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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 29 – July 2023



DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 29 – July 2023 (17th July – 23rd July 2023)

Total residential property transactions during this week (17th – 23rd July) stood at 1,552 units, witnessing a fall of nearly 8% from the previous week. The total transaction volume recorded in the last week was 1,682.

In terms of value, the overall residential value was reduced by 5% over the previous week. Reduction in value was recorded in Off-Plan transactions whereas there has been a considerable rise of 21% in the value of ready property transactions.

Overall, AED 3.72 billions worth of transactions were recorded this week against AED 3.92 billions in the last week.

Total sales transaction volumes



**Total Transaction
Volume / Units**

1,552



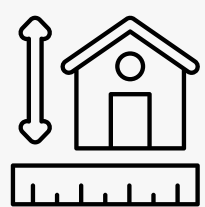
**Median Price
AED / Sqf**

Apartment - 1,497



**Total Value
AED Billions**

3.72



**Median Size
Sqf**

Apartment - 895



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 29 – July 2023 (17th July – 23rd July 2023)

01



Off Plan Transactions Volume
808 Units

Off Plan Transactions Value
AED 1.90 Billions



02

03



Ready Transactions Volume
744 Units

Ready Transactions Value
AED 1.82 Billions



04

05



Apartment Transactions Volume
1,197 Units

Apartment Transactions Value
AED 2.44 Billions



06

07



Villa Transactions Volume
355 Units

Villa Transactions Value
AED 1.28 Billions



08



DUBAI REAL ESTATE MARKET

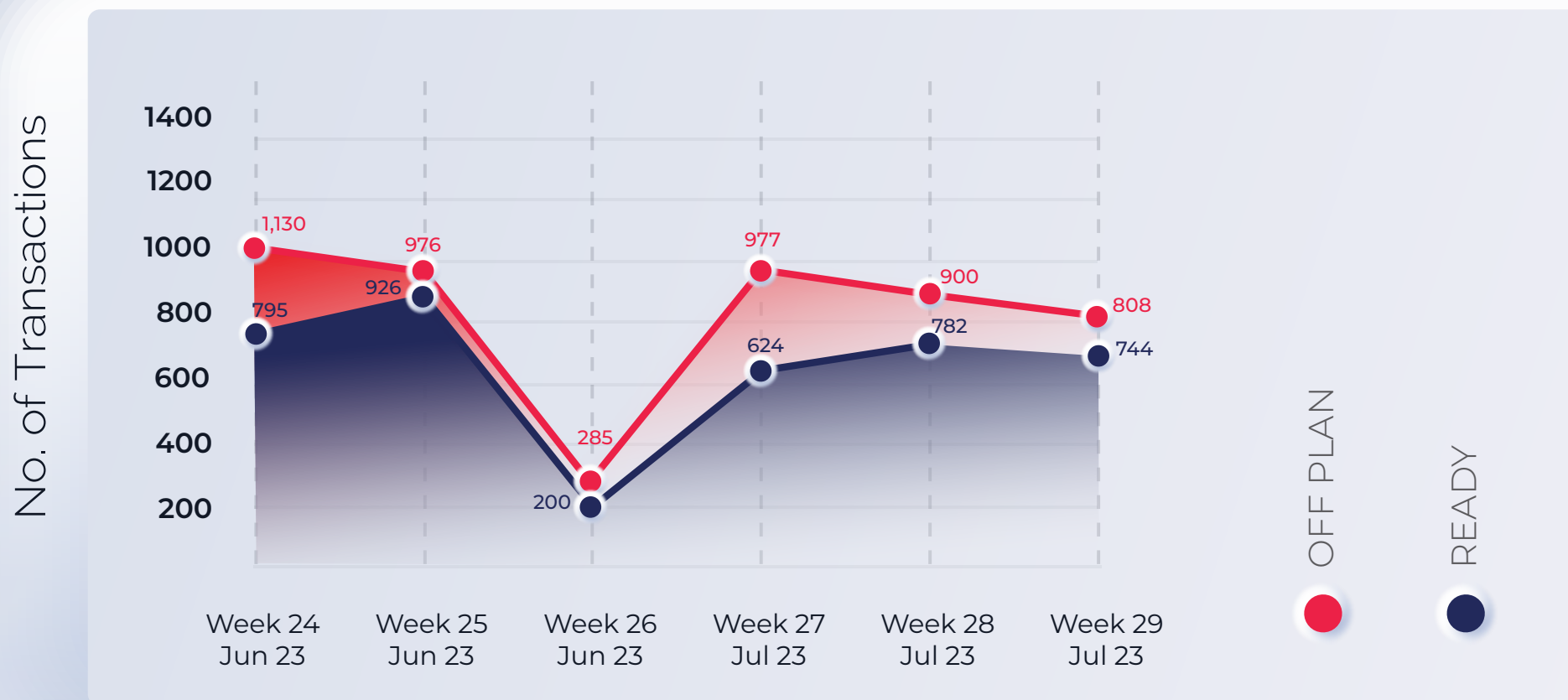
RESIDENTIAL OFF PLAN AND READY TRANSACTION

Week 29 – July 2023 (17th July – 23rd July 2023)

