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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 10 – March 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 10 – Mar 2023 (6th – 12th March 2023)

Weekly transaction volume and value (off-plan, ready and overall) continue with their rising trend, this week also, registering a growth of 5% for the transactions volume and 9% in the overall value. The total number of transactions recorded this week (5 – 12th Mar 2023) was 1,715 as against 1,627 sales transactions in the previous week.

Overall AED 3.34 billion worth of transactions were recorded this week as compared to AED 3.07 billion in the last week

Maximum growth was recorded in Villa sales transactions, recording almost 3 folds growth in the transaction volume from the previous week.

Total sales transaction volumes



Total Transaction
Volume / Units

1,715



Median Price
AED / Sqf

Apartment - 1,355



Total Value
AED Billions

3.34



Median Size
Sqf

Apartment - 860



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 10 – Mar 2023 (6th – 12th March 2023)

01



Off Plan Transactions Volume
942 Units

Off Plan Transactions Value
AED 1.78 Billions



02

03



Ready Transactions Volume
773 Units

Ready Transactions Value
AED 1.56 Billions



04

05



Apartment Transactions Volume
1,531 Units

Apartment Transactions Value
AED 2.58 Billions



06

07



Villa Transactions Volume
184 Units

Villa Transactions Value
AED 0.76 Billions



08



DUBAI REAL ESTATE MARKET

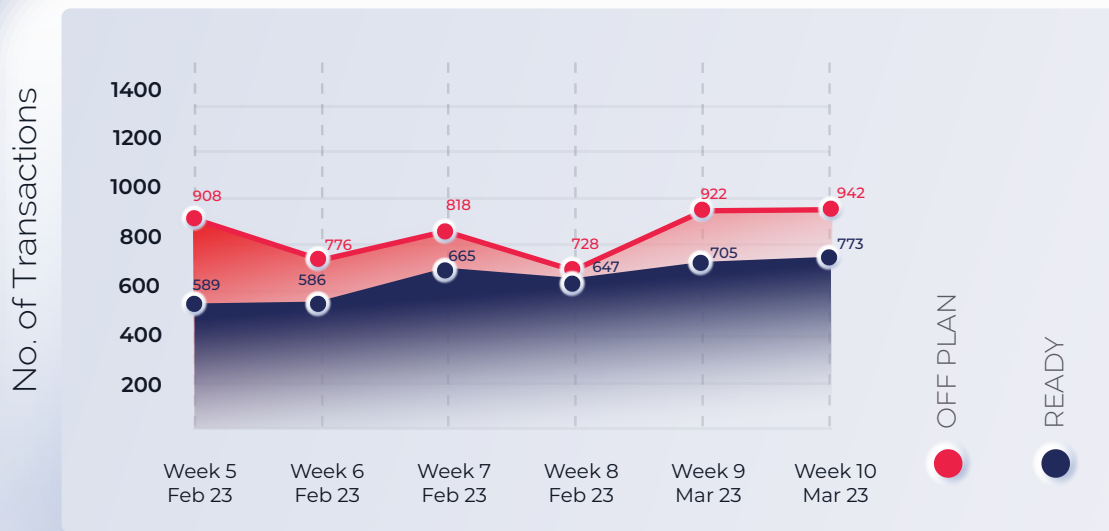
RESIDENTIAL OFF PLAN AND READY TRANSACTION

Week 10 – Mar 2023 (6th – 12th March 2023)

