

Apartments in Madinat Jumeirah Living

2025 Resale Report

1st January - 31st December 2025

Powered by
PROPERTY MONITOR

AED 2,748

▲ + 5.9%

Average price per sq. ft
Compared to 2024

► 0%

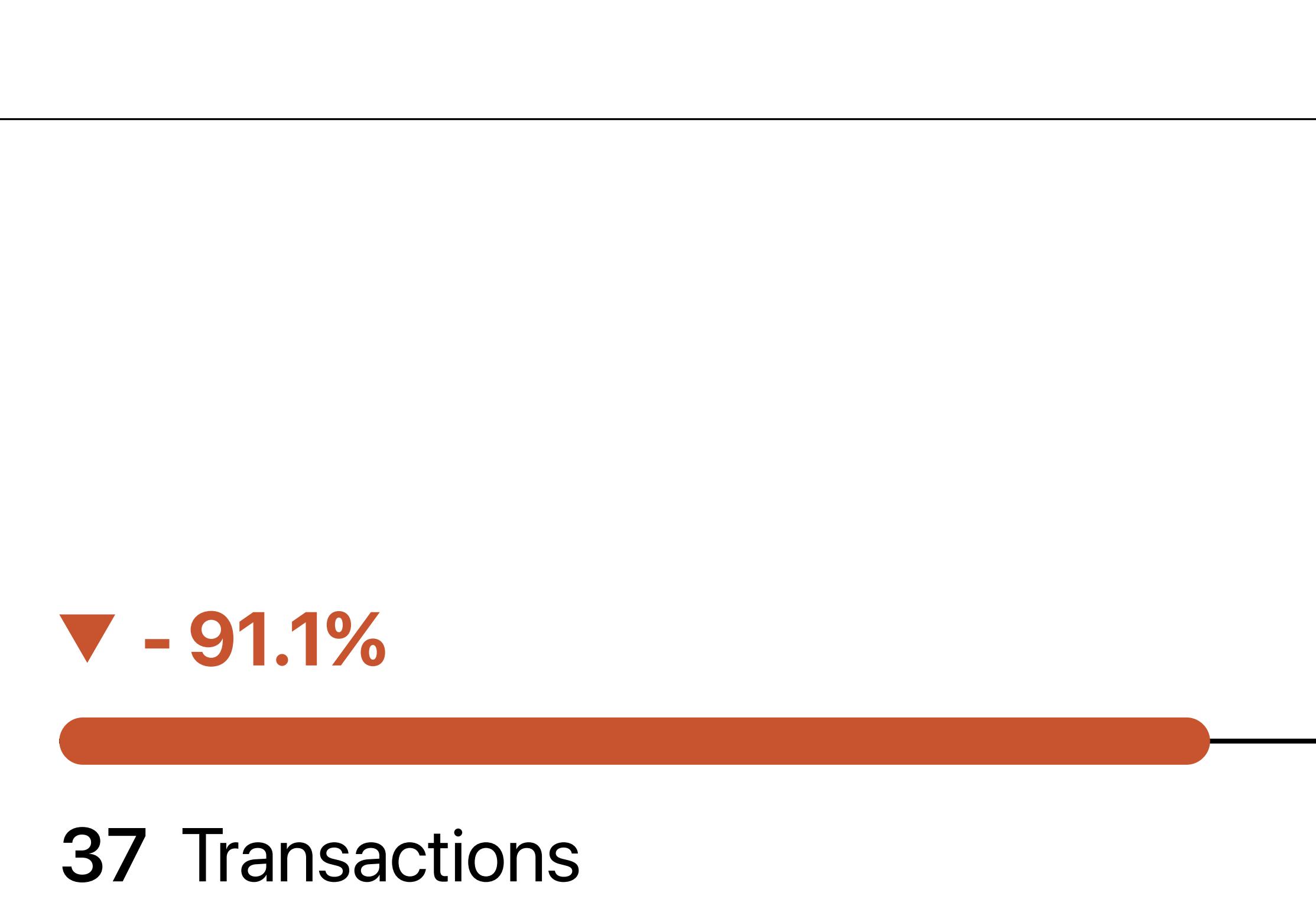
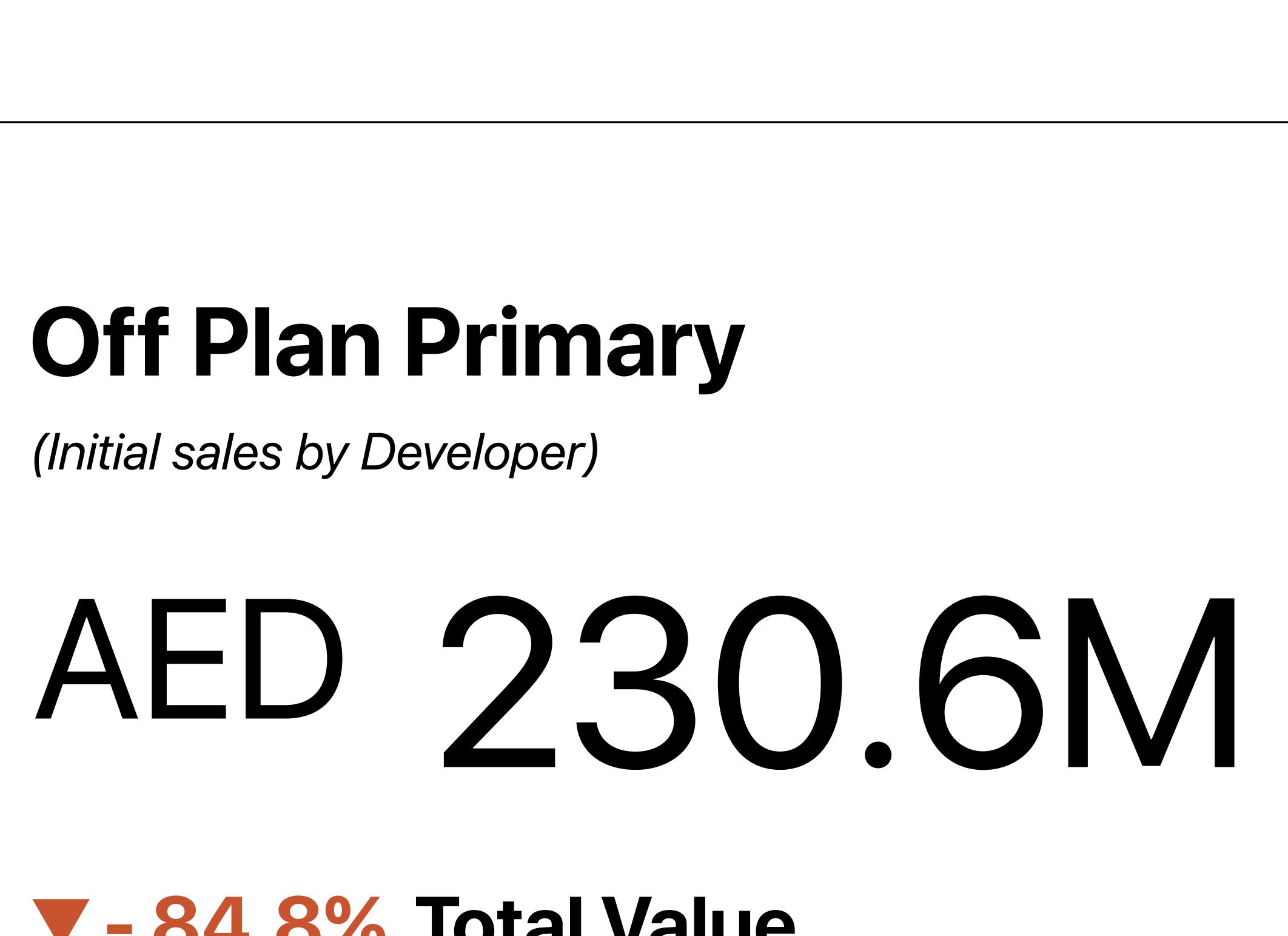
307 Resale transactions

