



wesley

Agent

971-508070971

wesleykateguru@gmail.com

Provident.

PROVIDENT REAL

ESTATE BROKER L.L.C

(BRANCH)

Sales Performance Summary

2,780

Median price per sqft

-3% YoY

3,100,000

Median price

-3% YoY

791

Transactions

-25% YoY

Property Sales History

Location	Date	Sold for	Specs
Status	Sales by	(AED)	-
Grande, Downtown Dubai	8/21/2025	5,570,139 -4%	3 Beds
Ready Apartment	ReSale	2,987 per sqft	1,865 sqft
Opera Grand, Downtown Dubai	8/21/2025	8,388,888 -1%	3 Beds
Ready Apartment	ReSale	4,102 per sqft	2,045 sqft
The Address Residences Dubai Opera T2, The Address Dub...	8/21/2025	4,400,000 +27%	2 Beds
Ready Apartment	ReSale	3,485 per sqft	1,263 sqft

<div>The Address Residences Dubai Opera T2, The Address Dub...</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>6,400,000 (+42%)</div> <div>5,206 per sqft</div>	<div>2 Beds</div> <div>1,229 sqft</div>
<div>The Address Residences Dubai Opera T2, The Address Dub...</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>6,100,000 (+46%)</div> <div>5,048 per sqft</div>	<div>2 Beds</div> <div>1,208 sqft</div>
<div>Forte T1, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>3,100,000 (+59%)</div> <div>3,088 per sqft</div>	<div>2 Beds</div> <div>1,004 sqft</div>
<div>The Address Dubai Mall Residences, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>1,587,651 (-42%)</div> <div>2,178 per sqft</div>	<div>Studio</div> <div>729 sqft</div>
<div>The Residences 7, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>5,000,000 (+315%)</div> <div>3,030 per sqft</div>	<div>2 Beds</div> <div>1,650 sqft</div>
<div>Zaafaran 2, Old Town</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>4,300,000 (+127%)</div> <div>1,638 per sqft</div>	<div>2 Beds</div> <div>2,626 sqft</div>
<div>Al Noujoum Tower, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>1st Sale</div>	<div>1,150,000</div> <div>1,419 per sqft</div>	<div>1 Bed</div> <div>811 sqft</div>
<div>Forte T1, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>5,550,000 (+24%)</div> <div>3,371 per sqft</div>	<div>3 Beds</div> <div>1,646 sqft</div>
<div>The Distinction, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/21/2025</div> <div>ReSale</div>	<div>1,471,453 (-16%)</div> <div>1,650 per sqft</div>	<div>1 Bed</div> <div>892 sqft</div>
<div>Grande, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>2,618,000 (+63%)</div> <div>3,414 per sqft</div>	<div>1 Bed</div> <div>767 sqft</div>
<div>Il Primo, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>54,500,000 (+34%)</div> <div>4,809 per sqft</div>	<div>5 Beds</div> <div>11,333 sqft</div>
<div>Mercedes-Benz Places, Downtown Dubai</div> <div><div>Offplan</div>Apartment</div>	<div>8/20/2025</div> <div>1st Sale</div>	<div>20,299,999</div> <div>7,495 per sqft</div>	<div>3 Beds</div> <div>2,708 sqft</div>
<div>South Ridge 6, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>1,760,000 (+88%)</div> <div>1,923 per sqft</div>	<div>1 Bed</div> <div>915 sqft</div>

