

Q4

DUBAI

REAL ESTATE MARKET
REPORT OVERVIEW



Foreword

On behalf of Reliant Surveyors, I am pleased to present the Q4 2024 Dubai Economic Overview, highlighting key economic trends and indicators that reflect both the challenges and growth potential of the UAE's economy.

This comprehensive overview offers insights into the performance of sectors such as oil, inflation, and tourism, which continue to play a pivotal role in the broader economic framework. At Reliant Surveyors, we remain committed to providing in-depth analysis and strategic advisory services to navigate the evolving economic landscape effectively.

Key highlights include:

4.5% ↑ 3.4% projected GDP growth in 2023, 4.0% projected GDP growth for 2024, **4.5% GDP growth** expected in 2025.

3.3% ↓ Oil prices saw a steady decline in 2024, with a 3.3% decrease in Q4, dropping from AED 270 to **AED 261** per barrel.

112.8 ↑ Consumer Price Index (CPI) demonstrated a consistent upward trend, reaching **112.87** in Q4 from 108.24 in Q1.

9.0% ↑ Dubai's tourism sector experienced a robust recovery, welcoming **16.79 million international tourists** in 2024, marking a 9% increase compared to 2023.

Vivek Seth

Partner – Property & Business
Valuation



Dubai Q4 Real Estate Market Highlights

Economic Growth

4.5% Rise

Dubai's GDP growth is projected at 4.0% for 2024, 3.4% growth in 2023, with an expected increase to 4.5% in 2025.

Tourism Surge

9% Rise

Dubai attracted 16.79 million international tourists in 11 months of 2024, marking a 9% rise compared to 15.37 million in 2023.

Residential Transactions

46% Rise

46% year-on-year increase in volume, with off-plan sales dominating at 70% of total activity.

Hospitality Metrics

2% Rise

Hotel occupancy in Q4 2024 remained steady at 78%, while the Average Daily Rate (ADR) increased by 2% to AED 520.

Retail Market Expansion

535 sqm+

Only 535 sqm of retail space was added in Q4 2024, but 207,100 sqm is projected for 2025

Real Estate Supply

8,400 Units+

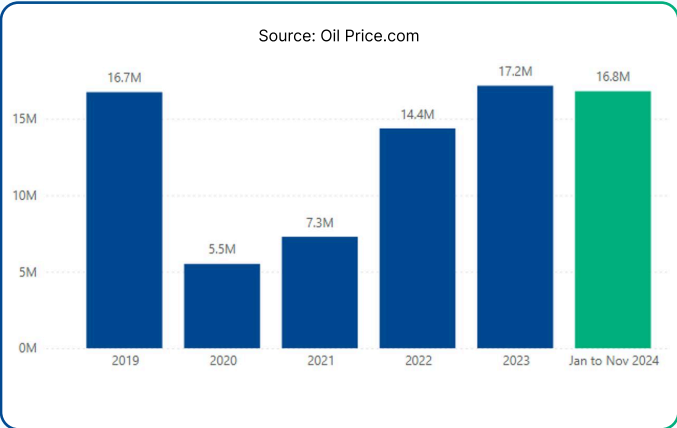
Over 8,400 new units were delivered in 2024, 6,190+ apartments and 2,200+ villas, with 85,000 units planned for delivery in 2025.



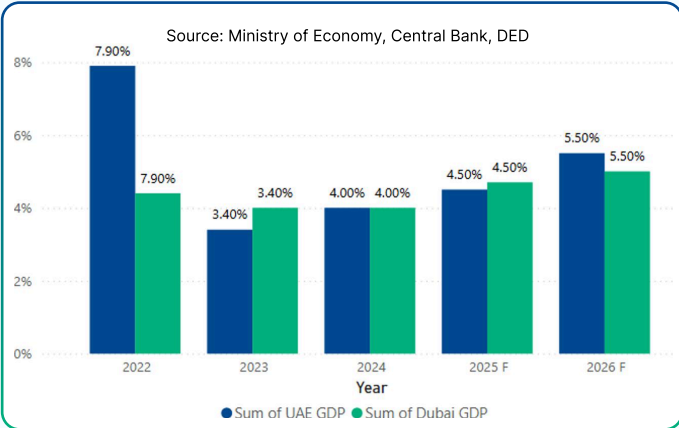
Dubai Q4 Real Estate Market Highlights

Dubai’s economy is on a steady growth path, with GDP expected to rise from 3.4% in 2023 to 4.0% in 2024 and 4.5% in 2025. The real estate sector continues to thrive, recording a 46% year-on-year increase in transaction volume, with off-plan sales leading at 70% of total activity. The hospitality sector also saw significant momentum, welcoming 16.79 million international tourists in 11 months of 2024, marking a 9% rise from the previous year. Meanwhile, hotel occupancy remained stable at 78%, with the Average Daily Rate (ADR) increasing by 2% to AED 520, reflecting the city's growing appeal among global travelers.

The retail and residential sectors are also set for major expansions. While only 535 sqm of retail space was added in Q4 2024, a substantial 207,100 sqm is projected for 2025, signaling confidence in Dubai’s consumer market. The residential sector saw the delivery of 8,400+ units, comprising 6,190+ apartments and 2,200+ villas, with a massive 85,000 units planned for 2025. This rapid development reflects strong investor interest and the city's efforts to accommodate its rising population and housing demand.

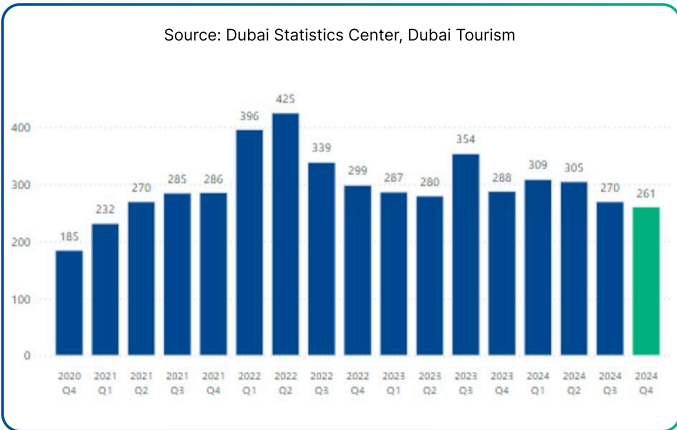
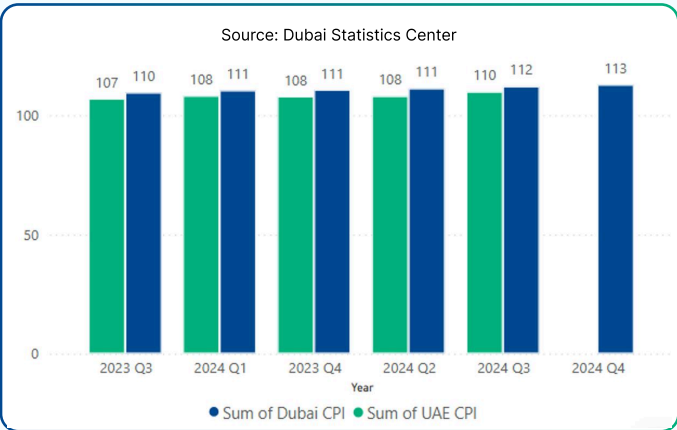


Consumer Price Index (CPI) - UAE & Dubai



Visitors in Dubai Per Year

Dubai’s dynamic growth across key sectors underscores its resilience and attractiveness as a global investment hub. With continued infrastructure expansion, real estate demand, and tourism inflow, the city is well-positioned for sustained economic progress in 2025 and beyond.



Dubai Residential Sales Transactions

(Volume & Value)

The Dubai real estate market in Q4 2024 displayed a remarkable performance, marked by substantial growth in both transaction volume and value compared to Q4 2023. The market continued to benefit from sustained investor confidence, reflected in a 46% year-on-year surge. This growth underscores the resilience and strength of the market, despite global economic uncertainties.

Off-plan Transaction

The off-plan market showed a slight 2% decline in transaction volumes compared to the previous quarter but demonstrated a significant 72% year-on-year growth.

Secondary Transactions

Secondary market transactions experienced consistent growth, with a 2% quarterly increase and 9% annual growth, reflecting continued demand for ready properties.

Total Transactions

The overall residential market saw a 30% increase in total transaction value year-on-year.

Transactions Value

Off-plan sales led this growth with a 31% annual increase. Secondary market sales followed with a 29% increase.

Off-Plan Market

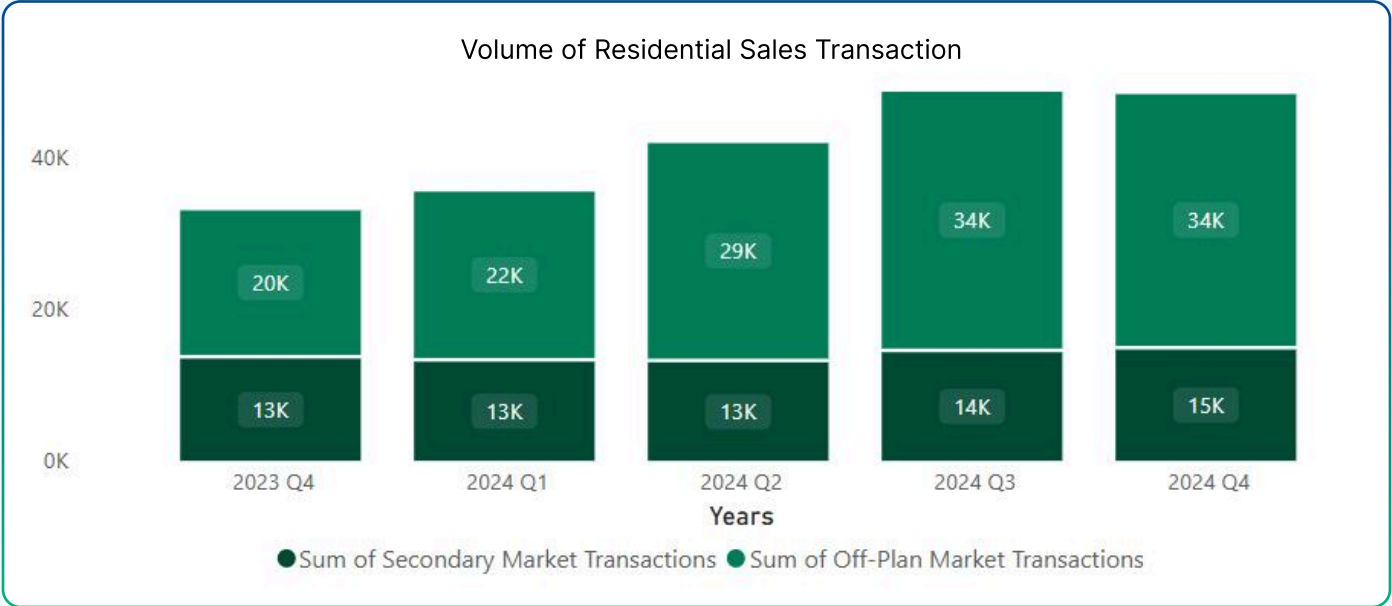
Off-plan transactions accounted for 70% of the total market activity in Q4 2024, while secondary transactions contributed 30%,

