

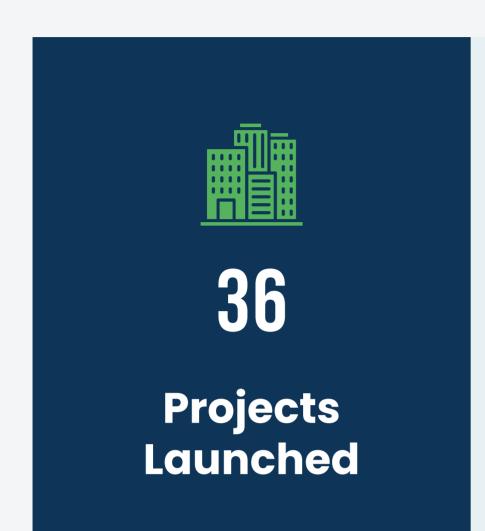


### SUMMARY

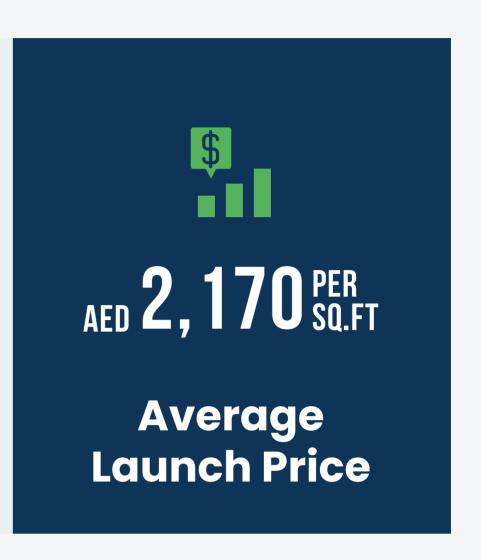
- November 2025 recorded 36 verified residential launches totalling more than 17,000 units across Dubai. Launch activity was concentrated in five major development zones: Damac Islands 2 with 2,707 units, Dubai Motor City with 1,840 units, Majan with 1,572 units, Wasl Gate with 1,248 units and Dubai Investment Park 2 with 1,228 units. Together, these areas delivered 8,595 units, representing nearly half of all launches during the month. November was therefore shaped by large scale, multi phase releases across high capacity development corridors.
- The remaining 8,793 units were spread across more than twenty communities, including Al Jaddaf, Dubai Investment Park, Sobha Hartland 2, Business Bay, Meydan, Dubai South, Dubai Design District and Dubai Creek Harbour. This part of the market was characterised by mid sized launches distributed across a wide geographic footprint, and none of these communities exceeded 1,200 units.
- Pricing distribution shows the month was anchored in the AED 1,000–1,800 per square foot range, which accounted for 50% of all new launches. Affordable launches below AED 1,000 per square foot were limited to the Verdana 9 cluster in Dubai Investment Park. Launches priced at AED 3,000 and above accounted for 11% of activity and were concentrated in DIFC, Jumeirah, Business Bay, Maritime City, Meydan and Dubai Islands. These higher priced projects were generally branded or hospitality linked, creating a clear distinction between the larger volume driven phases and the smaller upper tier developments released in select urban districts.



# MARKET SUMMARY METRICS



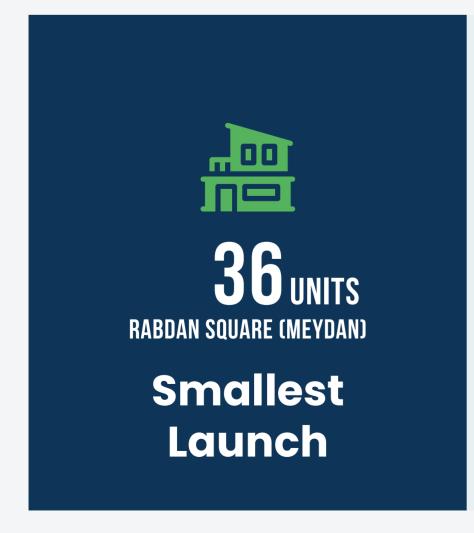








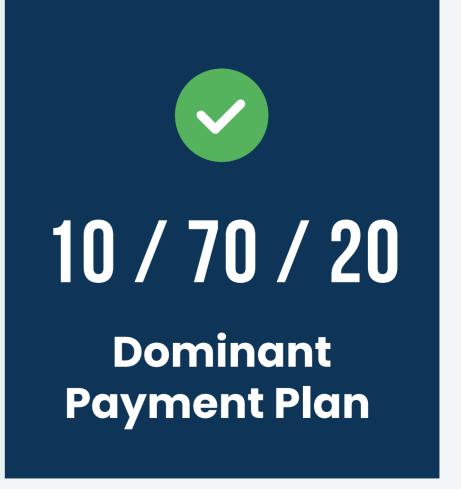






5%

Typical Broker Commission





# TOP 5 COMMUNITIES BY UNITS LAUNCHED

Community	Units	Average Launch Price (AED/sq.ft)	Projects
Damac Islands 2	2,707	1,273	4
Dubai Motor City	1,840	2,311	1
Majan	1,572	1,271	1
Wasl Gate	1,248	1,768	1
Dubai Investment Park 2	1,228	1,751	2



# TOP 5 LAUNCH PROJECTS BY COMMUNITY

Damac	S	an	ds 2

**2,707 Units** 

Developer	Project	<b>Price</b> AED/sq.ft	Units
Damac Properties I	Bahamas 1 & 2 at Damac Islands 2	1,300	1,210
Damac Properties	Bermuda at Damac Islands 2	1,263	469
Damac Properties	Tahiti 2 at Damac Islands 2	1,241	484
Damac Properties	Cuba at Damac Islands 2	1,259	544

#### **Dubai Motor City**

**1,840 Units** 

Developer	Project	<b>Price</b> AED/sq.ft	Units
Binghatti	Binghatti Sky Terraces	2,311	1,840

#### **Majan**

1,572 Units

Developer	Project	<b>Price</b> AED/sq.ft	Units
Binghatti	Binghatti Vintage	1,271	1,572

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#### **Wasl Gate**

**1,248 Units** 

Developer	Project	<b>Price</b> AED/sq.ft	Units
Wasl Properties	Boulevard Park	1,768	1,248



## TOP 5 LAUNCH PROJECTS BY COMMUNITY

Dubai Investment Park 2

**1,228 Units** 

Developer	Project	<b>Price</b> AED/sq.ft	Units
Emaar	Grand Polo - Equiterra 1 & 2	1,722	894
Emaar	Grand Polo - Equestra	1,810	334

## LAUNCH UNITS BY PRICE SEGMENT

Segment Category	Units	Share
Mid-Market	8,652 units	50%
Upper-Mid	6,742 units	39%
Luxury	1,516 units	8%
Affordable	358 units	2%
Ultra-Luxury	120 units	1%



### METHODOLOGY

The Project Launch Tracker is compiled from verified multi-source intelligence including regulator records, developer disclosures, and brokerage networks. All figures reflect REIDIN's earliest verified intelligence based on direct developer inputs, brokerage networks and field-based research. Only launched projects that are officially released for sale are included. Each project is validated for status, pricing, and unit availability prior to publication. All data are standardized by unit type, pricing, and community to ensure consistency and accuracy across reporting periods.

## PRICE BRACKETS USED IN THIS REPORT

Affordable	< AED 1,000	
Mid-Market	AED 1,000-1,800	
Upper-Mid	AED 1,800-3,000	
Luxury	AED 3,000-6,000	
Ultra-Luxury	> AED 6,000	

