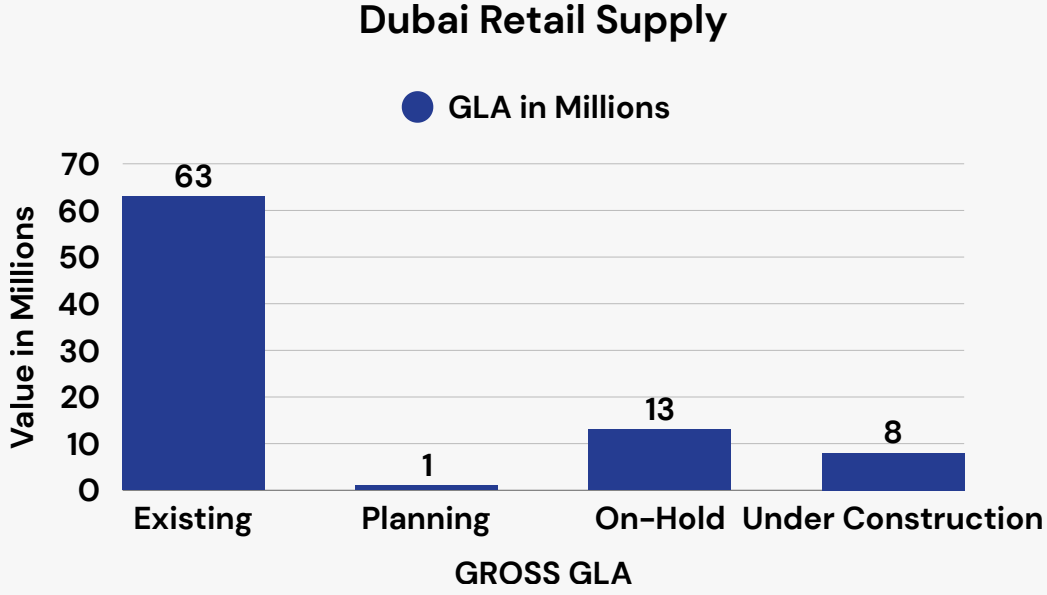
Mortgage-backed sales transactions demonstrated strong year-on-year growth in 2025, reflecting greater reliance on end-user and leveraged demand. Activity remained robust throughout the year, reaching a peak of 50,187 transactions, supported by stable financing conditions. Although there was a slight moderation during the year, it had minimal impact on overall momentum, underscoring continued healthy credit-driven participation in the property market.

SOURCE: REIDIN

SUPPLY : DUBAI







SOURCE: REIDIN

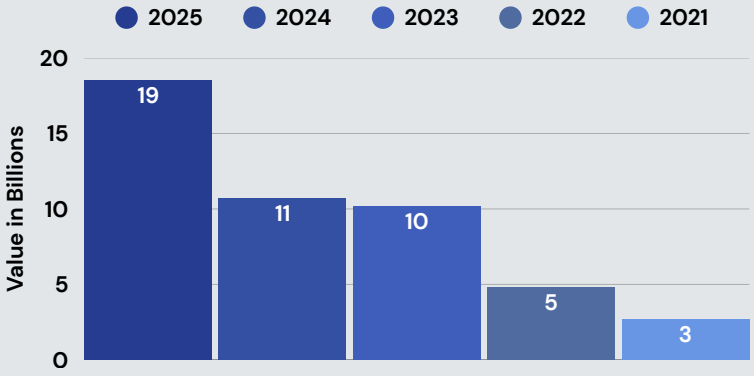
COMMERCIAL REAL ESTATE PERFORMANCE 2025

The UAE commercial real estate sector recorded a strong upward trend in sales transactions from 2021 to 2025. In 2025, worth 19 Billion AED commercial sales transactions, up from 11 billion AED in 2024, representing a year-on-year increase of 72.7%.

Looking at the longer-term trend, transactions have more than quadrupled since 2021, rising from 2.7 Billion AED in 2021 to 19 Billion AED in 2025. Growth over the preceding years shows consistent momentum: 2022 saw 4.8 Billion transactions (+77.8% YoY), 2023 had 10 transactions (+108.3% YoY), and 2024 reached 11 transactions (+10% YoY), demonstrating steady and accelerating market activity in the commercial segment.

Overall, these trends highlight strengthening investor confidence and sustained demand for commercial real estate assets across the UAE.