Quarterly Trends

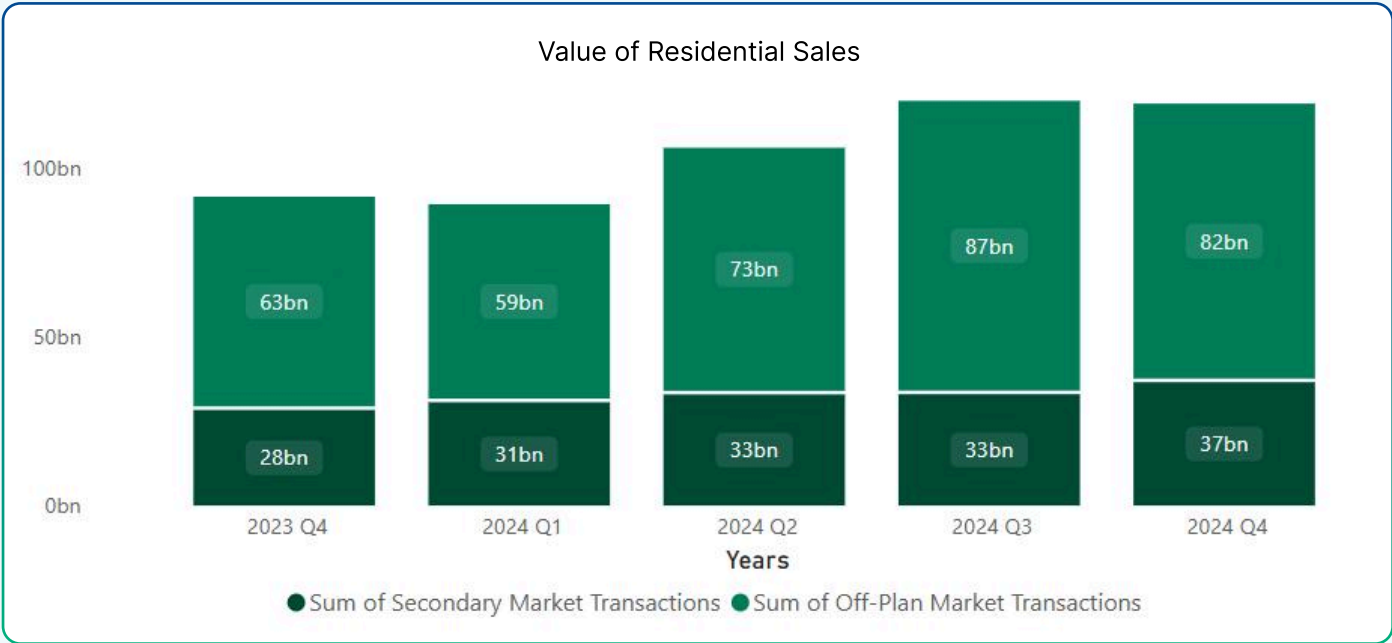
Off-plan transaction values dipped by 5% from the previous quarter. The secondary market showed robust growth, with 11% quarterly growth.

Dubai Residential Sales Transactions

(Volume & Value)



Dubai's real estate market in Q4 2024 saw a 46% year-on-year surge in transactions. Off-plan sales grew 72% annually but dipped 2% quarterly, while secondary market transactions rose 9% annually and 2% quarterly. Total transaction value increased by 30%, with off-plan sales up 31% and secondary sales up 29%. Off-plan dominated with a 70% share, while secondary transactions grew 11% quarterly.



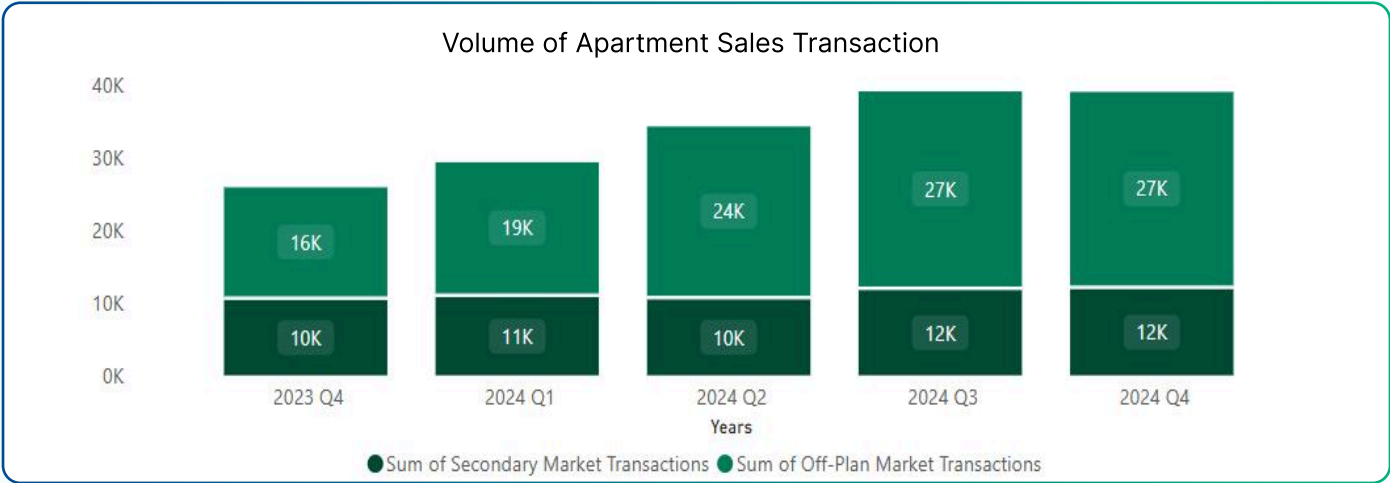
Dubai Apartment Sales Transactions

(Volume & Value)

In Q4 2024, the Dubai apartment market experienced remarkable growth in both volume and value, with the total number of apartment transactions increasing by 51% compared to Q4 2023. This surge reflects the ongoing demand and investor confidence in the apartment segment.

Key highlights include:

- **Apartments** accounted for **81%** of all residential transactions, emphasizing their central role in the market.
 - **Off-plan apartments** played a crucial role, contributing **70%** of the total apartment transaction volume.
- **Off-plan apartment transactions** saw a **75%** year-on-year increase, reflecting buyer confidence in future developments, although there was a **0.7%** dip compared to the previous quarter.
- **Secondary apartment transactions** remained stable, with a **1%** increase from the previous quarter, and a **14%** annual growth, indicating consistent demand for ready properties.



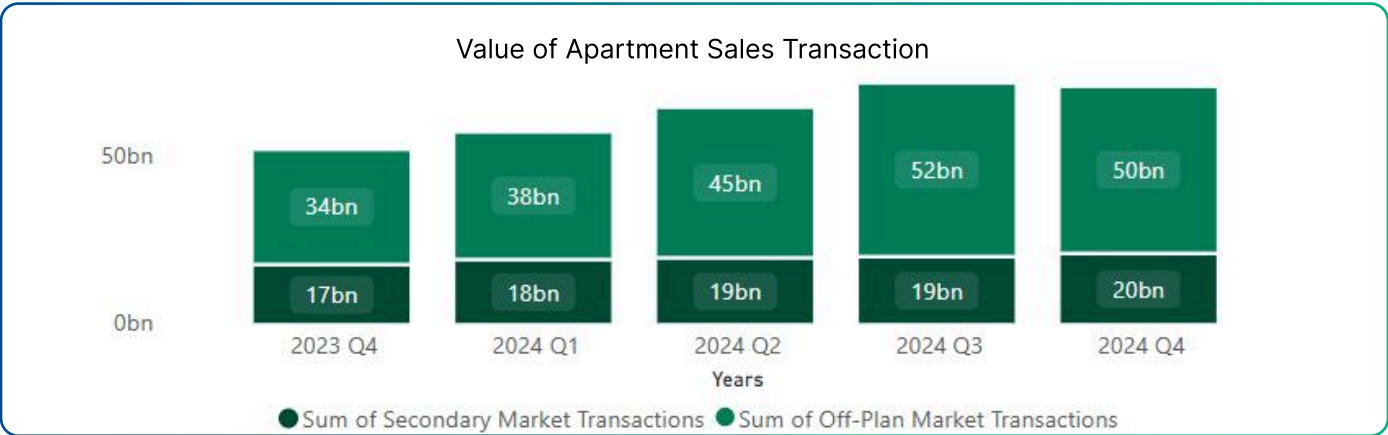
Dubai Apartment Sales Transactions

(Volume & Value)

Transaction values for apartments also exhibited contrasting trends:

- **Off-plan apartment** values decreased by **4%** quarter-on-quarter, but showed a **45%** year-on-year surge.
- **Secondary market apartment** values grew steadily, with a **5%** quarterly increase and a **20%** annual rise, illustrating strong market fundamentals.

This performance underscores the ongoing strength of Dubai’s apartment market, with off-plan properties leading in growth, yet secondary market transactions showing resilience.

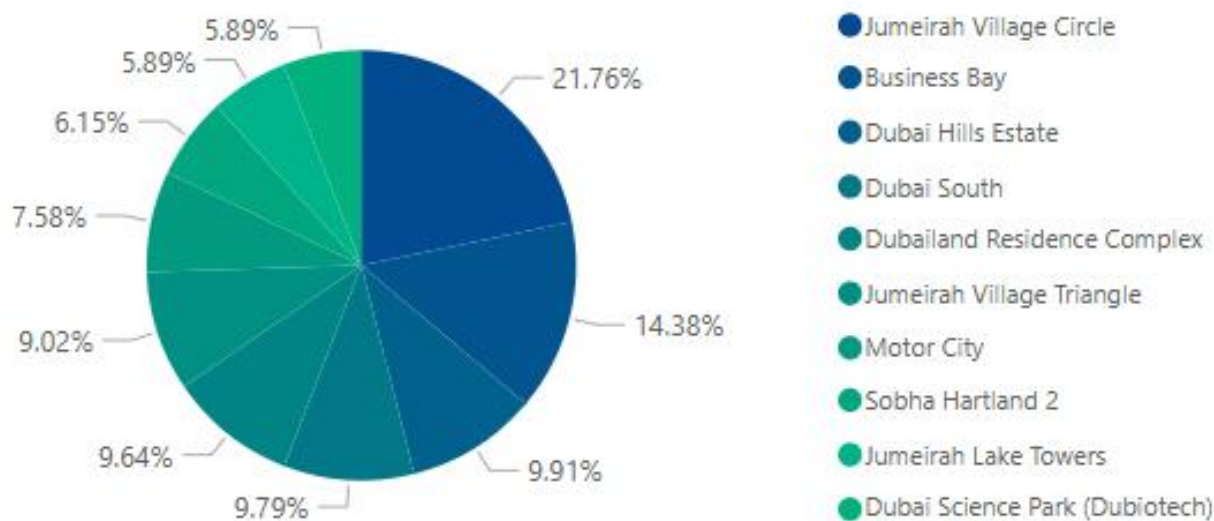


Top 10 Areas for Apartment Transactions

Off-plan Apartment Transactions:

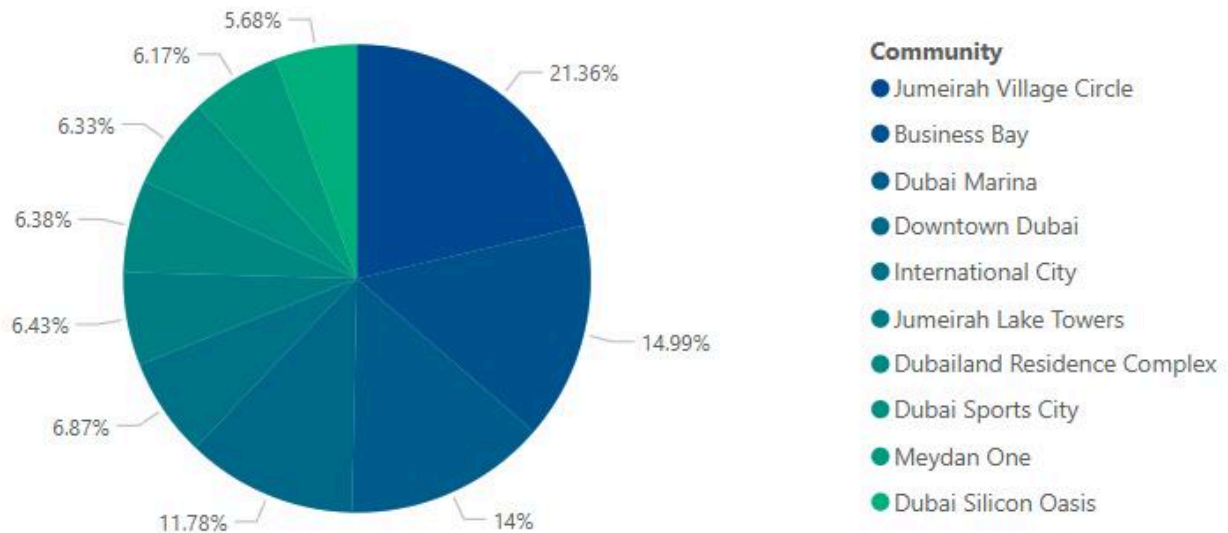
- Dubai Investment Park Second:
Rapid development with strong connectivity.
- The Valley:
Family-focused community with modern villas and green spaces.
- Emaar South:
Prime location near Expo City and Al Maktoum Airport.
- Damac Hills 2:
Affordable luxury with a focus on outdoor living and amenities.
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Affordable luxury with a focus on outdoor living and amenities. Aldar's Athlon Exclusive, high-end development emphasizing elegance.
- Damac Lagoons:
Waterfront-inspired community with leisure experiences.
- Dubai Land:
Affordable, family-friendly living community.
- Rukan:
Serene environment with modern infrastructure.
- The Acres:
Luxury villas with expansive layouts and upscale features.
- District One:
High-end community with villas surrounding the world's largest man-made lagoon.

