



For SG Expats:

The Dubai Quarterly Report

A snapshot of Q1 2025 Dubai Real Estate market highlighting high yielding ROI locations in Dubai



Curated by:

Mallika Boobna

Singapore Country Director
at Marrfa Dubai

Table of Contents

- 01** Overview, Market Segmentation & Investment Insights
- 02** Top 5 Areas by Rental Yield
- 03** Top 5 Areas by Sales Transactions – Primary (Off-Plan)
- 04** Top 5 Areas by Sales Transactions – Resale (Off-Plan)
- 05** Top 5 Areas by Sales Transactions – Resale (Ready)
- 06** Dubai Areas with High Yielding ROI
- 07** Location Map for High-ROI Investment Hotspots in Dubai
- 08** Entry Prices for Apartments & Landed Properties
- 09** Entry Prices for Apartments & Landed Properties

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Overview

The Dubai real estate market has seen impressive growth, with a significant increase in both the total number of transactions and the total value of those transactions. In Q1 2025, the market experienced a 22.8% increase in transaction volume compared to the previous year, reaching a total of 45,474 transactions valued at AED 142.7 billion. This surge in market activity highlights Dubai's growing appeal as a global real estate investment hub, reflecting the continued demand for both residential and commercial properties in the region.

Total Number of Transactions: 45,474 (up 22.8% YoY)

Total Value of Transactions: AED 142.7 billion (up 30% YoY)

Market Segmentation

Dubai's real estate market can be segmented into two main categories: the primary market (off-plan properties) and the secondary market (resale properties). Each segment plays a critical role in shaping the dynamics of the market, with distinct buyer profiles, investment trends, and pricing behavior. In Q1 2025, the primary market accounted for 56% of total transactions, with off-plan property transactions valued at AED 55.2 billion. Meanwhile, the secondary market represented 44% of the total transactions, reflecting a strong resale market where investors and homeowners trade existing properties.

Primary Market (Off-Plan)

Number of Transactions: 25,440 (56% of total transactions)

Value of Transactions: AED 55.2 billion (39% of total market value)

Secondary Market (Resale)

Number of Transactions: 20,034 (44% of total transactions)

