

Property Boom Sends Dubai to New Heights

Q2 sales cross AED 184 billion (approximately BHD 18.8 billion)

● **AED 326.7 B**
(approximately BHD 33.3 B) in H1 sales

● **Q2 sets all-time record at AED 184 B** (approximately BHD 18.8 B)

● **Developer sales dominate market**

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Dubai's real estate market has shattered previous records, with property sales reaching AED 326.7 billion (approximately BHD 33.3 billion) in the first half of 2025. This marks a 40 percent year-on-year surge. The second quarter alone recorded AED 184 billion (approximately BHD 18.8 billion) worth of transactions, the high-

est quarterly figure in the city's real estate history.

According to fām Properties, Q2 delivered 53,118 transactions. This surpassed the previous record of AED 147.2 billion (approximately BHD 15.0 billion) in Q4 2024 by 25 percent. The total number of deals also rose, climbing 5.39 percent above the earlier high of 50,400 set in Q3 last year.

Momentum across all segments

The market's momentum extended across the board. Plot sales reached AED 32.2 billion (approximately BHD 3.3 billion) from 1,384 transactions, showing a 49 percent jump in volume over Q2 2024. Villas recorded 10,019 sales worth AED 66.5 billion (approximately BHD 6.8

billion), which was up 38.3 percent in volume compared to the same period last year. Apartment sales climbed to AED 81.6 billion (approximately BHD 8.3 billion), reflecting an 18.7 percent rise year-on-year and a 22.7 percent increase over Q1 2025.

The median price per square foot continued to rise, reaching AED 1,607 (approximately BHD 163.9) in Q2. This compares with AED 1,514 (approximately BHD 154.4) in Q2 2024 and AED 958 (approximately BHD 97.7) in the same quarter in 2021.

Developers drive growth

New project launches were the primary growth driver, with 66 percent of sales coming from first-time developer sales. The remaining 34 percent were from the resale market.

Among apartment developments, Binghatti Elite and Sobha Solis each recorded 712 first-sale transactions. Timez by Danube and Sobha Orbis were also among the top five perform-

ers. On the villa side, Me'Aisem Second led in value at AED 14.8 billion (approximately BHD 1.5 billion), followed by Al Yelayiss 1 with AED 6.47 billion (approximately BHD 660 million) and DIP Second with AED 10.05 billion (approximately BHD 1.03 billion).

Luxury properties also made an impact. The most expensive villa sold was priced at AED 365 million (approximately BHD 37.2 million) on Palm Jumeirah. The highest-priced apartment fetched AED 170 million (approximately BHD 17.3 million) at Peninsula Dubai Residences.

Area-wise winners

In terms of volume, Jumeirah Village Circle topped the list with 4,930 transactions, followed by Business Bay, Al Yelayiss 1, Wadi Al Safa, and Dubai South. Me'Aisem Second recorded the highest total value at AED 14.94 billion (approximately BHD 1.52 billion) from just 844 transactions.

Commenting on the data, Firas Al Msaddi, CEO of fām Properties, said the figures reflect the consistent strength and resilience of Dubai's real estate market and its rising global appeal.

Dubai's property market continues to build on years of sustained growth. It is reinforcing its reputation as one of the world's most attractive investment destinations.



Dubai's real estate sales volume in Q2 2025 exceeded the full-year total for 2020, underscoring the market's post-pandemic transformation.

Eggs en Provence: France's unique dinosaur egg trove

Aix-En-Provence, France

At the foot of Sainte Victoire, the mountain in Provence immortalised by Impressionist painter Paul Cezanne, a palaeontologist brushes meticulously through a mound of red clay looking for fossils.

These are not any old fossils, but 75-million-year-old dinosaur eggs.

Little luck or skill is needed to find them: scientists believe that there are more dinosaur eggs here than at any other place on Earth.

The area, closed to the public, is nicknamed "Eggs en Provence", due to its proximity to the southeastern city of Aix en Provence.

"There's no other place like it," explained Thierry Tortosa, a palaeontologist and conservationist at the Sainte Victoire Nature Reserve.