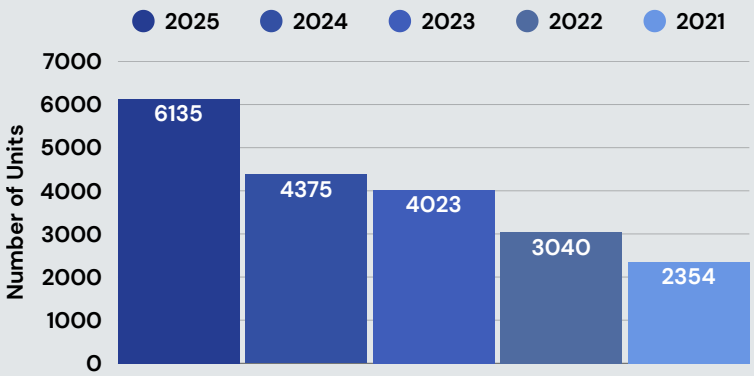
Commercial Sales Transactions Value



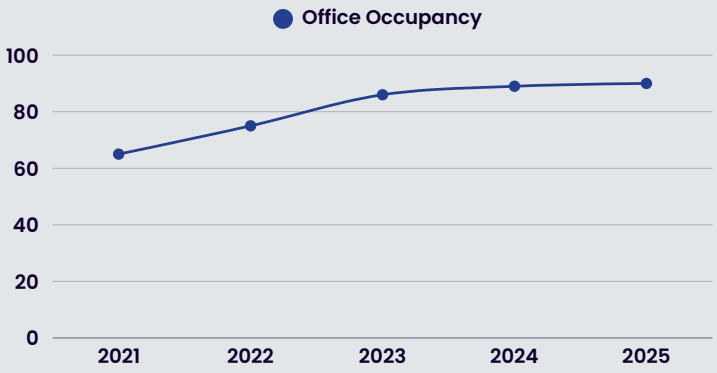
Mixed-Use Commercial Developments

Mixed-use projects near metro and business hubs—like Dubai Hills, MBR City, and Expo City—drew strong investor demand. Off-plan units with flexible plans and freehold titles remained popular, offering 6–8% yields and solid capital growth potential.

Commercial Sales Transactions Volume



Average Occupancy % (Office)



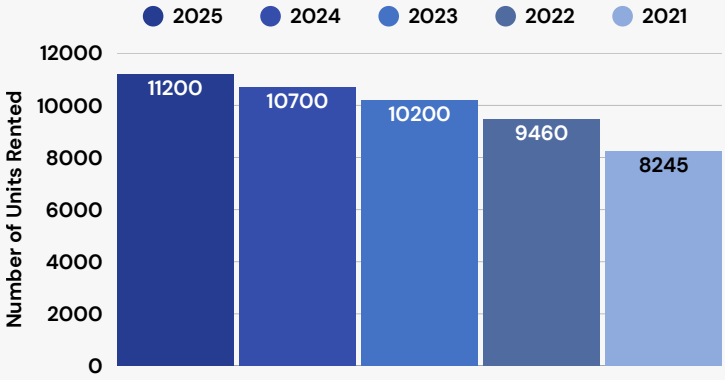
SOURCE: REIDIN

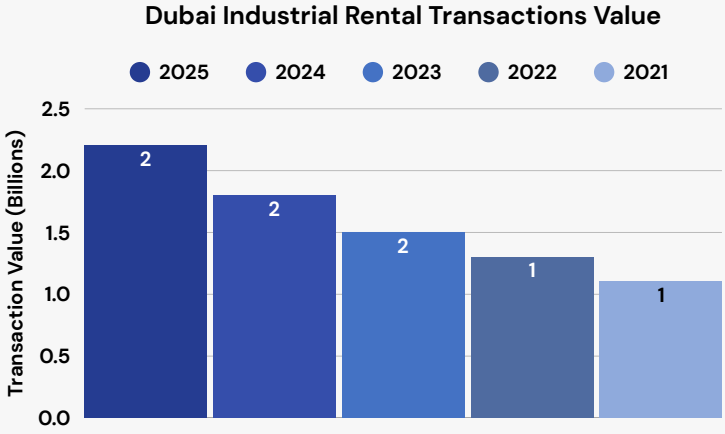
DUBAI INDUSTRIAL MARKET OVERVIEW

Dubai's industrial and logistics sector remained strong in 2025 with a rental transaction amount of 2 Billion AED having 11.2K transactions within the Dubai, driven by e-commerce, 3PL logistics, and manufacturing support services. Limited Grade A stock kept vacancies low and rents rising across key hubs like Dubai South, JAFZA, and DIP.

Supply

Only around 780,000 sq ft of new speculative warehouse space was delivered in 2025, with about 7.2 million sq ft in the medium-term pipeline. Supply remains tight, giving landlords pricing power and prompting new speculative developments in Dubai South and Jebel Ali.





Demand

Occupier demand stayed high for modern, efficient, ESG-compliant spaces with easy access to ports and airports. E-commerce and logistics operators dominated take-up, while manufacturing tenants sought build-to-suit options. Most Grade A warehouses are fully leased, maintaining strong rent growth.

Rents & Investment

Warehouse rents continued to rise due to limited availability. Institutional and private investors increased interest in logistics assets, attracted by stable yields and long leases. Developers are focusing on sustainability and automation features to attract blue-chip tenants.

Outlook

The sector remains one of Dubai's most resilient asset classes, supported by trade growth and infrastructure investment. Rental growth is expected to persist through late 2025, though the 2026 supply pipeline may gradually ease pressure on rents.

SOURCE: REIDIN

DUBAI HOSPITALITY MARKET OVERVIEW

In 2025, Dubai's hospitality market sustained strong performance and expansion, supported by robust tourism growth and continued global appeal. International visitor numbers surged, with the emirate welcoming over 15.7 million visitors between January and October 2025, building on momentum from prior years.

Hotel Supply & Occupancy:

Dubai's hotel inventory reached over 152,800 rooms across around 820 properties in 2025, with a diverse mix of luxury, upscale, and mid-scale establishments. Average hotel occupancy reached approximately 79–81%, reflecting solid demand across segments.

Pricing & Revenue Metrics:

Performance metrics showed notable year-on-year gains:

- Average Daily Rate (ADR) increased to roughly AED 531–AED 745 in 2025, depending on reporting period and segment, underscoring strong pricing power amid healthy demand.
- Revenue per Available Room (RevPAR) climbed by 7–9%+, with growth supported by higher ADR and occupancy.