<div>The St. Regis Residences Tower 2, Downtown Dubai</div> <div><div>Offplan</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>2,928,888 (+27%)</div> <div>3,565 per sqft</div>	<div>1 Bed</div> <div>822 sqft</div>
<div>The St. Regis Residences Tower 2, Downtown Dubai</div> <div><div>Offplan</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>4,318,888 (+25%)</div> <div>3,235 per sqft</div>	<div>2 Beds</div> <div>1,335 sqft</div>
<div>Vida Residence Downtown, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>4,660,000 (+18%)</div> <div>3,398 per sqft</div>	<div>2 Beds</div> <div>1,372 sqft</div>
<div>Vida Dubai Mall Tower 2, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>1,996,888 (+0%)</div> <div>1,873 per sqft</div>	<div>2 Beds</div> <div>1,066 sqft</div>
<div>Act One Act Two Tower 1, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>2,250,000 (+53%)</div> <div>3,400 per sqft</div>	<div>1 Bed</div> <div>662 sqft</div>
<div>Burj Views Tower B, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>1,650,000 (+71%)</div> <div>1,794 per sqft</div>	<div>1 Bed</div> <div>920 sqft</div>
<div>Burj Crown, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>2,940,000 (+64%)</div> <div>2,927 per sqft</div>	<div>2 Beds</div> <div>1,005 sqft</div>
<div>Grande, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>2,618,000 (+63%)</div> <div>3,414 per sqft</div>	<div>1 Bed</div> <div>767 sqft</div>
<div>Burj Lake Hotel, The Address Downtown, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/20/2025</div> <div>ReSale</div>	<div>3,500,000 (+67%)</div> <div>4,397 per sqft</div>	<div>1 Bed</div> <div>796 sqft</div>
<div>Yansoon 8, Old Town</div> <div><div>Ready</div>Apartment</div>	<div>8/19/2025</div> <div>ReSale</div>	<div>1,850,000 (+86%)</div> <div>2,126 per sqft</div>	<div>1 Bed</div> <div>870 sqft</div>
<div>Act One Act Two Tower 2, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/19/2025</div> <div>ReSale</div>	<div>3,350,000 (+42%)</div> <div>3,015 per sqft</div>	<div>2 Beds</div> <div>1,111 sqft</div>
<div>Act One Act Two Tower 2, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/19/2025</div> <div>ReSale</div>	<div>3,500,000 (+42%)</div> <div>2,980 per sqft</div>	<div>2 Beds</div> <div>1,175 sqft</div>
<div>Burj Lake Hotel, The Address Downtown, Downtown Dubai</div> <div><div>Ready</div>Apartment</div>	<div>8/19/2025</div> <div>ReSale</div>	<div>4,000,000 (+132%)</div> <div>5,025 per sqft</div>	<div>1 Bed</div> <div>796 sqft</div>

Reehan 7, Old Town <div>Ready</div> Apartment	8/19/2025 ReSale	2,000,000 (+326%) 1,635 per sqft	1 Bed 1,223 sqft
The Residences 7, Downtown Dubai <div>Ready</div> Apartment	8/19/2025 ReSale	2,305,000 (+134%) 2,204 per sqft	1 Bed 1,046 sqft
The St. Regis Residences Tower 1, Downtown Dubai <div>Offplan</div> Apartment	8/19/2025 ReSale	8,000,000 (+36%) 4,448 per sqft	3 Beds 1,799 sqft
ATTAREEN, Downtown Dubai <div>Ready</div> Apartment	8/19/2025 ReSale	5,350,000 (+119%) 2,421 per sqft	2 Beds 2,210 sqft
Opera Grand, Downtown Dubai <div>Ready</div> Apartment	8/19/2025 ReSale	3,582,000 (-44%) 2,173 per sqft	2 Beds 1,648 sqft
The Address Fountain Views 3, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	3,000,000 (+48%) 3,578 per sqft	1 Bed 839 sqft
The Signature, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	1,400,000 (-46%) 1,657 per sqft	1 Bed 845 sqft
The Address Residences Dubai Opera T1, The Address Dub... <div>Ready</div> Apartment	8/18/2025 ReSale	350,000 (-95%) 197 per sqft	3 Beds 1,781 sqft
Grande, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	2,500,000 (+49%) 3,174 per sqft	1 Bed 788 sqft
The Address Fountain Views 1, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	4,360,000 (+121%) 5,186 per sqft	1 Bed 841 sqft
The St. Regis Residences Tower 1, Downtown Dubai <div>Offplan</div> Apartment	8/18/2025 ReSale	4,850,000 (+36%) 3,737 per sqft	2 Beds 1,298 sqft
The St. Regis Residences Tower 1, Downtown Dubai <div>Offplan</div> Apartment	8/18/2025 ReSale	3,825,000 (+16%) 3,060 per sqft	2 Beds 1,250 sqft
Volta Tower, Downtown Dubai <div>Offplan</div> Apartment	8/18/2025 ReSale	1,693,000 (+0%) 2,451 per sqft	1 Bed 691 sqft