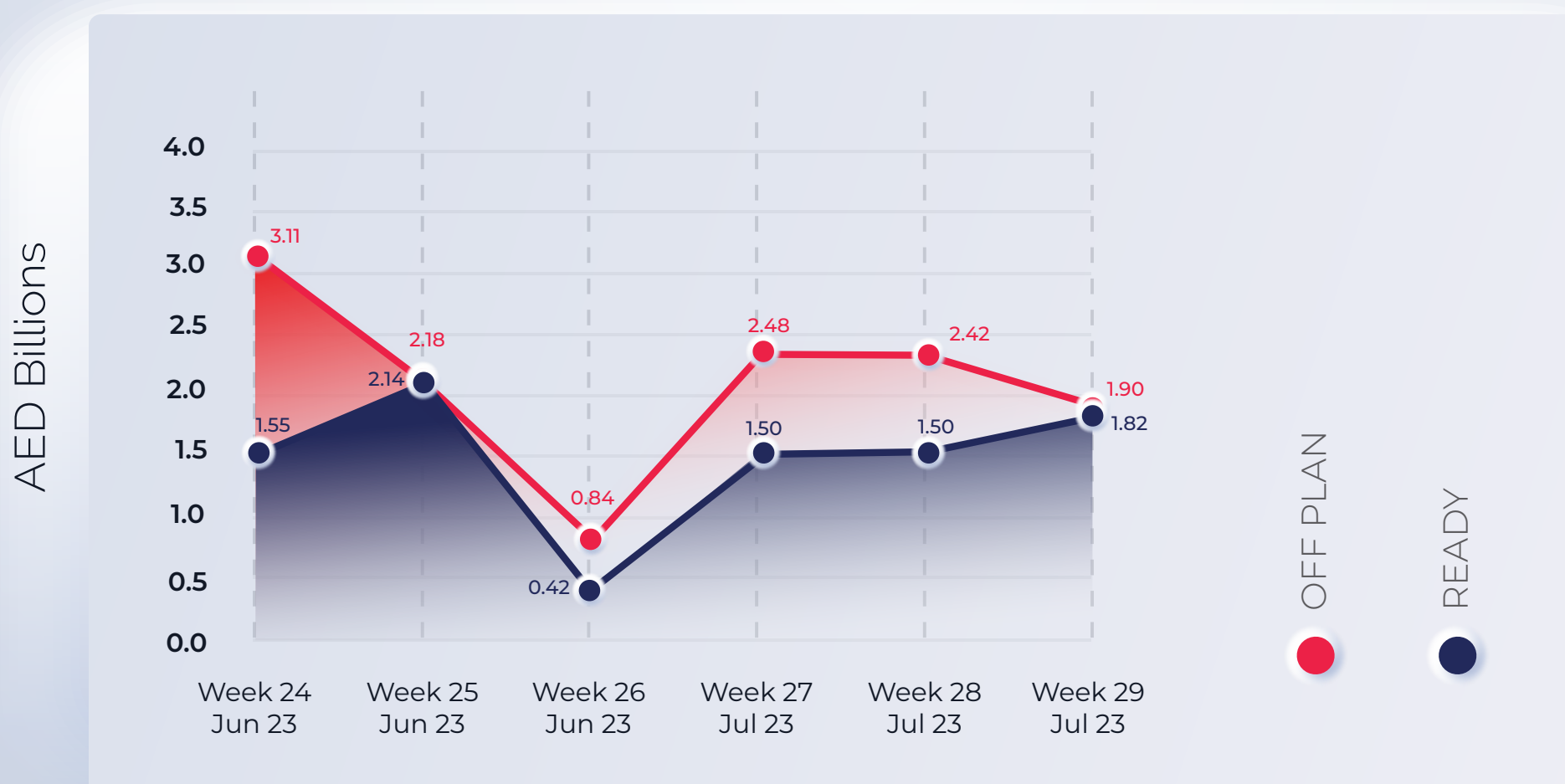
During this week, the total number of Off-Plan transactions stood at 808, a 10% decline from 900 transactions in the previous week and ready transactions declined to 744 from the previous week's volume of 782.