"You only need to look down to find fragments. We're literally walking on eggshells here."

Around 1,000 eggs, some of them as big as 30 centimetres (12 inches) in diameter, have been found here in recent years in an area



Thierry Tortosa, paleontologist and curator of the Sainte-Victoire national reserve, shows dinosaur eggs found at the Mount Sainte-Victoire site, near Aix-en-Provence in southern France

measuring less than a hectare -- a mere dot on a reserve that will span 280 hectares once it is doubled in size by 2026 to prevent pillaging.

"We reckon we've got about one egg per square metre (11 square feet). So there are thousands, possibly millions, here," Tortosa told AFP.

"Eggs" is not in the

business of competing with other archaeological sites -- even though Tortosa finds the "world record" of 17,000 dinosaur eggs discovered in Heyuan, China, in 1996 vaguely amusing.

"We're not looking to dig them up because we're in a nature reserve and we can't just alter the landscape. We wait until they're uncovered by erosion," he said.

"Besides, we don't have enough space to store them all. We just take those that are of interest from a palaeontology point of view."

Holy Grail

Despite the plethora of eggs

on site, the scientists still have mysteries to solve.

Those fossils found so far have all been empty, either because they were not fertilised or because the chick hatched and waddled off.

"Until we find embryos inside -- that's the Holy Grail -- we won't know what kind of dinosaur laid them. All we know is that they were herbivores because they're round," said Tortosa.

Children search for dinosaur eggs

Fossilised dinosaur embryos are rarer than hen's teeth.

Palaeontologists discovered a tiny fossilised Oviraptorosaurus that was at least 66 million years old in Ganzhou, China, around the year 2000.

But Tortosa remains optimistic that "Eggs" holds its own Baby Yingliang.

"Never say never. In the nine years that I've been here, we've discovered a load of stuff we never thought we'd find."

Which is why experts come once a year to search a new part of the reserve. The location is always kept secret to deter pillagers.

When AFP visited, six scientists were crouched under camouflage netting in a valley lost in the Provencal scrub, scraping over a few square metres of clay-limestone earth, first with chisels, then with pointy-tipped

scribers.

"There's always something magical -- like being a child again -- when you find an egg or a fossilised bone," specialist Severine Berton told AFP.

Unique

Their "best" finds -- among the thousands they have dug up -- include a small femur and a 30-centimetre-long tibia-fibula. They are thought to come from a Rhabdodon or a Titanosaurus -- huge herbivores who roamed the region.

In the Cretaceous period (89-66 million years BCE), the Provencal countryside's then-flooded plains and silty-clayey soils offered ideal conditions for dinosaurs to graze and nest, and perfect conditions to conserve the eggs for millennia.

The region, which stretched from what is now Spain to the Massif Central mountains of central France formed an island that was home to several dinosaur species found nowhere else in the world.

Alongside the endemic herbivores were carnivores such as the Arcovenator and the Variraptor, a relative of the Velociraptor of Jurassic Park fame.

In 1846, French palaeontologist Philippe Matheron found the world's first fossilised dinosaur egg in Rognac, around 30 kilometres from Eggs.

Since then, museums from across the world have dispatched people to Provence on egg hunts. Everyone, it seems, wants a bit of the omelette.

Despite efforts to stop pillaging, problems persist, such as when a wildfire uncovered a lot of fossils in 1989 and "everyone came egg collecting", Tortosa said.

Five years later the site was designated a national geological nature reserve, closed to the public -- the highest level of protection available.

The regional authorities are now mulling over ways to develop "palaeontology tourism", a move Tortosa applauds.

"France is the only country in the world that doesn't know how to promote its dinosaurs," Tortosa said.

"Any other place would set up an entire museum just to show off a single tooth."



An interesting fact about dinosaurs is that some dinosaurs had feathers--and not just the ones that evolved into birds! Fossils of species like Velociraptor show quill knobs on their arms, indicating feather attachment. This means dinosaurs weren't just giant scaly reptiles--they may have looked more like giant, terrifying birds!