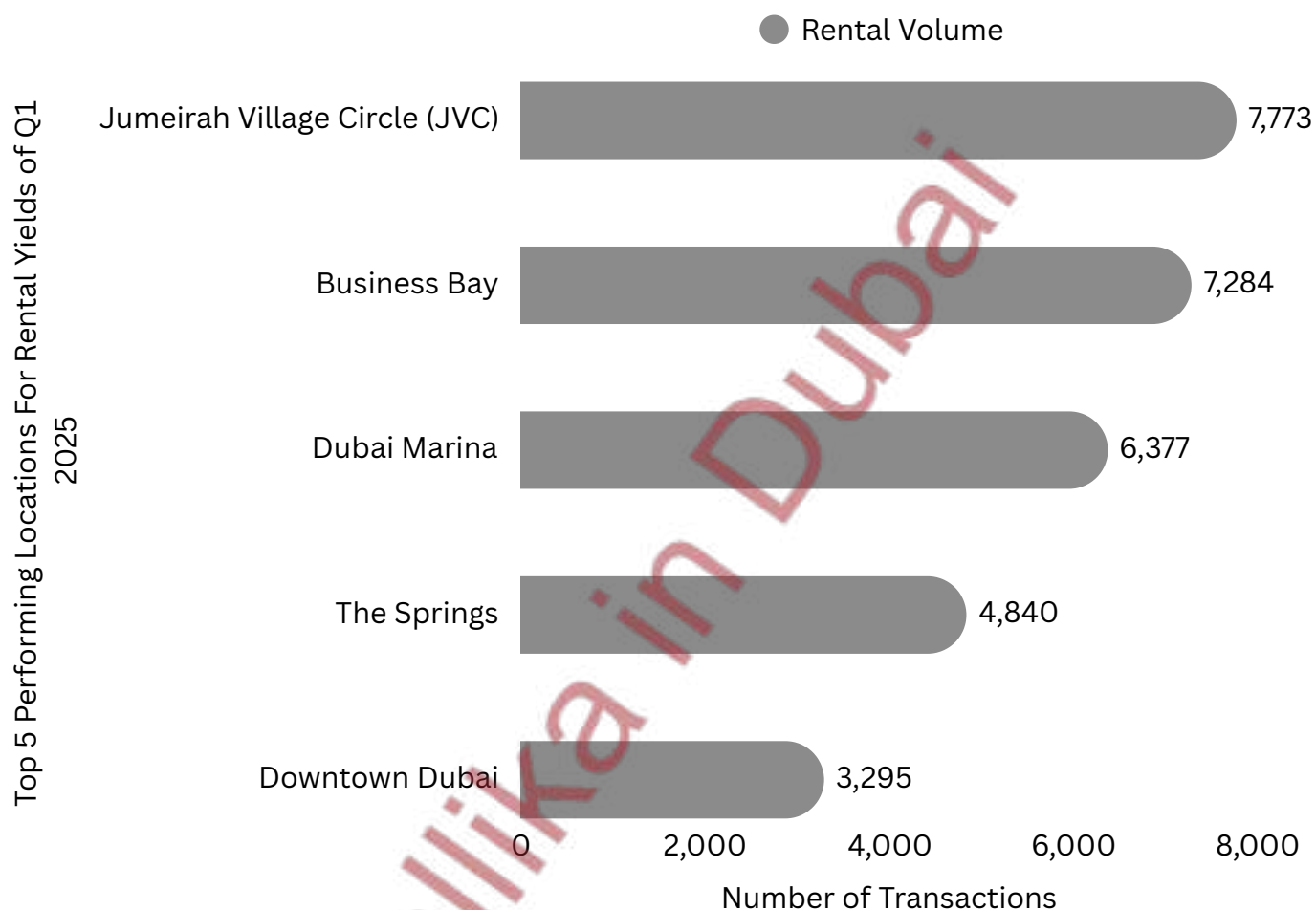
Value of Transactions: AED 87.5 billion (61% of total market value)

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Top 5 Areas by Rental Yield (Q1 2025)



Data illustrated above from Q1 2025 highlights five key communities in Dubai that have recorded the highest rental transaction volumes. These areas continue to demonstrate strong and stable demand, making them attractive for investors seeking reliable rental income and long-term growth. Each location presents a compelling opportunity for those looking to invest in well-performing, high-yield markets.

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Top 5 Areas by Sales Transactions – Primary (Off-Plan)

Area	Transactions	Value (AED)
Dubailand	3,148	5.6B
Jumeirah Village Circle	2,721	3.1B
Downtown Dubai	2,701	5.5B
Dubai Marina	1,615	6B
Business Bay	1,571	4.3B

The primary market in Dubai continues to demonstrate strong momentum, driven by investor confidence and developer activity. In Q1 2025, several key areas led the market in off-plan transactions, both in volume and value, highlighting their appeal for capital growth and long-term investment potential.

The data above outlines the top five locations by number of transactions and total sales value, offering insight into where buyer demand is currently concentrated in Dubai's off-plan segment.

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Top 5 Areas by Sales Transactions – Secondary (Offplan Resale)

Area	Transactions	Value (AED)
Jumeirah Village Circle	320	442M
Business Bay	309	536M
Dubai Sports City	305	934.2M
Dubai Hills Estate	219	935.5M
Dubai Marina	217	851.1M

The off-plan resale segment in Dubai remained strong in Q1 2025, supported by increasing investor appetite for under-construction units in prime locations.

The communities listed below recorded the highest resale activity by transaction volume and sales value, indicating high confidence in project delivery, capital appreciation potential, and long-term returns. These areas continue to attract buyers seeking early-entry opportunities in high-growth developments.

