



**Reliant  
Surveyors**

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# WEEKLY REPORT

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Dubai Real Estate Market  
Residential

Week 17 – April 2023



# DUBAI REAL ESTATE MARKET RESIDENTIAL

01

WEEK 17- APR 2023 (24<sup>th</sup> – 30<sup>th</sup> APRIL 2023)

Dubai's weekly transaction volume and value (off-plan, ready and overall) recovered significantly from the previous week's lows. Overall Volume rose by 71% during the week. The total number of transactions recorded this week (24th – 30th Apr 2023) was 1,503 as against only 881 sales transactions in the previous week.

In terms of Value, the overall residential value also bounces back from last week, registering a three-digit growth WoW. Overall AED 3.53 billion worth of transactions were recorded this week as compared to AED 1.60 billion.

The maximum upside was witnessed in villa transactions where both volume and value registered an impressive growth from the previous week.

## Total sales transaction volumes



**Total Transaction**  
Volume / Units

1,503



**Median Price**  
AED / Sqf

Apartment - 1,475



**Total Value**  
AED Billions

3.53



**Median Size**  
Sqf

Apartment - 890



# DUBAI REAL ESTATE MARKET RESIDENTIAL

02

WEEK 17- APR 2023 (24<sup>th</sup> - 30<sup>th</sup> APRIL 2023)

01



**Off Plan Transactions Volume**  
768 Units

**Off Plan Transactions Value**  
AED 1.75 Billions



02

03



**Ready Transactions Volume**  
735 Units

**Ready Transactions Value**  
AED 1.78 Billions



04

05



**Apartment Transactions Volume**  
1,219 Units

**Apartment Transactions Value**  
AED 2.38 Billions



06

07



**Villa Transactions Volume**  
284 Units

**Villa Transactions Value**  
AED 1.15 Billions



08



# DUBAI REAL ESTATE MARKET

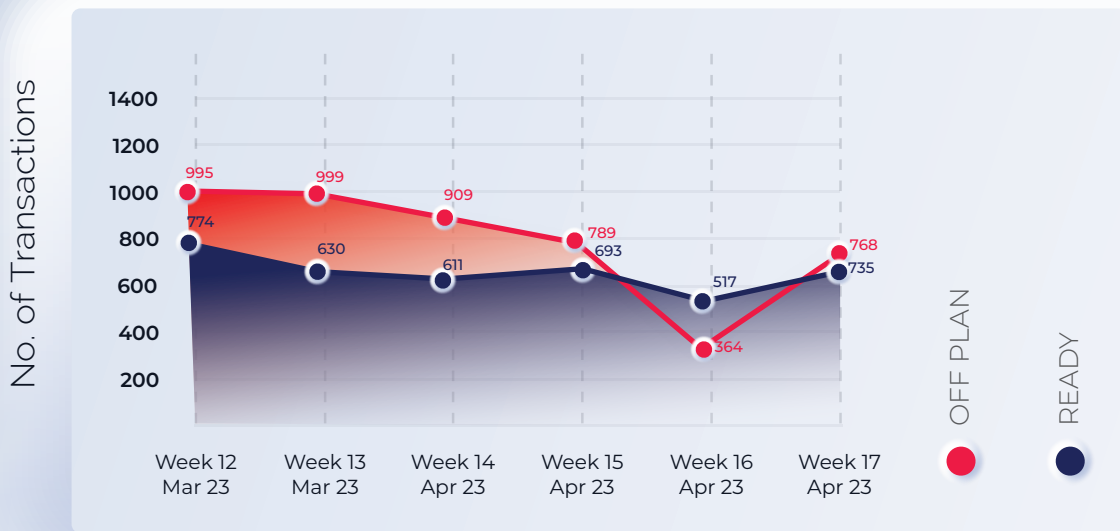
## RESIDENTIAL OFF PLAN AND READY TRANSACTION

WEEK 17- APR 2023 (24<sup>th</sup> – 30<sup>th</sup> APRIL 2023)