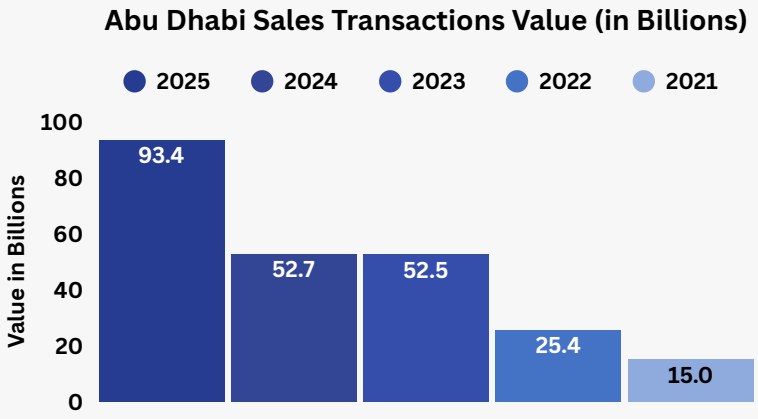
Year	Avg Occupancy	Avg ADR (AED)	Avg RevPAR (AED)	Notes
2019	~75 %	~550–600*	~415–450*	Pre-pandemic baseline (industry estimates, hospitality benchmarking)
2020	~50 %	~400–450*	~200–225*	Pandemic downturn impact (industry downturn)
2021	~69 %	~500–550*	~345–380*	Early recovery period
2022	~73 %	~680–690*	~488–500*	STR reports indicate ADR growth and RevPAR improvements over 2019 levels (STR)
2023	~77.4 %	~536–700**	~415–550**	Multiple sources report occupancy ~77%, ADR ~536, RevPAR ~415 (some sources wider market figures)
2024	~78.2 %	~538	~421	Dubai DET STR data shows slight ADR increase and RevPAR growth vs 2023
2025	~82 %	~588	~445	Dubai DET STR data shows slight ADR increase and RevPAR growth vs 2024

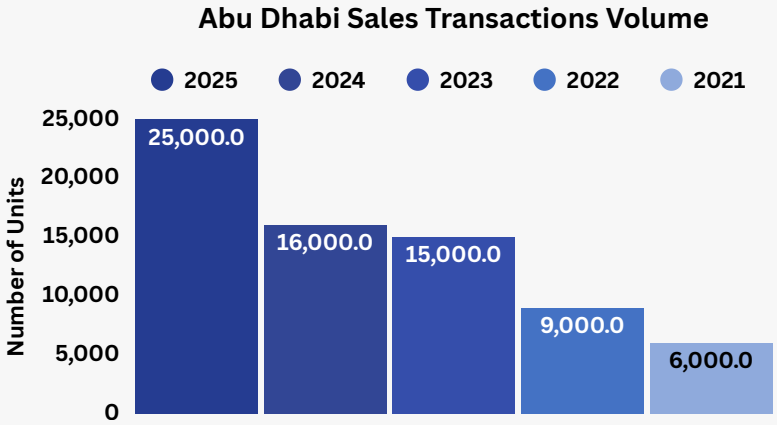
SOURCE: DDET, GULF NEWS

ABU DHABI REAL ESTATE OVERVIEW

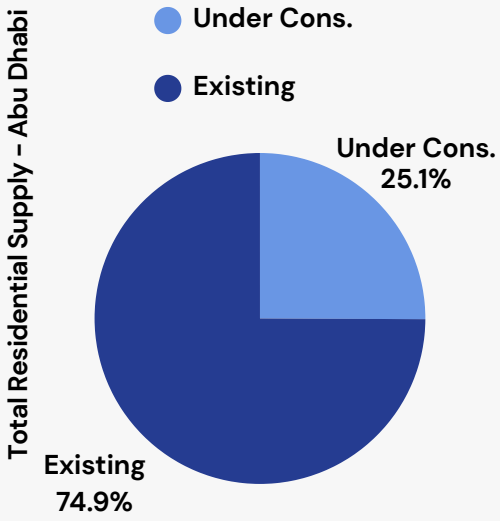
Abu Dhabi's property market remained strong in 2025, recording AED 136 billion in total sales across 42K transactions. Of these, 17K were mortgage deals worth AED 43 billion, reflecting solid end-user demand and investor confidence.

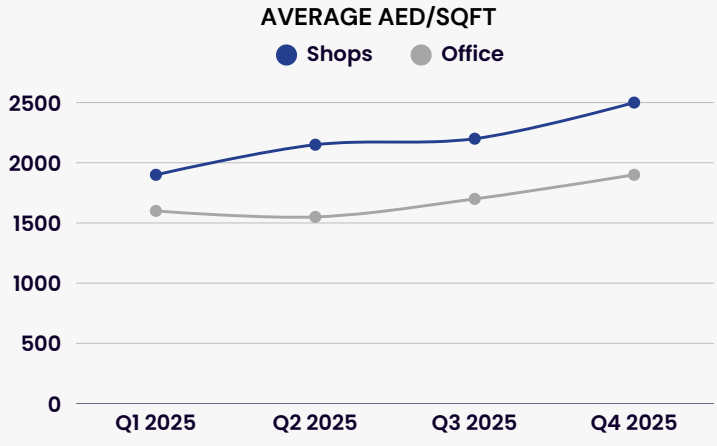
Key areas such as Yas Island, Saadiyat Island, and Al Reem Island continued to attract high-value transactions, supported by new project launches and stable economic growth. The quarter showed steady momentum compared to earlier periods, reinforcing Abu Dhabi's position as a leading and resilient real estate market in the region.