Top 10 Areas for Off-plan Apartment Transactions



Top 10 Areas for Apartment Transactions

Top 10 Areas for Ready Apartment Transactions



Ready Apartment Transactions:

- Jumeirah Village Circle (JVC):
Affordable, community-centric living.
- Business Bay:
Prime location with excellent connectivity.
- Dubai Marina:
Waterfront living with luxury amenities.
- Downtown Dubai:
Iconic landmarks and premium lifestyle options.
- International City:
Cost-effective with high rental yields.
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Cost-effective with high rental yields.
- Jumeirah Lake Towers (JLT):
Residential and commercial spaces with lake views.
- Dubailand Residence Complex:
Value-for-money housing.
- Dubai Sports City:
Popular among sports enthusiasts and families.
- Meydan One:
High-end developments and exceptional facilities.
- Dubai Silicon Oasis:
Technology-driven community combining work and lifestyle.

Dubai Villas Sales Transactions



(Volume & Value)

Overall Transaction Volume:

A 2.5% decline compared to the previous quarter, but a 30% year-on-year increase, highlighting market strength.

QUARTERLY



-2.5%

Y-O-Y



+30%

Off-plan Villa Transactions:

Declined 7% quarter-on-quarter but rose 62% year-on-year, indicating strong investor confidence in future developments.

QUARTERLY



-7%

Y-O-Y



+62%

Secondary Villa Transactions:

Grew 8% quarterly but fell 10% year-on-year, reflecting shifting buyer preferences and market adjustments.

QUARTERLY



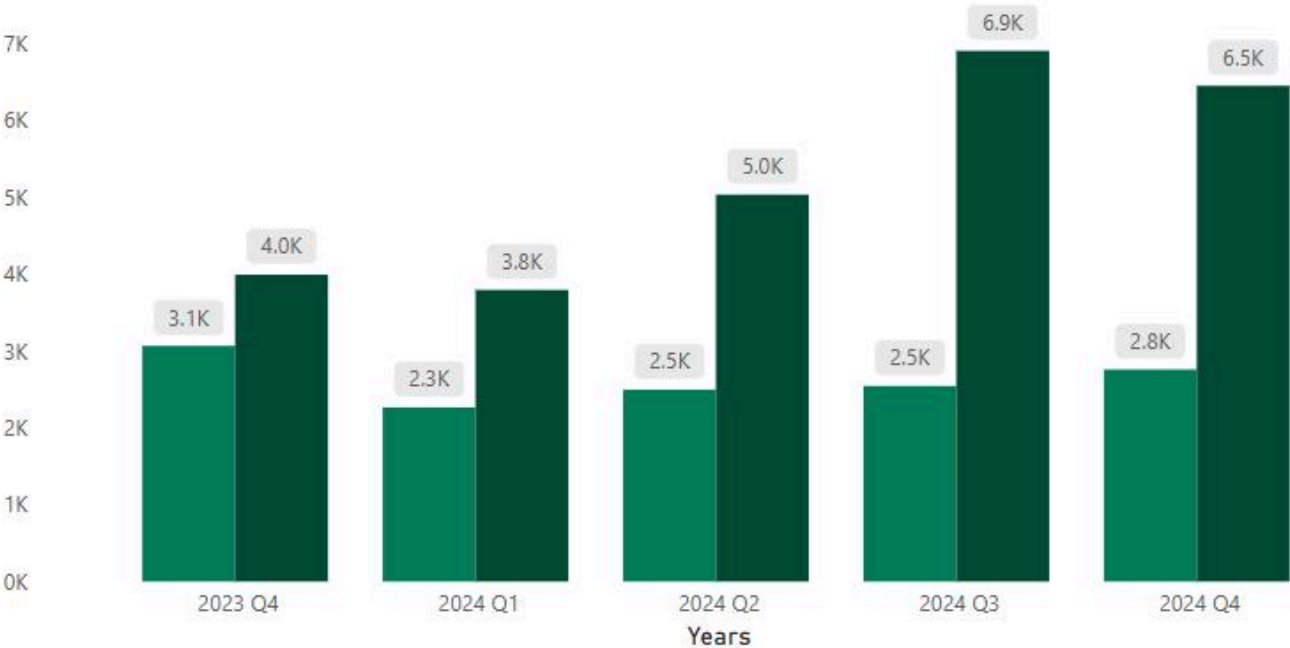
+8%

Y-O-Y



-10%

Volume of Villa Sales Transaction

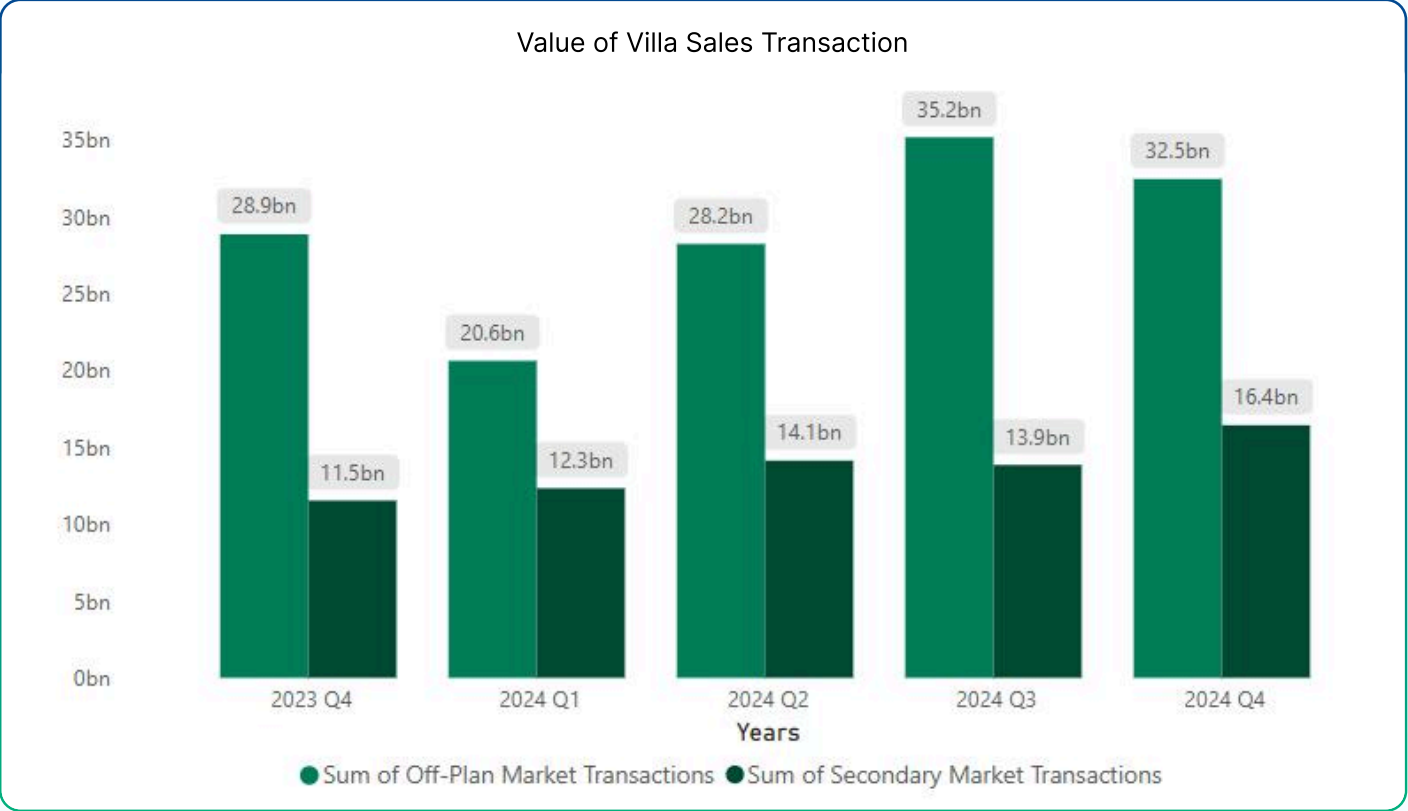


● Sum of Secondary Market Transactions ● Sum of Off-Plan Market Transactions

Dubai Villas Sales Transactions



(Volume & Value)



Overall Villa Values:

Dropped 0.25% quarter-on-quarter but grew 21% year-on-year, showing long-term market strength.

QUARTERLY

↓
-0.25%

Y-O-Y

↑
+21%

Off-plan Villa Values:

Fell 8% quarterly and 12% year-on-year, indicating a short-term slowdown.

QUARTERLY

↓
-8%

Y-O-Y

↓
-12%

Secondary Villa Values:

Increased 19% quarterly and 43% year-on-year, driven by strong demand for ready-to-move-in properties.

QUARTERLY

↑
+19%

Y-O-Y

↑
+43%

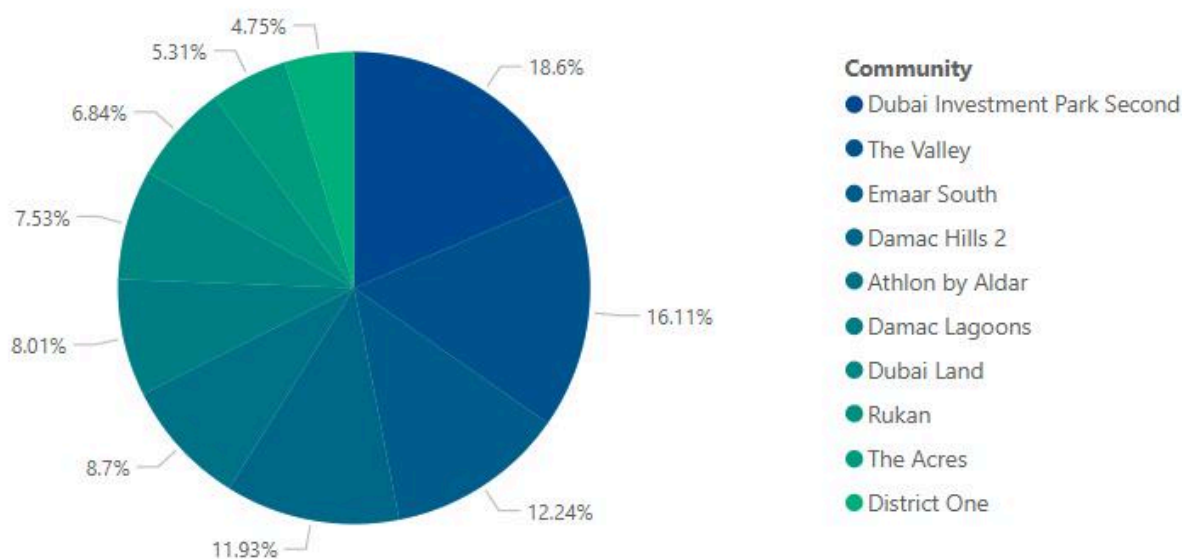
Top Areas for Villa Transactions



Key areas for off-plan villa transactions in Dubai offer unique investment and lifestyle benefits:

- **Dubai Investment Park Second:**
A rapidly developing area known for its strategic location and connectivity.
- **The Valley:**
A family-focused community featuring modern villas and abundant green spaces.
- **Emaar South:**
Proximity to Expo City and Al Maktoum International Airport makes it a prime choice for investors.
- **Damac Hills 2:**
Offers affordable luxury with a focus on outdoor living and amenities.
- **Aldar's Athlon:**
A premium development emphasizing exclusivity and elegance.
- **Damac Lagoons:**
A unique community inspired by waterfront living and leisure experiences.
- **Dubai Land:**
A versatile destination for families, blending affordability with community living.
- **Rukan:**
Known for its serene environment and modern infrastructure.
- **The Acres:**
Offers luxury villa options with expansive layouts and upscale features.
- **District One:**
A high-end community with stunning villas surrounded by the world's largest man-made lagoon.