Zanzebeel 2, Old Town <div>Ready</div> Apartment	8/18/2025 ReSale	2,070,000 (+31%) 2,053 per sqft	1 Bed 1,008 sqft
Act One Act Two Tower 1, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	3,245,000 (+36%) 2,923 per sqft	2 Beds 1,110 sqft
Elite Downtown Residence, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	1,175,000 (+28%) 2,724 per sqft	Studio 431 sqft
Burj Views Tower B, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	2,650,000 (+22%) 1,805 per sqft	2 Beds 1,468 sqft
Burj Royale, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	1,980,000 (+105%) 3,047 per sqft	1 Bed 650 sqft
Burj Khalifa Towers, Downtown Dubai <div>Ready</div> Apartment	8/18/2025 ReSale	2,700,000 (+12%) 2,738 per sqft	1 Bed 986 sqft
Elite Downtown Residence, Downtown Dubai <div>Ready</div> Apartment	8/17/2025 1st Sale	1,150,000 2,123 per sqft	Studio 542 sqft
Burj Khalifa Towers, Downtown Dubai <div>Ready</div> Apartment	8/17/2025 ReSale	6,759,000 (+19%) 3,541 per sqft	2 Beds 1,909 sqft
Act One Act Two Tower 1, Downtown Dubai <div>Ready</div> Apartment	8/17/2025 ReSale	2,200,000 (+43%) 3,055 per sqft	1 Bed 720 sqft
Yansoon 5, Old Town <div>Ready</div> Apartment	8/17/2025 1st Sale	3,400,000 2,580 per sqft	2 Beds 1,318 sqft
Solara Tower Dubai, Downtown Dubai <div>Offplan</div> Apartment	8/17/2025 1st Sale	6,752,000 3,413 per sqft	2 Beds 1,978 sqft
Solara Tower Dubai, Downtown Dubai <div>Offplan</div> Apartment	8/17/2025 1st Sale	19,796,400 4,783 per sqft	4 Beds 4,139 sqft
The St. Regis Residences Tower 1, Downtown Dubai <div>Offplan</div> Apartment	8/17/2025 ReSale	3,950,000 (+26%) 3,168 per sqft	2 Beds 1,247 sqft

<div>The St. Regis Residences Tower 1, Downtown Dubai</div> <div>Offplan Apartment</div>	<div>8/17/2025</div> <div>ReSale</div>	<div>6,950,000 (+19%)</div> <div>3,801 per sqft</div>	<div>3 Beds</div> <div>1,828 sqft</div>
<div>Mada Residences Tower, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/17/2025</div> <div>ReSale</div>	<div>4,750,000 (+18%)</div> <div>1,972 per sqft</div>	<div>3 Beds</div> <div>2,409 sqft</div>
<div>Lofts (all buildings), Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/17/2025</div> <div>ReSale</div>	<div>2,670,000 (+78%)</div> <div>1,644 per sqft</div>	<div>1 Bed</div> <div>1,624 sqft</div>
<div>Grande, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/17/2025</div> <div>ReSale</div>	<div>6,800,000 (+1%)</div> <div>3,594 per sqft</div>	<div>3 Beds</div> <div>1,892 sqft</div>
<div>Forte T1, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/17/2025</div> <div>ReSale</div>	<div>3,500,000 (+52%)</div> <div>3,192 per sqft</div>	<div>2 Beds</div> <div>1,097 sqft</div>
<div>Volta Tower, Downtown Dubai</div> <div>Offplan Apartment</div>	<div>8/16/2025</div> <div>1st Sale</div>	<div>2,981,760</div> <div>2,136 per sqft</div>	<div>2 Beds</div> <div>1,396 sqft</div>
<div>Elite Downtown Residence, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/16/2025</div> <div>1st Sale</div>	<div>1,150,000</div> <div>2,123 per sqft</div>	<div>Studio</div> <div>542 sqft</div>
<div>Solara Tower Dubai, Downtown Dubai</div> <div>Offplan Apartment</div>	<div>8/16/2025</div> <div>1st Sale</div>	<div>7,285,555</div> <div>3,397 per sqft</div>	<div>2 Beds</div> <div>2,144 sqft</div>
<div>Yansoon 3, Old Town</div> <div>Ready Apartment</div>	<div>8/14/2025</div> <div>ReSale</div>	<div>3,300,000 (+8%)</div> <div>2,175 per sqft</div>	<div>2 Beds</div> <div>1,517 sqft</div>
<div>Lofts T East, Lofts, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/14/2025</div> <div>ReSale</div>	<div>1,800,000 (+42%)</div> <div>2,036 per sqft</div>	<div>1 Bed</div> <div>884 sqft</div>
<div>Act One Act Two Tower 2, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/14/2025</div> <div>ReSale</div>	<div>2,210,000 (+47%)</div> <div>3,322 per sqft</div>	<div>1 Bed</div> <div>665 sqft</div>
<div>The Address Fountain Views 1, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/14/2025</div> <div>ReSale</div>	<div>9,800,000 (+60%)</div> <div>4,951 per sqft</div>	<div>3 Beds</div> <div>1,979 sqft</div>
<div>Lofts T West, Lofts, Downtown Dubai</div> <div>Ready Apartment</div>	<div>8/14/2025</div> <div>ReSale</div>	<div>2,450,000 (+21%)</div> <div>1,974 per sqft</div>	<div>2 Beds</div> <div>1,241 sqft</div>