In terms of value, over the previous week, the value of Off-Plan Sales transactions was reduced by 21% and ready deals value recorded a similar amount of hike 21% as compared to the value recorded in the previous week.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



DUBAI REAL ESTATE MARKET

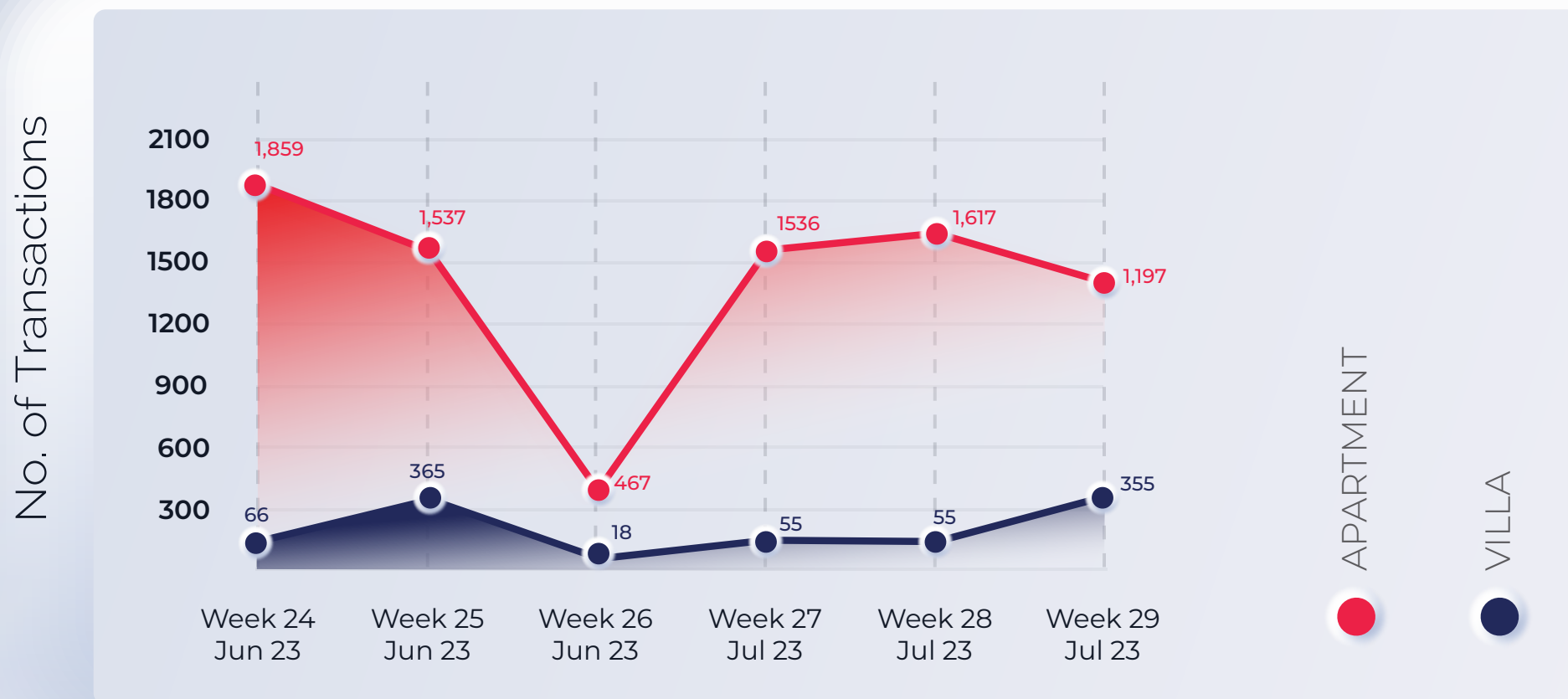
RESIDENTIAL APARTMENT & VILLA TRANSACTION

Week 29 – July 2023 (17th July – 23rd July 2023)

