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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 28 – July 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 28 – July 2023 (10th July – 16th July 2023)

Residential volume across Dubai increased marginally by 5% during this week compared to last week, which recorded a total of 1,682 transactions over 1,601 transactions in the previous week.

In terms of value, the overall residential value reduced slightly by 2% over the previous week. A 3% reduction in value was recorded in the off-plan sales deals while ready transactions remained the same.

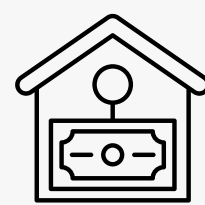
Overall, AED 3.92 billions worth of transactions were recorded this week against AED 3.98 billions in the last week. The transactional value of villa deals was the most affected in the week gone by.

Total sales transaction volumes



Total Transaction
Volume / Units

1,682



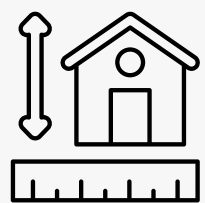
Median Price
AED / Sqf

Apartment - 1,450



Total Value
AED Billions

3.92



Median Size
Sqf

Apartment - 810



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 28 – July 2023 (10th July – 16th July 2023)

01



Off Plan Transactions Volume
900 Units

Off Plan Transactions Value
AED 2.42 Billions



02

03



Ready Transactions Volume
782 Units

Ready Transactions Value
AED 1.50 Billions



04

05



Apartment Transactions Volume
1,617 Units

Apartment Transactions Value
AED 3.44 Billions



06

07



Villa Transactions Volume
65 Units

Villa Transactions Value
AED 0.48 Billions



08



DUBAI REAL ESTATE MARKET

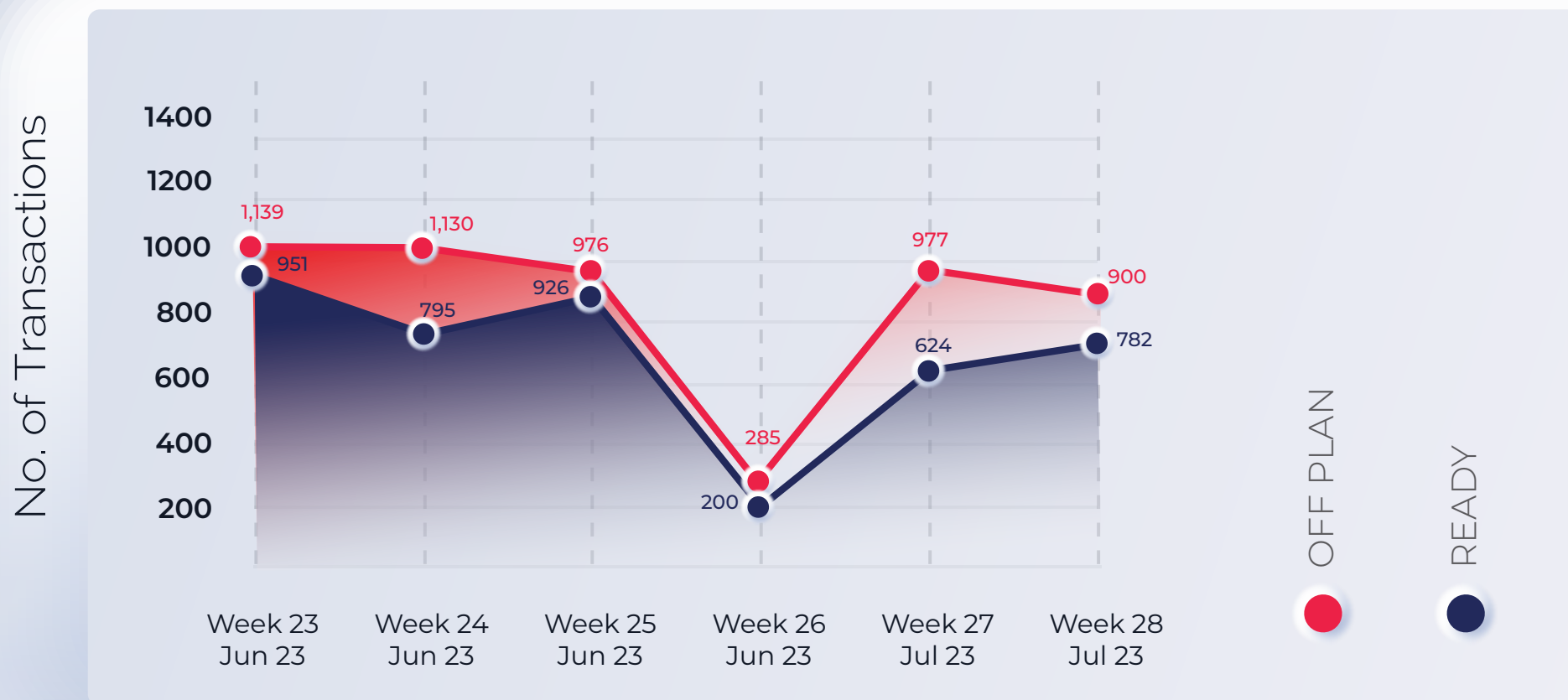
RESIDENTIAL OFF PLAN AND READY TRANSACTION

Week 28 – July 2023 (10th July – 16th July 2023)

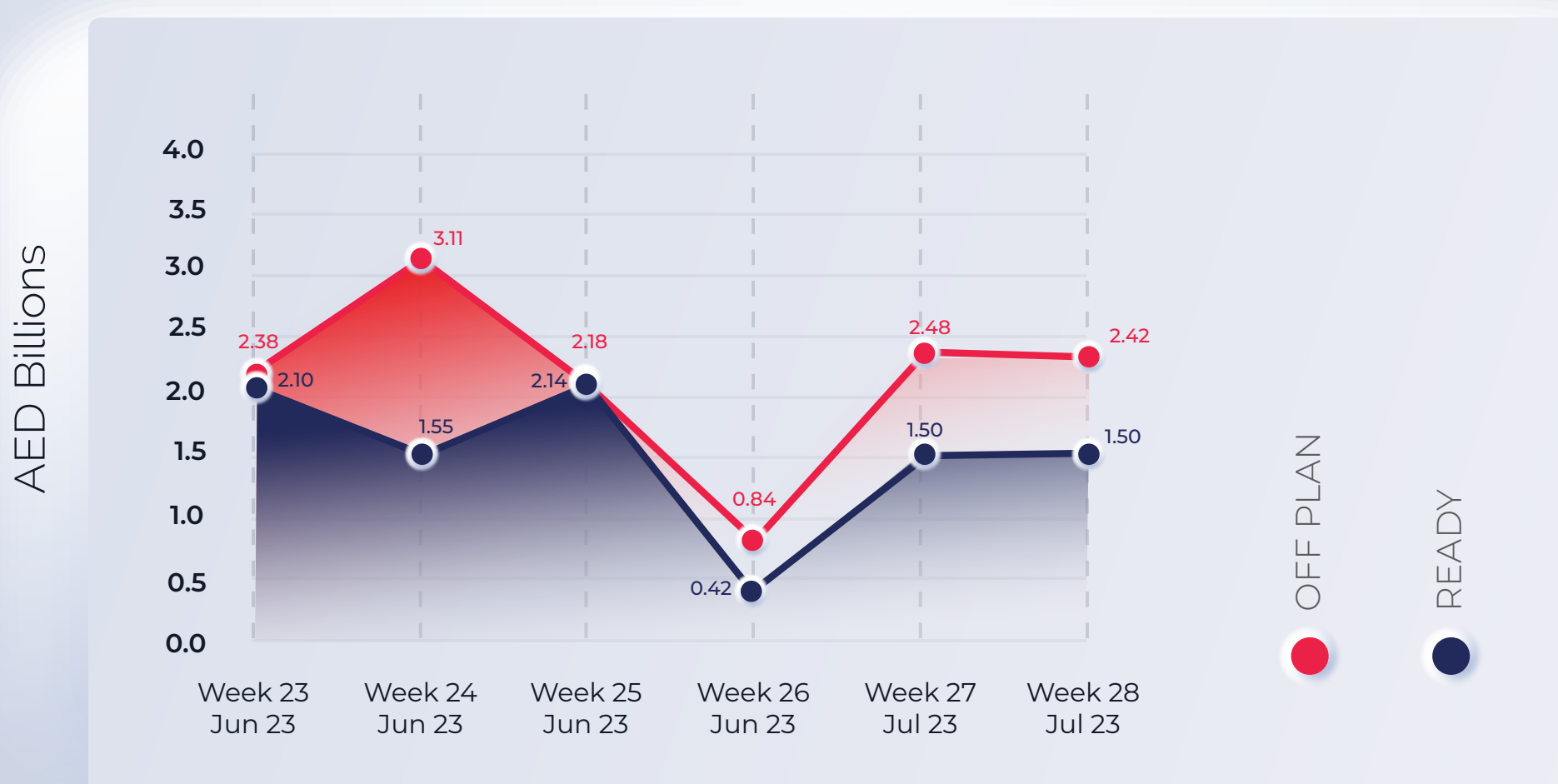
This week a total of 900 off - plan transactions were registered with an 8% decline from the previous week, and 782 ready sales transactions were recorded, representing an increase of 25%, compared to the week before. Around 1,601 transactions were recorded in the last week.

