A | D APARTMENT IN DUBAI

Dubai Market Update

2025 FULL-YEAR REVIEW · EDITION 2026 · DATA: 2025 FULL-YEAR · FACTS VERIFIED 07 JUL 2026

Every number in this document carries its source and date.

FRONT MATTER

Important Notice

This document is **general market information**. It is not investment, tax or legal advice, and it considers no individual circumstances. Take regulated advice before you commit capital.

Every figure carries its **source and verification date**, printed beside the number. Figures reflect the stated as-of dates and change without notice. Verify before acting on any of them.

All rental yields are **gross** unless stated otherwise. Net returns run 1.5–2.5 percentage points lower once service charges and running costs are paid.

Where Apartment in Dubai takes a view, it is marked as a view, and it is scored against reality in the next edition.

How to read this document

AQUA — VERIFIED.
A checked figure. Its source and date sit beside it.

SAFFRON — RISK.
Warnings and what we would not buy.

SPECTRAL BAND.
A hairline horizon, once per chapter start.

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EDITION 2026

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DATA AS OF 2025 FULL-YEAR (VERIFIED 2026-06-16) · SOURCES: BAYUT DUBAI SALES MARKET REPORT 2025 · DUBAI MEDIA OFFICE · ENGEL & VÖLKERS · DUBAI LAND DEPARTMENT · PROPERTYFINDER · U.AE · UBS

01 — The Year in Numbers

2025 set new highs for Dubai residential property, with transaction value up 20% on the year. Four figures carry the story, and each one prints with its source.

AED 917 bn

Value of Dubai property transactions in 2025, up 20% year on year.

BAYUT DUBAI SALES MARKET REPORT 2025; DUBAI MEDIA OFFICE · 2025

270,000+

Sales transactions recorded across the emirate in 2025.

BAYUT DUBAI SALES MARKET REPORT 2025; DUBAI MEDIA OFFICE · 2025

7.0%

Average gross apartment yield. Villas average 5.0%; top apartment areas reach 10.0%. Net runs 1.5–2.5 pp lower.

BAYUT DUBAI SALES MARKET REPORT 2025; ENGEL & VÖLKERS · 2025

+29%

Top-area apartment price growth in 2025. Villas reached +28% at the top end. These are ceilings, not averages.

BAYUT DUBAI SALES MARKET REPORT 2025; DUBAI MEDIA OFFICE · 2025

SOURCES ARE CITED BESIDE EVERY FIGURE. IF A NUMBER HAS NO SOURCE, WE DO NOT PRINT IT.

02 — Prices & Yields by Area

Four communities, two segments. The gross yield and the price per square foot move in opposite directions.

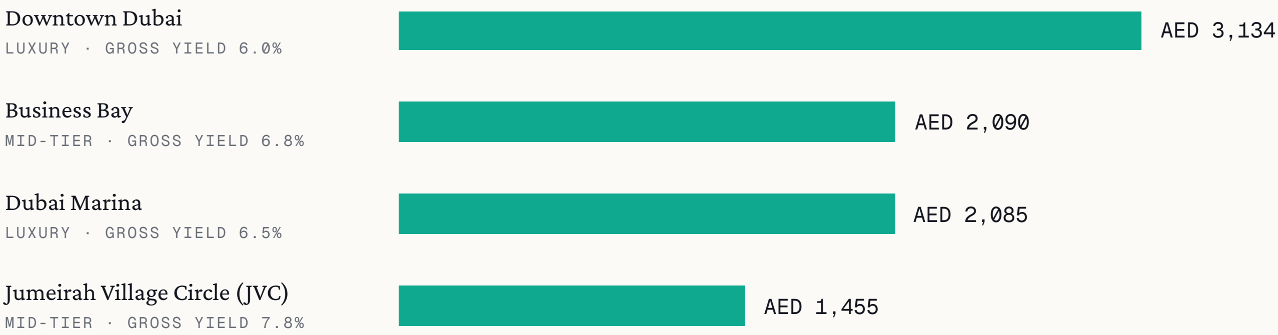
Gross rental yields by area, 2025

Mid-tier communities out-yield the prime districts.

GROSS YIELDS · NET TYPICALLY 1.5-2.5 PP LOWER AFTER COSTS · YIELDS: BAYUT DUBAI SALES MARKET REPORT 2025; ENGEL & VÖLKERS · PRICES/SQFT & YOY: BAYUT 2025

Average sale price by area, 2025

The prime price tag is where the yield thins out.



