

The logo for REIDIN Data Analytics. The word "REIDIN" is in large, bold, white capital letters. Below it, the words "Data Analytics" are in a smaller, white font, preceded by a small green circle. The background of the entire page is a dark blue overlay on a photograph of a construction site with cranes and buildings.

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The title "DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER" is displayed in large, bold, white capital letters. The word "PROJECT" is highlighted in green. The text is framed by a green L-shaped graphic element on the left side. The background is a dark blue overlay on a photograph of a construction site with cranes and buildings.

DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

AUGUST 2025

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



38
**Projects
Launched**



7,991
**Total Units
Launched**



AED 1,862 PER
SQ.FT
**Average
Launch Price**



AED (1,150-4,225) PER
SQ.FT
**Price
Range**



34 APARTMENTS | **4** VILLAS
**Asset Type
Split**



49 UNITS
VILLA DEL BRUNELLO (DUBAI ISLANDS)
**Smallest
Launch**



824 UNITS
DAMAC RIVERSIDE VIEWS- CAPRI 1 (DIP 2)
**Largest
Launch**











































5%
**Typical Broker
Commission**



10 / 40 / 50
**Dominant
Payment Plan**

TOP 5 COMMUNITIES BY UNITS LAUNCHED

| Community | Units | Average Launch Price (AED/sq.ft) |
|---|-------|----------------------------------|
| <div></div> <div>Dubai Investment Park 2</div> | 1,135 | 1,658 |
| <div></div> <div>Jebel Ali</div> | 786 | 1,563 |
| <div></div> <div>Sobha Central (Jebel Ali)</div> | 713 | 2,825 |
| <div></div> <div>Wasl Gate</div> | 512 | 1,325 |
| <div></div> <div>Arjan</div> | 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:

| | Projects | | | | | | |
|---------------|---|---|---|---|---|---|---|
| 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 Triangle | | | 2 |
| ELARIS Sky - Object 1 | ELARIS Rise - Object 1 | | |
| Jumeirah Village Circle (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.

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