REAL ESTATE MARKET INTELLIGENCE

Abu Dhabi

Annual Market Report

Full Year 2025 (January – December)

Price and volume both surged, accelerating quarter by quarter—Abu Dhabi's strongest year on record. 2026 will test whether this momentum holds.

abudhabipropertydata.com

Sources: Abu Dhabi Real Estate Centre (ADREC), REIDIN, ValuStrat, Savills, Colliers and other publicly available market research

SNAPSHOT

Full-year 2025 snapshot: record transactions, accelerating gains

AED 142.0 bn

Full-year 2025 total transaction value

+44% YoY (42,814 deals, volume +52%)

AED 99.4 bn

Sales & purchase transaction value

25,604 transactions

AED 42.7 bn

Total mortgage value

17,210 transactions

AED 8.2 bn

Foreign Direct Investment (FDI)

+13% YoY, from 100+ nationalities

72%

Foreign share in investment zones

AED 54.13bn, +65% YoY

139.1 pts

ValuStrat Price Index (Q4)

+10.7% cumulative (Q1→Q4)

+31.59%

REIDIN sales index YoY (Dec)

Index rose from 93.14 to 122.57 over the year

~66%

Off-Plan share of transactions

16,410 deals, approx. AED 58.4bn

Sources: ADREC (full-year 2025 results, published Feb 2026); REIDIN UAE Residential Property Price Report; ValuStrat Price Index; Kelt and Co Realty

OVERVIEW

Price and volume both surged: Abu Dhabi's strongest year on record

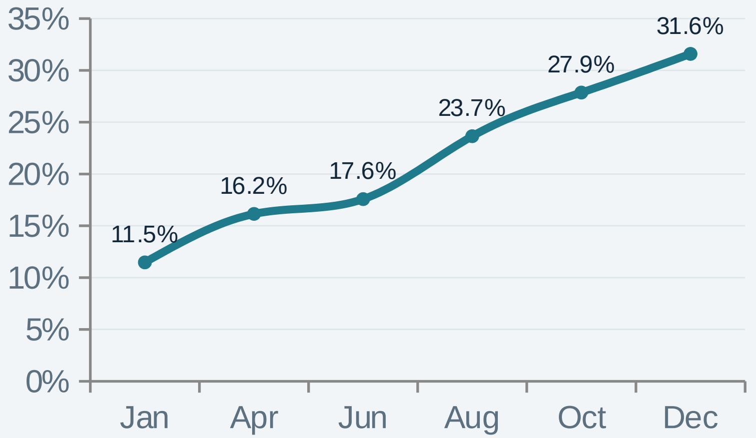
Abu Dhabi's real estate market delivered its best full-year performance on record in 2025. According to the Abu Dhabi Real Estate Centre (ADREC), total transaction value reached AED 142.0 billion, up 44% year-on-year, across 42,814 deals, up 52% in volume. Sales and purchase transactions totalled AED 99.4 billion (25,604 deals), while mortgage activity reached AED 42.7 billion (17,210 deals). Foreign Direct Investment hit AED 8.2 billion, up 13% YoY, with investors from over 100 nationalities — Russia, China, the UK, US, France and Kazakhstan among the leading contributors.

Growth clearly accelerated quarter by quarter: H1 2025 alone totalled AED 54 billion, up 42% YoY (15,578 transactions), with residential unit sales of AED 25 billion, up 38% YoY. By implication, H2 2025 reached roughly AED 88 billion — nearly double H1 — with momentum building through the year rather than fading.

Price indicators confirm the same accelerating pattern: the ValuStrat Price Index (VPI) climbed from 125.6 points in Q1 to roughly 139.1 points in Q4, with quarterly growth widening from +2.1% to +4.3% — a cumulative rise of about 10.7% for the year. REIDIN's monthly index told the same story, rising steadily from 94.69 in January to 122.57 in December, a cumulative gain of 31.6%, with year-on-year growth widening from 11.47% in January to 31.59% in December — the steepest annual climb in recent years.

