

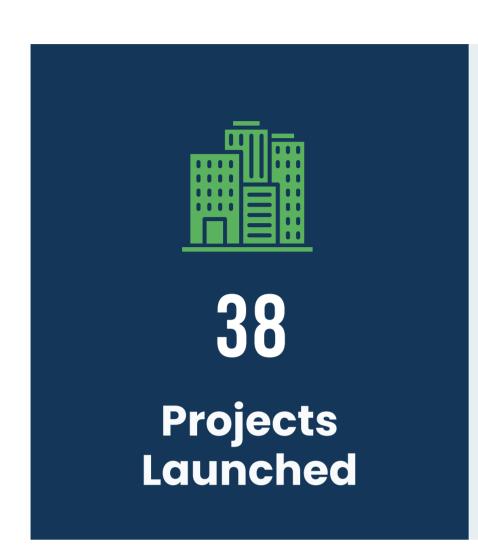
SUMMARY

The Dubai residential market experienced a robust August 2025, with 38 verified project launches that introduced nearly 8,000 new units. This represents a slight slowdown of 11% from July but maintains a strong trend in off-plan development.

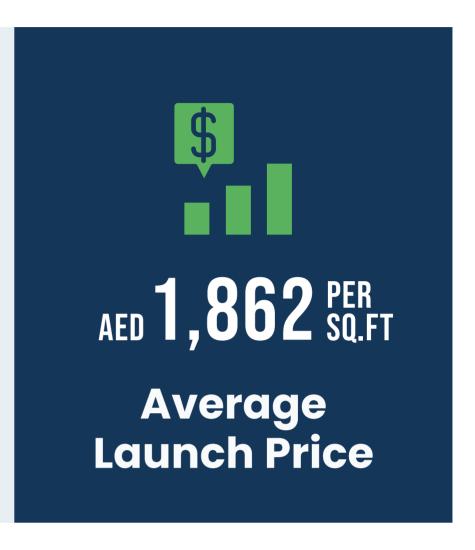
Key Project and Market Statistics

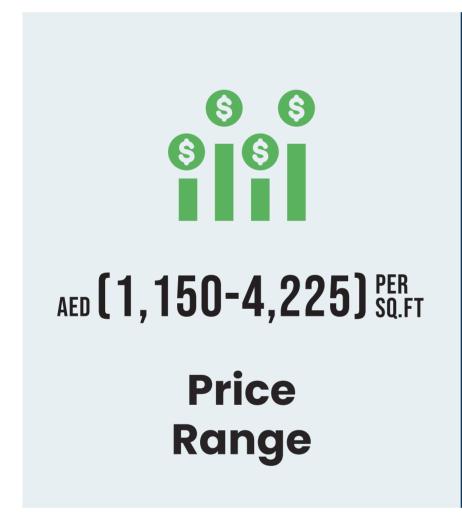
- **Unit Mix:** Apartments accounted for the majority of new inventory, with 34 of the 38 launches. The remaining 4 projects were villas.
- Largest Launch: The largest project of the month was Damac's Riverside Views – Capri 1 in Dubai Investment Park 2, adding 824 units to the market.
- Pricing: The average launch price was AED 1,862 per sq.ft.
 Prices ranged from a low of AED 1,150 to a high of AED 4,225 per sq.ft.
- Most Expensive Project: The most expensive launch was Villa Del Brunello on Dubai Islands, priced at AED 4,225 per sq.ft.
- Payment and Commission: The prevailing payment plan was 10/40/50, and the average broker commission rate was 5%.

