

REIDIN

Data Analytics

DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

SEPTEMBER 2025

SUMMARY

The Dubai residential market recorded 36 launches in September 2025, adding over 10,000 new units. Apartments dominated with nearly 9,250 units across 30 projects, alongside six villa projects contributing 1,268 units.

Supply was concentrated in key hubs, led by Dubailand (2,104 units, 20.0%), Maritime City (1,189; 11.3%), Sobha Central (Jebel Ali) (1,051; 10.0%), Damac Hills (959; 9.1%), and Meydan (643; 6.1%). Together these areas accounted for more than half of new supply. Dubai Islands stood out for project count, with seven launches adding 611 units.

Activity was led by major developers such as Emaar, Damac, Aldar, Danube, Azizi, Sobha, and Binghatti, who together delivered 6,333 units (62.4% of supply). Adding contributions from Samana (491 units), Object 1 (402 units), Dubai South (312 units), DIRC (307 units), Sol Properties (289 units), Wasl (185 units), and Meraas (140 units) lifts coverage to 8,974 units (85.3%). In total, 31 developers were active, highlighting both the dominance of leading players and the sustained role of mid-tier and niche firms.

Launches spanned a wide pricing spectrum from AED 1,150 to AED 6,925 per square foot. Nearly 90% of units were concentrated in the AED 1,200–3,500 range, reflecting a mid to upper mid-market orientation, with a smaller premium tail.

In addition to verified launches, more than 30 project announcements were made in September 2025, with the largest concentrations in Dubai Islands, Majan, Dubai South, Dubailand Residence Complex, JVT and Maritime City.

MARKET SUMMARY METRICS



36
Projects
Launched



10,518
Total Units
Launched



AED 2,221 PER SQ.FT
Average
Launch Price



AED 1,150-6,925 PER SQ.FT
Price
Range



30
APARTMENTS



6
VILLAS

Asset Type
Split



50 UNITS
AVIDA RESIDENCES (DUBAI ISLANDS)
Smallest
Launch



1,243 UNITS
RISE BY ATHLON- (DUBAILAND)
Largest
Launch



5%
Typical Broker
Commission



20 / 40 / 40
Dominant
Payment Plan

TOP 5 COMMUNITIES BY UNITS LAUNCHED

Community	Units	Average Launch Price (AED/sq.ft)
Dubailand	2,104	1,467
Maritime city	1,189	3,300
Sobha Central (Jebel Ali)	1,051	2,850
Damac Hills	959	1,750
Meydan	643	2,138

LAUNCHED PROJECTS BY COMMUNITY



Dubailand

2,104 Units

Developer	Project	Price AED/sq.ft	Units
Azizi	Azizi Milan Heights – F	1,675	671
Aldar Properties	Rise by Athlon	1,425	1,243
Wadan Developments	Seraph by Wadan	1,300	190



Maritime city

1,189 Units

Developer	Project	Price AED/sq.ft	Units
Danube	Breez by Danube	3,300	1,189



Sobha Central (Jebel Ali)

1,051 Units

Developer	Project	Price AED/sq.ft	Units
Sobha	The Tranquil at Sobha Central	2,850	1,051

LAUNCHED PROJECTS BY COMMUNITY



Damac Hills

959 Units

Developer	Project	Price AED/sq.ft	Units
Damac Properties	Damac District	1,750	959



















Meydan

643 Units

Developer	Project	Price AED/sq.ft	Units
Elysian Developments	Emerge Residences	2,400	78
True Future Development	Future Residence	2,050	150
Dubai Investments Real Estate	Vista Meydan	2,300	307
DHG Properties	Helvetia Verde	1,800	108

UPCOMING RESIDENTIAL ANNOUNCEMENTS

Top 5 locations for residential announcements in September 2025

		Projects
Dubai Islands	     	6
Majan	   	4
International City Phase 2	 	2
JVT	 	2
Dubai south	 	2

UPCOMING PROJECTS BY COMMUNITY

Dubai Islands			6
42 East Residences - Gramercy Development.	241 Waterside - Legacy Star Development.	Ventone Residence - AYS Developers.	
Tomorrow Marina One - Tomorrow World.	Floarea Breeze - Mashriq Elite.	Vayla - Blue Square Development.	
Majan			4
Tulip Oasis 12 - Madar Developments.	Binghatti Titania - Binghatti.	Binghatti Vintage - Binghatti.	
Vincitore Wellness Residential Tower - Vincitore.			
International City Phase 2			2
Nest Residence - Andi Real Estate Development.	Crystal Tower by VHS - VHS Developments.		
Jumeirah Village Triangle (JVT)			2
Jasmine Residence - Dar Comfort.	Sky Gate Tower - Tiger Properties.		
Dubai South			2
Legacy Heights - Legacy Homes Development.	Garnet by Siroya - Siroya Ventures Realty.		

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.

REIDIN

Data Analytics

www.reidin.com | info@reidin.com