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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 27 – July 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 27- July 2023 (2nd July – 09th July 2023)

The month of July got off to a great start for Dubai's residential real estate market, continuing the trend from the previous few weeks. However, the previous week's market remained subdued to the long holidays because of EID.

A total of 1,601 residential transactions were registered during the week, representing an increase of four times from the previous week, marking the highest weekly rise for Dubai's home market since the year 2023.

According to value, the overall residential impressively increased by three folds over the previous week. Transactions worth AED 3.98 billion were reported this week compared to AED 1.26 billion the previous week.

Total sales transaction volumes



Total Transaction
Volume / Units

1,601



Median Price
AED / Sqf

Apartment - 1,505



Total Value
AED Billions

3.98



Median Size
Sqf

Apartment - 840



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 27- July 2023 (2nd July – 09th July 2023)

01



Off Plan Transactions Volume
977 Units

Off Plan Transactions Value
AED 2.48 Billions



02

03



Ready Transactions Volume
624 Units

Ready Transactions Value
AED 1.50 Billions



04

05



Apartment Transactions Volume
1,536 Units

Apartment Transactions Value
AED 3.44 Billions



06

07



Villa Transactions Volume
65 Units

Villa Transactions Value
AED 0.54 Billions



08



DUBAI REAL ESTATE MARKET

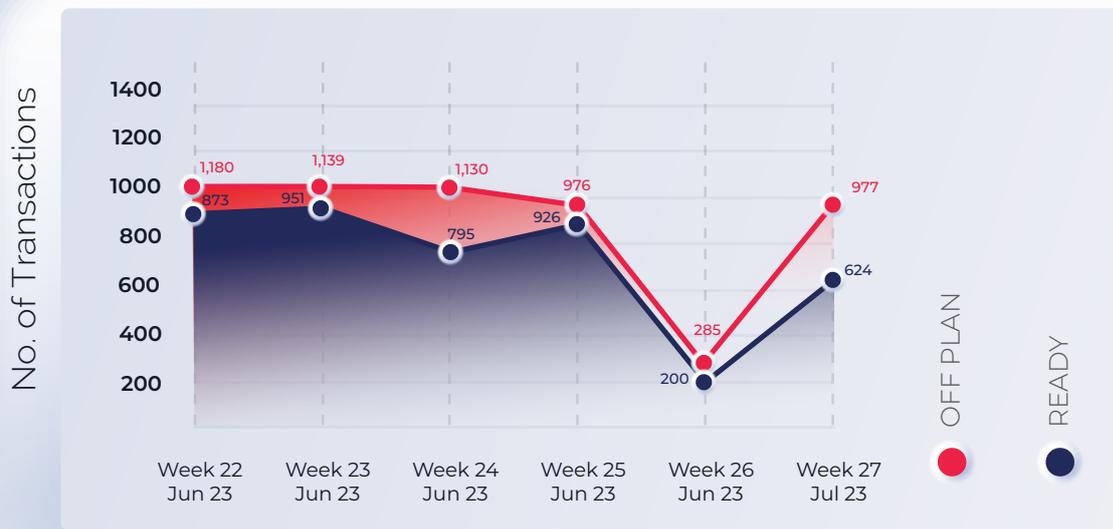
RESIDENTIAL OFF PLAN AND READY TRANSACTION

Week 27- July 2023 (2nd July - 09th July 2023)

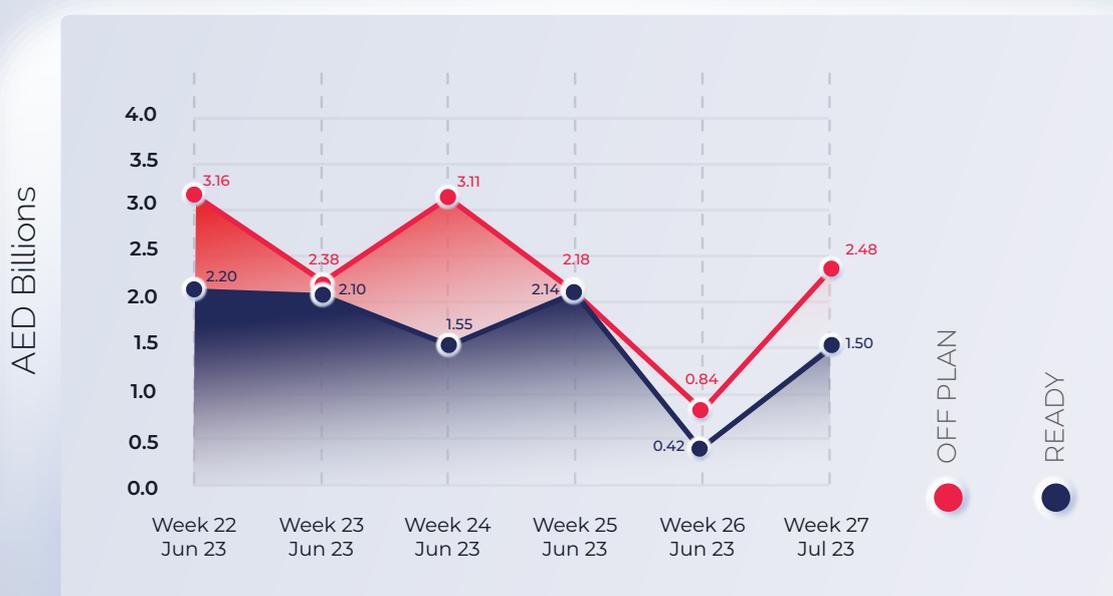
The week saw a total of 977 Off Plan sales and 624 Ready Sales transactions, which is a 243% and 212% increase over the previous week, respectively. During the preceding week, only 485 transactions were reported overall.

