

DUBAI
REAL ESTATE INVESTMENT

DUBAI REAL ESTATE MARKET OVERVIEW

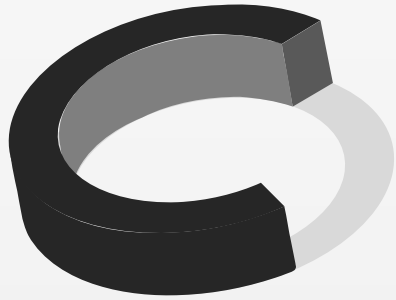
JULY 2021



OVERVIEW

July 2021 recorded total of 4,443 transactions total value of AED 11.3Billion. The highest transaction recorded was Marsa Dubai total value of AED 1.55Billion.

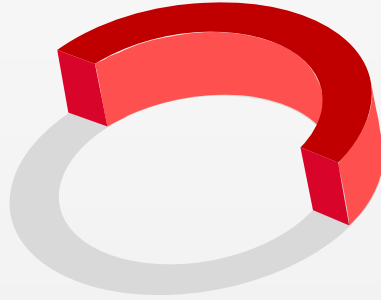
41% of the transactions were for off-plan properties. 1,810 property transacted in Off-Plan market worth of AED 3.5Billion and 2,633 ready properties transacted value of AED 7.8Billion.