YoY growth widening month by month

REIDIN Abu Dhabi residential sales price index · YoY change (%)



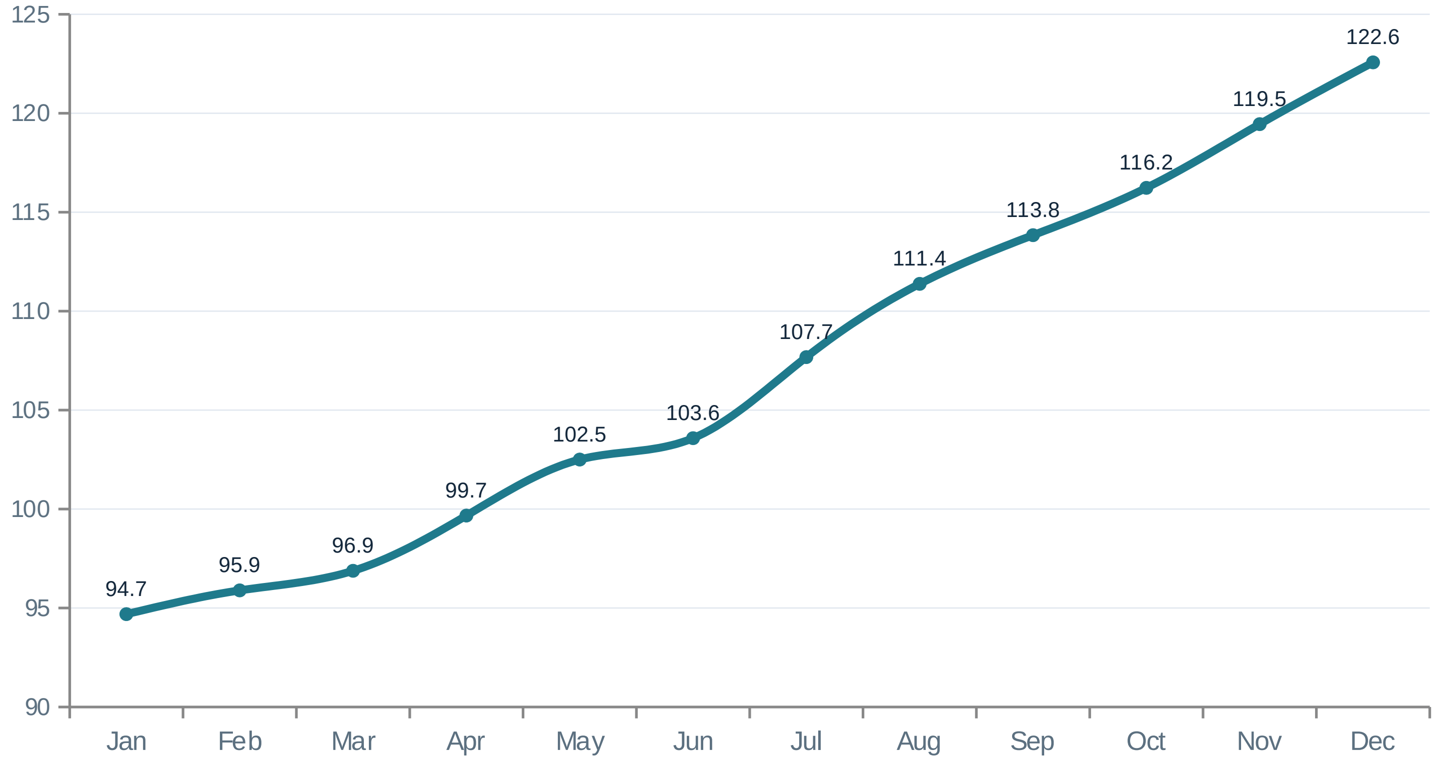
December's 31.59% YoY gain was the year's peak for the sales price index, more than 20 points above January's 11.47%. REIDIN's rental index, by contrast, followed a “rise-then-stabilize” path — climbing from roughly 20% early in the year to a May peak of 27.3%, then easing gradually to 21.82% by December. Prices and rents moved on different rhythms this year.

