



DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

JUNE 2025

Executive Summary

In June 2025, Dubai's residential market recorded 28 verified project launches, delivering 8,953 units, marginally below May's output. Apartments dominated with 26 launches (93% share), and 2 villa projects completed the mix.

Azizi led developer activity with three new launches, followed by BT Properties and Emaar with two each, while Sobha made a singular but sizable contribution through its 775-unit Eden project. Community hotspots were Jumeirah Village Circle (1,625 units), Jebel Ali First (775 units), Sports City (693 units), Dubai Industrial City (673 units) and Dubai Motor City (593 units).

Launch prices ranged from AED 1,000 per sq.ft. (Rayhan at Waada) to AED 5,466 per sq.ft. (Jumeirah Residences Emirates Towers B), averaging AED 2,016 per sq.ft. Preferred payment terms remained a 50/50 construction/handover split, and broker commissions averaged 5%. The pipeline featured 39 announced projects concentrated in Dubai South (6), Dubailand Residence Complex (5), Dubai Islands (5), JVC (4) and International City Phase 3 (3).

Market Summary Metrics

Metric	Value
Projects Launched	28
Total Units	8,953
Average Price	AED 2,016 per sq.ft.
Price Range	AED 1,000–5,466 per sq.ft.
Asset Type Split	26 Apartments; 2 Villas
Minimum Launch Price	AED 1,000 (Rayhan at Waada)
Maximum Launch Price	AED 5,466 (Jumeirah Residences Emirates Towers B)
Smallest Launch Project	Residences Du Port Autograph Collection – 74 Units
Largest Launch Project	Binghatti Circle – 776 Units
Typical Commission	5%
Dominant Payment Plans	50% during construction / 50% at handover

Asset Type Breakdown & Top Communities

Asset Type Breakdown

Apartments: 26 projects | **Villas: 2 projects**

Min & Max Priced Projects

Type	Project	Developer	Location	AED/sq.ft.
Lowest	Rayhan at Waada	BT Properties	Dubai South	1,000
Highest	Jumeirah Residences Emirates Towers B	Meraas Holding	Trade Centre	5,466

Top 5 Communities by Units Launched

Community	Units	Avg. Price AED/sq.ft.
Jumeirah Village Circle	1,625	1,613
Jebel Ali First	775	2,775
Sports City	693	2,050
Dubai Industrial City	673	1,250
Dubai Motor City	593	1,650

Launched Projects by Community

Jumeirah Village Circle

Developer	Project	Price AED/sq.ft	Units
Deca properties	Avana Residences	1,900	167
Object 1	Alta View Skyhomes	1,600	499
Binghatti	Binghatti Circle	1,500	776
Al Tareq Star	Norah Residence	1,450	183

Jebel Ali

Developer	Project	Price AED/sq.ft	Units
Sobha	The Eden at Sobha Central	2,775	775

Sports City

Developer	Project	Price AED/sq.ft	Units
Danube	Aspirz Tower	2,050	693

Launched Projects by Community

Dubai Industrial City

Developer	Project	Price AED/sq.ft	Units
Samana	Samana Hills South	1,325	510
GFS Real Estate	Coventry Residence	1,175	163

Dubai Motor City

Developer	Project	Price AED/sq.ft	Units
Iman Developers	Sierra by Iman	1,650	593

Upcoming Announcements

Community	Announcements
Dubai South	6
Dubailand Residence Complex	5
Dubai Islands	5
Jumeirah Village Circle	4
International City Phase 3	3

Upcoming Projects – Dubai South

Developer	Project Name
Greenfield Real Estate	Greenfield Living
Dubai South	Hayat 2
Avenew	Avenew 888
Amirah Living	Crown Palace
Golden Light Real Estate	Courtyard One
Zenith Group	Unique One

Upcoming Projects – Dubailand Residence Complex

Developer	Project Name
AG Properties	AUM 99 Residences
Arib Properties	Arib Collection
Abu Alnaga Development	Alnaga Building
Grovy Homes	Rivo by Grovy
Object 1	Verdania 3

Upcoming Projects – Dubai Islands

Developer	Project Name
Imtiaz	Sunset Bay 5
Avenew	Selina
One Yard	House of Well
Reef Luxury	997 Residences
Cay Residences	Flora Bay

Upcoming Projects – JVC

Developer	Project Name
Iconic Vista Real Estate	The Borough
Avelon Real Estate	Trevino Residences
Livex Real Estate	Pure Town
Prestige One	Berkeley Square

Upcoming Projects – International City Phase 3

Developer	Project Name
Sun and Sand Developers	Sunlight Homes
Al Helal Al Zahaby	Sports View Residence 2
Maak Dream One	Aizel Tower
Zedor Real Estate	Ventana Residences

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