

DUBAI
REAL ESTATE INVESTMENT

DUBAI REAL ESTATE MARKET OVERVIEW

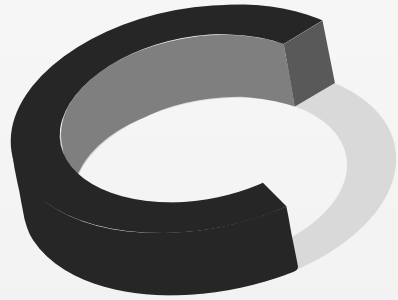
August 2021



OVERVIEW

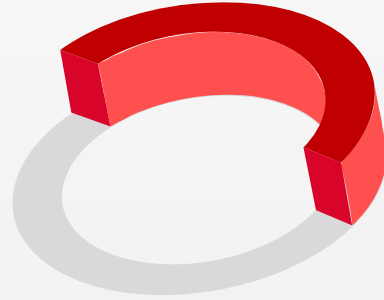
August 2021 recorded total of 5,768 transactions worth AED 14.93Billion. The highest transaction recorded was Marsa Dubai total value of AED 1.55Billion. Compared to Aug. 2020 the total sales transaction increased by 136.5%.

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.



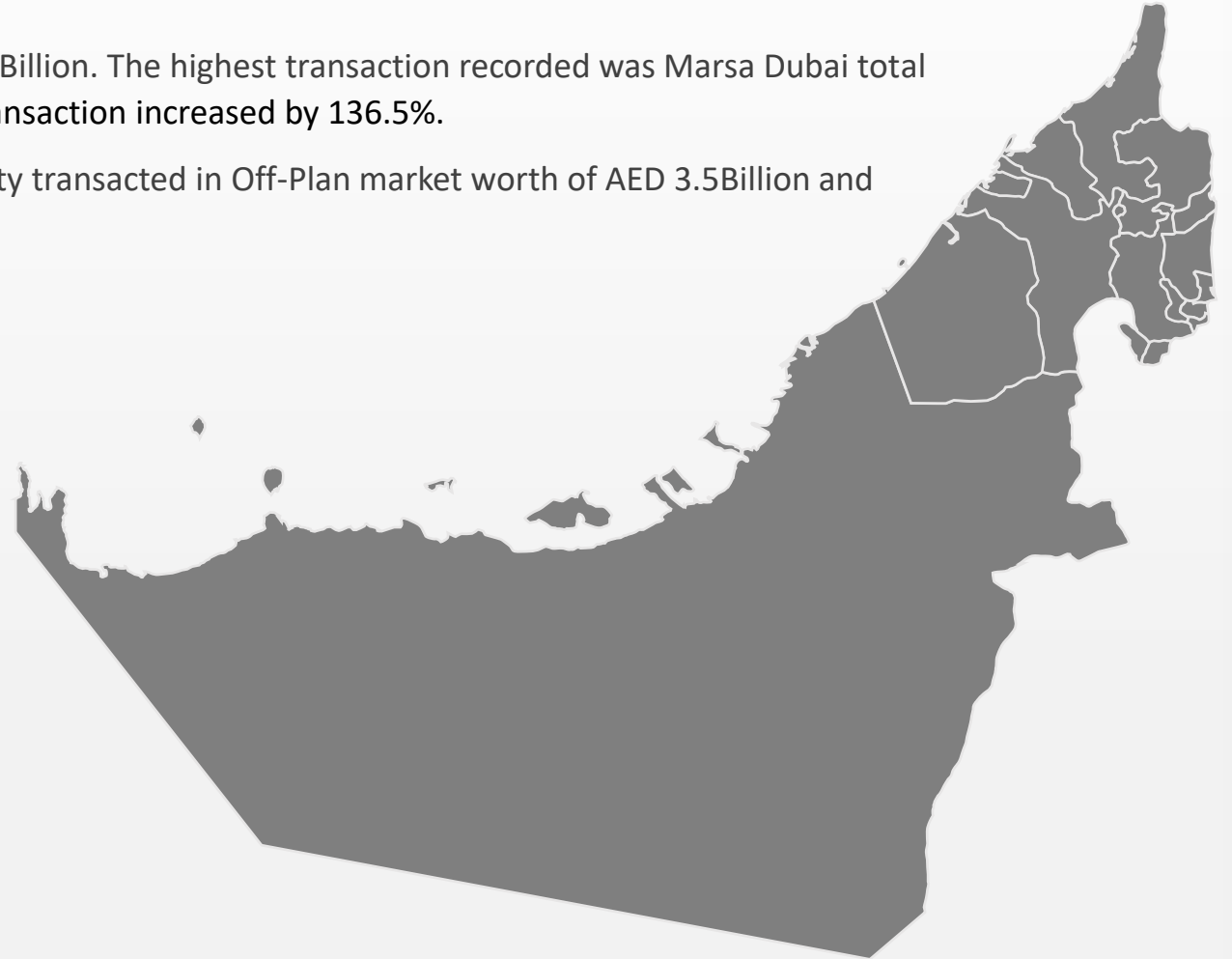
55.5%

Ready/Secondary Market



44.4%

Off-Plan Market



Total Property Sales Transactions Off-Plan & Ready

▲136.5% vs. Aug-2020

5,768



Apartments

Total Properties Sold: 3,701

Total Value: AED 6.3Billion

▲ 124% vs. Aug-2020

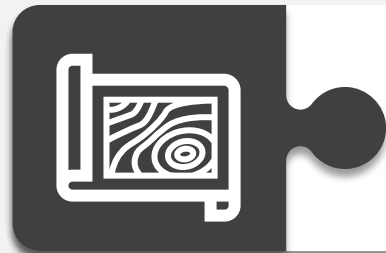


Villas