Off-plan deals made up about 66% of transactions for the year — 16,410 deals worth roughly AED 58.4bn. Al Reem Island, Al Saadiyat Island, Al Hudayriyat Island, Yas Island and Al Bahyah together contributed over AED 55bn, the core growth engine this cycle (see next page).

Sources: ADREC full-year 2025 and H1 2025 press releases; REIDIN UAE Residential Property Price Report, Jan–Dec 2025 editions; ValuStrat Price Index 2025 quarterly reports

PRICE INDEX

REIDIN Abu Dhabi residential sales price index: Jan–Dec 2025



Note: indexed from the December 2024 base (93.14), compounding REIDIN's reported month-on-month change each month; December closed at 122.57, up 31.59% YoY, a cumulative gain of about 31.6% for the year.

ValuStrat VPI quarterly overview

Quarter	VPI	QoQ	YoY	Rental VPI
Q1	125.6	+2.1%	+7.2%	121.0
Q2	128.3	+2.2%	+8.1%	122.8
Q3	133.4	+4.0%	+10.5%	—
Q4	≈139.1	+4.3%	+13.1%	—

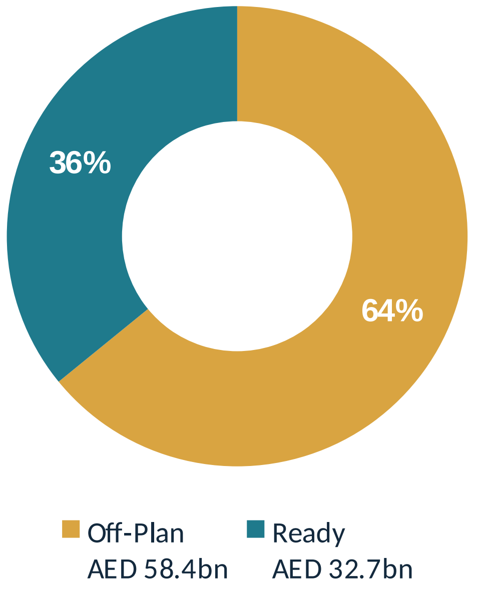
ValuStrat's VPI QoQ growth widened from +2.1% in Q1 to +4.3% in Q4, a cumulative rise of about 10.7% for the year — fully consistent with REIDIN's monthly acceleration. Two independent indices both confirm that 2025 was a year of steadily climbing price growth.

Sources: REIDIN UAE Residential Property Price Report, Jan–Dec 2025 editions; ValuStrat Abu Dhabi Real Estate Review, 2025 quarterly reports