Standpoint Tower 1, Downtown Dubai <div>Ready</div> Apartment	8/13/2025 ReSale	1,870,000 <div>-24%</div> 2,620 per sqft	1 Bed 714 sqft
29 Boulevard Tower 2, Downtown Dubai <div>Ready</div> Apartment	8/13/2025 ReSale	975,000 <div>-61%</div> 1,178 per sqft	1 Bed 828 sqft
The Address-The Blvd, Downtown Dubai <div>Ready</div> Apartment	8/13/2025 ReSale	5,175,000 <div>+57%</div> 4,070 per sqft	2 Beds 1,271 sqft
Mercedes-Benz Places, Downtown Dubai <div>Offplan</div> Apartment	8/13/2025 1st Sale	9,000,000 4,901 per sqft	2 Beds 1,837 sqft
Il Primo, Downtown Dubai <div>Ready</div> Apartment	8/13/2025 ReSale	30,300,000 <div>+39%</div> 5,854 per sqft	4 Beds 5,176 sqft
Grande, Downtown Dubai <div>Ready</div> Apartment	8/13/2025 ReSale	6,200,000 <div>+68%</div> 5,469 per sqft	2 Beds 1,134 sqft
Miska 4, Miska, Old Town <div>Ready</div> Apartment	8/12/2025 ReSale	4,403,489 <div>+49%</div> 2,258 per sqft	3 Beds 1,950 sqft
Burj Khalifa Towers, Downtown Dubai <div>Ready</div> Commercial	8/12/2025 ReSale	35,000,000 <div>-50%</div> 6,512 per sqft	NA 5,375 sqft
Armani Residences, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	4,000,000 <div>-62%</div> 2,076 per sqft	2 Beds 1,926 sqft
Burj Views Tower B, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	2,250,000 <div>-31%</div> 1,652 per sqft	2 Beds 1,362 sqft
Boulevard Point, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	2,320,000 <div>+33%</div> 2,495 per sqft	1 Bed 930 sqft
DD BOULEVARD CENTRAL, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	2,440,000 <div>-48%</div> 1,929 per sqft	2 Beds 1,265 sqft
25H Heimat, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	3,649,541 2,617 per sqft	2 Beds 1,394 sqft

Grande, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	8,500,000 (+50%) 4,492 per sqft	3 Beds 1,892 sqft
Grande, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	6,200,000 (+56%) 5,161 per sqft	2 Beds 1,201 sqft
Grande, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	9,000,000 (+55%) 4,826 per sqft	3 Beds 1,865 sqft
Il Primo, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	27,000,000 (+43%) 5,094 per sqft	4 Beds 5,300 sqft
ALTAJER, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	9,200,000 (+145%) 4,186 per sqft	3 Beds 2,198 sqft
Solara Tower Dubai, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	6,488,580 2,720 per sqft	2 Beds 2,385 sqft
Vida Residence Downtown, Downtown Dubai <div>Ready</div> Apartment	8/12/2025 ReSale	4,740,000 (+31%) 3,455 per sqft	2 Beds 1,372 sqft
The St. Regis Residences Tower 1, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 ReSale	7,800,000 (+31%) 4,337 per sqft	3 Beds 1,799 sqft
The Address Residences Dubai Opera T1, The Address Dub... <div>Ready</div> Apartment	8/12/2025 ReSale	4,150,000 (+23%) 3,359 per sqft	2 Beds 1,236 sqft
One Residence, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	1,450,000 3,084 per sqft	Studio 470 sqft
Mercedes-Benz Places, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	36,199,999 9,562 per sqft	4 Beds 3,786 sqft
Mercedes-Benz Places, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	24,000,000 6,961 per sqft	5 Beds 3,448 sqft
Mercedes-Benz Places, Downtown Dubai <div>Offplan</div> Apartment	8/12/2025 1st Sale	10,999,999 5,990 per sqft	2 Beds 1,837 sqft

Elite Downtown Residence, Downtown Dubai <div>Ready</div> Apartment	8/11/2025 1st Sale	1,150,000 2,157 per sqft	Studio 533 sqft
Rixos Financial Center Road, Downtown Dubai <div>Offplan</div> Apartment	8/11/2025 ReSale	4,030,000 (+13%) 3,175 per sqft	2 Beds 1,269 sqft
Mercedes-Benz Places, Downtown Dubai <div>Offplan</div> Apartment	8/10/2025 1st Sale	14,799,999 8,059 per sqft	2 Beds 1,837 sqft
The Address Residences Sky View 2, Downtown Dubai <div>Ready</div> Apartment	8/10/2025 ReSale	4,200,000 (+16%) 2,723 per sqft	2 Beds 1,542 sqft
Elite Downtown Residence, Downtown Dubai <div>Ready</div> Apartment	8/10/2025 ReSale	1,050,000 (+34%) 2,002 per sqft	Studio 524 sqft
Forte T2, Downtown Dubai <div>Ready</div> Apartment	8/10/2025 ReSale	1,660,000 (+19%) 2,551 per sqft	1 Bed 651 sqft