▲ + 5.7%

1.025B Resale Value

Transactions by Completion Status

AED Value by Completion Status



Average Resale Price

1st January - 31st December 2025

1 AED 2,144,079 ▲ 4.6%

143 transactions | ► 0%

2 AED 3,529,468 ▲ 6.2%

110 transactions | ▼ -9.8%

3 AED 5,541,144 ▼ -3%

49 transactions | ▲ 53.1%

4 AED 11,671,800 ▲ 32.4%

5 transactions | ▼ -50%

*Not all recorded property transactions specify number of bedrooms

Off Plan Primary

(Initial sales by Developer)

AED 230.6M

▼ - 91.1%

37 Transactions

▼ - 84.8% Total Value

Rental Summary

(Includes short-term and long-term contracts)

AED 162

▲ + 0.6%

Average price per sq. ft
Compared to 2024

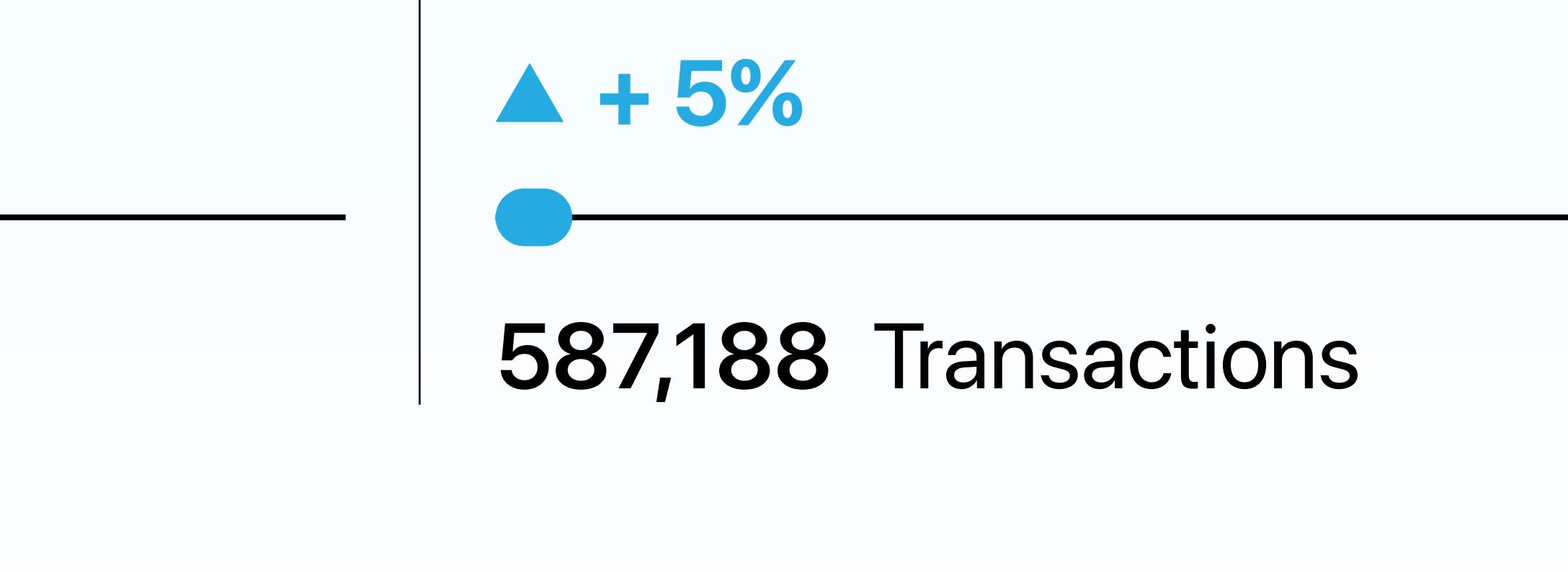
▲ + 44.9%

481 Rental transactions

▲ + 40.9%

89.7M Total Rental Value

5.5% Gross rental yield



Average Rental Price

1st January - 31st December 2025

1 AED 130,083 ▼ -1.5%

286 transactions | ▲ 49%

2 AED 225,799 ▲ 3.1%

155 transactions | ▲ 47.6%

3 AED 344,578 ▼ -5.4%

22 transactions | ▼ -8.3%

4 AED 548,302 ▼ -7.6%

18 transactions | ▲ 63.6%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 538.1B

▲ + 26.9% Total Sale Value

▲ + 18.9%

199,946 Transactions

AED 51.5B

▲ + 12.3% Total Rental Value

▲ + 5%

587,188 Transactions

Madinat Jumeirah Living

Initial Sale 67.5% Resale 32.5%

Initial Sale 43.3% Resale 56.7%

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Initial Sale 67.