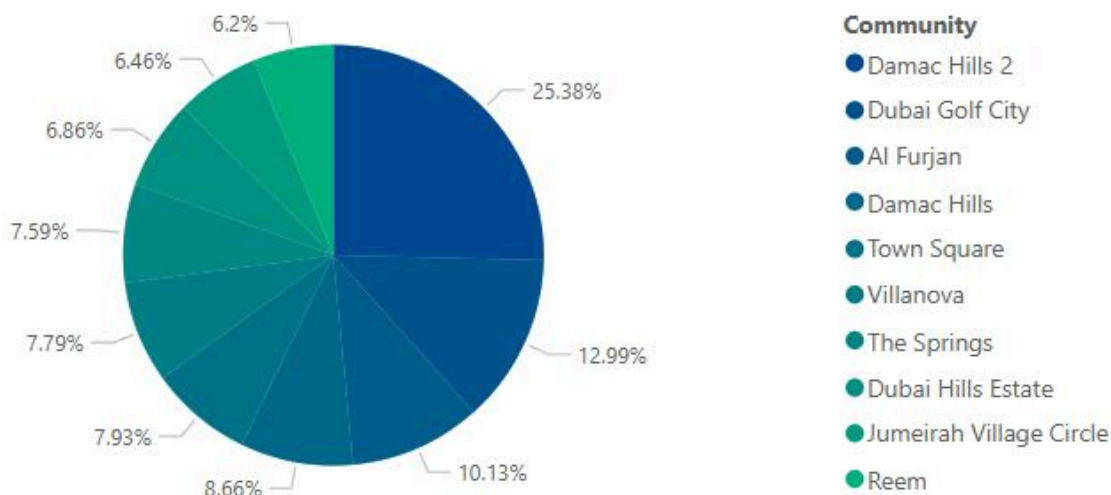
Top 10 Areas for Off-plan Villa Transactions



Top Areas for Villa Transactions



Top 10 Areas for Ready Villa Transactions



Key communities for ready villa transactions in Dubai offer diverse options for buyers:

- **Damac Hills 2:**
A standout for affordable luxury, offering modern villas and extensive amenities.
- **Dubai Golf City:**
Attracts golf enthusiasts with its serene surroundings and high-end living.
- **Al Furjan:**
Known for its family-friendly environment and excellent connectivity.
- **Damac Hills:**
A premium community offering spacious villas and world-class facilities.
- **Town Square:**
Ideal for families, featuring affordable homes with parks and retail spaces.
- **Villanova:**
Offers a blend of affordability and community-focused living in a tranquil setting.
- **The Springs:**
A well-established area, popular for its picturesque lakes and family-centric lifestyle.
- **Dubai Hills Estate:**
Combines luxury, green spaces, and proximity to key city areas.
- **Jumeirah Village Circle (JVC):**
Appeals to buyers with its affordability and vibrant community vibe.
- **Reem:**
Offers modern villas in a serene, nature-inspired environment.

Dubai Residential Sales Transactions

Q-O-Q Changes

Residential Sales Changes (Y-O-Y)

Qtr	Q1 2023-Q1 2024	Q2 2023-Q2 2024	Q3 2023-Q3 2024	Q4 2023-Q4 2024
Volume of Transactions				
Off-Plan	↑ 24%	↑ 79%	↑ 51%	↑ 72%
Secondary	↑ 15%	↑ 4%	↑ 19%	↑ 9%
Value of Transactions				
Off-Plan	↑ 29%	↑ 71%	↑ 38%	↑ 31%
Secondary	↑ 14%	↑ 12%	↑ 19%	↑ 29%

Apartment Sales Changes (Y-O-Y)

Qtr	Q1 2023-Q1 2024	Q2 2023-Q2 2024	Q3 2023-Q3 2024	Q4 2023-Q4 2024
Volume of Transactions				
Off-Plan	↑ 37%	↑ 84%	↑ 56%	↑ 75%
Secondary	↑ 15%	↑ 3%	↑ 23%	↑ 14%
Value of Transactions				
Off-Plan	↑ 29%	↑ 48%	↑ 33%	↑ 45%
Secondary	↑ 16%	↑ 9%	↑ 30%	↑ 20%

Villa Sales Changes (Y-O-Y)

Qtr	Q1 2023-Q1 2024	Q2 2023-Q2 2024	Q3 2023-Q3 2024	Q4 2023-Q4 2024
Volume of Transactions				
Off-Plan	↓ -15%	↑ 62%	↑ 16%	↑ 62%
Secondary	↑ 13%	↑ 12%	↓ -23%	↓ -10%
Value of Transactions				
Off-Plan	↑ 29%	↑ 129%	↑ 26%	↑ 26%
Secondary	↑ 12%	↑ 17%	↓ -21%	↓ -21%

Dubai Residential Sales Transactions

Y-O-Y Changes

Residential Sales Changes

Qtr	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Volume of Transactions					
Off-Plan	↓ -14%	↑ 15%	↑ 29%	↑ 19%	↓ -2%
Secondary	↑ 12%	↓ -3%	↓ -1%	↑ 10%	↑ 2%
Value of Transactions					
Off-Plan	↑ 0%	↓ -7%	↑ 25%	↑ 19%	↓ -5%
Secondary	↑ 2%	↑ 8%	↑ 8%	↑ 0%	↑ 11%

Apartment Sales Changes

Qtr	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Volume of Transactions					
Off-Plan	↓ -12%	↑ 20%	↑ 28%	↑ 5%	↓ -1%
Secondary	↑ 8%	↑ 4%	↓ -3%	↑ 12%	↑ 1%
Value of Transactions					
Off-Plan	↓ -12%	↑ 11%	↑ 18%	↑ 15%	↓ -4%
Secondary	↑ 14%	↑ 9%	↑ 3%	↑ 2%	↑ 5%

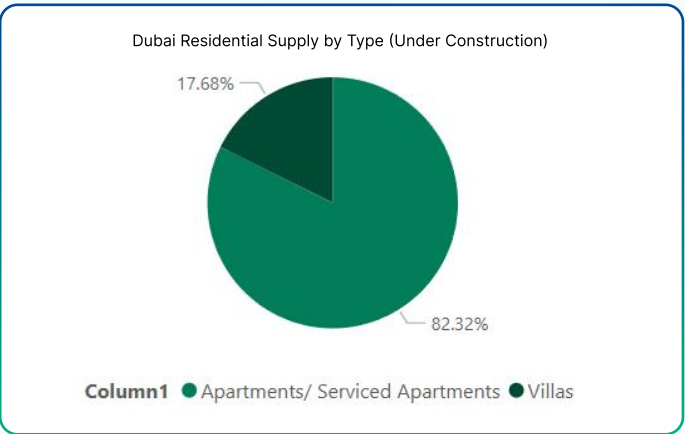
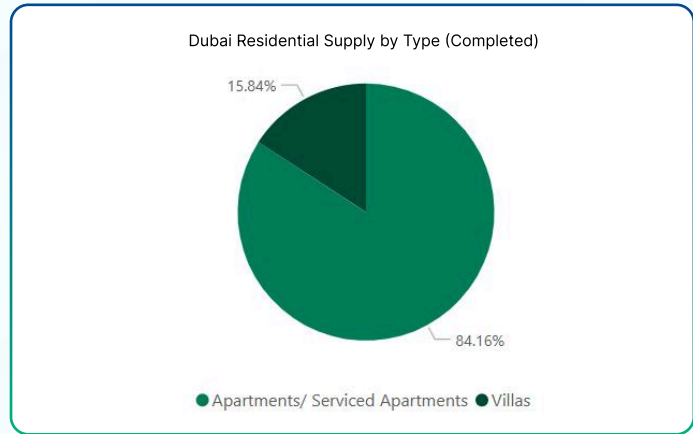
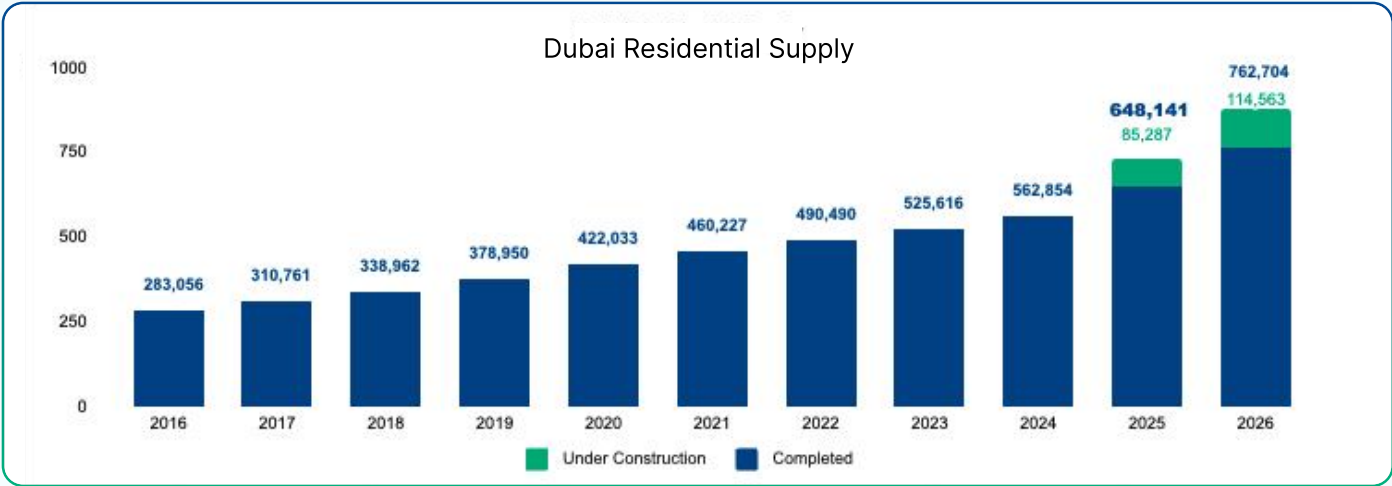
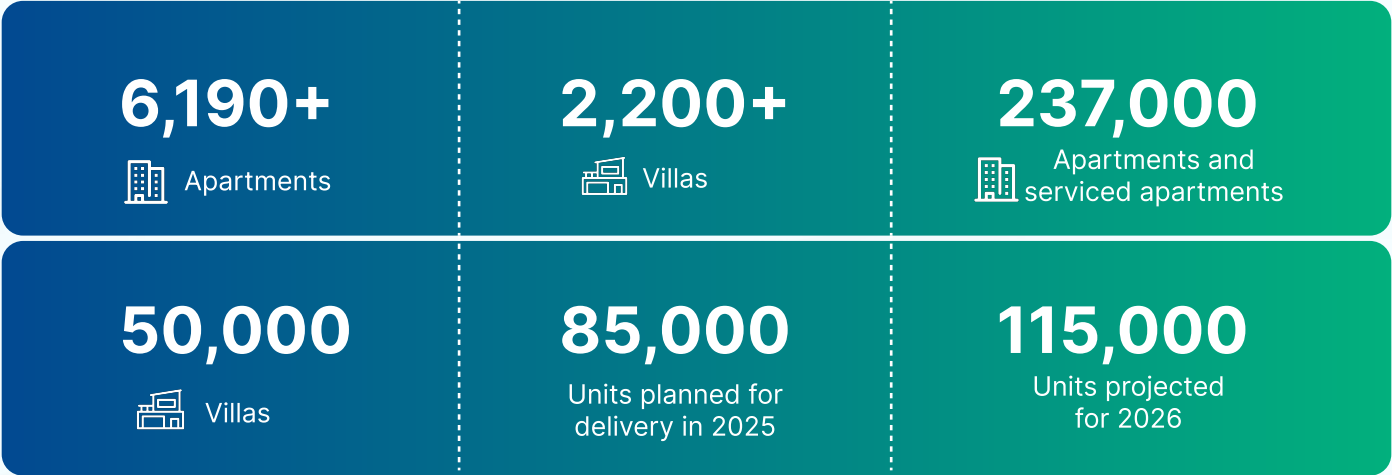
Villas Sales Changes

Qtr	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Volume of Transactions					
Off-Plan	↓ -33%	↓ -5%	↑ 33%	↑ 37%	↓ -7%
Secondary	↓ -7%	↓ -26%	↑ 10%	↑ 2%	↑ 8%
Value of Transactions					
Off-Plan	↑ 3%	↓ -29%	↑ 37%	↑ 25%	↓ -8%
Secondary	↓ -34%	↑ 7%	↑ 15%	↓ -2%	↑ 19%

Dubai Residential Supply



The real estate market has experienced significant growth this quarter, with the delivery of over 8,400 new units. This robust pipeline not only underscores the confidence developers have in the real estate market but also highlights their focus on aligning with evolving buyer preferences and preparing for future urban growth. The strategic positioning of these projects ensures that both residential and commercial needs are met, while also anticipating the demands of a rapidly developing cityscape.