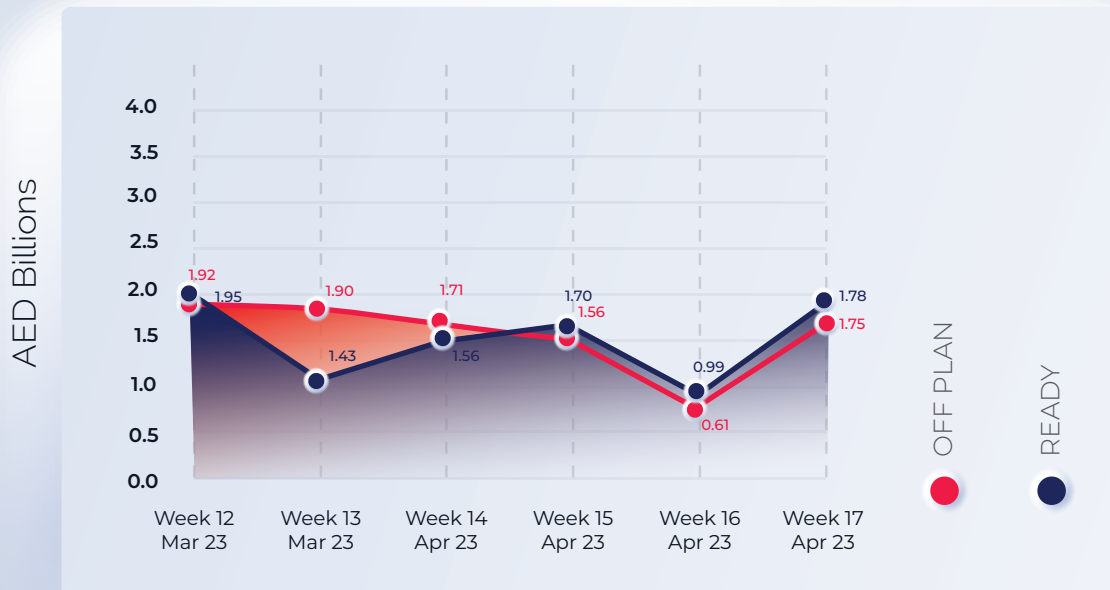
During the week, 768 Off Plan transactions and 735 ready sales transactions were registered, witnessing a growth of 111% and 42% respectively compared to the previous week. The total number of transactions registered last week was 881.

The overall residential value registered an impressive growth of 121% WoW. A total of AED 1.75 billion worth of transactions took place in the Off-Plan segment whereas AED 1.78 billion sales value was realized in the ready projects category.

### Volume of Residential Sales



### Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



# DUBAI REAL ESTATE MARKET

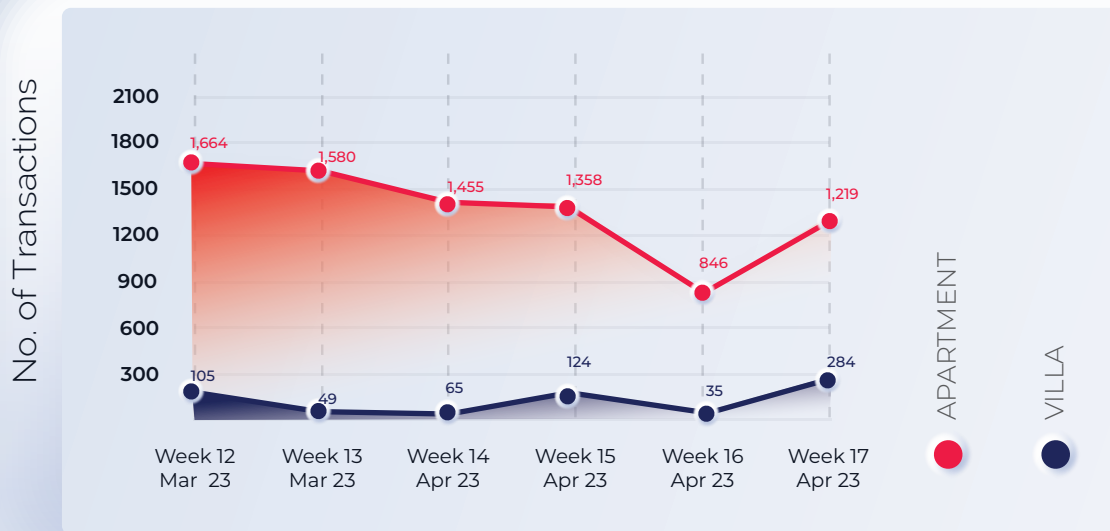
## RESIDENTIAL APARTMENT & VILLA TRANSACTION

