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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 14 – April 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

WEEK 14 - APR 2023 (3RD APRIL - 9ND APRIL 2023)

Weekly Residential Transactions (both volume and Value) in Dubai continued to decline further in this week (3-9th Apr 2023). Residential Volume, on one hand, declined by 7% from the previous week to record total transactions of 1,520 units.

On other hand, the total value of transactions registered this week reduced marginally by 2%, as compared to the previous week. Transactions worth AED 3.27 billion were reported this week compared to AED 3.33 billion in the previous week.

The week's villa transactions had the positive value surge, with a rise of over 88% from the previous week.

Total sales transaction volumes



Total Transaction
Volume / Units

1,520



Median Price
AED / Sqf

Apartment - 1,385



Total Value
AED Billions

3.27



Median Size
Sqf

Apartment - 835



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

WEEK 14 - APR 2023 (3RD APRIL - 9ND APRIL 2023)

01



Off Plan Transactions Volume
909 Units

Off Plan Transactions Value
AED 1.71 Billions



02

03



Ready Transactions Volume
611 Units

Ready Transactions Value
AED 1.56 Billions



04

05



Apartment Transactions Volume
1,455 Units

Apartment Transactions Value
AED 2.60 Billions



06

07



Villa Transactions Volume
65 Units

Villa Transactions Value
AED 0.67 Billions



08



DUBAI REAL ESTATE MARKET

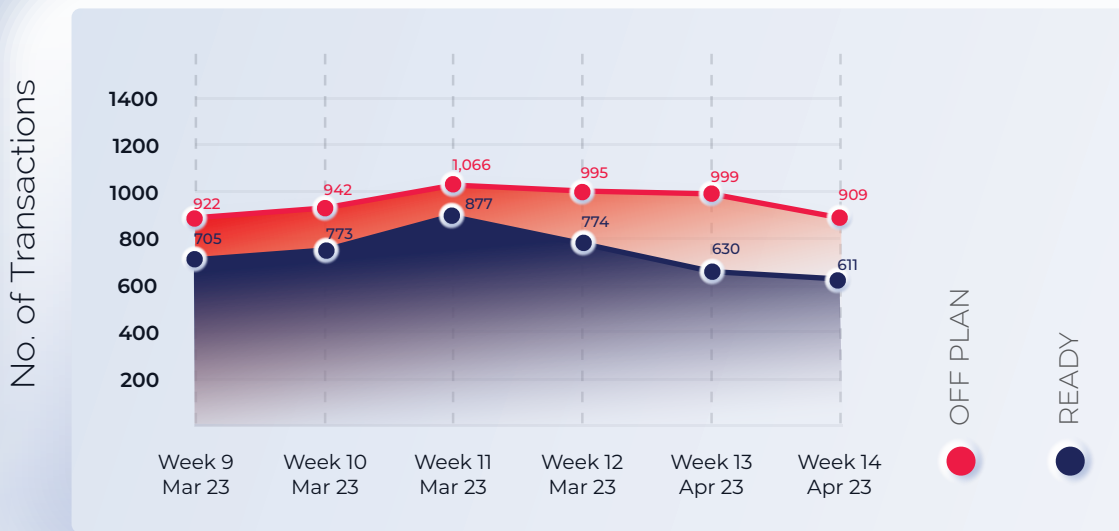
RESIDENTIAL OFF PLAN AND READY TRANSACTION

WEEK 14 - APR 2023 (3RD APRIL - 9ND APRIL 2023)