Over the previous week, the value of off-plan sales transactions declined by 3% as compared to the previous week's value, which stood at AED 2.42 billions while ready sales transactions remained stagnant and recorded a total sales value of AED 1.50 billions.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

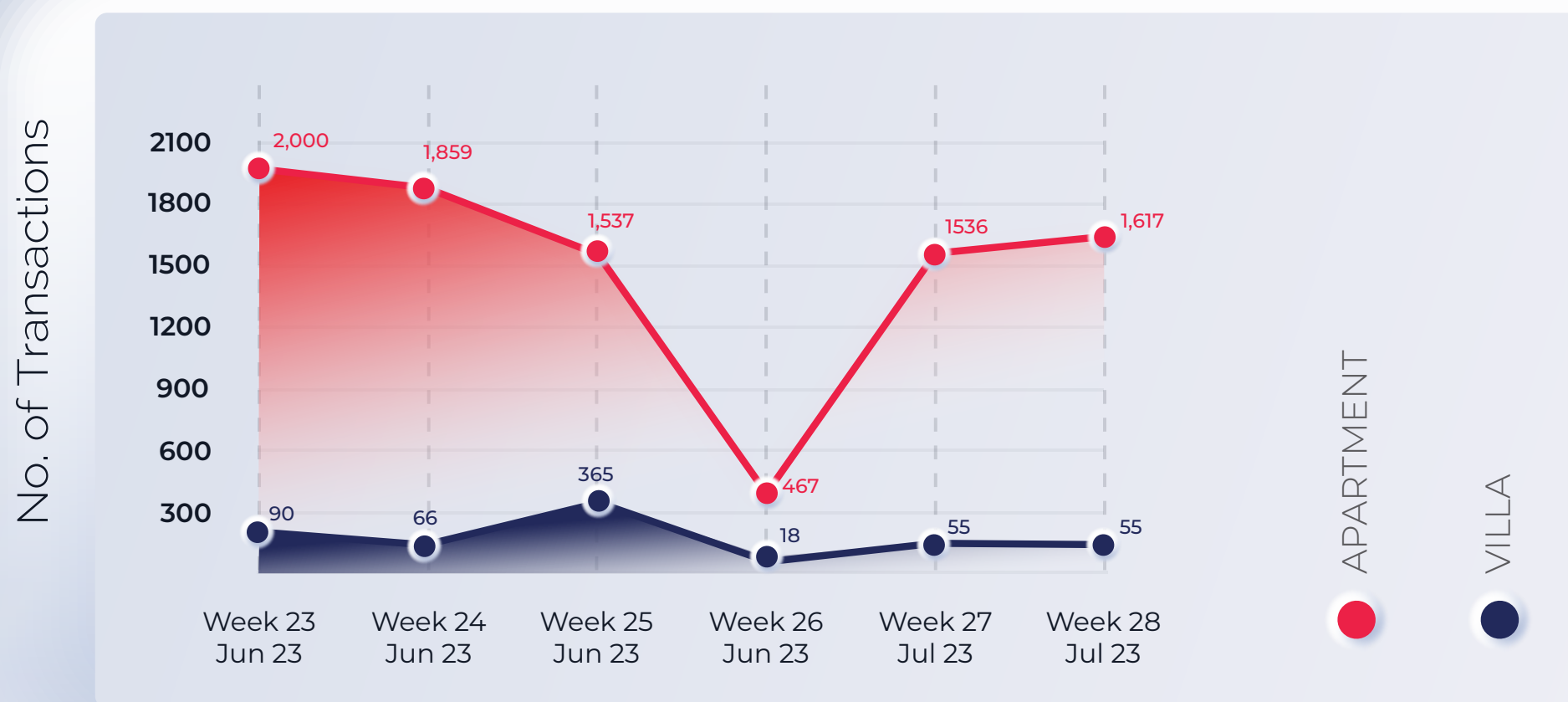
RESIDENTIAL APARTMENT & VILLA TRANSACTION