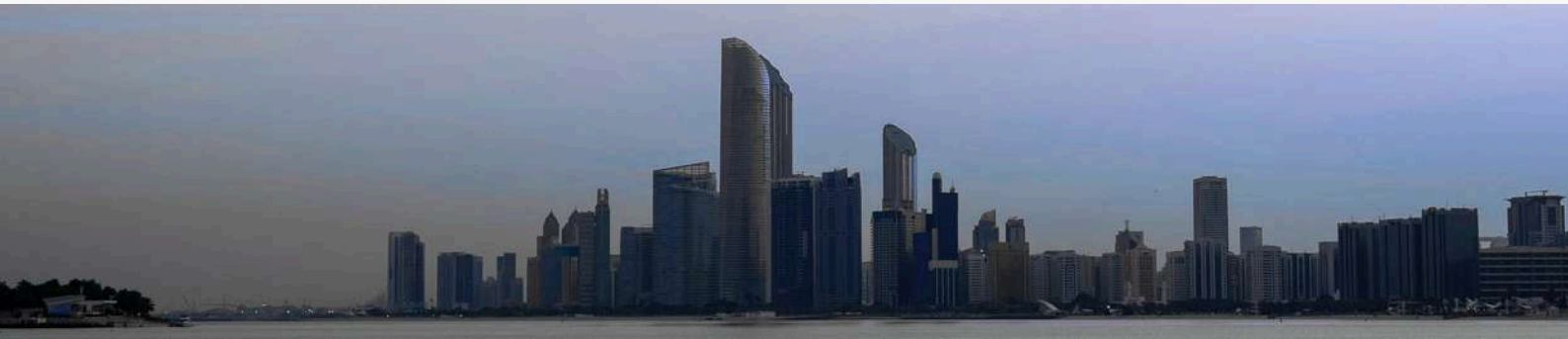




SOURCE: WINDMILLS, DARI, ADREC

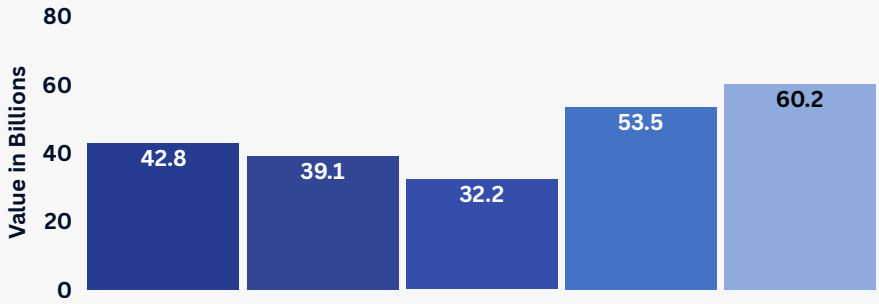


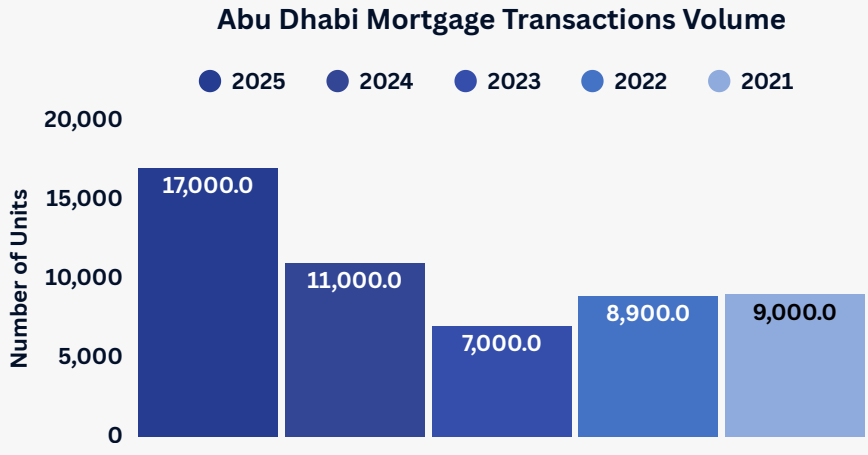




ABU DHABI MORTGAGE OVERVIEW

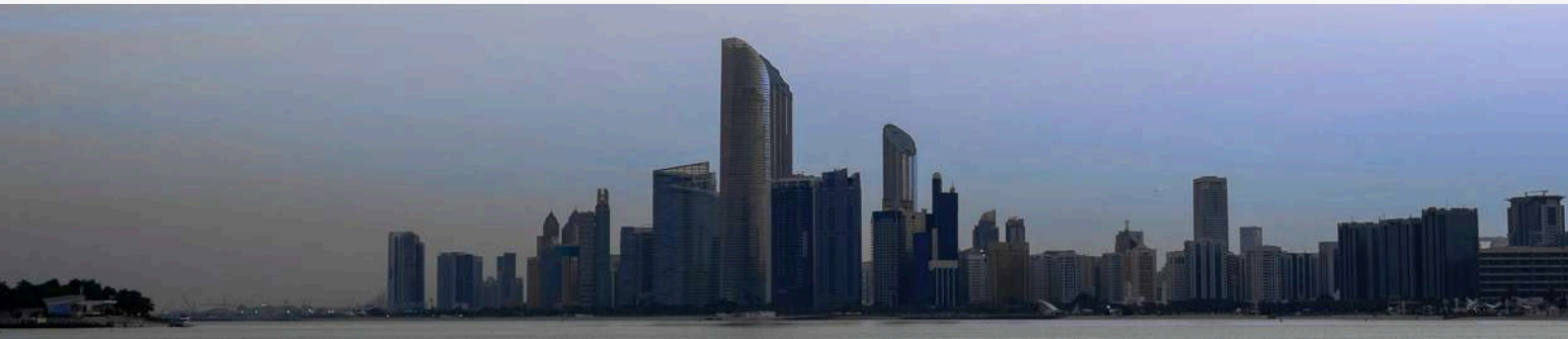
Mortgage activity shows renewed momentum, with sales values improving from the latest period. Earlier higher figures were followed by a slowdown, but the recent uptick signals strengthening demand. The trend reflects growing transaction activity and improving market confidence. Overall, the market appears to be stabilizing with gradual upward movement in performance.