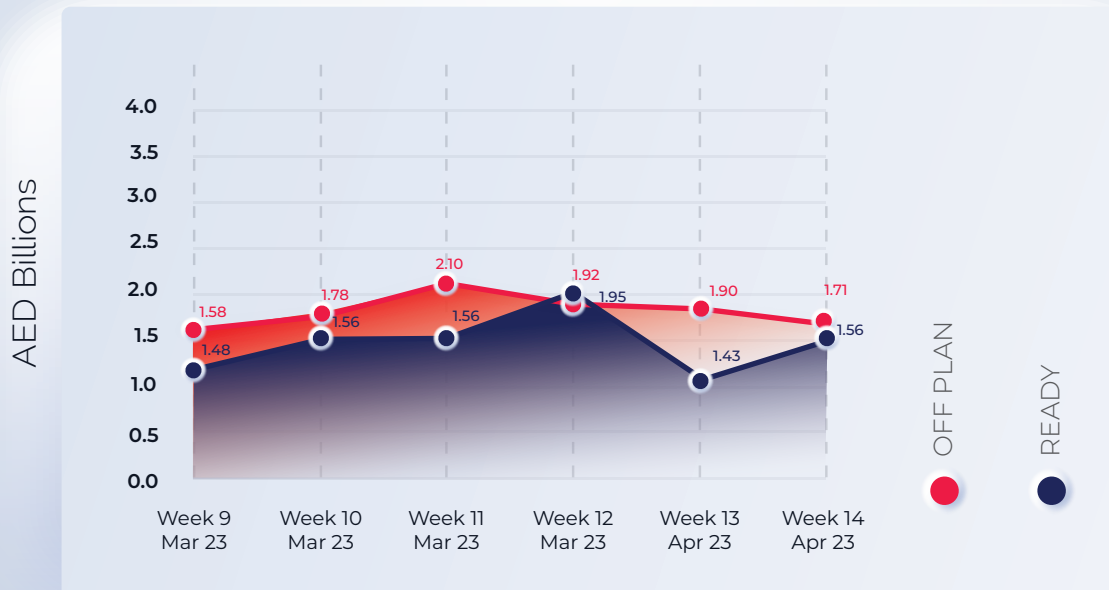
A total of 611 ready sales deals and 909 off-plan transactions were registered during the week. While Ready transactions decreased marginally by 3% over the course of the week, the volume of Off-Plan transactions reduced by 9%.

Value-wise, Off-plan transactions had a substantial decrease of 10%, while Ready Sales transactions registered an increase of 9% over the previous week.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

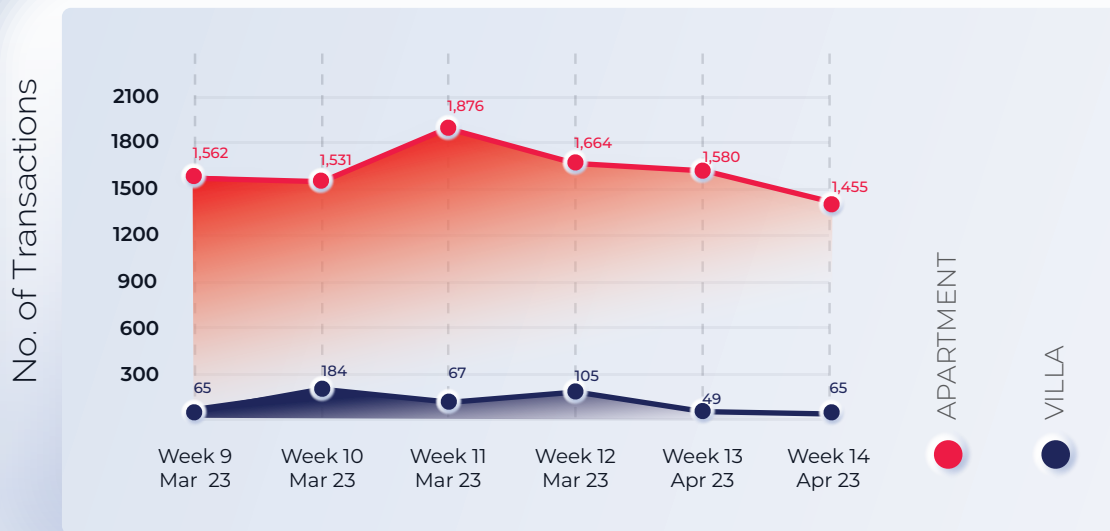
RESIDENTIAL APARTMENT & VILLA TRANSACTION

WEEK 14 - APR 2023 (3RD APRIL - 9ND APRIL 2023)