WEEK 17- APR 2023 (24<sup>th</sup> – 30<sup>th</sup> APRIL 2023)

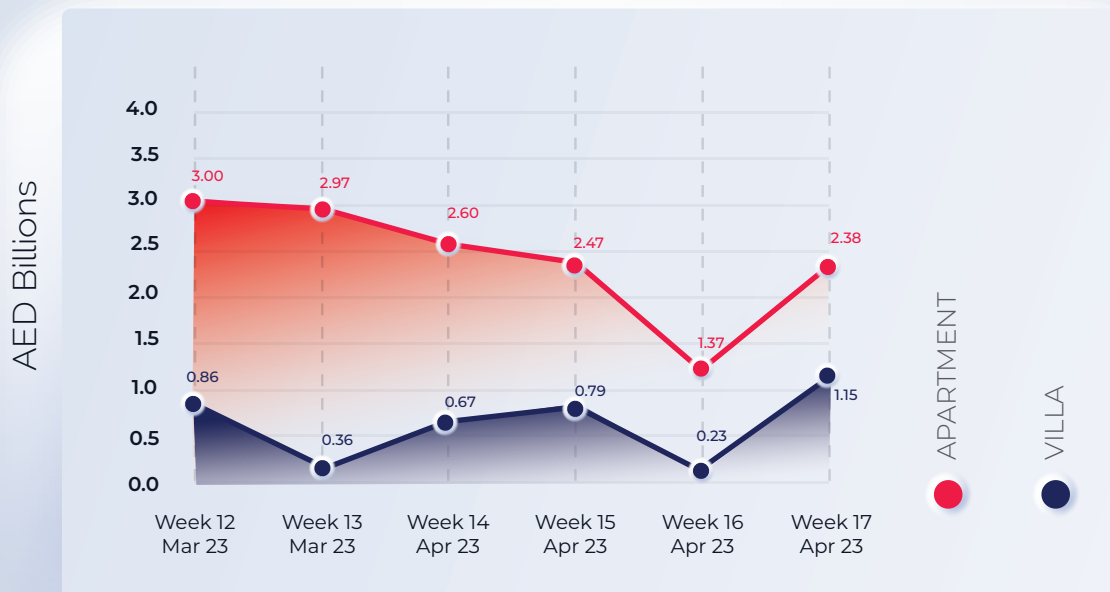
The total apartment transactions volume increased by 44% this week, whereas Villa transactions recorded a 5x growth over the last week. Over 284 Villa transactions were recorded and nearly 1,219 apartment transactions were registered during the week.

Value-wise, the overall value of apartment transactions increased by 74%. Nearly AED 2.38 billion worth of apartment transactions were recorded. A total of AED 1.15 billion worth of villa transactions were registered in the last 7 days. This is the highest amount of value recorded in villa transactions in the last 3 months.

### Volume of Residential Sales



### Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



# DUBAI REAL ESTATE MARKET

## RESIDENTIAL KEY TRANSACTION

05

WEEK 17- APR 2023 (24<sup>th</sup> – 30<sup>th</sup> APRIL 2023)

### Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
Bluewaters Bay - Building 1	Bluewaters Island	Apartment	43	0.22
LUCE	Palm Jumeirah	Apartment	12	0.14
Address The Bay	Dubai Harbour	Apartment	27	0.12
Bluewaters Bay - Building 2	Bluewaters Island	Apartment	17	0.09
The Fields at District Eleven	MBR City	Villa	23	0.09

### Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
Elysian Mansions	Tilal Al Ghaf	Villa	2	0.07
Ibiza	Damac Lagoons	Villa	22	0.05
Elysian Mansions - S1-019	Tilal Al Ghaf	Villa	1	0.04
Golf Place 5.0233	MBR City	Villa	1	0.03
Burj Royale	Downtown Dubai	Apartment	12	0.03

# ABOUT US

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.

## OUR PEOPLE



**Abhinav Sharma**  
Partner



**Amrita Chandhok**  
Partner



**Divyansh Gupta- MRICS**  
Director | Strategic  
Advisory & Valuation



**Simmi Arora**  
Senior Research  
Manager



# 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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