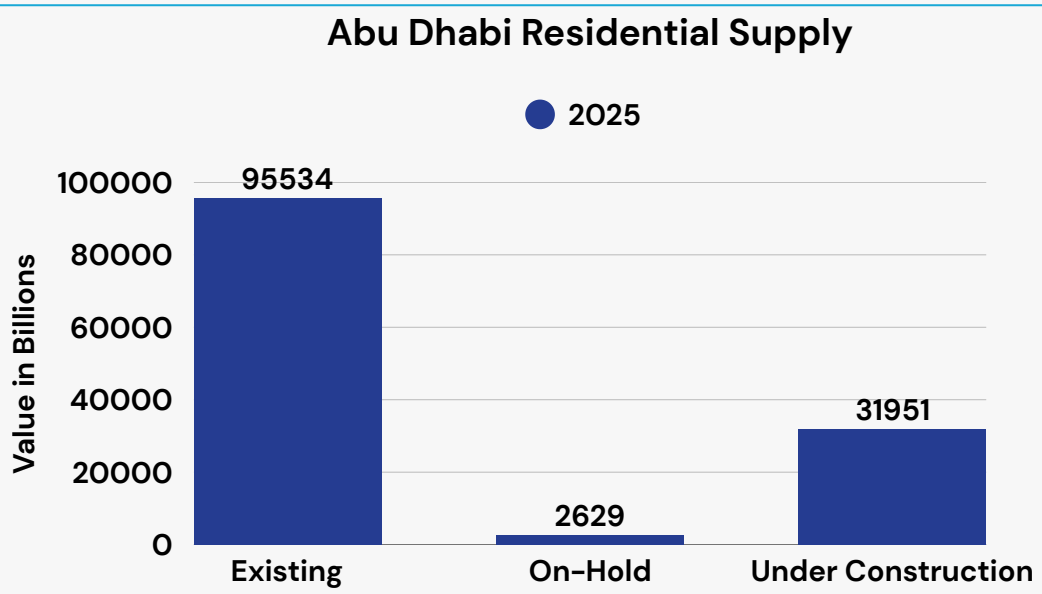


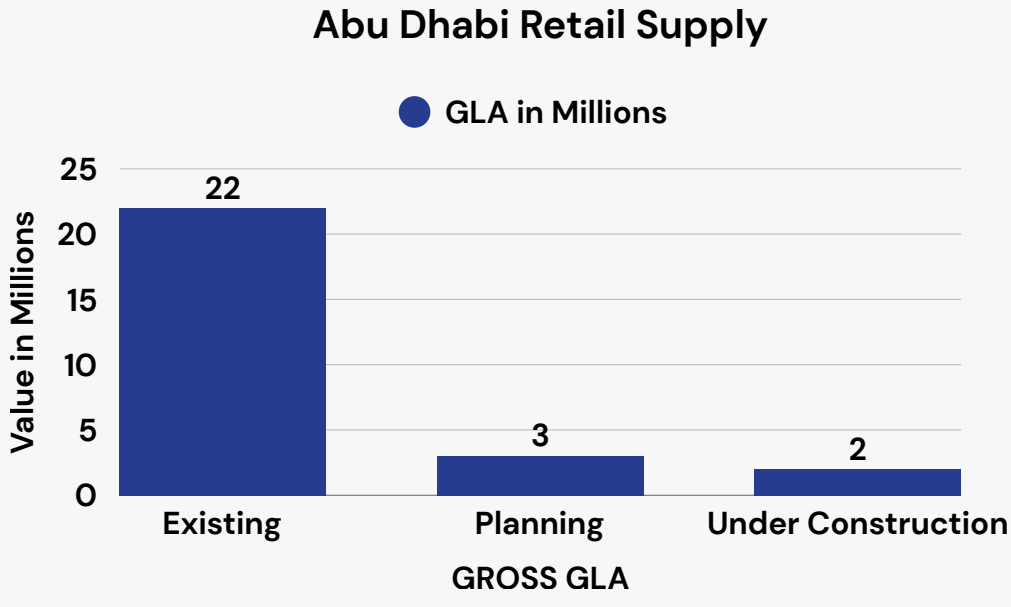
SOURCE: WINDMILLS, DARI, ADREC

Mortgage transaction volumes in Abu Dhabi show a clear upward trajectory in the most recent period, reaching 17K units. This marks a significant increase compared to 11K and 7K units in the preceding periods, following earlier moderate levels around 8,9K–9K units. The sharp rise indicates stronger buyer activity and improved access to financing. Overall, the data reflects growing confidence and expanding participation in the mortgage market.