59%

Ready/Secondary Market

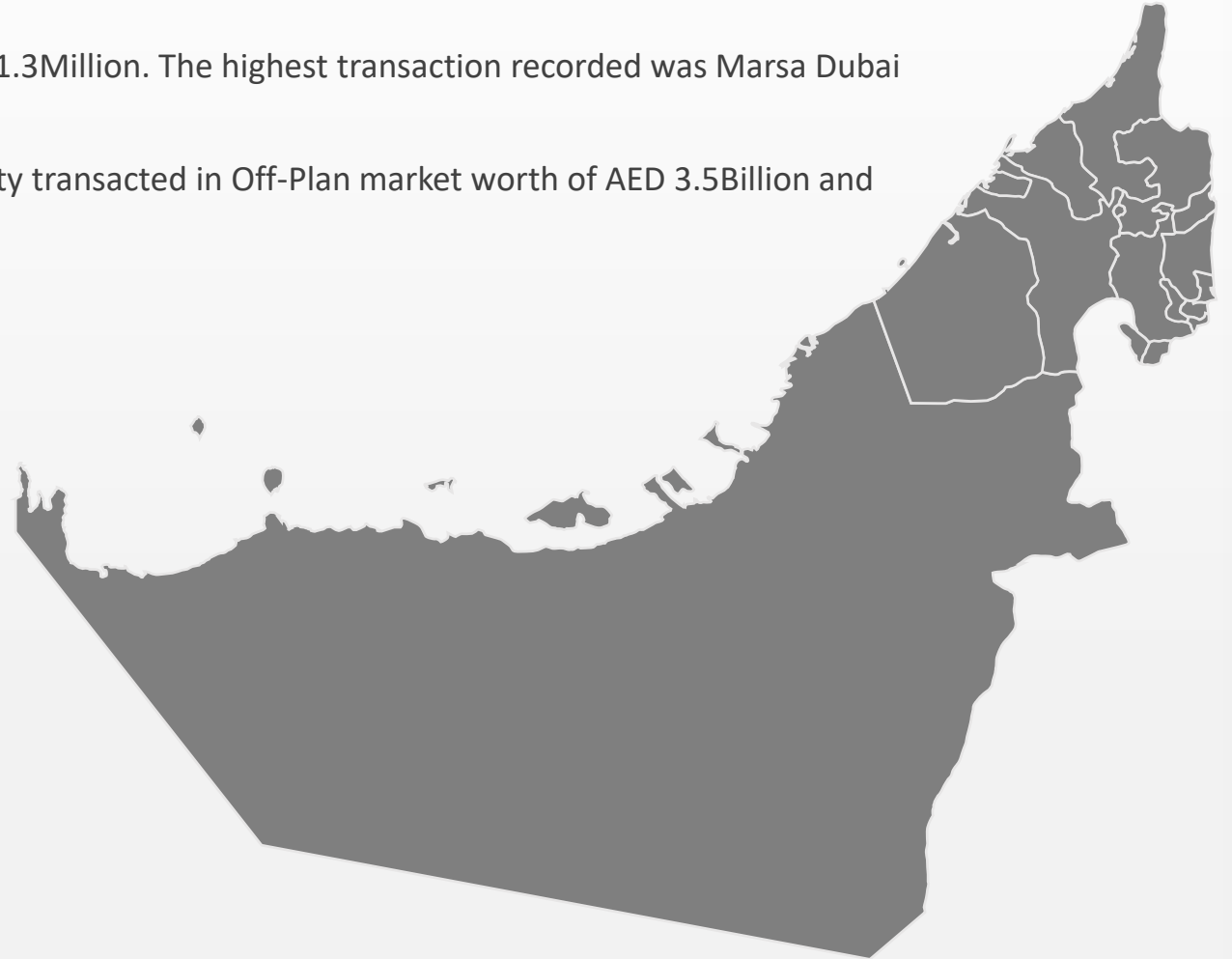
AED 7.8Billion



41%

Off-Plan Market

AED 3.5Billion



Total Property Sales Transactions Off-Plan & Ready

▲ 85.8% vs. Jul-2020

4,443



Apartments

Total Properties Sold: 3,037

Total Value: AED 5.3Billion

▲ 90.6% vs. Jul-2020

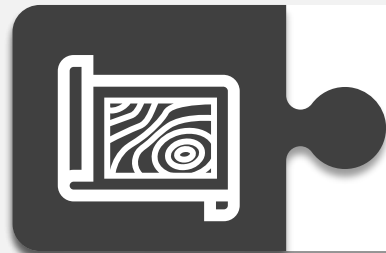


Villas

Total Properties Sold: 556

Total Value: AED 1.5Billion

▲ 113% vs. Jul-2020



Plots

Total Properties Sold: 684

Total Value: AED 4.3Billion

▲ 44.9% vs. Jul-2020



Commercial

Total Properties Sold: 166

Total Value: AED 196.8Million

▲ 155.4% vs. Jul-2020

Total Property Sales Transactions Off-Plan

▲149.3% vs. Jul-2020

1,810



Apartments

Total Properties Sold: 1,562

Total Value: AED 2.9Billion

▲137% vs. Jul-2020



Villas

Total Properties Sold: 243

Total Value: AED 546.6Million

▲262.7% vs. Jul-2020



Commercial

Total Properties Sold: 5

Total Value: AED 4.3Million

▼-80% vs. Jul-2020

