

# REIDIN

Data Analytics

## DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

DECEMBER 2025

# EXECUTIVE SUMMARY

## Scale and Pricing

December 2025 recorded 31 project launches adding 6,835 units, with a supply-weighted average launch price of AED 1,861 per sq.ft, compared with the 2025 annual supply-weighted average of AED 2,055 per sq.ft.

## Breadth of Activity

Activity in the month was broad-based, with 31 projects delivered by 29 developers across 16 communities, indicating wide participation rather than activity being dominated by a handful of developers. Most launches were mid-sized, with a median project size of 177 units, and half of projects ranging between 90 and 240 units, showing that project activity was distributed across multiple launches alongside a smaller number of high-volume releases.

## Geographic Concentration and Mix

Dubai Islands recorded the highest supply activity in the month, with 7 projects and 1,186 units across different developers, reflecting broad-based participation. Dubailand Residence Complex (994 units) and JLT (842 units) also recorded notable unit additions.

## Supply Profile Takeaway

Overall, December closed with supply additions concentrated in a limited number of communities by volume, but spread across a wide set of projects by count, reflecting both scale delivery and diversified pipeline activity at year-end.

# MARKET SUMMARY METRICS



31

Projects  
Launched



6,835

Total Units  
Launched



AED 1,861 PER  
SQ.FT

Average  
Launch Price



AED 895 – 4,401 PER  
SQ.FT

Price  
Range



29

APARTMENTS



2

VILLAS

Asset Type  
Split



842 UNITS

THE PINNACLE AT SOBHA CENTRAL (JLT)

Largest  
Launch



36

UNITS  
ALLEGRO PARK (DUBAI ISLANDS)

Smallest  
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)	Projects
Dubai Islands	1,186	2,651	7
Dubailand Residence Complex	994	1,417	4
JLT	842	3,017	1
Oasis – Dubailand	657	1,939	1
Dubai South	558	1,500	4

# LAUNCHED PROJECTS BY COMMUNITY



## Dubai Islands

1,186 Units

Developer	Project	Price AED/sq.ft	Units
Beyond Developments	Hado	3,240	678
Mr. Eight Development	Villa del Garda	4,401	135
DHG Properties	Helvetia Marine	2,380	63
Object 1	Fluid One	2,390	64
Casagrand Developers	Casagrand Hermina	2,438	131
Regent Developments	241 Waterside	2,148	63
Mill Hill Riviera Development	Allegro Park	1,558	52



## Dubailand Residence Complex

994 Units

Developer	Project	Price AED/sq.ft	Units
Tarrad Development	Celesto Tower 3	1,482	216
Pearlshire Development	Bond Living	1,330	94
Object 1	Verdania 5	1,490	180
Peace Homes	Sky Line	1,366	504



## JLT

842 Units

Developer	Project	Price AED/sq.ft	Units
Sobha	The Pinnacle at Sobha Central	3,017	842

# LAUNCHED PROJECTS BY COMMUNITY



## Oasis – Dubailand

657 Units

Developer	Project	Price AED/sq.ft	Units
Emaar	The Oasis – Mareva	1,874	311
Emaar	The Oasis – Mareva 2	2,003	346



## Dubai South

558 Units

Developer	Project	Price AED/sq.ft	Units
Azizi	Azizi Venice 6D	1869	237
Marquis Developers	Marquis Horizon	1,277	175
Takmeel Real Estate	Divine Elements	1,575	90
BT Properties	Raiha at Waada	1,278	56

# LAUNCH UNITS BY PRICE SEGMENT

Segment Category	Units	Share
Affordable	216	3%
Mid-Market	3,270	48%
Upper-Mid	1,694	25%
Luxury	1,655	24%

# 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 BRACKET USED IN THIS REPORT

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

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