SUPPLY : ABU DHABI





SOURCE: REIDIN

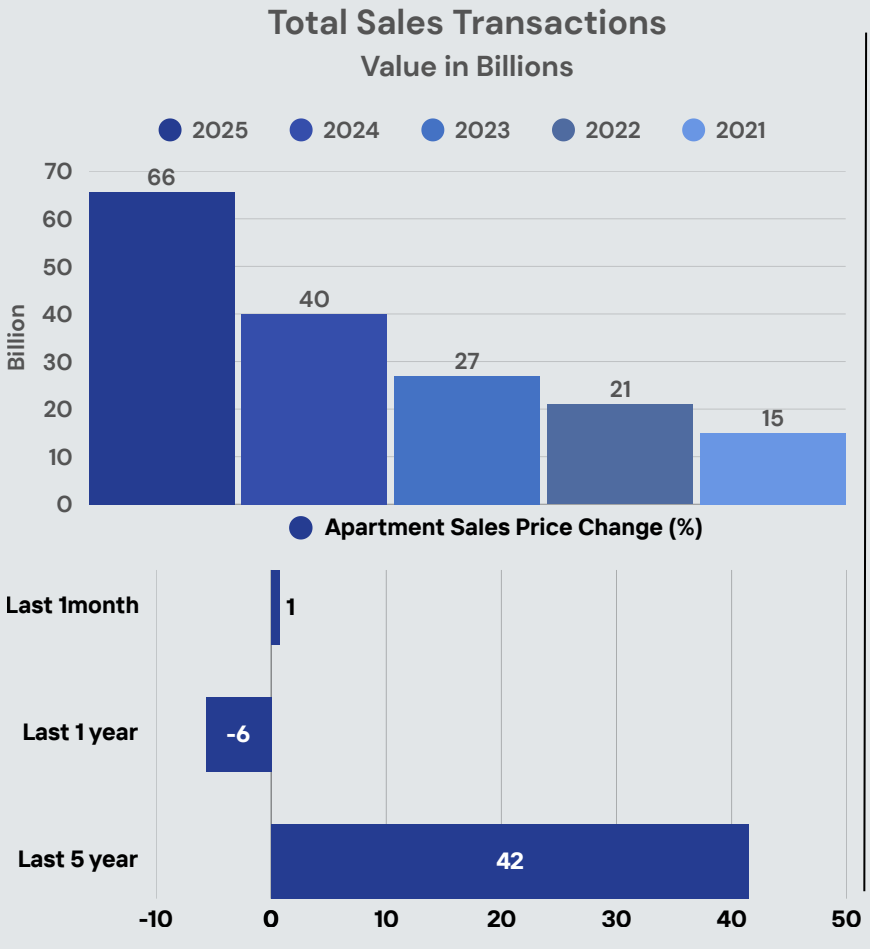
SHARJAH MARKET OVERVIEW

Market Overview

- Total trading value reached AED 65.6 billion in 2025, a 64.3% increase from 2024, marking the highest value on record.
- The market benefits from legislative stability, balanced development, and advanced digital transformation, improving efficiency, transparency, and customer experience.

Demand

- Total real estate transactions rose to 33,580, up 26.3% from 2024, reflecting strong investor confidence.
- Sales transactions reached 33,580, a 38.4% increase, driven by demand for residential units for both end-use and investment.
- Mortgages totaled AED 15.5 billion across 6,300 transactions, highlighting market confidence and financial sector support.
- Investors from 129 nationalities participated, trading 60,322 properties, with Emiratis leading at AED 33.8 billion. Other foreign and regional investors contributed AED 31.7 billion.



Supply

Growth in property transactions included ownership certificates (+17.6%), title deeds (+29.7%), initial sales contracts (+41.2%), and valuation transactions (+35.8%), reflecting increased availability and transaction activity.

Key Projects - 2025

Sharjah Sustainable City – ~85% complete; eco-friendly, sustainable living focus.

Aljada – ~70% complete; mixed-use urban district with residential and commercial zones.

Maryam Island – ~60% complete; luxury waterfront residences and retail.

Ajwan Khorfakkan – ~50% complete; coastal community with marina and leisure facilities.

SOURCE: WINDMILLS, SHARJAH RE, REIDIN

AJMAN MARKET OVERVIEW

Transactions

Ajman recorded a record-breaking year in 2025, with 18,779 real estate transactions valued at over AED 28bn, reflecting a +37% YoY growth.