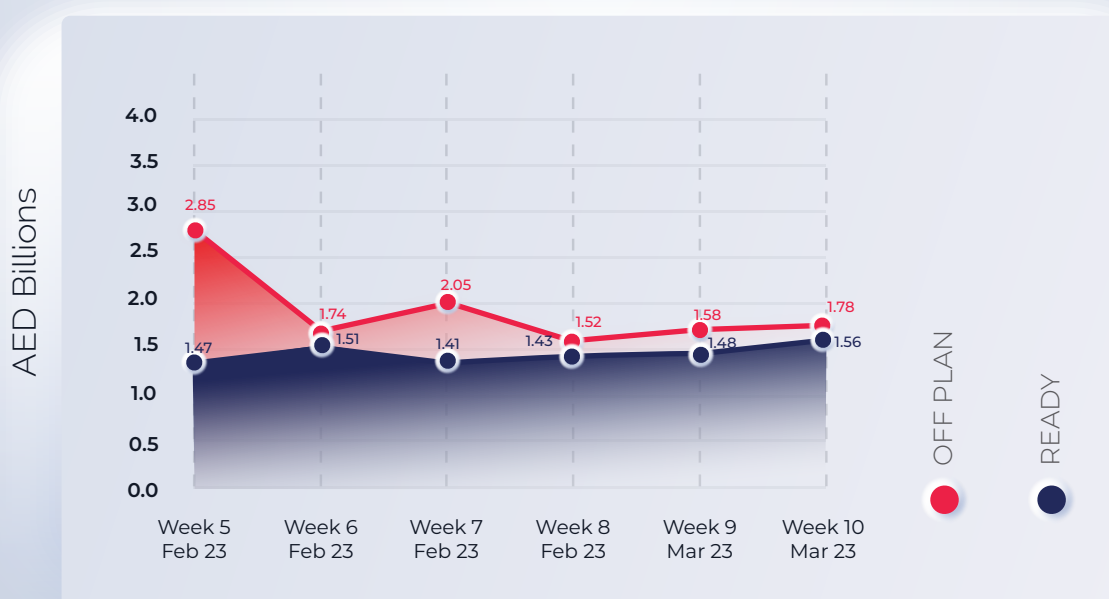
A total of 942 Off Plan transactions and 773 ready sales transactions were registered during the week, witnessing a growth of 2% and 10% respectively as compared to the previous week. The total number of transactions registered last week was 1,627.

With a 5% increase in overall volume, the value registered a growth of 9% this week. Off-Plan Sales transactions value increased by 12% over the previous week. However, despite a healthy growth in ready sales volume, the residential value for the ready sales deals grew at a comparatively slower pace, registering a rise of only 5% WoW.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

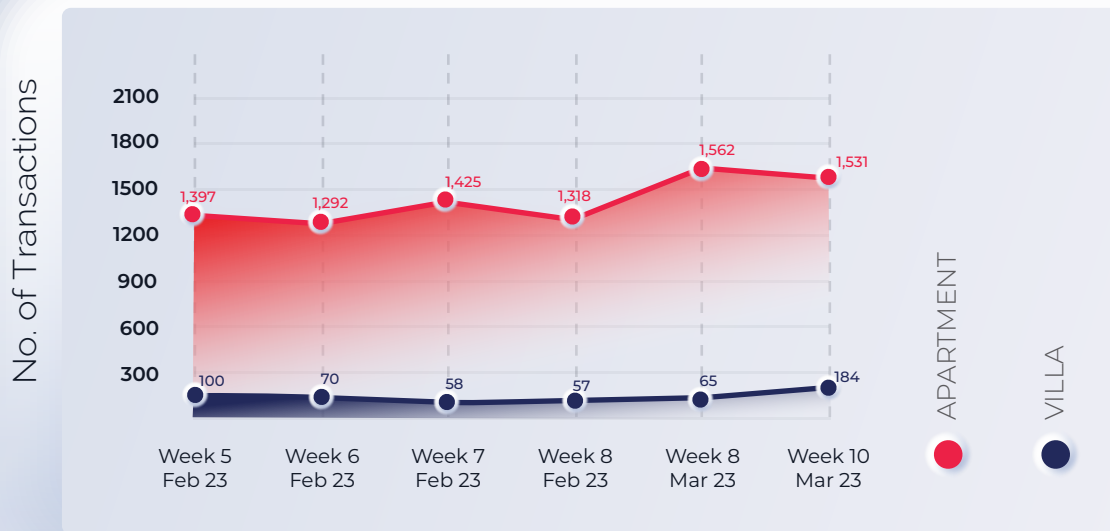
RESIDENTIAL APARTMENT & VILLA TRANSACTION

Week 10 – Mar 2023 (6th – 12th March 2023)