The overall homes sales value had a remarkable WoW rise. Off-plan transactions worth AED 2.48 billion, while sales of completed projects totaled AED 1.58 billion were reported during the week. These figures represent weekly increases of 194% and 257%, respectively.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

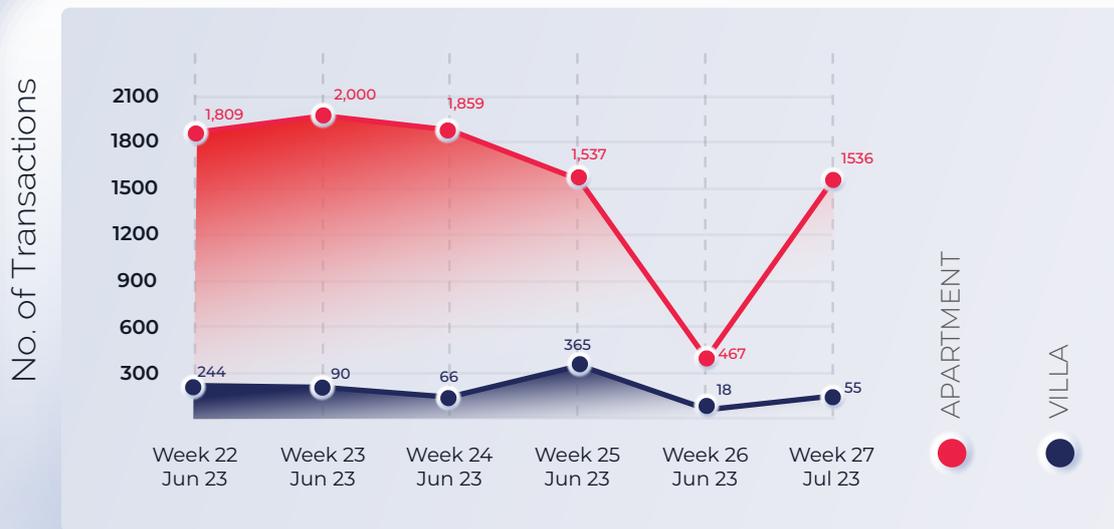
RESIDENTIAL APARTMENT & VILLA TRANSACTION

Week 27- July 2023 (2nd July – 09th July 2023)

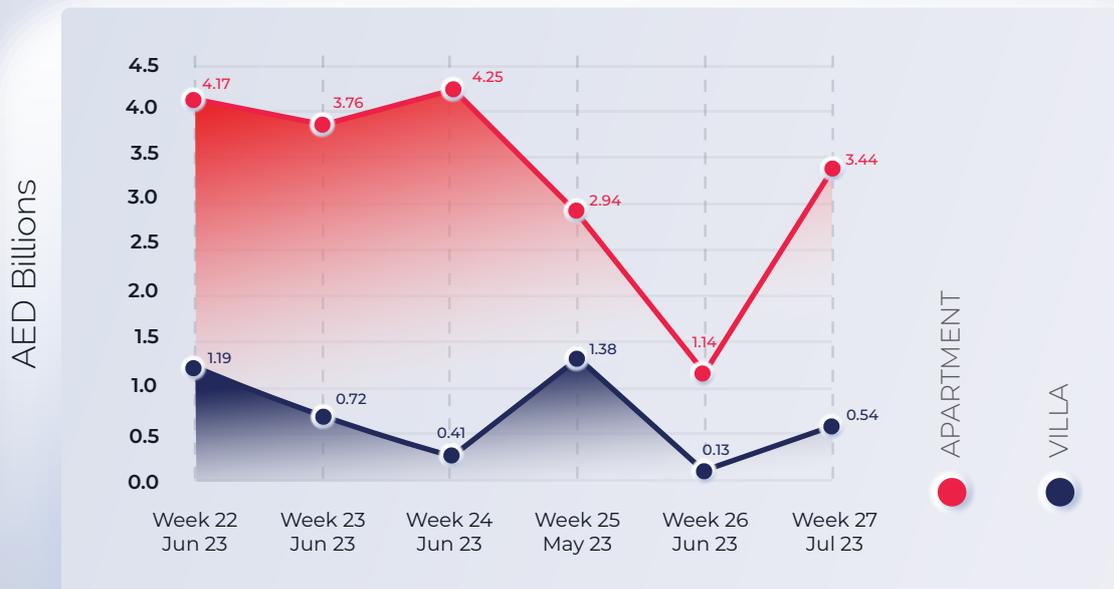
While the number of villa transactions increased significantly from the week before, the number of apartment deals increased this week by 3 folds. 65 villas and more than 1,530 apartment sales deals were documented during the week.

The overall value of apartment transactions more than doubled to record a total value of AED 3.44 billion. The previous 7 days saw a total of AED 0.54 billion in transactions involving villas.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION

05

Week 27- July 2023 (2nd July – 09th July 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
▶▶ Jumeirah Marsa Al Arab	Umm Suqeim	Apartment	1	0.42
▶▶ Crest Grande	MBR City	Apartment	49	0.12
▶▶ Como Residences	Palm Jumeirah	Apartment	3	0.11
▶▶ Seapoint Tower 1	Dubai Harbour	Apartment	16	0.10
▶▶ DG1 Living	Business Bay	Apartment	42	0.10

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
▶▶ Emirates Hills Villas	Emirates Hills	Villa	1	0.13
▶▶ Harmony 1	Tilal Al Ghaf	Villa	10	0.10
▶▶ The Royal Atlantis Residences	Palm Jumeirah	Apartment	2	0.06
▶▶ Palm Jumeirah	Palm Jumeirah	Villa	3	0.05
▶▶ Al Furjan Villas	Al Furjan	Villa	13	0.05

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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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