Week 28 – July 2023 (10th July – 16th July 2023)

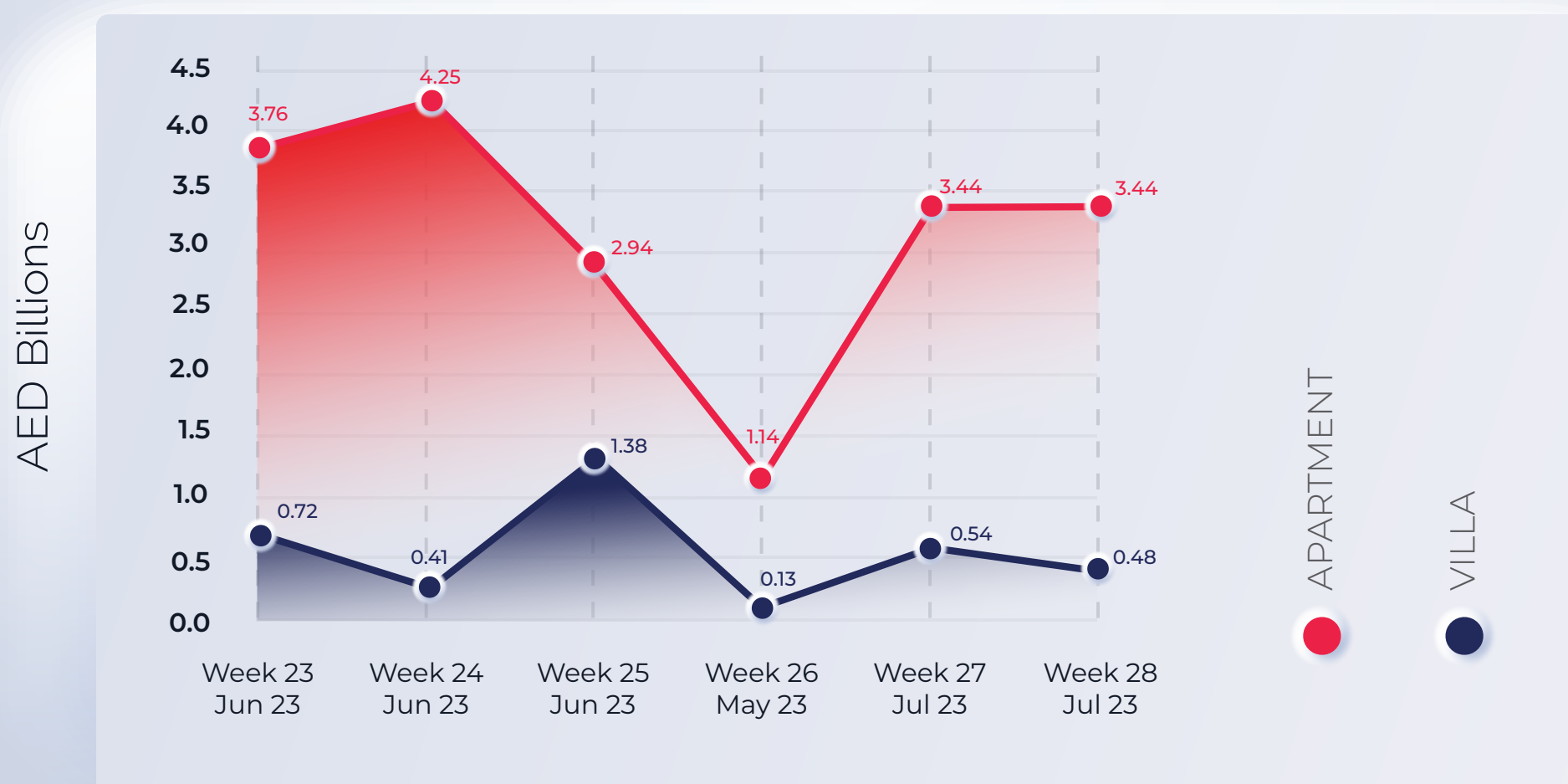
Although the apartment witnessed an increase in transaction volumes, recording a growth of 5% over the previous week, the total volume of villa transactions stood unchanged. Compared to 90 sales deals of villas during the same period last month, only 65 villa transactions took place in the current week.