Total Property Sales Transactions Ready

▲ 58.1% vs. Jul-2020

2,633



Apartments

Total Properties Sold: 1,475

Total Value: AED 2.4Billion

▲ 57.9% vs. Jul-2020

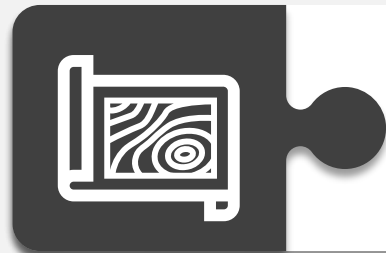


Villas

Total Properties Sold: 313

Total Value: AED 920.8Million

▲ 61.3% vs. Jul-2020



Plots

Total Properties Sold: 684

Total Value: AED 4.3Billion

▲ 44.9% vs. Jul-2020



Commercial

Total Properties Sold: 161

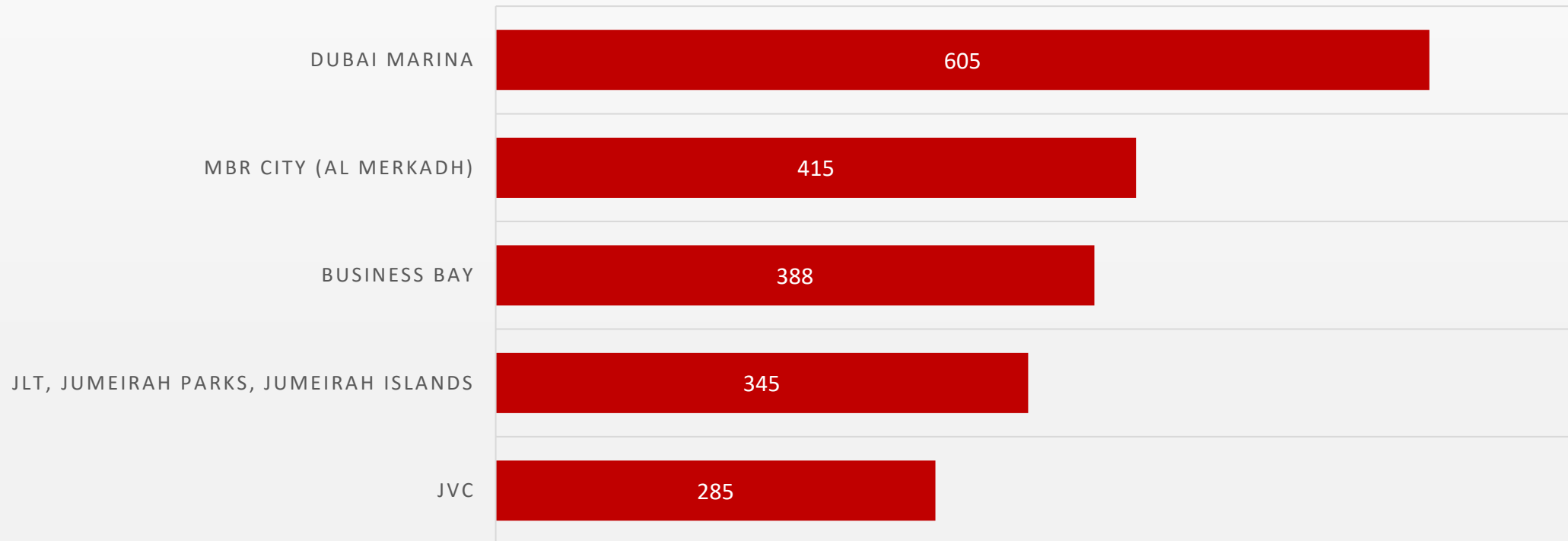
Total Value: AED 192.5Million

▲ 147.7% vs. Jul-2020

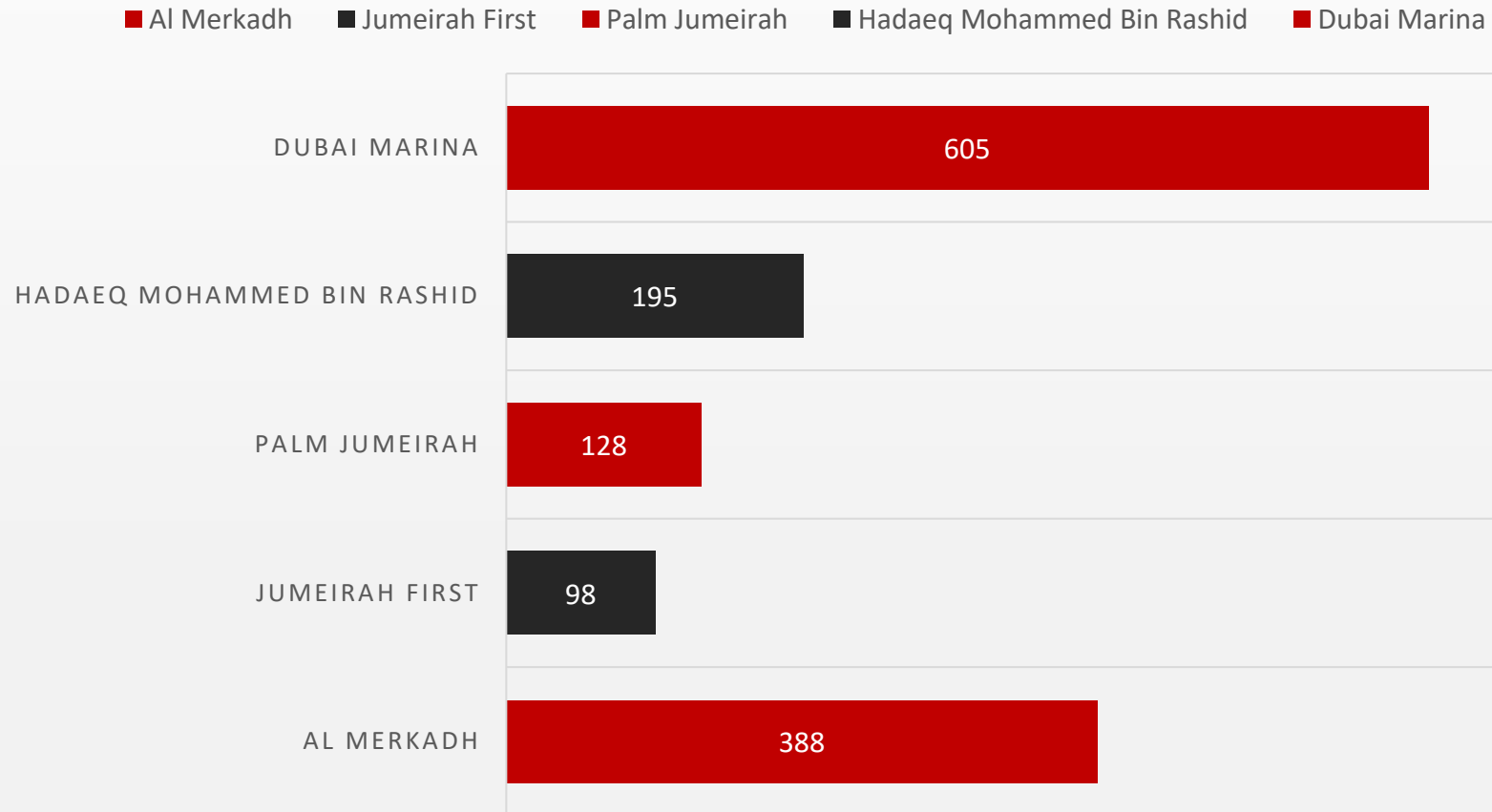
Top 5 performing Areas in Dubai Number of Transactions

Property Demand in July 2021

■ Ready/Off Plan Transactions



Top 5 performing Areas in Dubai Highest Transaction Value



AED1.55B

DUBAI MARINA

AED1.07B

HADAEQ MOHAMMED BIN RASHID

AED960.6M

PALM JUMEIRAH

AED673.8M

ALMERKADH

AED679.8M

JUMEIRAH FIRST

Dubai Rental Index

Current Annual Rent - UPDATED

AREA	STUDIO	1 BEDROOM	2 BEDROOMS