Dubai Apartment Sales & Rental Price

The data on Dubai’s apartment market reflects a strong upward trajectory, highlighting both price and rental growth across multiple time frames.

Price Growth:

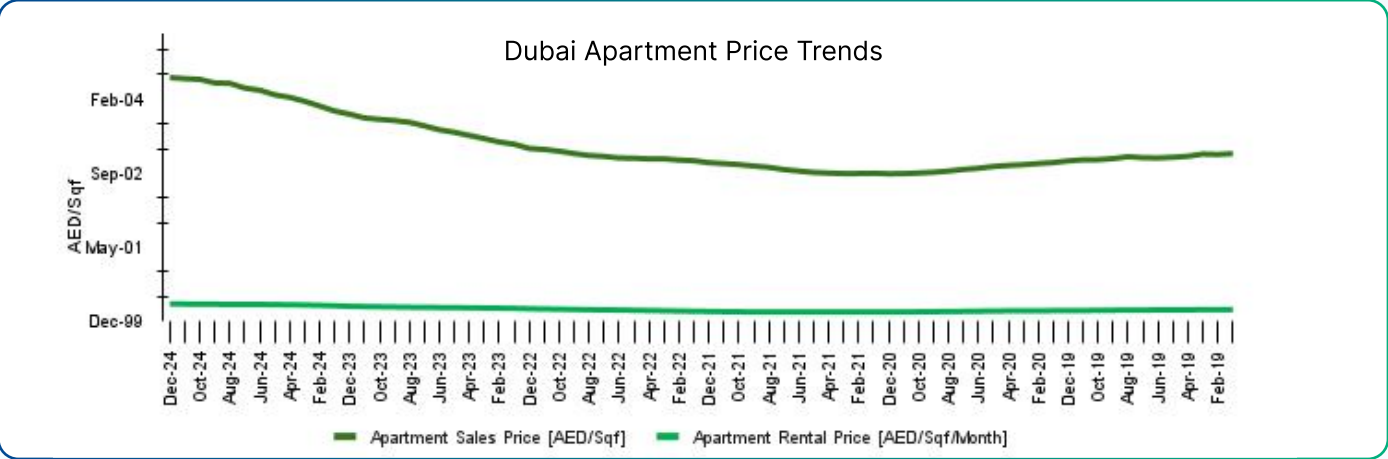
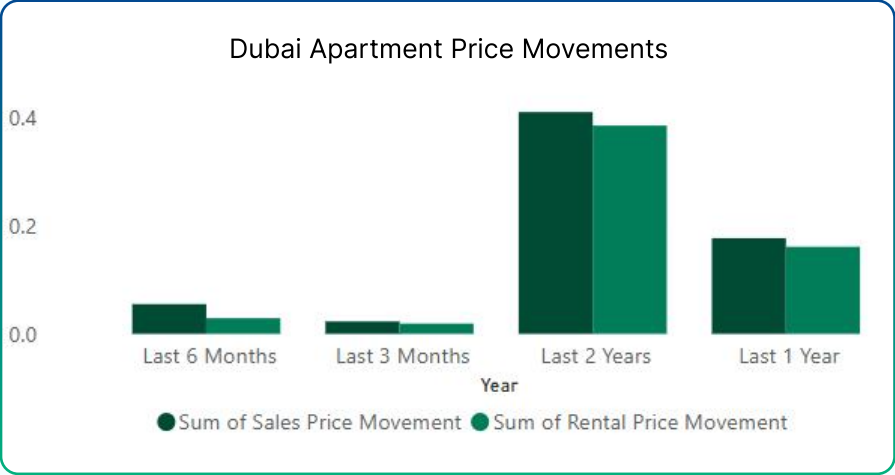
Quarterly Uptick: Apartment sale prices increased by 2.3% over the last quarter, reflecting continued demand despite market fluctuations. This growth indicates positive investor sentiment, confidence in market stability, and potentially limited supply in desirable locations driving prices upward.

Year-on-Year Growth: Apartment prices surged by 17.7% year-on-year, reflecting a strong recovery in Dubai’s real estate market amid post-pandemic economic growth and rising population. This significant increase highlights accelerated demand and potential inflationary pressures.

Rental Price Growth:

Quarterly Uptick: Apartment rental prices increased by 1.9% last quarter, indicating steady demand. While growth is more gradual than sales prices, it shows renters are willing to pay a premium for high-quality properties, even amid rising living costs.

Year-on-Year Growth: Rental prices increased by 16.1% over the past year, driven by factors like an influx of expatriates, rising population, and Dubai’s appeal as a global business and tourism hub. High rental yields compared to other markets also make Dubai an attractive destination for both investors and renters.



Market Analysis:



The steady and substantial growth in apartment sale and rental prices in Dubai reflects a dynamic and confident market. The combination of positive economic factors, robust demand, and a strategic focus on future developments make Dubai’s real estate market an appealing destination for investors and residents alike. The continuation of these trends suggests a stable outlook for the sector in the coming quarters.

Investor Confidence

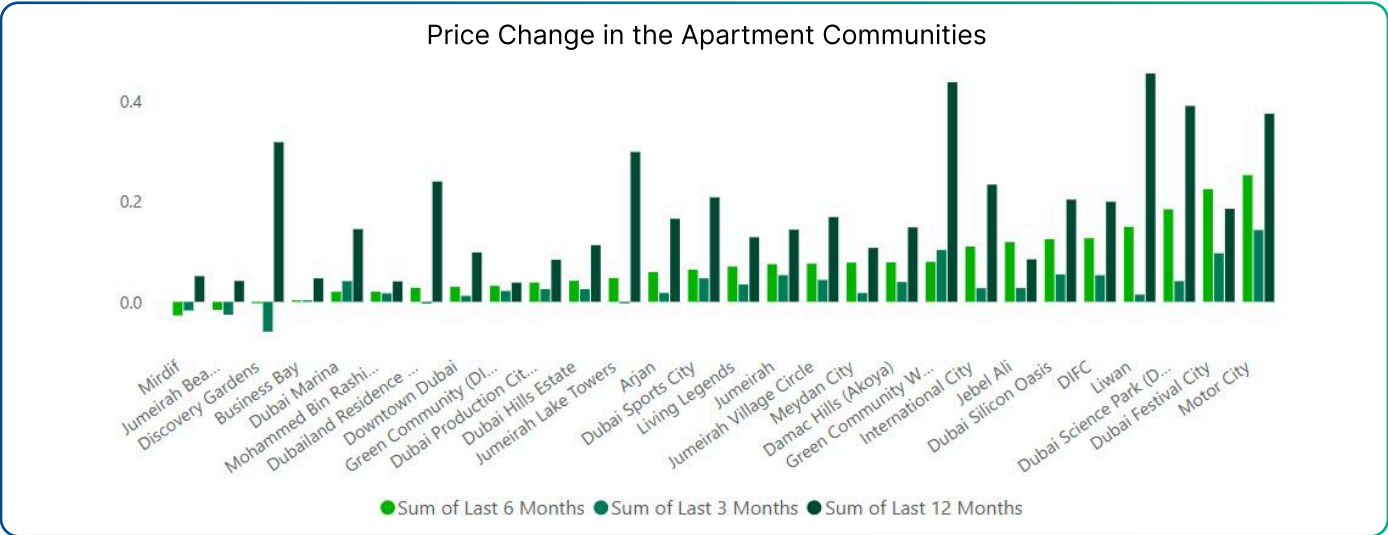
The combined increase in both sale and rental prices suggests strong investor confidence in the Dubai property market. Despite global economic uncertainties, the demand for both ownership and rental properties remains high, likely driven by Dubai’s status as a resilient real estate market with a diverse, expanding economy.

Urban Development and Demand

New projects, including luxury residences, mixed-use developments, and business districts, are likely attracting both investors and residents. Furthermore, the city’s efforts in improving its living standards, along with the introduction of policies supporting property ownership for foreigners, have added to the positive momentum.

Supply vs. Demand

Although there has been a strong increase in supply, as indicated by ongoing construction, demand continues to outpace supply, which could explain the price increase. Developers are focusing on high-demand areas and projects that align with buyer preferences, contributing to the growth of both sales and rental prices.



Dubai Villa Sales and Rental Price Series

The performance of Dubai’s villa market shows impressive growth, with consistent price increase both in terms of sales and rentals. Here’s a detailed analysis of the data:

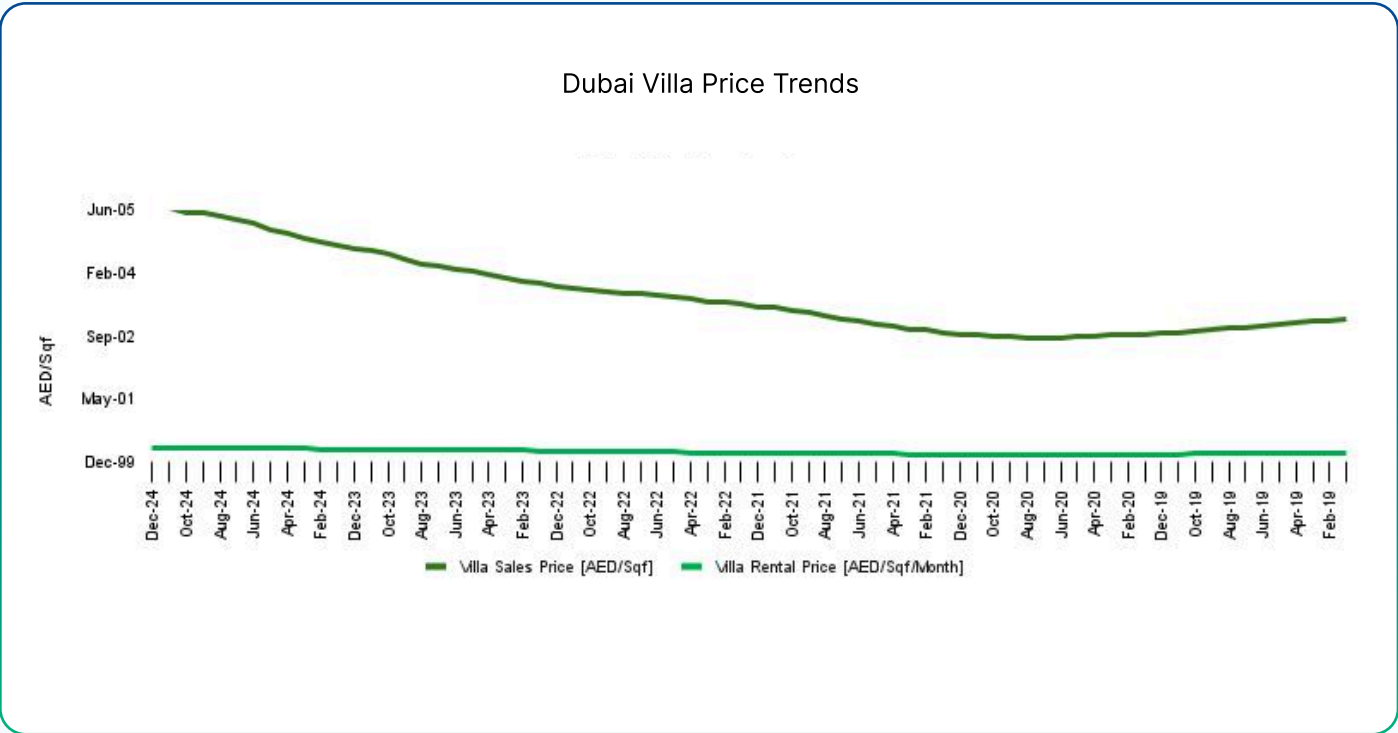
Villa Sales Price Growth:

- **Quarterly Increase**

Villa sale prices saw a 2.2% rise this quarter. This quarterly growth is indicative of sustained demand, with villas remaining a highly sought-after segment in the market. Villas typically appeal to high-net-worth individuals, expatriates, and large families, contributing to steady upward pressure on prices. This growth reflects both a competitive market and limited supply in prime villa locations.