During the week, nearly 1,617 apartment transactions were logged. Contrary to the volume trend, the total value of apartment transactions remained the same, while the value of villa transactions reduced by 12% over the previous week.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION

05

Week 28 - July 2023 (10th July - 16th July 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
»» Como Residences	Palm Jumeirah	Apartment	10	0.50
»» Signature Tower (The S Tower)	Tecom Business Park (Al Sufouh)	Apartment	10	0.16
»» Creek Waters	Dubai Creek Harbour	Apartment	55	0.16
»» Six Senses Residences The Palm	Palm Jumeirah	Apartment	1	0.12
»» Creek Waters 2	Dubai Creek Harbour	Apartment	27	0.08

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
»» Palm Jumeirah	Palm Jumeirah	Villa	3	0.10
»» The Royal Atlantis Residences	Palm Jumeirah	Apartment	2	0.08
»» Emirates Hills Villas	Emirates Hills	Villa	2	0.05
»» Al Furjan Villas	Al Furjan	Villa	14	0.04
»» Arabian Ranches Villas	Arabian Ranches	Villa	6	0.04

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Naresh Sharma
Chairman



Vivek Seth
Partner



Abhinav Sharma
Partner



Amrita Chandhok
Partner



Divyansh Gupta- MRICS
Director - India



Simmi Arora
Senior Research
Manager



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Dubai | Abu Dhabi | Delhi | Gurgaon | Mumbai | London



Reliant Surveyors



Head Office - Dubai



806, Capital Golden Tower,
Business Bay Dubai, UAE.



info@reliantsurveyors.com



+971 4 267 5572



Abu Dhabi Office



Office C102C , 1st Floor, Level 1,
Al Bateen Tower C6 Bainunah
ADIB Building, Street 34, UAE.



mail@reliantsurveyors.com



+971 2 207 6680



India Office



3rd Floor, Plot No. 742 Udyog Vihar,
Phase 5, Gurugram, India.



adminindia@reliantsurveyors.com



+91-7494999369



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