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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 23 – June 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 23- June 2023 (5th June – 11th June 2023)

Dubai's residential market remained positive during the week, with a marginal rise of 2% in the total transaction volumes. However, the overall value registered a decline of 16% over the previous week.

With a total transaction volume of nearly 2,100 units, the residential market continues to hit the highest weekly figure since the beginning of 2023. A total of 2,053 residential transactions were recorded during the previous week.

In terms of Value, overall AED 4.48 billion worth of transactions were recorded this week against AED 5.36 billion in the last week, registering a week-on-week decline of 16%.

Total sales transaction volumes



Total Transaction
Volume / Units

2,090



Median Price
AED / Sqf

Apartment - 1,470



Total Value
AED Billions

4.48



Median Size
Sqf

Apartment - 865



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 23- June 2023 (5th June – 11th June 2023)

01



Off Plan Transactions Volume
1,139 Units

Off Plan Transactions Value
AED 2.38 Billions



02

03



Ready Transactions Volume
951 Units

Ready Transactions Value
AED 2.10 Billions



04

05



Apartment Transactions Volume
2,000 Units

Apartment Transactions Value
AED 3.76 Billions



06

07



Villa Transactions Volume
90 Units

Villa Transactions Value
AED 0.72 Billions



08



DUBAI REAL ESTATE MARKET

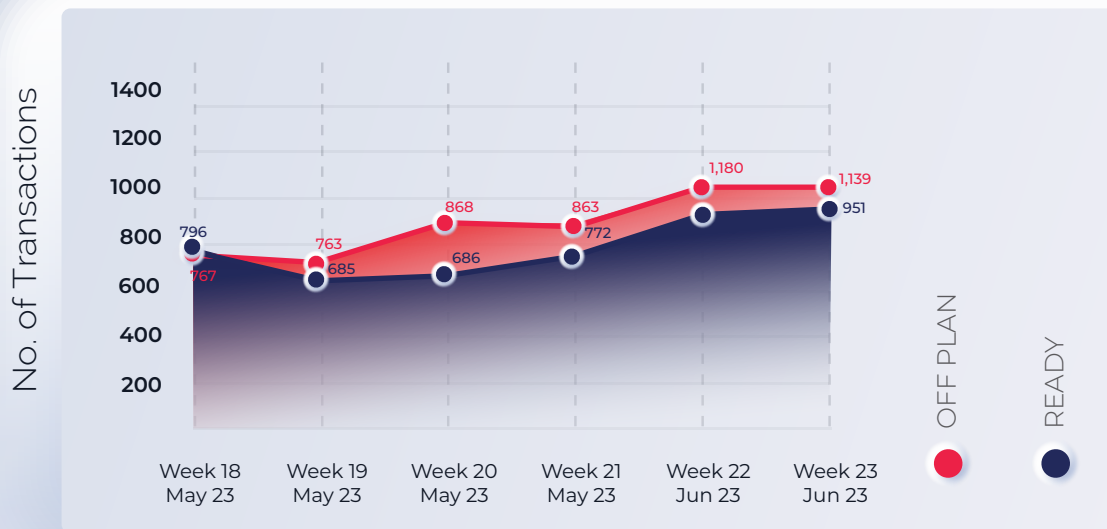
RESIDENTIAL OFF PLAN AND READY TRANSACTION

Week 23- June 2023 (5th June – 11th June 2023)