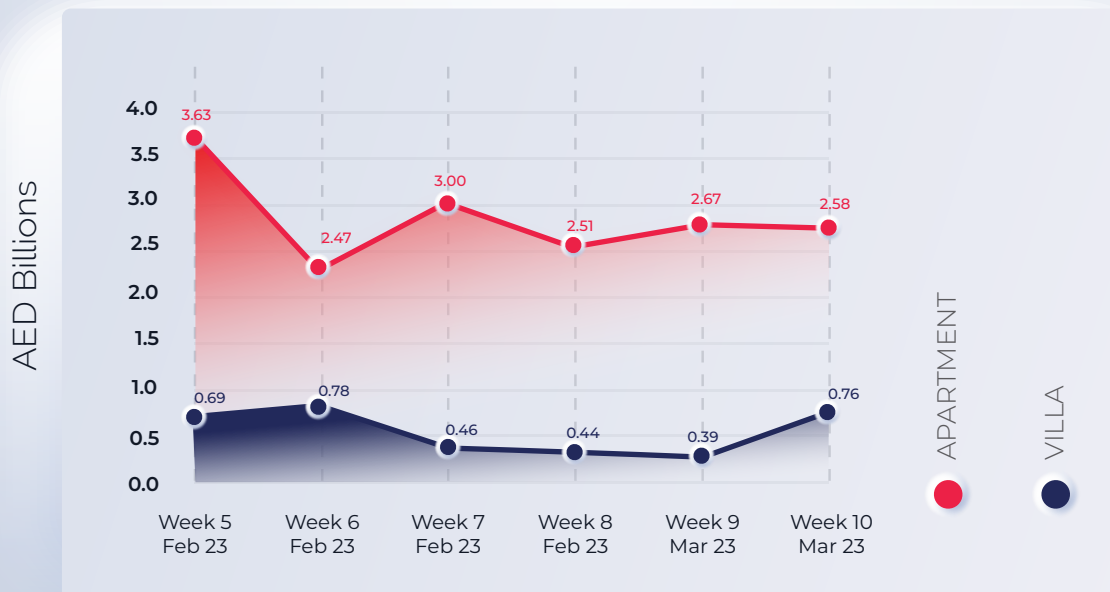
The total transaction volume of apartment remained stagnant, with a marginal decline of 2% this week, whereas Villa transactions grew almost 3 times over the last week. Nearly 184 Villa transactions took place compared to only 65 villa sales deals done in the previous week. Nearly 1,531 apartment transactions were registered during the week.

Corresponding to the transactions volume, the total apartment transaction value also registered a decline of 4%, whereas the value of villa transactions recorded a rise of 95% against the previous week.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION

05

Week 10 – Mar 2023 (6th – 12th March 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
Peninsula Four	Business Bay	Apartment	87	0.18
Address The Bay	Dubai Harbour	Apartment	9	0.08
Orla By Omniyat	Palm Jumeirah	Apartment	1	0.07
Elvira 1	MBR City	Apartment	31	0.06
Seascape - Building 4	Dubai Maritime City	Apartment	28	0.06

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
Cavalli Estates Villas	Dubai Land	Villa	3	0.07
Bulgari Residences 4	Jumeirah Bay Island	Apartment	1	0.07
Gardenia Townhomes II - Wasl Gate	Jebel Ali	Villa	17	0.05
Hillside Villas-A-HS03	Jumeirah Golf Estates	Villa	1	0.04
One at Palm Jumeirah Villas	Palm Jumeirah	Apartment	1	0.04

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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.

OUR PEOPLE



Naresh Sharma
Chairman



Vivek Seth
Partner



Abhinav Sharma
Partner



Amrita Chandhok
Partner



Divyansh Gupta- MRICS
Director - India



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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