TRANSACTION MIX

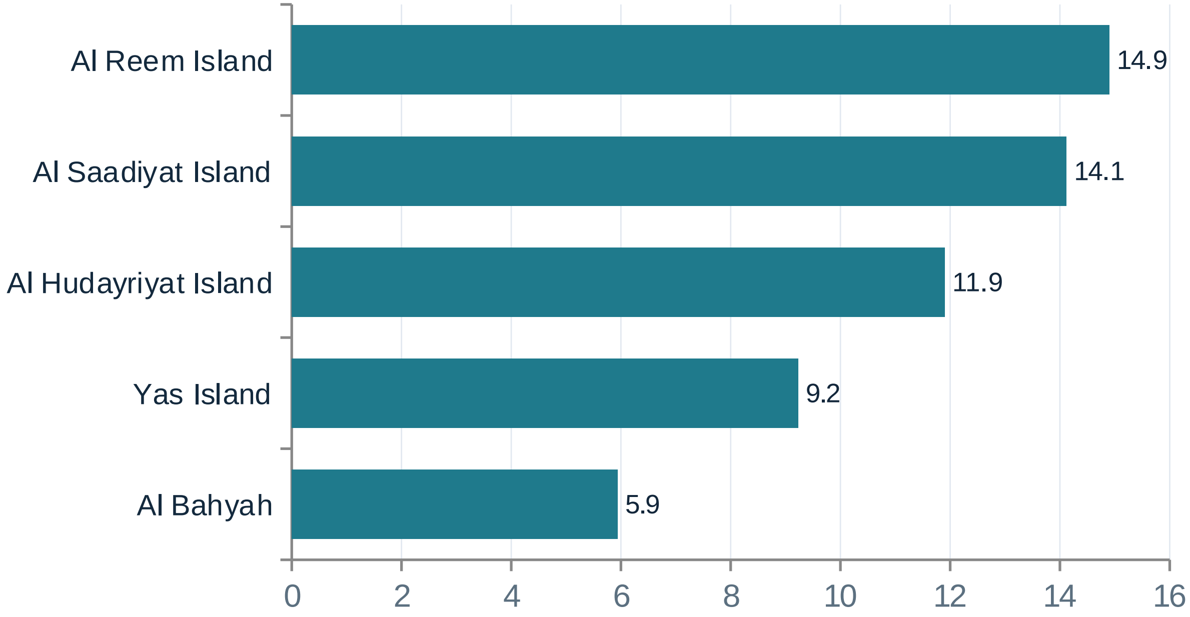
Off-plan-led, five areas in front: full-year 2025 transaction mix

Residential sales structure (by value)



Off-plan sales reached 16,410 deals worth approximately AED 58.4bn in 2025, while ready-property sales totalled 8,196 deals worth approximately AED 32.7bn — off-plan accounted for roughly 64% of value and 67% of volume — Kelt and Co Realty (via Zawya)

Sales value by area (AED bn, full-year 2025)



Al Reem Island led with approximately AED 14.9bn, followed by Al Saadiyat Island (AED 14.12bn), Al Hudayriyat Island (AED 11.9bn), Yas Island (AED 9.23bn) and Al Bahyah (AED 5.94bn) — the five areas combined for roughly AED 56.1bn in sales value.

Aldar generated approximately AED 30.8bn in sales for 2025, roughly 40% of total residential unit sales value. The year's best-selling apartment project was Gardenia Bay (757 units, ~AED 1.38bn), the best-selling villa project was Bal Ghaiylam (1,110 units, ~AED 2.65bn), and the highest-priced apartment sold was at Saadiyat Grove - The Source, reaching AED 60.3 million.

Sources: ADREC full-year 2025 press release (Feb 2026); Kelt and Co Realty, Abu Dhabi Real Estate Market Report 2025 (via Zawya, 12 Jan 2026)

Credit and foreign capital both expand sharply in 2025

AED 42.7 bn

Full-year 2025 mortgage value (17,210 deals)

Up YoY; total transaction volume +52%

AED 8.2 bn

Foreign Direct Investment (FDI)