- **Year-on-Year Growth:**

A 20% increase in villa sale prices compared to the same period last year is highly significant. This sharp year-on-year rise underscores a strong demand for villas, possibly fueled by factors like higher disposable income, shifting buyer preferences towards larger living spaces post-pandemic, and Dubai’s status as a global luxury hub. The 20% growth indicates a robust recovery and price acceleration, particularly in the villa segment, which is often more premium and less abundant than apartments.



Villa Rental Price Growth:



- **Quarterly Increase**

Rental prices for villas have also shown a positive trend, increasing by 1.7% over the last quarter. While not as high as the sale price increase, this quarterly rise reflects a steady demand for villas, especially in suburban or family-oriented locations. Renters continue to seek larger spaces, possibly as work-from-home trends persist and family units look for more comfort and privacy.

- **Year-on-Year Growth:**

Over the last year, villa rental prices have risen by 12.7%. This consistent upward trend in rental prices points to continued demand for high-end living spaces, especially in the villa segment, where demand tends to be more stable. With the ongoing attraction of Dubai as a global city, this growth highlights Dubai's reputation as a secure and desirable location for expatriates and affluent individuals. The increase in rental prices could also be a result of landlords capitalizing on limited villa supply.

🏠 Villa

Quarterly ⬆️ **1.7%**

🏠 Villa

Year-on-Year ⬆️ **12.7%**

Dubai Villa Price Movement



Market Analysis:



Demand for Villas:

- **Affluence & Luxury Living:** Growing affluence in Dubai is driving demand for larger homes offering privacy, luxury, and space, in line with global post-pandemic trends.
- **Shifting Preferences:** Increased remote work has boosted demand for spacious villas with private gardens, pools, and home offices.
- **Prime Locations:** Villas in gated communities and high-demand areas like Dubai Hills, Palm Jumeirah, and Emirates Hills remain highly sought after for their exclusivity, security, and proximity to urban amenities.

Limited Supply & High Demand:

- Villa prices (sales and rentals) are rising due to a supply-demand imbalance. Despite new developments, villas are still less available than apartments, especially in prime areas, pushing prices higher. Developers focus on luxury, bespoke projects for affluent buyers.

Investor Sentiment & Market Confidence:

- Strong growth in villa sales and rental prices reflects high investor confidence. Villas offer higher rental yields compared to apartments, attracting investors seeking stable, long-term returns.

Dubai's Global Appeal:

- Dubai's international appeal as a business and leisure hub, along with policies supporting foreign property ownership, fuels villa demand. The city's tax-friendly environment and world-class infrastructure enhance its attractiveness for both investment and personal residence.



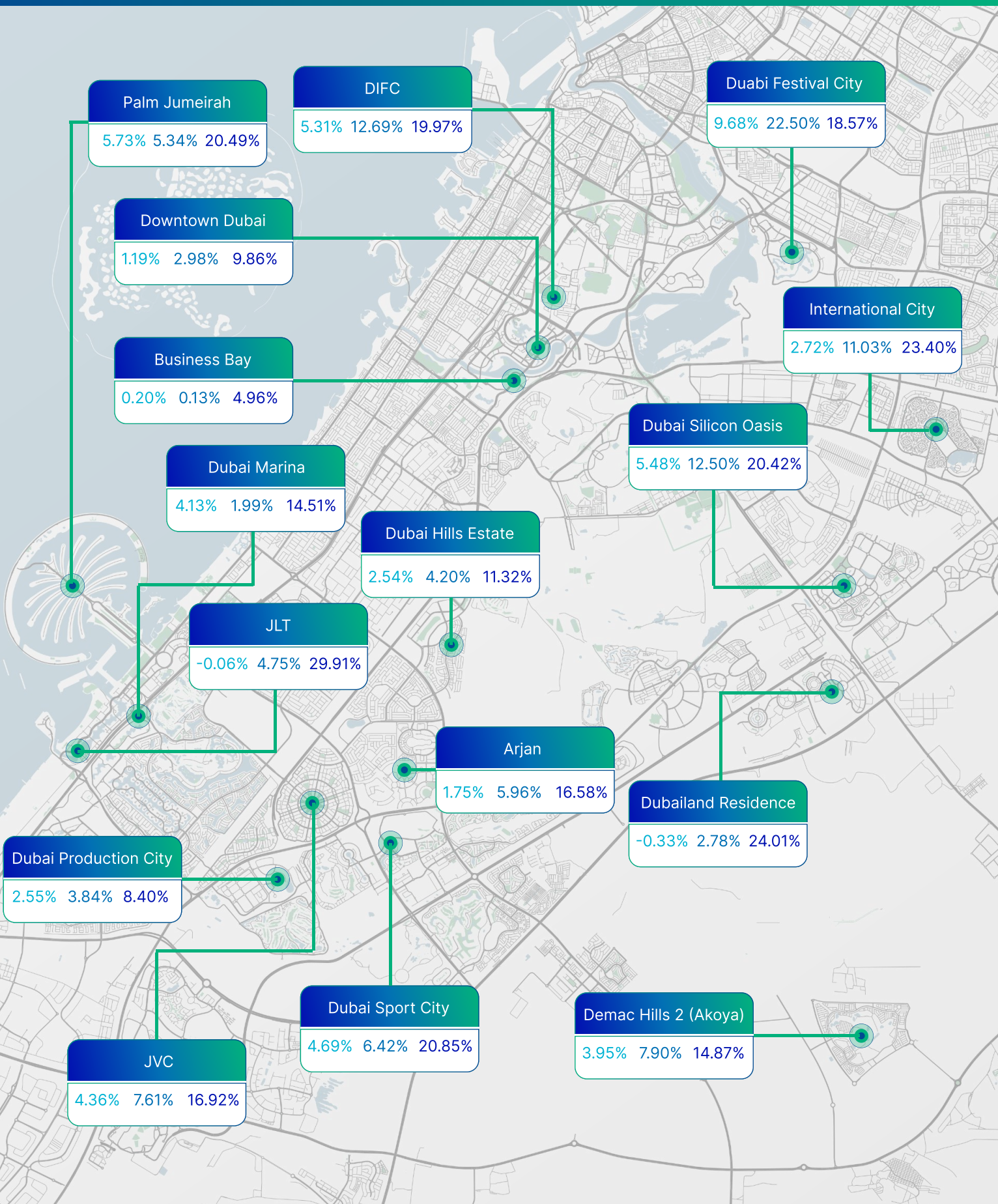


Apartment Sales Price

Last 3 Month

Last 6 Month

Last 12 Month



Outlook for the Villa Market:



In conclusion, the villa market in Dubai is showing a robust performance, with both sales and rental prices rising steadily. This growth is driven by strong demand, limited supply, and investor confidence in the long-term stability of Dubai's real estate market.

Continued Growth

Given the sustained upward trajectory in both sales and rental prices, the villa market in Dubai is likely to continue its growth in the coming quarters. However, the rate of growth may stabilize as more supply enters the market to meet rising demand.

Investment Opportunities

For investors, Dubai's villa market remains a promising option, especially in the luxury segment. The combination of strong price growth and steady demand for rentals makes villas an attractive long-term investment.

Shifts in Demand

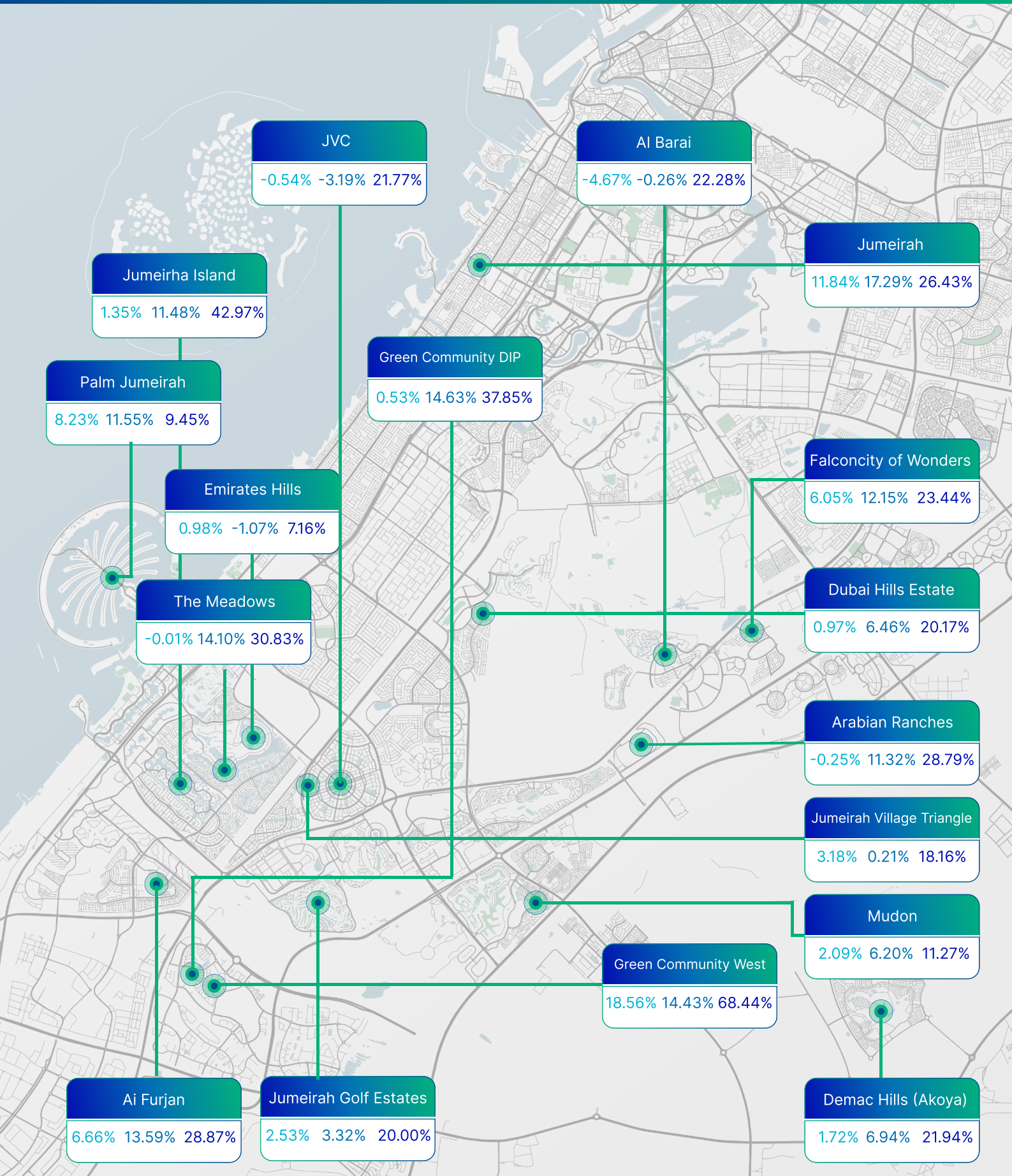
As urban expansion and new developments progress, developers may increasingly focus on creating villas that cater to evolving buyer preferences, such as sustainable and tech-integrated living spaces, further driving the appeal of the villa market.