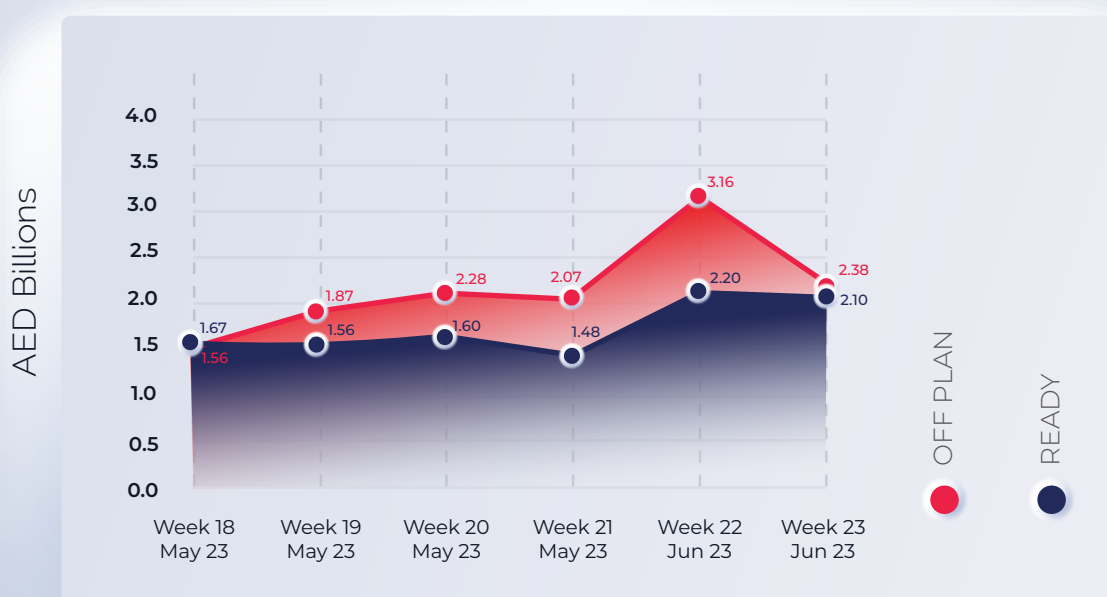
Although the Off-plan transactions volume reduced slightly over the previous week, the volume of ready transactions increased by 9% this week. During the week, nearly 1139 Off-plan transactions and over 950 ready sales deals were recorded.

In Value terms, the aggregate value of off-plan transactions was reduced by one-fourth of the value recorded in the previous week, registering a total value of AED 2.38 billion. A total of AED 2.10 billion worth of ready sales transactions were registered in the last 7 days.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

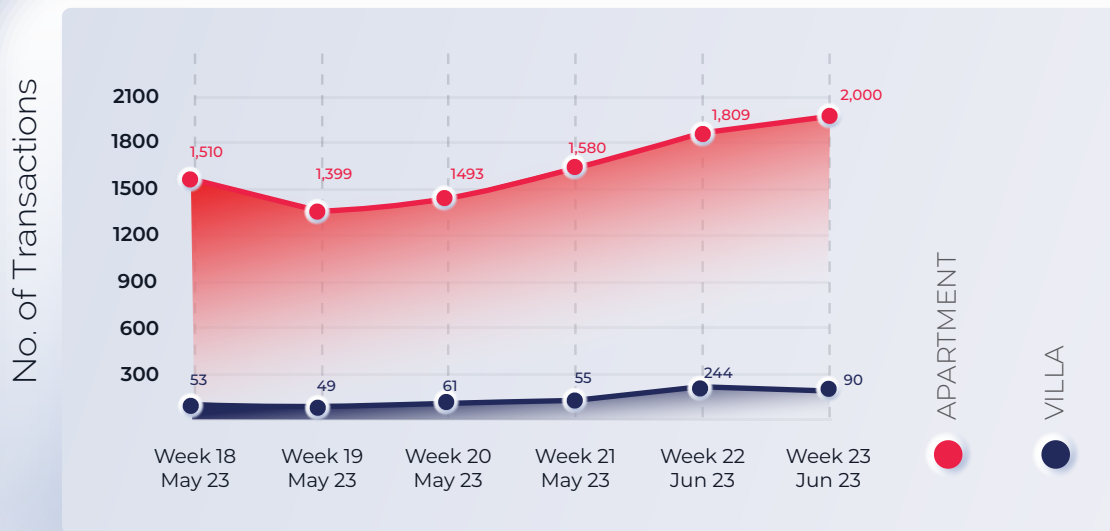
RESIDENTIAL APARTMENT & VILLA TRANSACTION

Week 23- June 2023 (5th June - 11th June 2023)