+13% YoY, from 100+ nationalities

72%

Foreign share in investment zones

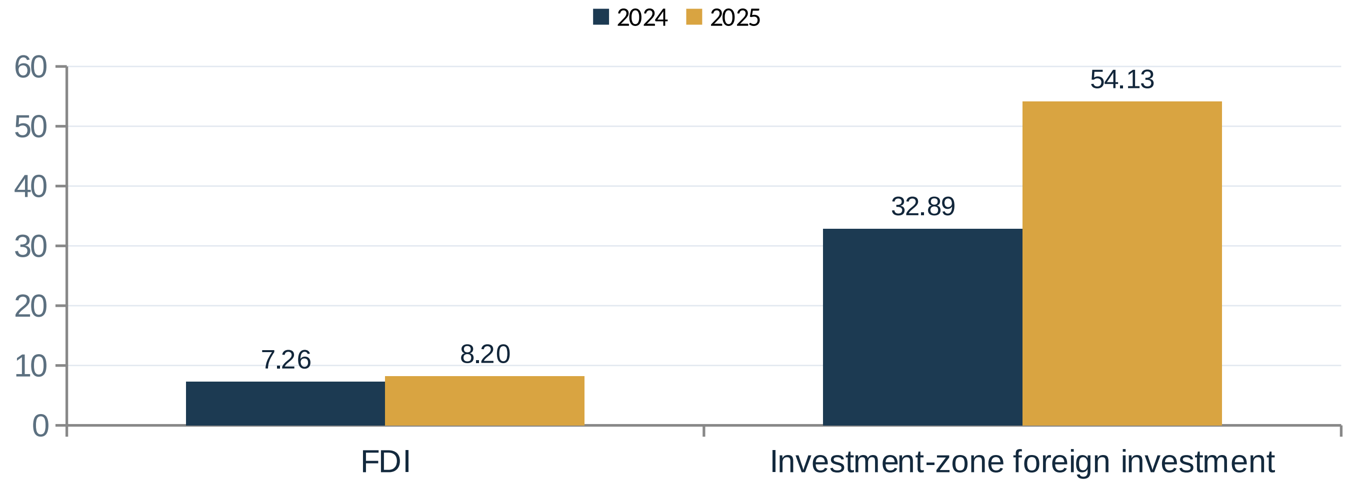
AED 54.13bn of total investment, +65% YoY

AED 30.8 bn

Aldar full-year sales

~40% of residential unit sales value

2024 vs 2025: foreign investment scale (AED bn)



Reading the data

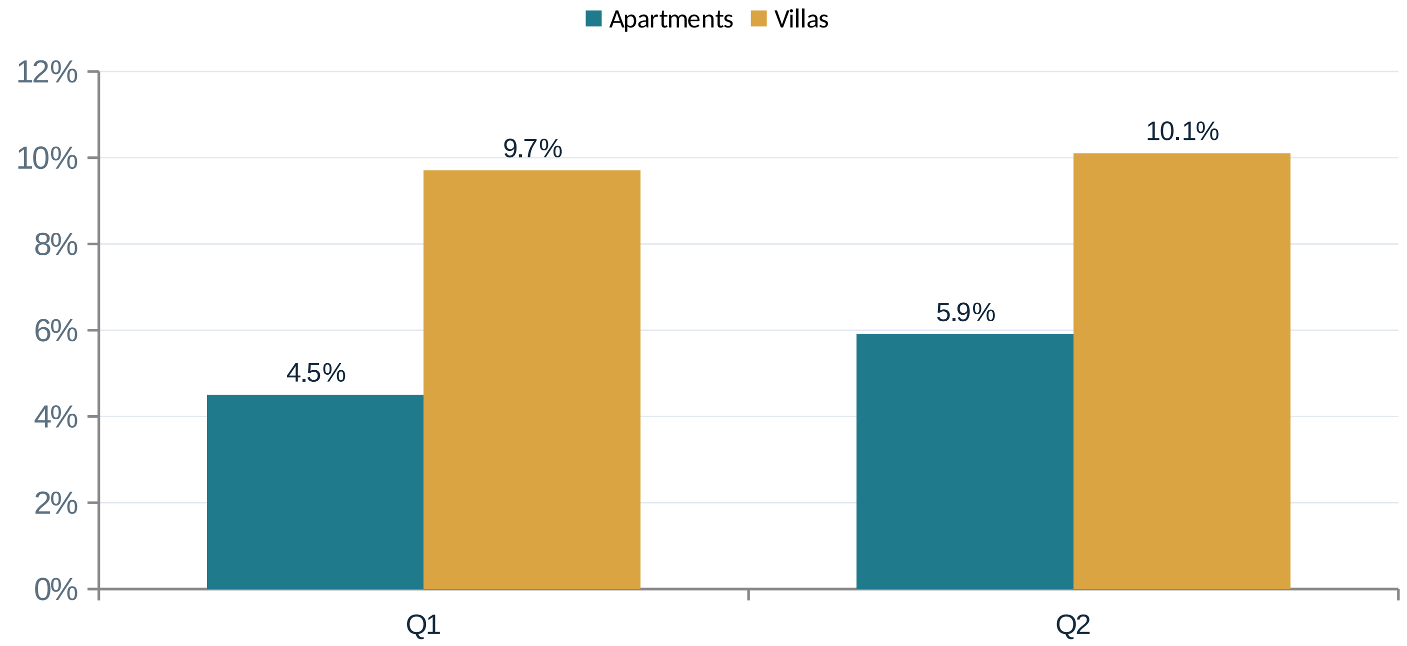
Foreign investment within designated investment zones rose from AED 32.89bn to AED 54.13bn, up 65% YoY — the year's most striking expansion in cross-border capital. Individual FDI grew a further 13% to AED 8.2bn, with participants from over 100 nationalities; Russia, China, the UK, US, France and Kazakhstan were the leading contributors.