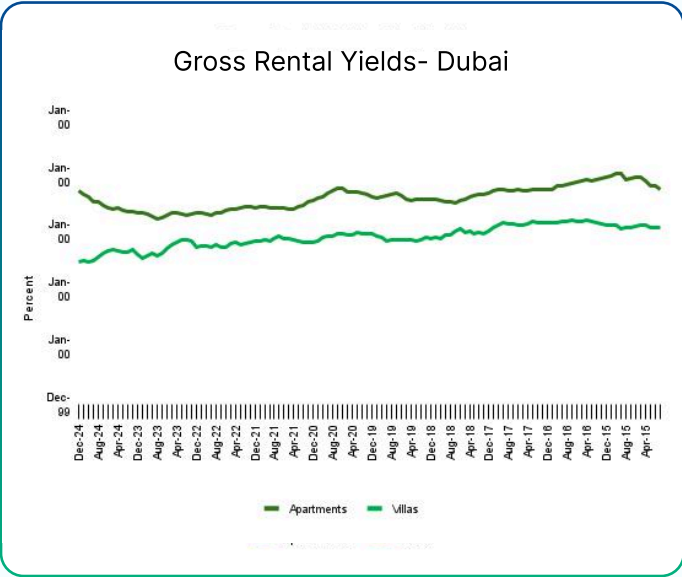
Villa Sales Price

■ Last 3 Month ■ Last 6 Month ■ Last 12 Month



Dubai & Abu Dhabi Gross Rental Yield

The latest rental yield data from Dubai and Abu Dhabi reveals contrasting trends, offering valuable insights into the evolving dynamics of the real estate markets in both cities. While Dubai’s villa and apartment rental yields experienced some decline, Abu Dhabi saw strong growth in apartment rental yields, with villas facing a slight drop. This analysis explores the factors behind these shifts and what they mean for investors and the future of the rental market in both regions.

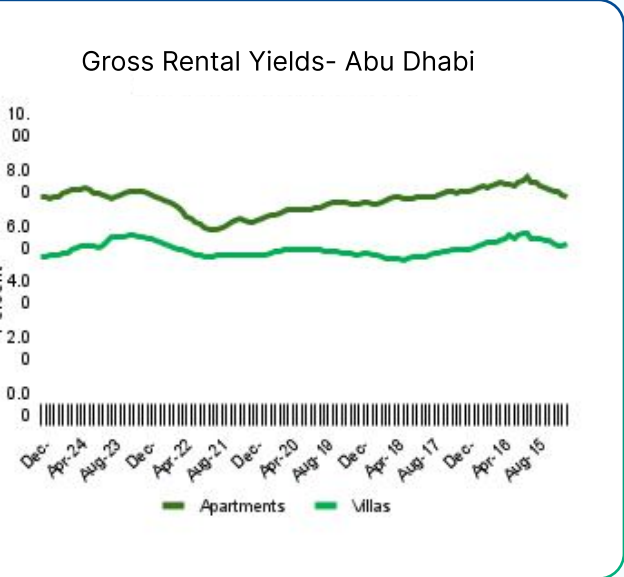


Dubai Rental Yield Performance:

- Apartments: Rental yields for apartments in Dubai dropped by 0.40% quarter-on-quarter, indicating a slight softening in demand or increased competition due to a higher supply of units.
- Villas: Villa rental yields decreased by 0.54%, reflecting a larger shift in demand toward more affordable housing options or apartments, as well as potential oversupply in certain areas.

Abu Dhabi Rental Yield Performance:

- Apartments: Apartment rental yields rose by 5.33%, suggesting strong demand, limited supply, and higher investor confidence in the rental market.
- Villas: Villa rental yields declined by 1.32%, possibly due to a shift in demand toward apartments or oversupply in the villa segment.



Key Insights:

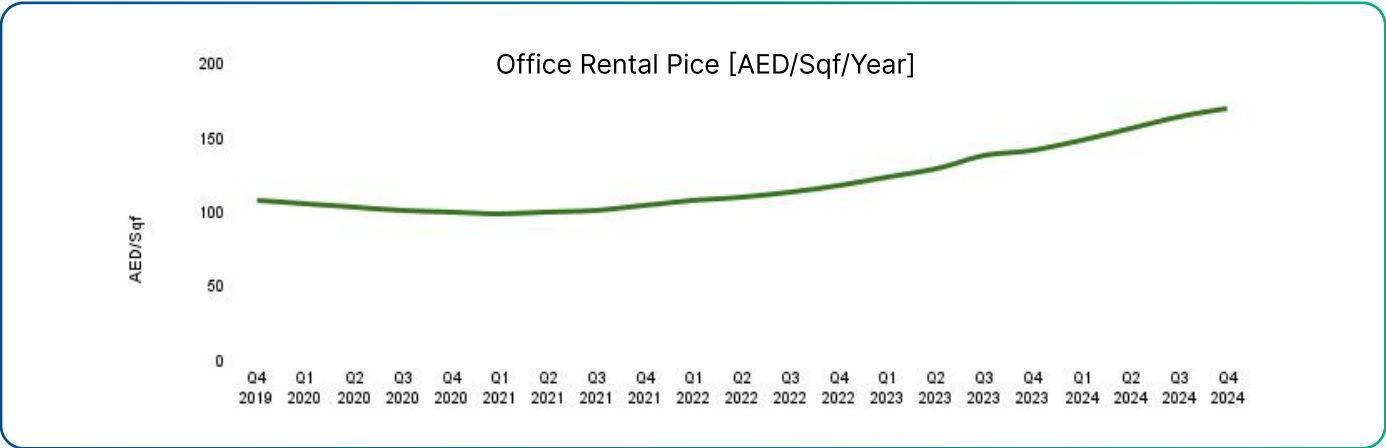
- Dubai: The villa market is facing slightly more pressure compared to apartments, with shifting demand and increasing supply contributing to the decline in rental yields.
- Abu Dhabi: Strong performance in apartments suggests high demand, while the decline in villa yields indicates a possible shift toward more affordable living options.



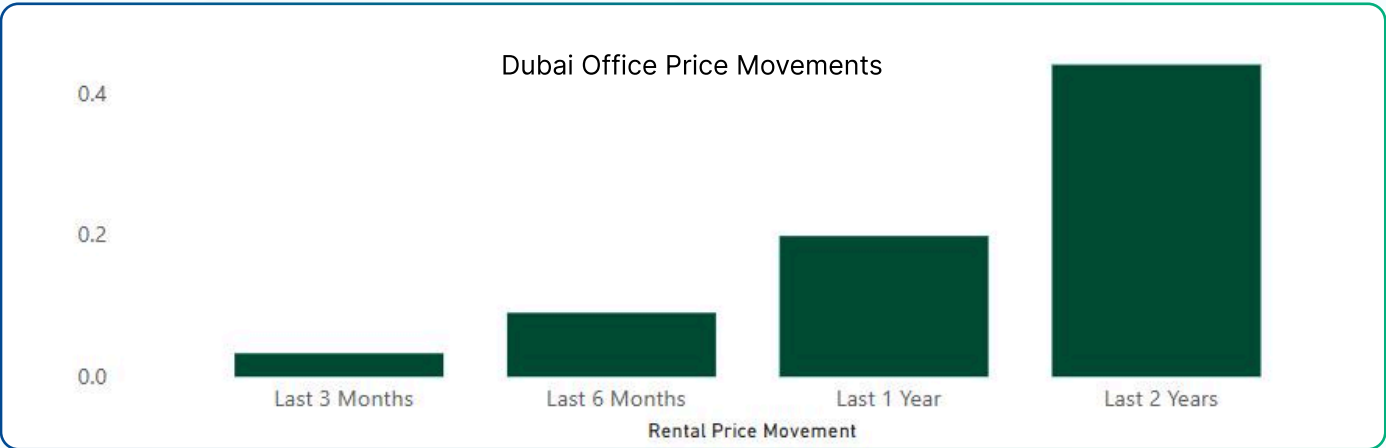
Dubai Office Rental Rate



The 3.3% quarter-on-quarter rise in office rental prices signals strong demand and continued growth in the office space market. This increase reflects businesses’ expanding operations and their need for premium office spaces, reinforcing positive market sentiment.



- **Sustained demand:** Businesses are expanding and actively seeking quality office spaces.
- **Market resilience:** The steady growth in rental prices highlights the market’s ability to absorb rising costs.
- **Positive economic sentiment:** The increase reflects confidence in the region’s economic stability and business environment.
- **Strong preference for prime locations:** Occupiers are willing to pay higher rents for premium office spaces, indicating ongoing demand in top-tier locations.



Dubai Office Supply



In 2024, the office market experienced limited new supply, with the Binghatti Corner project in Jumeirah Village Circle being the only development completed. However, the future looks promising, as several major office projects are set to launch in the coming years, signaling significant growth in the sector.

2024 Supply:

- Only one office development, Binghatti Corner, completed with 204 sqm of office space in a residential community.

2025 Outlook:

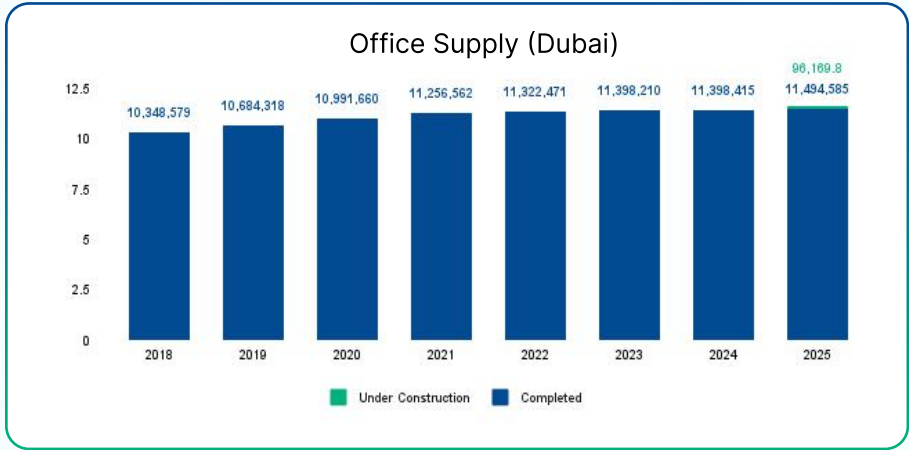
- Over 96,000 sqm of office space expected from five new projects.

2026 Outlook:

- Additional 9,000 sqm from two more office developments planned.

Market Growth:

- Strong future expansion reflects growing demand for office spaces across diverse locations.