MARKET SUMMARY METRICS



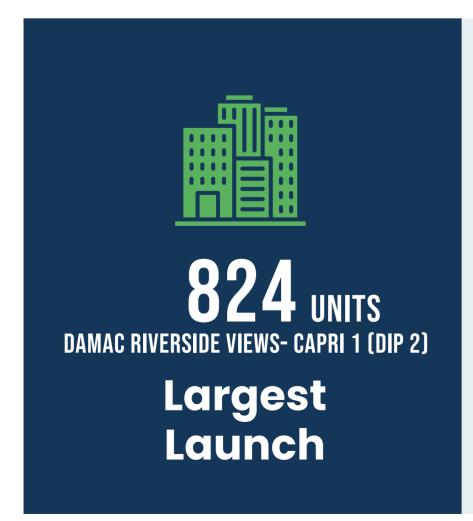




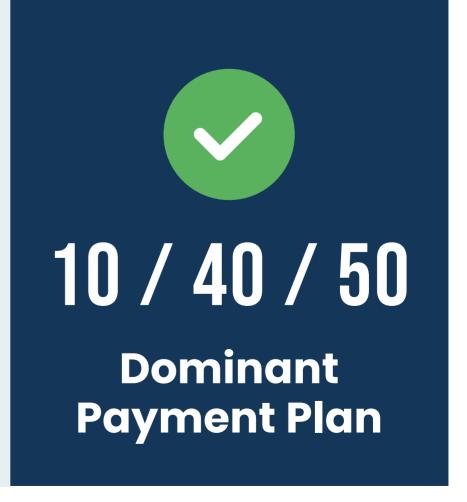












TOP 5 COMMUNITIES BY UNITS LAUNCHED

	Community	Units	Average Launch Price (AED/sq.ft)
	Dubai Investment Park 2	1,135	1,658
	Jebel Ali	786	1,563
L	Sobha Central (Jebel Ali)	713	2,825
	Wasl Gate	512	1,325
	Arjan	489	1,475

LAUNCHED PROJECTS BY COMMUNITY

Dubai Investment Park 2

1,135 Units

Developer	Project	Price AED/sq.ft	Units
Damac	Damac Riverside Views - Capri 1	1,425	824
Emaar	Gvvvrand Polo – Selvara 4	1,775	173
Emaar	Grand Polo - Selvara 3	1,775	138

Jebel Ali

786 Units

Developer	Project	Price AED/sq.ft Units
Azizi	Azizi Abraham	1,500 414
Azizi	Azizi Wares	1,625 372

Sobha Central (Jebel Ali) 713 Units

Developer	Project	Price AED/sq.ft	Units
Sobha	The Serene at Sobha Central	2,825	713

Wasl Gate

512 Units

Developer	Project	Price AED/sq.ft Units		
Wasl	South Garden D&E	1,325	512	

Arjan

489 Units

Developer	Project	Price AED/sq.ft Units
Marquis	Marquis One	1,475 489

UPCOMING RESIDENTIAL ANNOUNCEMENTS

Dubai's project pipeline continues to build, with multiple developments announced by developers but not yet launched. In August 2025, the following communities lead in terms of upcoming activity:

			Pr	ojects
Dubai South				6
Meydan				5
Dubai Islands				5
JVT				2
JVC				2

UPCOMING PROJECTS BY COMMUNITY

Dubai South		6
Samana Tre - Samana	Astra Residences - Dugasta	Hayat 4 - Dubai South
Expo City Valley Apartments - Dubai South	Ramada Residence by Lincoln - Lincoln Rise	Wyndham Residence by Lincoln - Lincoln Rise
Meydan		5
Belmore Residences - Wellington	Future Residence - True Future	Reserve Grove - Royal Centurion
Reserve Isle - Royal Centurion	Meraki Lagoons - Meraki	
Dubai Islands		5
Wellington Promenade Waterfront - Wellington	Aquora by Casa Vista - Casa Vista	Waterfront Arena Residences - Sol
Avida Residences - Serene Marina	La Perla Residences - Al Madar	
Jumeirah Village Trie	angle	2
ELARIS Sky - Object 1	ELAR1S Rise - Object 1	
Jumeirah Village Cir	cle (JVC)	2
The Autograph G Series - Green Group	Stax Tower - Pasha One	

METHODOLOGY

The Project Launch Tracker is compiled from verified multi-source intelligence, including regulator records, developer disclosures, brokerage networks, and digital channels.

Launches and Announcements are closely tracked, with each project validated for status, pricing, and unit availability. Projects are classified as Launched, meaning officially released for sale, or as Announced, when disclosed but not yet on the market.

Data is standardized by unit type, pricing, and community, with daily updates ensuring accuracy and consistency.