Local developer champion Aldar generated approximately AED 30.8bn in full-year sales, about 40% of total residential unit sales value — a clear signal of market confidence and local capital participation.

Sources: ADREC full-year 2025 press release (Feb 2026); abu-dhabi.realestate, Abu Dhabi Real Estate Market Report 2025 (Aldar sales data)

Apartments accelerate, villas lead the pace in 2025

Apartments vs villas — ValuStrat VPI YoY growth (%)



Q1 and Q2 figures are ValuStrat Price Index (VPI) YoY data. Villa YoY growth widened further to +11.6% in Q3 (the year's high), while apartments posted their fastest quarterly pace of the year at +4.4% QoQ — apartments accelerated to catch up in H2 while villas kept leading.

Rental market: steady strength all year

- ValuStrat Rental VPI: Q1 121.0 → Q2 122.8 points
- Apartment rent YoY: Q1+11.6% → Q2+12.5% → Q3+12.8%
- Citywide residential occupancy ~88% (Q1)
- REIDIN rental index YoY: ~20% early in the year → 27.3% peak in May → 21.82% in Dec
- Average gross rental yield approx. 7.8%–8.1%

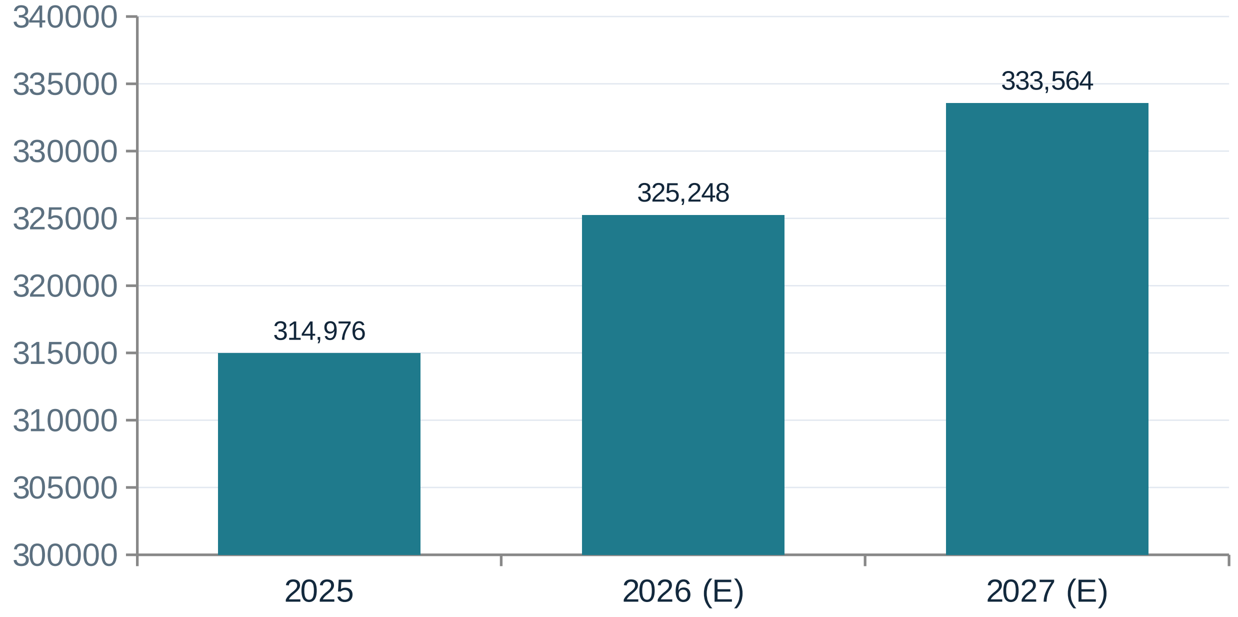
Record-setting deals of the year

- Highest-priced apartment: Saadiyat Grove - The Source, ~AED 60.3m
- Highest-priced villa: Al Saadiyat Island, ~AED 100.3m
- Best-selling villa project: Bal Ghaiylam, 1,110 units / ~AED 2.65bn

Sources: ValuStrat Abu Dhabi Real Estate Review, 2025 quarterly reports; REIDIN monthly reports; Kelt and Co Realty, Abu Dhabi Real Estate Market Report 2025

Supply still tight; 2026 growth expected to moderate

Residential stock forecast (units)



Residential stock is projected to grow 3.3% YoY in 2026 (+10,272 units), reaching 333,564 units in 2027 (+2.6%) — ADREC supply forecast

2025 new supply

Gulf News reported approximately 8,000 new homes delivered by the end of 2025, with a further 12,800 units scheduled for 2026. ValuStrat data shows only about 10.3% of the year's planned residential pipeline had been delivered by end-September, keeping supply tight. Looking to 2030, over 33,000 additional units are expected, including Aldar's Waldorf Astoria Residences Yas, Yas Living, and Marbella in Zayed City.

Institutional views