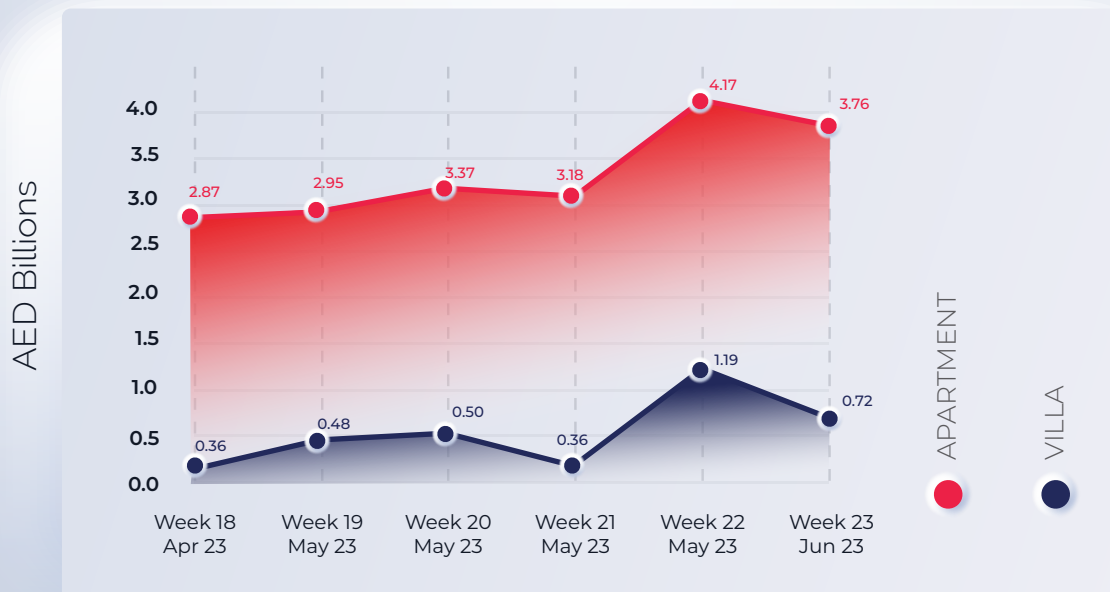
A total of 2000 apartment transactions and 90 villa sales deals were registered during the week, representing an increase of 11% and a decline of 63%, respectively, over the prior week. Overall, 2,090 transactions were reported during the previous week.

The overall residential value registered a degrowth of 16% WoW. Transactions worth AED 3.76 billion were witnessed for apartment transactions, while sales of villa properties reached AED 0.72 billion, witnessing a weekly fall of 10% and 39% respectively.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION

05

Week 23- June 2023 (5th June - 11th June 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
▶▶ Damac Bay - Tower C	Dubai Harbour	Apartment	66	0.33
▶▶ Creek Waters	Dubai Creek Harbour	Apartment	55	0.16
▶▶ Damac Bay - Tower B	Dubai Harbour	Apartment	30	0.15
▶▶ Damac Bay - Tower A	Dubai Harbour	Apartment	24	0.11
▶▶ Golf Grand	MBR City	Apartment	47	0.09

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
▶▶ Palm Jumeirah	Palm Jumeirah	Villa	6	0.19
▶▶ Alaya	Tilal Al Ghaf	Villa	11	0.12
▶▶ City Walk Residential Building 17	Jumeirah	Apartment	31	0.09
▶▶ Emirates Hills Villas	Emirates Hills	Villa	1	0.08
▶▶ Arabian Ranches Villas	Arabian Ranches	Villa	12	0.06

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With a history that goes back to 4 decades, Reliant is known for delivering excellence. 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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