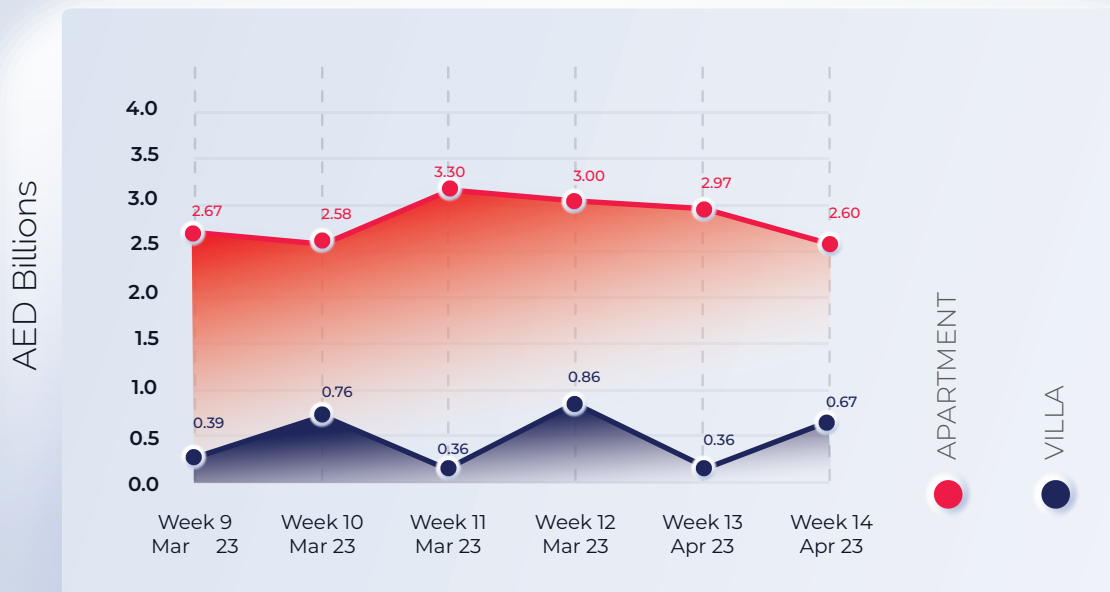
Volume and Value of apartment transactions decreased by 8% and 13% respectively over the previous week, recording a total of 1,455 apartments deal worth AED 2.60 billion total value.

Whereas 65 Villa transactions were registered during the week as compared to 49 units in the previous week. Over the previous week, the overall value of Villa transacted witnessed an increase of 88%, totaling AED 0.67 billion against AED 0.36 billion in previous week.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION

05

WEEK 14 - APR 2023 (3RD APRIL - 9ND APRIL 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
» Bulgari Lighthouse Dubai	Jumeirah Bay Island	Apartment	2	0.27
» Elvira 2	Mohammed Bin Rashid City (MBR City)	Apartment	106	0.24
» Elvira 1	Mohammed Bin Rashid City (MBR City)	Apartment	41	0.10
» Erin	Jumeirah	Apartment	22	0.09
» Peninsula Four	Business Bay	Apartment	25	0.05

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
» Alaya	Tilal Al Ghaf	Villa	22	0.21
» Emirates Hills Villas	Emirates Hills	Villa	1	0.15
» Palm Jumeirah	Palm Jumeirah	Villa	5	0.13
» Jumeirah Park Villas	Jumeirah Park	Villa	6	0.04
» 1 Residences by Wasl Tower 2	Bur Dubai	Apartment	14	0.03

ABOUT US

With a history that goes back to 4 decades, Reliant is known for delivering excellence and holds 2nd number license from insurance authority. We have over 2,000+ satisfied clients and successfully completed over 5,500 assignments across commercial and residential sectors. Reliant is living up to its name and has become synonymous to reliability & trustworthiness in the asset valuation industry.

We are a company driven by passion and hold dear our values i.e. integrity, honesty, transparency, quality, and professionalism. With a client-centric approach, we remain committed to deliver excellence and perfection in everything we do. Our sheer commitment, dedication, passion and devotion towards work have enabled us to grow exponentially in the Middle East and India – with plans to set foot in the UK market very soon.

Reliant as a company takes pride in its heritage, people and culture and offers its clients a comprehensive range of customized reports leveraging its dedicated, skilled, and multi-disciplinary team, which includes RERA approved valuers, RICS professionals, Chartered Engineers, and CEIV.

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