Total Properties Sold: 854

Total Value: AED 1.9Billion

▲ 218.7% vs. Aug-2020



Plots

Total Properties Sold: 1,056

Total Value: AED 6.6Billion

▲ 158.8% vs. Aug-2020



Commercial

Total Properties Sold: 157

Total Value: AED 206.3Million

▲ 41.4% vs. Aug-2020

Total Property Sales Transactions Off-Plan

▲ 232% vs. Aug-2020

1,810



Apartments

Total Properties Sold: 1,994

Total Value: AED 3.8Billion

▲ 190.2% vs. Aug-2020



Villas

Total Properties Sold: 569

Total Value: AED 1Billion

▲ 602.5% vs. Aug-2020

Total Property Sales Transactions Ready

▲92.3% vs. Aug-2020

3,205



Apartments

Total Properties Sold: 1,707

Total Value: AED 2.4Billion

▲76.9% vs. Aug-2020



Villas

Total Properties Sold: 285

Total Value: AED 819.1Million

▲52.4% vs. Aug-2020



Plots

Total Properties Sold: 1,056

Total Value: AED 6.6Billion

▲159.5% vs. Aug-2020



Commercial

Total Properties Sold: 157

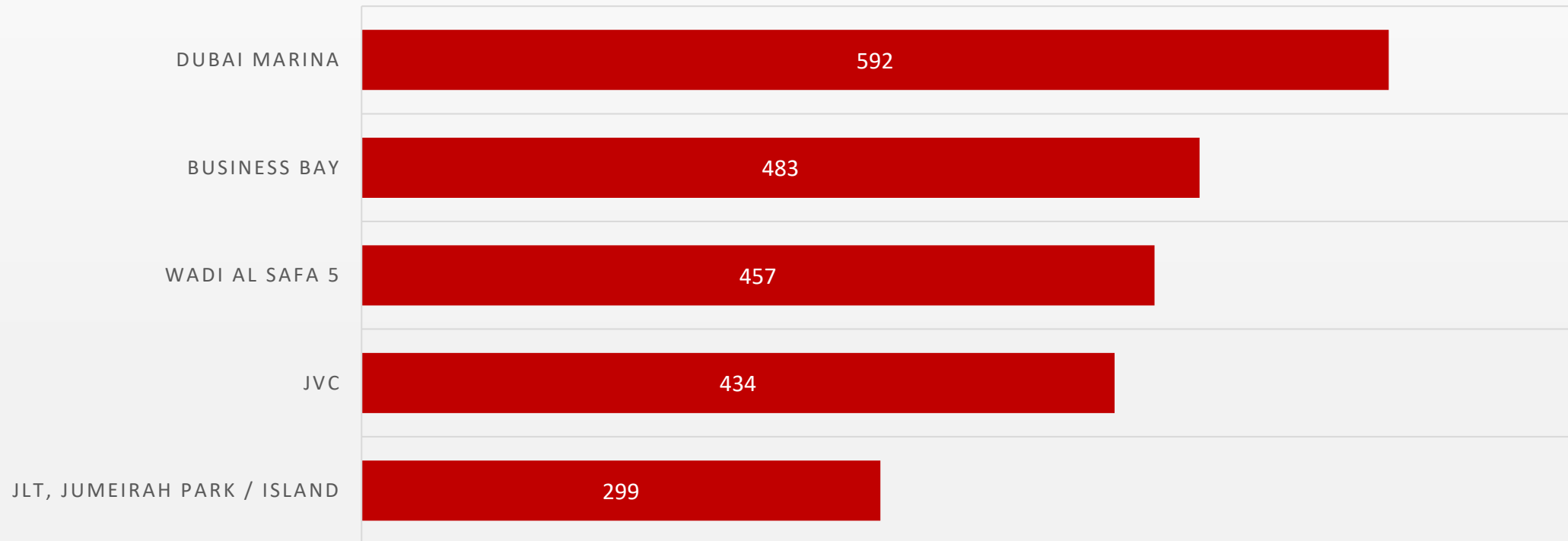
Total Value: AED 206.3Million

▲45.4% vs. Aug-2020

Top 5 performing Areas in Dubai Number of Transactions

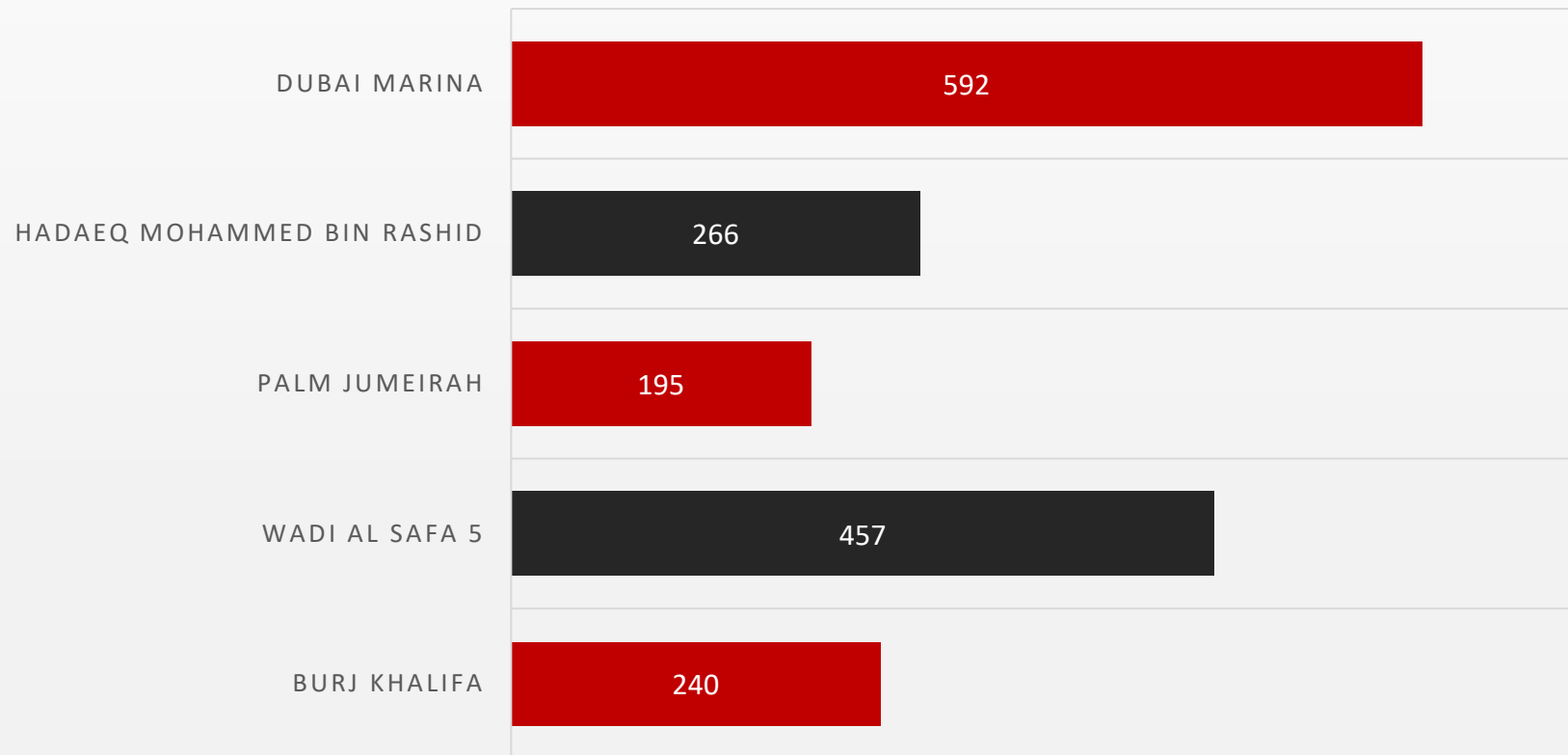
Property Demand in Aug. 2021

■ Ready/Off Plan Transactions



Top 5 performing Areas in Dubai Highest Transaction Value

■ Burj Khalifa ■ Wadi Al Safa 5 ■ Palm Jumeirah ■ Hadaeq Mohammed Bin Rashid ■ Dubai Marina



AED1.75B

DUBAI MARINA

AED1.55B

HADAEQ MOHAMMED BIN RASHID

AED1.11B

PALM JUMEIRAH

AED886.9M

Wadi Al Safa 5

AED836.1M

Burj Khalifa

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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