BUSINESS BAY	50,000 TO 62,000	67,000 TO 81,000	96,000 TO 118,000
DUBAI MARINA	49,000 TO 59,000	71,000 TO 87,000	103,000 TO 125,000
JUMEIRAH BEACH RESIDENCES	49,000 TO 59,000	81,000 TO 99,000	103,000 TO 125,000
DAMAC HILLS	36,000 TO 44,000	56,000 TO 68,000	86,000 TO 106,000
PALM JUMEIRAH (GOLDEN MILE)	-	85,000 TO 103,000	115,000 TO 141,000
JUMEIRAH LAKE TOWERS	43,000 TO 53,000	62,000 TO 76,000	87,000 TO 107,000
BURJ KHALIFA TOWER	84,000 to 102,000	124,000 TO 152,000	177,000 to 217,000
DUBAI DOWNTOWN	58,000 TO 70,000	82,000 TO 100,000	121,000 TO 147,000



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FEATURED PROPERTY

Dubai Creek Gate – Tower 1

One Bedroom Luxury Premium Apartment with central park view on the 27th floor at Creek Gate Tower 1, in Dubai Creek Harbour.

Property Type: Apartment

Developer: Emaar

Handover Date: Aug. 2021

Title Type: Freehold




Size: 725 Sqft

Price: AED 1,287,888

DUBAI
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