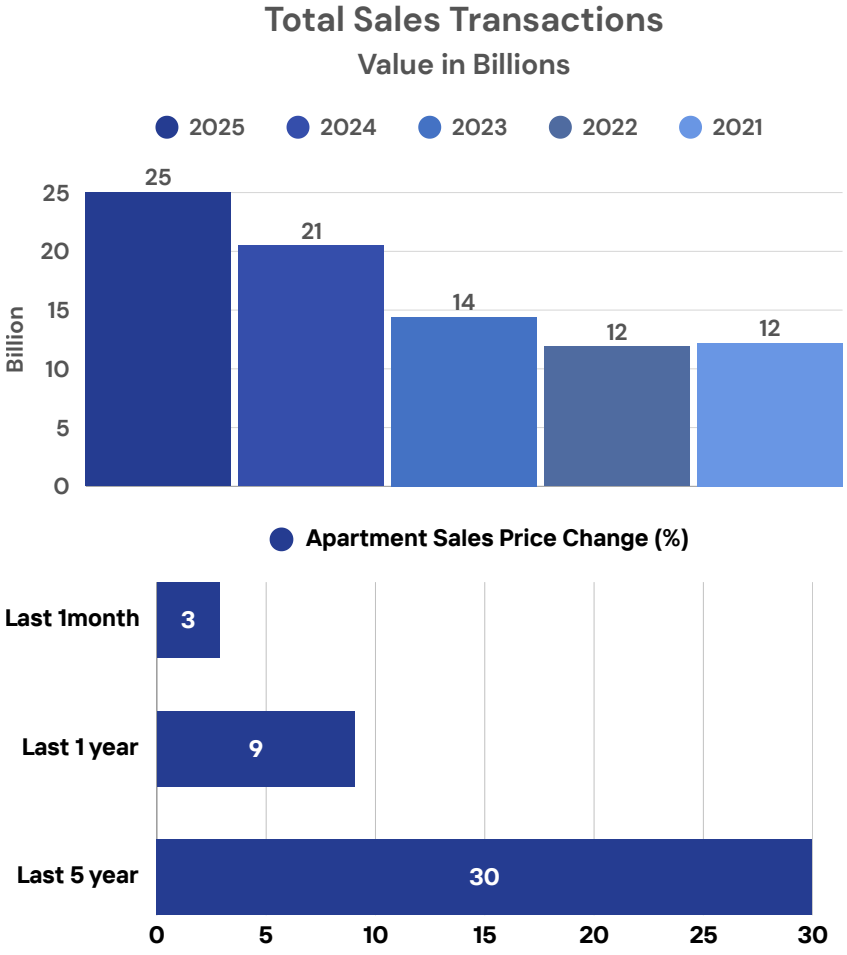
- **Trading transactions: 18,779 transactions worth AED 28bn+ (+37% YoY)**
- **Mortgages: 2,342 transactions totaling AED 4.47bn**
- **Top sales area: Al Rumailah 3 — approx. AED 300m**
- **Highest mortgage: Industrial Area 2 — AED 153.75m**

UAE nationals accounted for AED 3.87bn in transaction value (+36% YoY), with diversified exposure across residential, commercial, and industrial assets.

Supply

Supply growth continues to be driven by new residential and mixed-use developments, supported by government-led urban expansion and infrastructure upgrades.

- Strong pipeline across Eastern, Southern, and Manama sectors
- Focus on residential plots, villas, and mid-rise buildings
- Development momentum supported by investment incentives and streamlined registration processes



SOURCE: WINDMILLS, AJMAN RE, REIDIN

Demand

Demand remains robust, underpinned by both local and regional investors seeking affordability and long-term returns.

Eastern Sector ranked as the most traded zone

Top neighborhoods: Al Helio 2, Al Zahya, Al Yasmeen

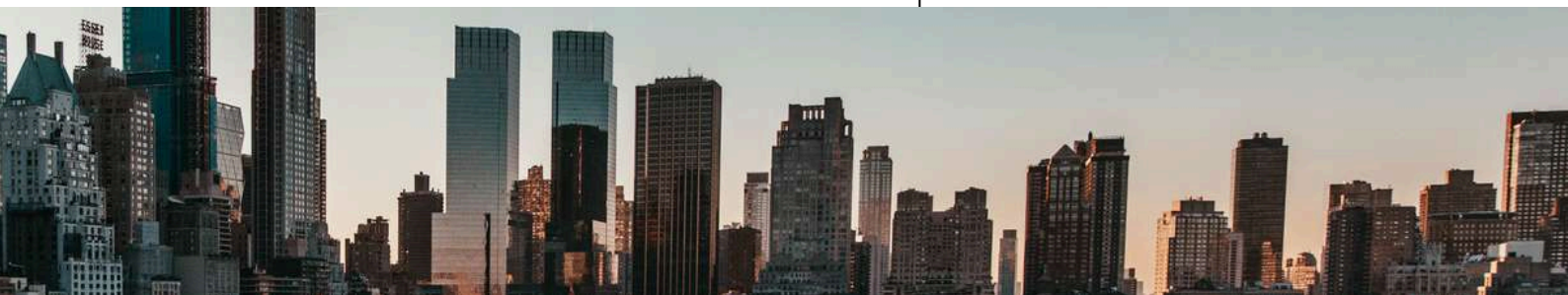
Key projects - 2025

GJ Properties: Leading private developer with an ongoing AED 4 billion investment plan across Ajman for 2025-26, reflecting confidence in the emirate's growth potential.

Aqaar Developments: Government-backed developer driving large master-plan communities and urban densification.

Al Zorah Development / Solidere International: Spearheading premium waterfront and lifestyle projects in the Al Zorah masterplan.

Emirates Properties: Focused on community living and family-oriented villa/townhouse clusters with sustainable long-term demand.