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Top 5 Areas by Sales Transactions – Secondary (Ready Properties)

Area	Transactions	Value (AED)
Business Bay	1,314	2.8B
Dubai Marina	1,307	4B
Jumeirah Village Circle	1,262	1.8B
Downtown Dubai	883	5.2B
The Springs	808	2.4B

Dubai's ready property resale market showed consistent strength in Q1 2025, supported by solid demand from buyers looking for move-in-ready homes and steady rental returns. The areas highlighted achieved the highest sales activity and transaction values, reflecting their appeal as well-established, livable communities. With strong fundamentals and tenant appeal, these locations remain key picks for stable and immediate real estate investments.

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Where Investors Win: High-Return Zones

Area	Average Sale Price (AED)	Average Annual Rent (SGD)	Average Annual Rent (AED)	ROI (%)
Dubai Studio City	671,000.00	23,950.18	67,300.00	10.03
Dubailand	870,000.00	27,224.20	76,500.00	8.79
Jumeirah Islands	1,130,000.00	30,427.05	85,500.00	7.57
Jumeirah Village Circle	950,000.00	24,199.29	68,000.00	7.16
Meydaan	1,375,000.00	32,740.21	92,000.00	6.69
Jumeirah Lake Towers	1,500,000.00	35,587.19	100,000.00	6.67
Dubai Hills Estate	2,243,000.00	52,846.98	148,500.00	6.62
Sobha Hartland	1,430,000.00	33,024.91	92,800.00	6.49
The Springs	3,900,000.00	87,188.61	245,000.00	6.28
Business Bay	1,608,000.00	35,587.19	100,000.00	6.22
IMPZ	705,000.00	14,590.75	41,000.00	5.82
Dubai Creek Harbour	2,450,000.00	49,822.06	140,000.00	5.71
Mudon	2,850,000.00	56,939.50	160,000.00	5.61
Downtown Dubai	3,000,000.00	56,797.15	159,600.00	5.32
Dubai Sports City	857,000.00	16,192.17	45,500.00	5.31
Dubai Marina	2,083,000.00	39,145.91	110,000.00	5.28
The Meadows	9,175,000.00	112,989.32	317,500.00	3.46

Q1 2025 data highlights Dubai's top ROI communities, with Dubai Studio City, Dubailand, and Jumeirah Islands offering strong yields and accessible entry points for long-term investors.

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Location Map for High-ROI Hotspots in Dubai



Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Entry Prices for Apartments & Landed Properties (Sale)

An overview of current average prices for 1-bedroom apartments and 2–3 bedroom landed properties across Dubai's major residential communities.

*Note: In this table **Condos** mean 1-bedroom apartments and **Landed** means 2-3 bedroom villas/townhouses.

Area	Unit Type	Entry Price (SGD)	Entry Price (AED)	Price per Sqft. (SGD)	Price per Sqft. (AED)
Business Bay	Condo	519572.95	1,460,000.00	711.74	2,000.00
Downtown Dubai	Condo	791814.95	2,225,000.00	843.42	2,370.00
Dubai Creek Harbour	Condo	647686.83	1,820,000.00	822.06	2,310.00
Dubai Hills Estate	Landed	2846975.09	8,000,000.00	857.65	2,410.00
Dubai Hills Estate	Condo	579715.3	1,629,000.00	829.18	2,330.00
Dubai Marina	Landed	533807.83	1,500,000.00	725.98	2,040.00
Dubai Marina	Condo	676156.58	1,900,000.00	647.69	1,820.00
Dubai Motor City	Condo	419928.83	1180000	427.05	1,200.00
Dubai Sports City	Condo	268683.27	755,000.00	281.14	790
Dubai Studio City	Condo	309608.54	870,000.00	480.43	1,350.00
Dubailand	Condo	204626.33	575,000.00	391.46	1,100.00

To be continued on the next page. . .