ADREC Director-General Rashed Al Omaira said 2025's results were no accident, but the outcome of a market deliberately shaped around trust, transparency and long-term confidence.

ValuStrat's Haider Tuaima noted Abu Dhabi maintained its upward trajectory, reflecting its later position in the property cycle relative to Dubai and more accessible pricing that continues to support end-user demand.

Outlook for 2026: The National reported that by the end of 2025, Abu Dhabi prices were up roughly 30% YoY and rents up about 23%, with around 6,500 new units forecast for delivery in 2026; ValuStrat projects residential capital values to rise a further 16% in 2026, with apartments expected to outperform villas.

Sources: ADREC full-year 2025 press release; Gulf News (2025 supply delivery coverage); ValuStrat Q3/Q4 2025 quarterly reports; The National (Dec 2025/Jan 2026)

METHODOLOGY & SOURCES

- **ADREC (Abu Dhabi Real Estate Centre)**

  The official regulator, publishing full-year and half-year press releases covering transaction value, volume, mortgages and foreign investment.

- **REIDIN**

  Provides the UAE Residential Property Price Report with monthly sales and rental indices, broken down by apartments/villas. This report uses the January–December 2025 monthly editions.

- **ValuStrat Price Index (VPI)**

  A valuation-based price index compiled by RICS-registered valuers, published quarterly and covering over 90% of residential market stock. This report uses the 2025 Q1–Q4 quarterly reports.

- **Kelt and Co Realty / abu-dhabi.realestate**

  Industry-published full-year 2025 market reports, providing off-plan/ready transaction structure, area performance and record-price transactions, partly derived from ADREC's underlying data.

Disclaimer

This report is compiled from the publicly available third-party market research listed above, for general market reference only and does not constitute investment advice. Index methodologies, statistical bases and benchmark periods differ between providers and figures should not be directly converted or compared; the REIDIN monthly index is derived by compounding each period's reported month-on-month change. Data reflects the latest publicly available releases from each source as of June 2026.