AVERAGE SALES PRICE PER SQFT (AED) · BARS SCALED TO DOWNTOWN · SOURCE: BAYUT DUBAI SALES MARKET REPORT 2025

SOURCES ARE CITED BESIDE EVERY FIGURE. IF A NUMBER HAS NO SOURCE, WE DO NOT PRINT IT.

03 — What the Areas Are Telling Us

Read the four communities as a set. The pattern holds across the numbers on the previous page.

YIELD SITS IN THE MID-TIER · JVC returns 7.8% gross at AED 1,455 per square foot; Downtown returns 6.0% at AED 3,134. The cheaper entry price does most of the work. A buyer chasing rental income and a buyer chasing a prime address are not looking at the same asset, and the yield gap says so plainly.

JVC MOVED, BUSINESS BAY DID NOT · JVC prices rose 10.6% across 2025 while Business Bay was flat at 0.4%. Two mid-tier districts, two different years. Averages hide that. When a community that ran hard also carries the highest yield, the next buyer is paying more for the same rent than last year's buyer did.

PRIME GREW SLOWER · Downtown rose 5.5% and Marina 4.2% in 2025. Steady, not spectacular. The prime segment behaved like a store of value rather than a growth trade this year, which is the reverse of the top-area ceilings quoted for the wider market.

The yield is in the price you pay, not the postcode you buy.

YIELDS ARE GROSS. NET RUNS 1.5–2.5 PP LOWER. PRICES PER SQFT AND YOY: BAYUT 2025.

04 — What Changed in 2026

One rule change matters for property buyers this year. It widens who qualifies for the Golden Visa.

AED 2.0 M

Property threshold for the 10-year renewable Golden Visa. The figure itself did not change.

U.AE; DLD; PROPERTYFINDER · 2026

20 Feb

Date the 50% / AED 1M upfront-payment requirement was removed. Off-plan and mortgaged properties now qualify.

U.AE; DLD; PROPERTYFINDER · 2026-02-20

WHAT WAS REMOVED · Until 20 February 2026, a property buyer applying for the Golden Visa had to have paid at least 50%, or AED 1 million, of the value upfront. That upfront rule is gone. The AED 2 million threshold stays.

WHAT IT OPENS · Off-plan and mortgaged purchases at or above AED 2 million now qualify. A buyer on a developer payment plan, or one carrying a mortgage, can reach the same 10-year residency that previously required a large cash position. This is a fact, not advice. Confirm eligibility with a regulated adviser before you plan around it.

05 — Reality Check & Track Record

A record year is the moment to state the risk plainly, and to put our own calls on the record.

REALITY CHECK

Dubai sits in the elevated-risk band

The UBS Global Real Estate Bubble Index 2025 classifies Dubai as an **elevated-risk** market. That is not a crash forecast. The index measures how far prices have moved ahead of rents and incomes, not when they correct. The practical read: the margin for error has narrowed. Entry price, service charges and honest rent assumptions now decide outcomes more than the market's direction does.

UBS GLOBAL REAL ESTATE BUBBLE INDEX · 2025

TRACK RECORD — OUR CALLS, ON THE RECORD

BASELINE

EDITION	WHAT WE SAID (VIEW, NOT A FORECAST)	SCORED NEXT EDITION
2026 BASELINE	Mid-tier communities out-yield prime. Our view: that gap holds into 2026 while prime stays a store of value.	Open. Basis 2025: JVC 7.8% gross vs Downtown 6.0%.
2026 BASELINE	JVC ran hardest of the four in 2025 (+10.6%). Our view: its yield edge narrows as entry prices catch up.	Open. Basis 2025: JVC +10.6% YoY vs Business Bay +0.4%.
2026 BASELINE	The Golden Visa rule change widens off-plan demand at the AED 2M line. Our view: it lifts qualifying-tier volume in 2026.	Open. Basis: upfront rule removed 2026-02-20.

BASELINE EDITION. OUR PUBLIC TRACK RECORD STARTS HERE. EVERY FUTURE EDITION SCORES THESE CALLS, HITS AND MISSES ALIKE.

VIEWS ARE MARKED AS VIEWS. UBS: ELEVATED RISK, NOT A CRASH CALL. FIGURES SOURCED ON PRIOR PAGES.

— Where This Leaves You

One record year, one rule change, one honest risk note. The next step is a conversation, not a purchase.

NEXT STEP

Talk to the people who wrote this

If you want the area numbers checked against your own budget and goal, we will run them with you. No pitch, no pressure. We will also tell you where the yield does not justify the price. Reach us at apartment-in-dubai.com or through the office below.

apartment-in-dubai.com

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