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



Area	Unit Type	Entry Price (SGD)	Entry Price (AED)	Price per Sqft. (SGD)	Price per Sqft. (AED)
IMPZ	Condo	320284.7	900,000.00	288.26	810
Jumeirah Islands	Landed	7117437.72	20,000,000.00	469.75	1,320.00
Jumeirah Islands	Condo	336298.93	945,000.00	498.22	1,400.00
Jumeirah Lake Towers	Landed	556227.76	1,563,000.00	508.9	1,430.00
Jumeirah Village Circle	Landed	1014234.88	2,850,000.00	551.6	1,550.00
Jumeirah Village Circle	Condo	355871.89	1,000,000.00	455.52	1,280.00
Meydaan	Landed	1770462.63	4,975,000.00	451.96	1,270.00
Meydaan	Condo	377224.2	1,060,000.00	533.81	1,500.00
Mudon	Landed	1050889.68	2,953,000.00	558.72	1,570.00
Mudon	Condo	302491.1	850,000.00	537.37	1,510.00
Sobha Hartland	Condo	512455.52	1,440,000.00	765.12	2,150.00
The Meadows	Landed	3265124.56	9,175,000.00	544.48	1,530.00
The Springs	Landed	1387900.36	3,900,000.00	530.25	1,490.00

Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.



A bit about me . . .

Mallika Boobna | aka **Mallika in Dubai**

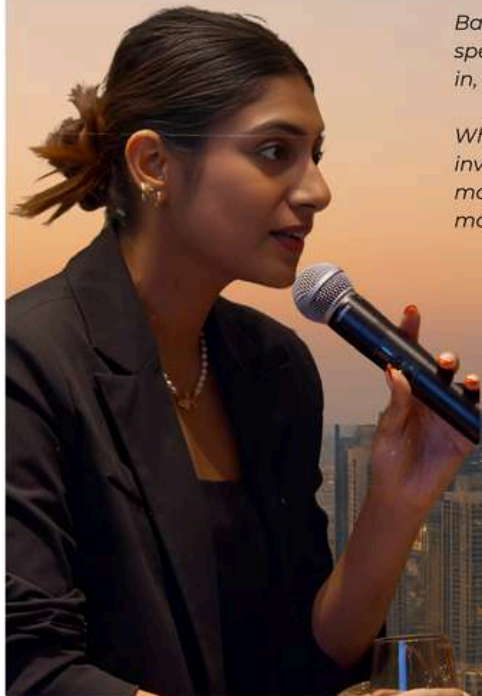
Licensed Real Estate Consultant | SuperAgent on Dubai's online property portals

"Hello! I'm Mallika — your Dubai real estate insider.

Based in Dubai, and regularly in Singapore, I specialize in helping Singapore clients explore, invest in, and relocate to Dubai.

Whether you're looking for your next property investment, a dream holiday home, or planning a move, I offer expert, end-to-end support with full market access and zero pressure."

- Singapore Country Director at Marrfa



What I Offer to Singapore-Based Investors

Investment Guidance

Understand Dubai's property market — from trending communities to ROI-rich areas.

Relocation Support

Relocating to Dubai? I help with housing, schooling, lifestyle, and everything in between.

Holiday & Secondary Homes

From sleek city apartments to beachfront escapes. I'll help you find your second home.

Full Developer Access

Registered with every major developer in Dubai - get early access to launches.

No Hidden Fees

Transparent, fair, and straightforward numbers — no surprise costs or inflated commissions.

Remote or In-Person Support

Based in Singapore? Dubai? Anywhere else? I offer both on-ground and virtual consultations.

Truly Personalised Advice

I focus on your goals and investment expectations, so you get real advice, not pressure.

One-Stop Shop

Manage everything from opening bank accounts, applying for the Golden Visa, to short-term rentals

Singapore

When in town, **find me at...**

Mandala Club | 31 Bukit Pasoh Road
1880 | InterContinental Robertson Quay
(Available by appointment)

**1:1
MEETINGS**

Dubai

I'm based at **Marrfa Real Estate**

1201B, Opus Tower, Business Bay — in the heart of the city's real estate scene.

You can click the Calendly link to book an in-person meeting with me or access the Zoom link for our virtual call.



Let's Connect!

I'd love to learn more about your plans and how Dubai real estate can play a role in your wealth journey.