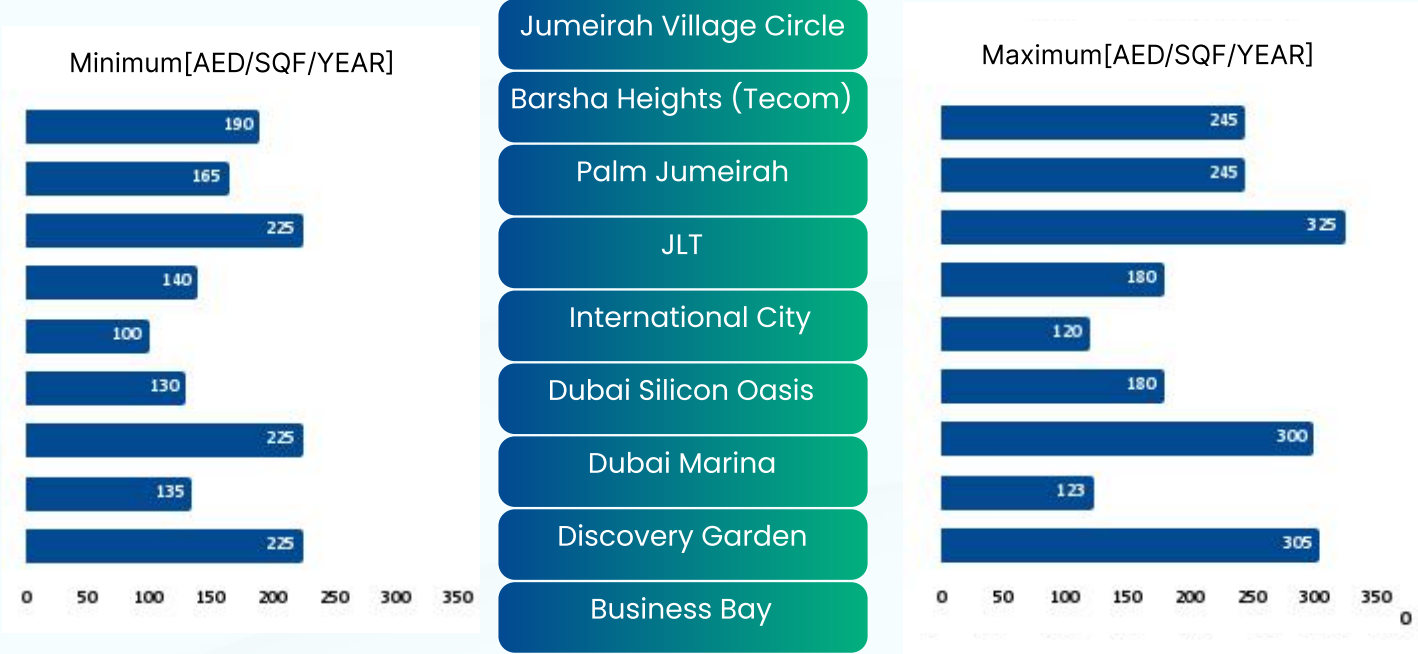


Rental Price Growth

4.1%
Quarterly

34.1%
Year on Year

Dubai Area-wise Retail Prices



Dubai Retail Supply



The retail real estate market is showing a shift in momentum, with modest growth in Q4 2024 paving the way for significant expansion in 2025. Here’s a snapshot of the key trends and upcoming developments:

Q4 2024 Additions

Only 535 sqm of retail space was introduced, primarily in residential building areas, signaling a focus on community-centric retail solutions.

2025 Projections:

Developers plan to deliver approximately 207,100 sqm of retail space, led by major projects like Nad Al Sheba Mall and Vida Residences Dubai Mall.

Emerging Trends:

- Increased integration of retail spaces within residential communities.
- A surge in high-profile developments aiming to cater to growing consumer demand.

Market Implications:

The significant influx of retail space in 2025 could intensify competition, driving innovation and strategic positioning among developers and retailers.



Dubai Hospitality Market

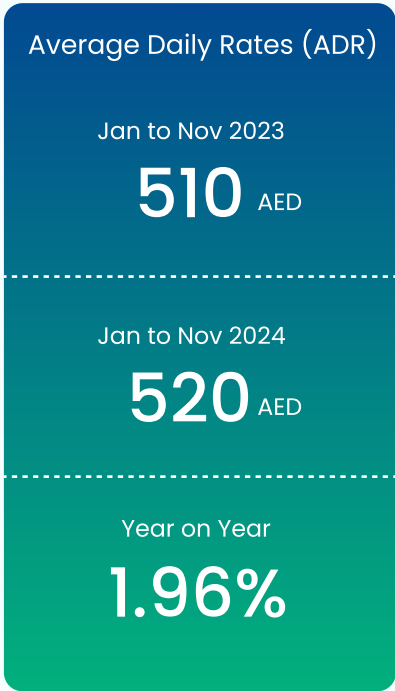


Dubai’s tourism sector showed robust growth in 2024, attracting 16.79 million international tourists in the first 11 months—a 9% increase from 2023.

Hotel Performance : Occupancy rates remained steady at 78% in Q4 2024, while the Average Daily Rate (ADR) rose by 2% to AED 520, reflecting strong demand and guest spending.

Luxury Additions : High-profile openings like The Lana by Dorchester Collection, SIRO One Za’abeel, and Hilton Dubai Creek Hotel & Residences enhanced the city’s appeal.

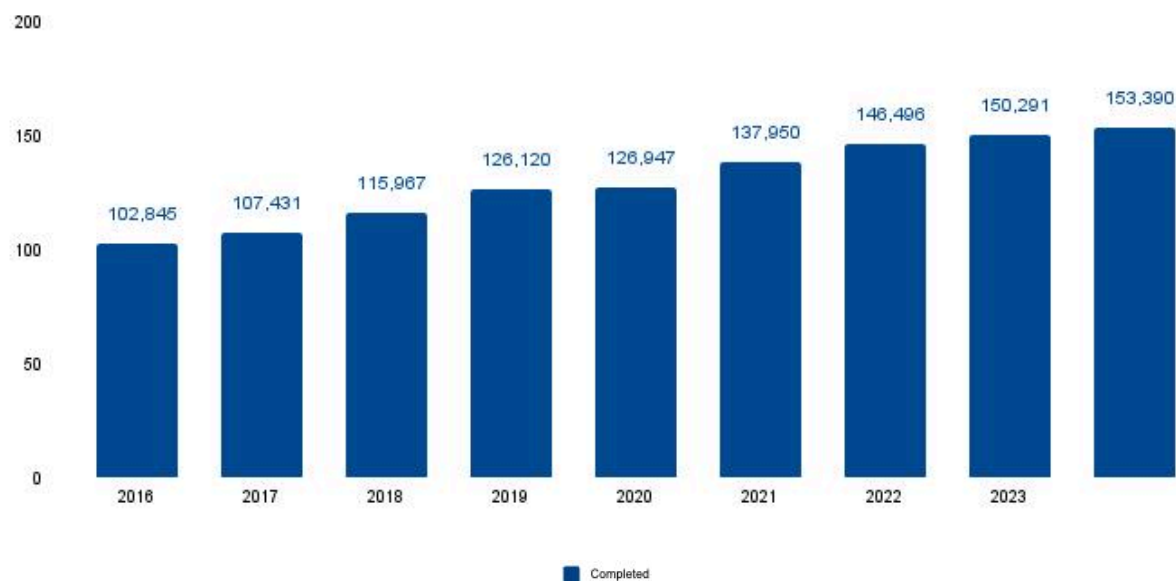
Future Expansion : An expanding accommodation portfolio promises diverse options to cater to increasing demand across price points.



Dubai Hospitality Market

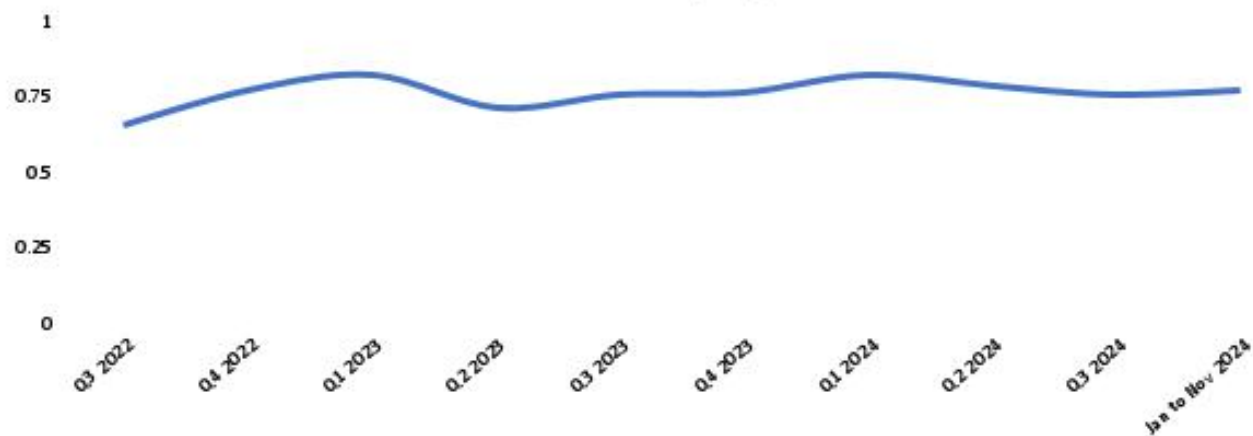


Hotel & Hotel Apartment Room Supply



Dubai continues to solidify its global position as a premier travel destination with strong hospitality metrics and a focus on innovation.

Hotel Room Occupancy Rates



Latest Occupancy data is from Dubai Tourism

Dubai Industrial Market



Average Warehouse Rental Rates (AED/SOF/Year)

	Minimum	Maximum	Average	Q-O-Q	Y-O-Y
Dubai Investment Park	30	39	35	6.1%	-0.6%
Al Quoz	40	50	45	2.3%	-1.8%
Jebel Ali	31	35	33	6.5%	7.5%
Ras Al Khar	35	46	41	0.0%	-0.5%

Average Labour Camp Rental Rates (AED/ROOM/MONTH)

	Minimum	Maximum	Average	Q-O-Q	Y-O-Y
Al Quoz	1800	2200	2000	8.3%	15.5%
Dubai Investment Park	1080	1320	1200	1.7%	5.9%
Jebel Ali	1440	1760	1600	9.2%	18.0%
Sonapur / Muhaisnah	1350	1650	1500	5.4%	4.7%

Anticipating Dubai's Growth Trajectory

Dubai's economic momentum is projected to accelerate, with GDP growth expected to reach 4.5% by 2025, driven by thriving sectors like tourism, real estate, and hospitality. The 9% rise in international tourists in 2024 highlights the city's global appeal and resilience. As Dubai continues to enhance its infrastructure and diversify its offerings, it is well-positioned to attract investments and sustain long-term growth.

The real estate market is set for significant expansion, with 85,000 units planned for 2025. The dominance of off-plan sales (accounting for 70% of transactions) reflects strong buyer confidence. However, the surge in supply may require developers to focus on strategic pricing and innovative marketing to sustain demand and stabilize transaction values.

In the retail and hospitality sectors, 2025 will see a transformation with 207,100 sqm of retail space being delivered, led by flagship projects like Nad Al Sheba Mall. In hospitality, steady 78% hotel occupancy and an ADR of AED 520 underscore robust demand. New luxury openings will cater to both affluent travelers and business clientele, ensuring Dubai remains a top global destination.

To navigate this growth, Dubai must focus on balancing supply and demand, addressing inflation, and adopting sustainability and technology-driven solutions. With strategic initiatives and a forward-thinking approach, Dubai is poised to capitalize on emerging opportunities, solidifying its status as a premier global hub for living, business, and leisure.

Abhinav Sharma
Partner - Valuations & Investments
Reliant Surveyors



About Reliant Surveyors

At Reliant Surveyors, we are recognized leaders in providing comprehensive real estate services in Dubai since 1977. As a RICS-accredited firm, we specialize in Valuation Professional Services, Building & Project Consultancy, Strategic Advisory, Buying and Selling, Investment Advisory, and Research. Our expertise and commitment to integrity and professionalism have established us as a trusted partner in navigating the complexities of Dubai's dynamic real estate market.

Our team is composed of highly skilled professionals with extensive experience in Dubai's real estate landscape. With deep local knowledge and global insights, we leverage our expertise to provide tailored solutions that cater to the unique demands of the Dubai market. Our team is always ahead of industry trends, offering innovative strategies that help clients make informed, data-driven decisions for sustained success.

At Reliant Surveyors, we prioritize building long-term client relationships. We take a collaborative approach, working closely with each client to fully understand their needs and goals. Our transparent communication ensures clients feel confident in our ability to manage their projects with precision, making every step of the process seamless and efficient in a fast-paced market like Dubai's.

With a proven track record of successful collaborations with top banks, corporations, and government entities in Dubai, we have consistently delivered high-value transactions and large-scale projects. Our strong industry connections, local insights, and trusted reputation allow us to provide clients with unique opportunities and maximize value across all areas of Dubai's real estate sector.



Mr. Naresh Sharma
Founder and Chairman



Mr. Vivek Seth
Partner - Property &
Business Valuation



Mr. Abhinav Sharma
Partner- Valuations &
Investments



Mrs. Amrita Chandhok
Partner- Strategic Advisory
& Valuations

Services

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- Investment
- Research

Dubai

806, Capital Golden Tower Business Bay, Dubai, U.A.E

Abu Dhabi

Office C102C, 1st Floor, Level 1, Al Bateen Tower C6 Bainunah ADIB Building, Street 34 Abu Dhabi, U.A.E

India

Plot No.14,Ground Floor,Sector 44,Gurugram,Haryana – 122003, India



Tech partner



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