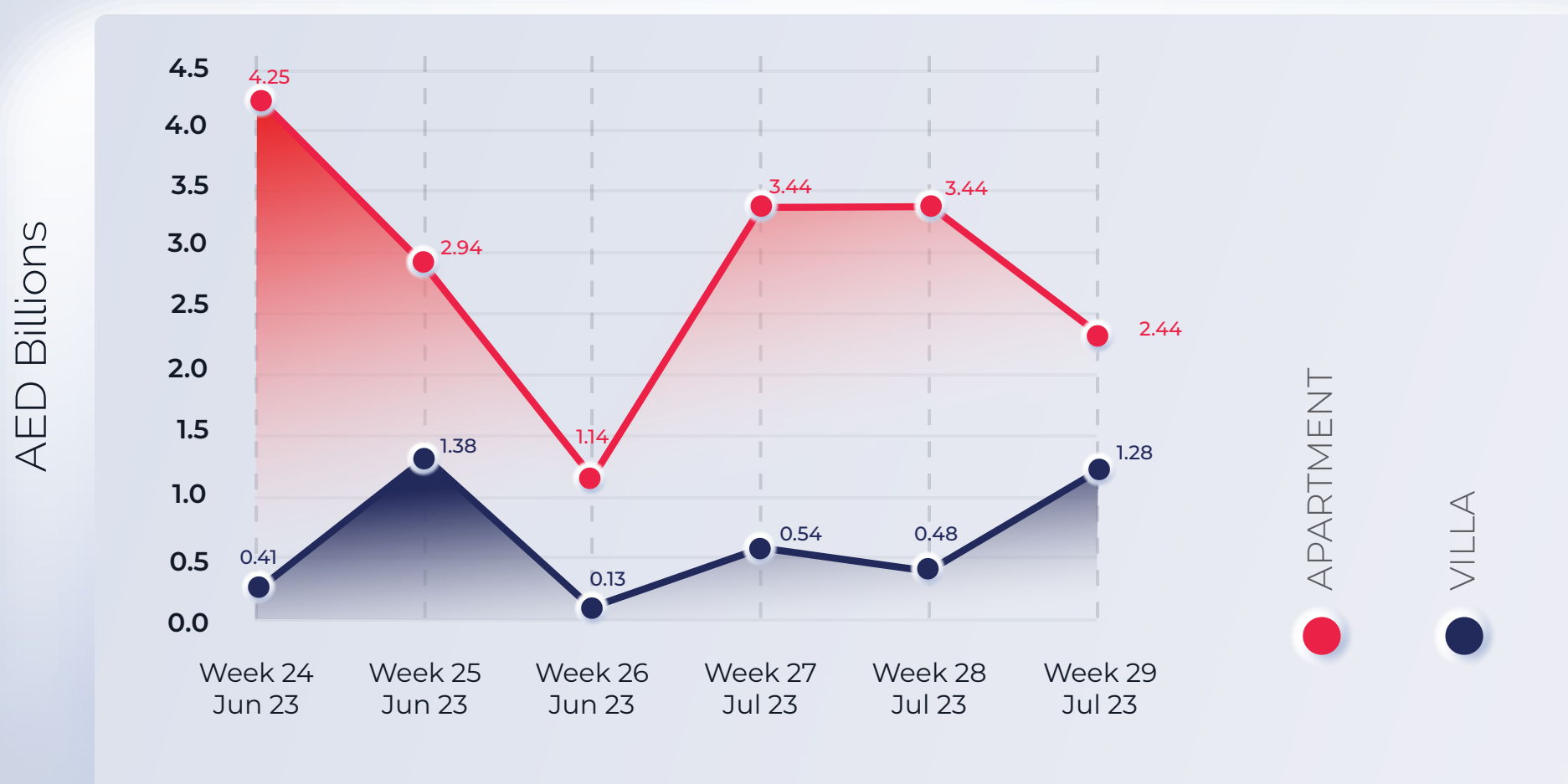
While the number of villa transactions increased significantly from the week before by 446%, the number of apartment transactions reduced this week by 26%. Overall, 355 villa transactions and nearly 1,197 apartment sales deals were documented during the week.

In terms of value, the overall value of apartment transactions declined by 29%, totalling AED 3.72 billions. The previous seven days saw a total of AED 3.92 billions in transactions involving villas.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN








DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION






05

Week 29 - July 2023 (17th July - 23rd July 2023)

Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
 Seapoint Tower 1	Dubai Harbour	Apartment	50	0.32
 Creek Waters 2	Dubai Creek Harbour	Apartment	71	0.20
 Como Residences	Palm Jumeirah	Apartment	3	0.14
 Crest Grande	MBR City	Apartment	36	0.09
 Sobha Hartland Waves Opulence	MBR City	Apartment	39	0.09

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
 Mykonos	Damac Lagoons	Villa	48	0.13
 Opal Gardens	MBR City	Villa	9	0.09
 District One Villas Phase 3 - B Villas	MBR City	Villa	4	0.05
 BLVD Crescent Tower 1	Downtown Dubai	Apartment	2	0.03
 Garden Homes - PJFRK038	Palm Jumeirah	Villa	1	0.03

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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.

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