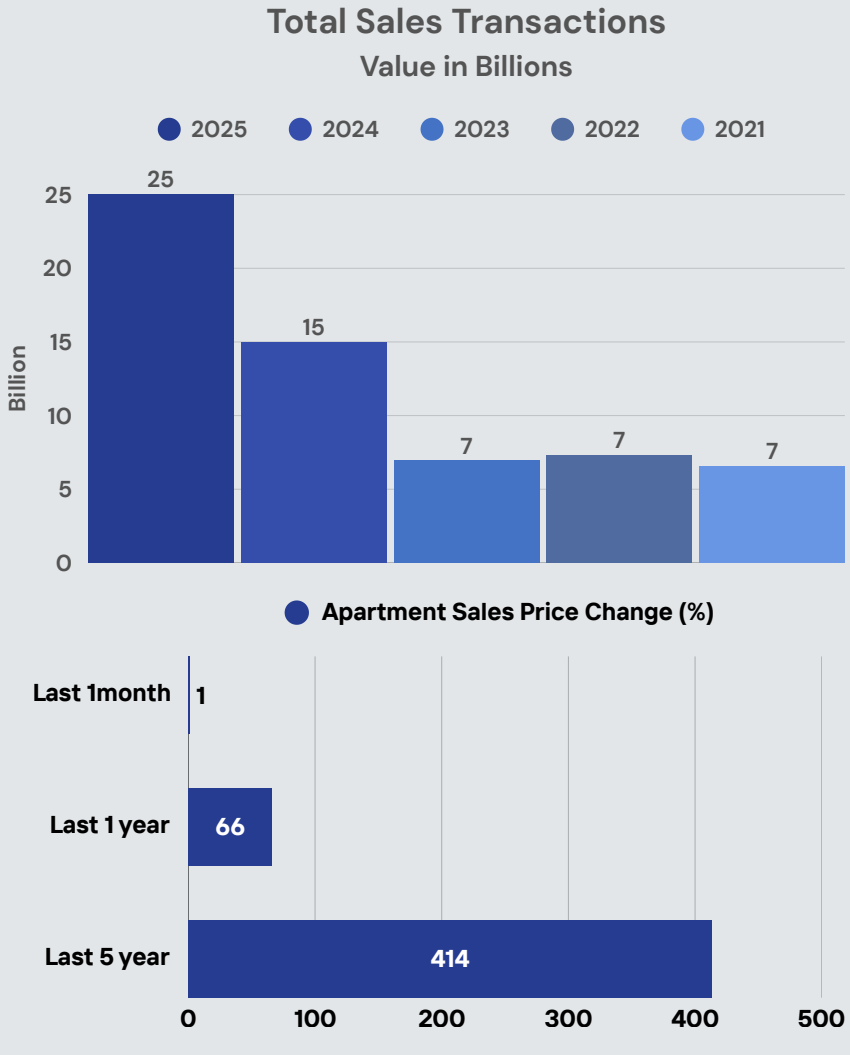
RAS AL KHAIMAH MARKET

Transactions

- RAK's real estate market showed strong growth in 2025 sales transactions more than ~11,000 recorded at more than ~25 billion AED in value, with total transaction values reaching multi-billion-dirham levels. Sales were driven by off-plan and luxury residential projects, particularly on Al Marjan Island and coastal masterplans.

Supply

- New supply focused on hospitality-linked and beachfront residential developments, along with mixed-use and resort-adjacent projects in Mina Al Arab, Al Marjan, and RAK Central. Developers targeted lifestyle and tourism-led communities aligned with economic diversification.



Demand

Demand came from domestic buyers, GCC investors, and international buyers, especially for off-plan and branded residences. Strong marketing, tourism infrastructure improvements, and competitive pricing supported interest.

Key Projects – 2025

RAK Properties Mina Masterplan: AED 5.4 billion pipeline, including Mirasol on Raha Island.

Mondrian Al Marjan Residences: AED 1.8 billion luxury beachfront units.

Al Hamra Greens & Aila Homes: AED 3 billion residential masterplan with strong uptake.

RAK Central: Mixed-use commercial and residential hub for luxury lifestyle and business.

SOURCE: WINDMILLS, REIDIN, RAS AL KHAIMAH STATISTICAL CENTRE, RAK MUNCIPALITY

EXPERT TEAM

Market Experts

Bilal Moti, MRICS

Chairman - Windmills Group

Provides strategic leadership and governance, overseeing the company's vision, performance, and long-term growth while ensuring strong corporate governance and market credibility.

Ahmet Ozgur, MRICS

Head of Property Valuation

Leads valuation operations and standards, ensuring accurate, compliant, and high-quality property valuations while managing teams, methodologies, and client deliverables.

Barakah Moti

Chief Business Officer

Responsible for driving business growth, client acquisition, and strategic partnerships in the property valuation company, while aligning commercial objectives with regulatory compliance and service quality.

Muhammed Ahtesham Zia , AssocRICS

Manager - Data & Research

Responsible for managing market data, research analysis, and reporting to support accurate property valuations, business insights, and informed decision-making across the organization.

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We have completed tens of thousands of property valuations in the country, covering all property types, over a decade for more than 1,000 clients.

Our clients are banks, financing companies, real estate developers, family groups, owners associations, insurance companies and many companies. We are empaneled with most banks in the UAE.

We are Gold Ranked by DLD and RERA for 4 consecutive years. The Authorities have also awarded us with the largest number of five-star valuers over the last 3 years consecutively. DLD also awarded us for the “Highest Number of Valuations” award in Dubai in 2021. Since then, our volume of property valuations has tripled.