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Surveyors**

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WEEKLY REPORT

Dubai Real Estate Market
Residential

Week 31 – July 2023



DUBAI REAL ESTATE MARKET

RESIDENTIAL

01

Week 31 – August 2023 (31st July – 6th August 2023)

Residential volume across Dubai increased significantly by 40% during this week as compared to last week, which recorded a total of 2,003 transactions over 1,425 transactions in the previous week.

In terms of value, the overall residential value increased by 60% over the previous week, wherein off-plan transactions increased by 29% and ready transactions increased by 130%. Overall AED 4.87 billion worth of transactions were recorded this week against AED 2.93 billion in the last week.

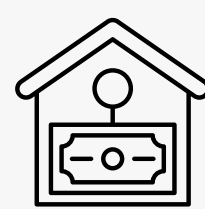
Total sales

transaction volumes



Total Transaction
Volume / Units

2,002



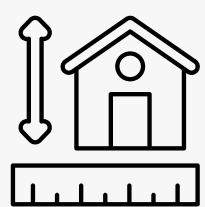
Median Price
AED / Sqf

Apartment - 1,460



Total Value
AED Billions

4.87



Median Size
Sqf

Apartment - 985



DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 31 – August 2023 (31st July – 6th August 2023)

01



Off Plan Transactions Volume
1,089 Units

Off Plan Transactions Value
AED 2.41 Billions



02

03



Ready Transactions Volume
913 Units

Ready Transactions Value
AED 2.46 Billions



04

05



Apartment Transactions Volume
1,712 Units

Apartment Transactions Value
AED 3.27 Billions



06

07



Villa Transactions Volume
290 Units

Villa Transactions Value
AED 0.16 Billions



08



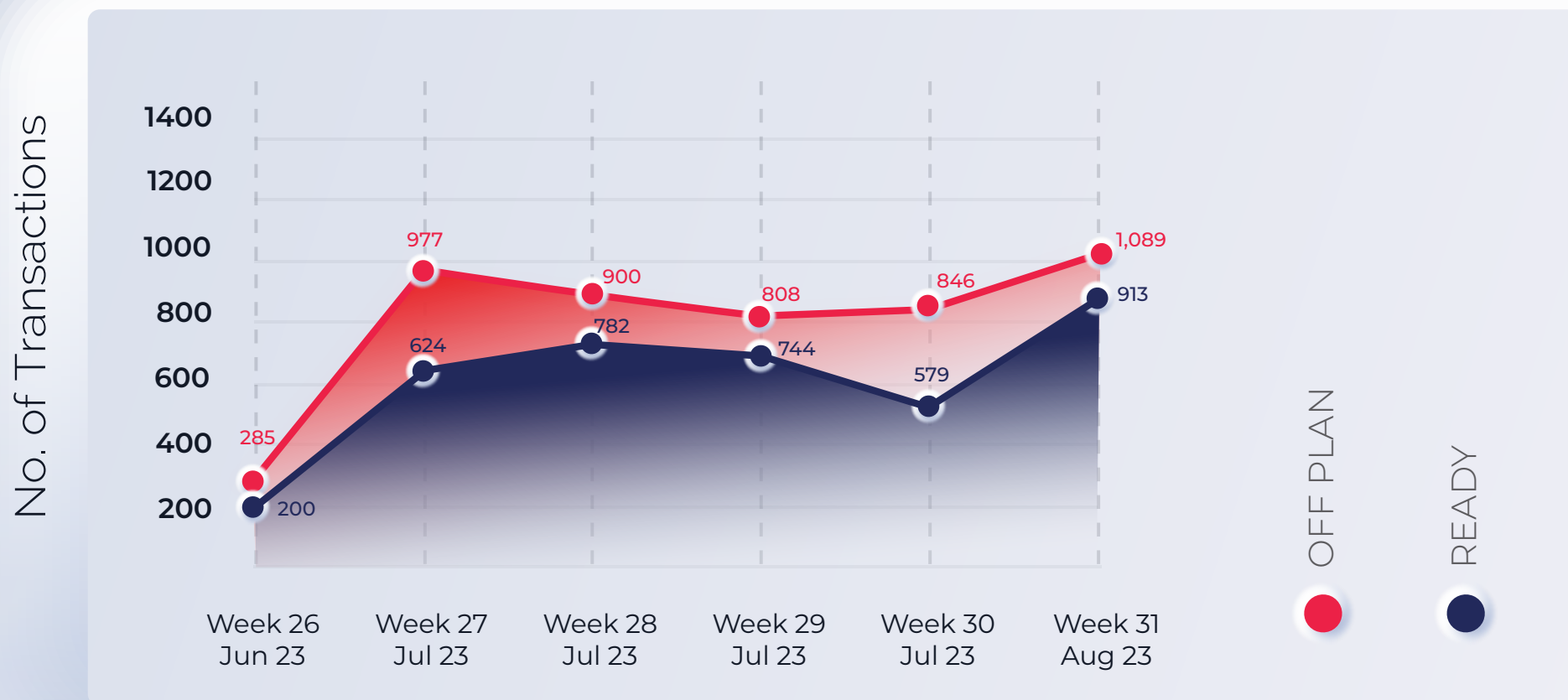
DUBAI REAL ESTATE MARKET

RESIDENTIAL OFF PLAN AND READY TRANSACTION

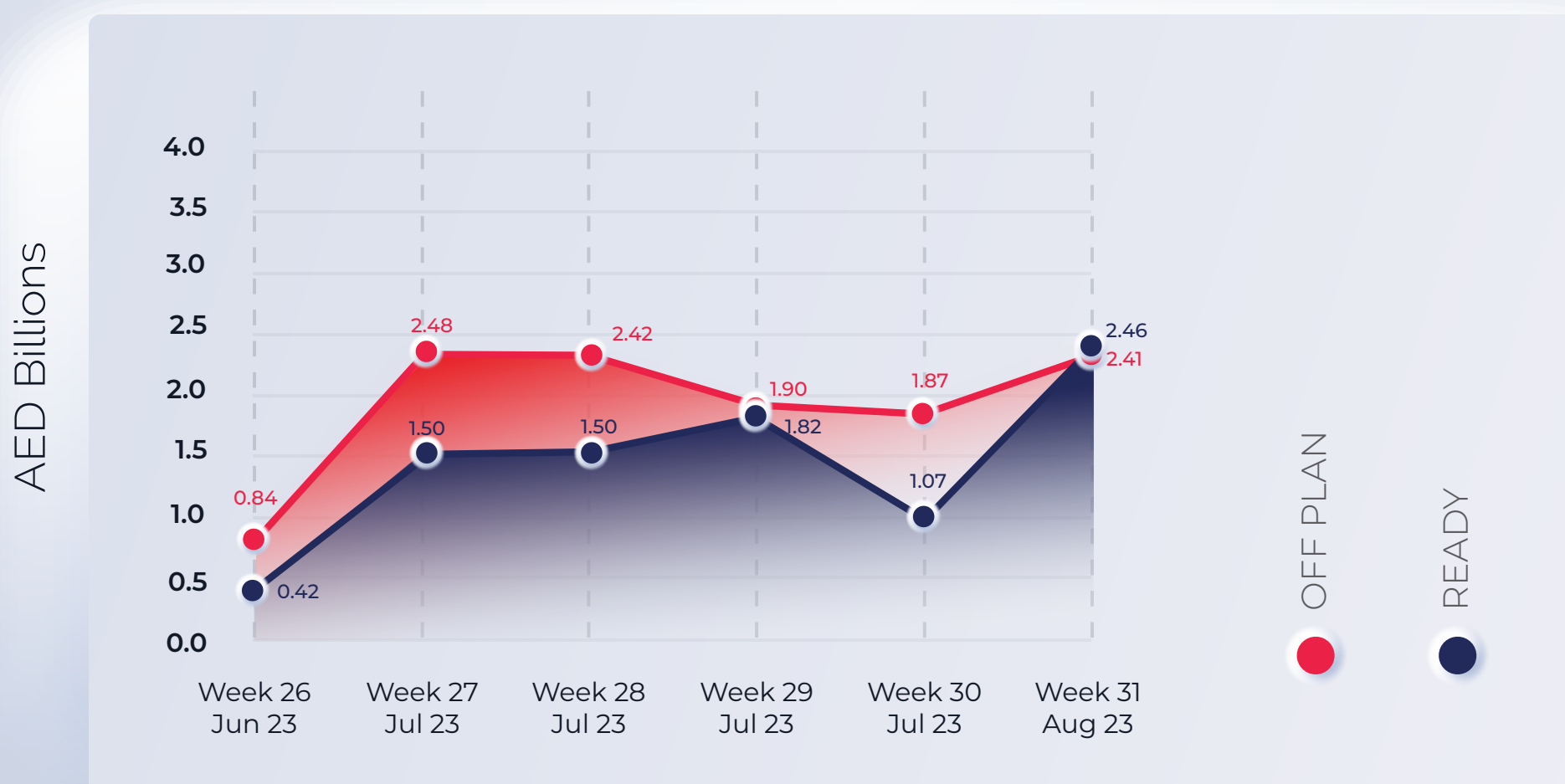
Week 31 – August 2023 (31st July – 6th August 2023)

During the week, a total of 1,089 off-plan transactions, 29% increase from the previous week, and 913 ready sales transactions were recorded, representing a significant increase of 58%, compared to the week before. Nearly 2,002 transactions were recorded last week. The overall value of the transactions is increased by 66% Over the previous week, the value of ready deals significantly increased by 130%.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



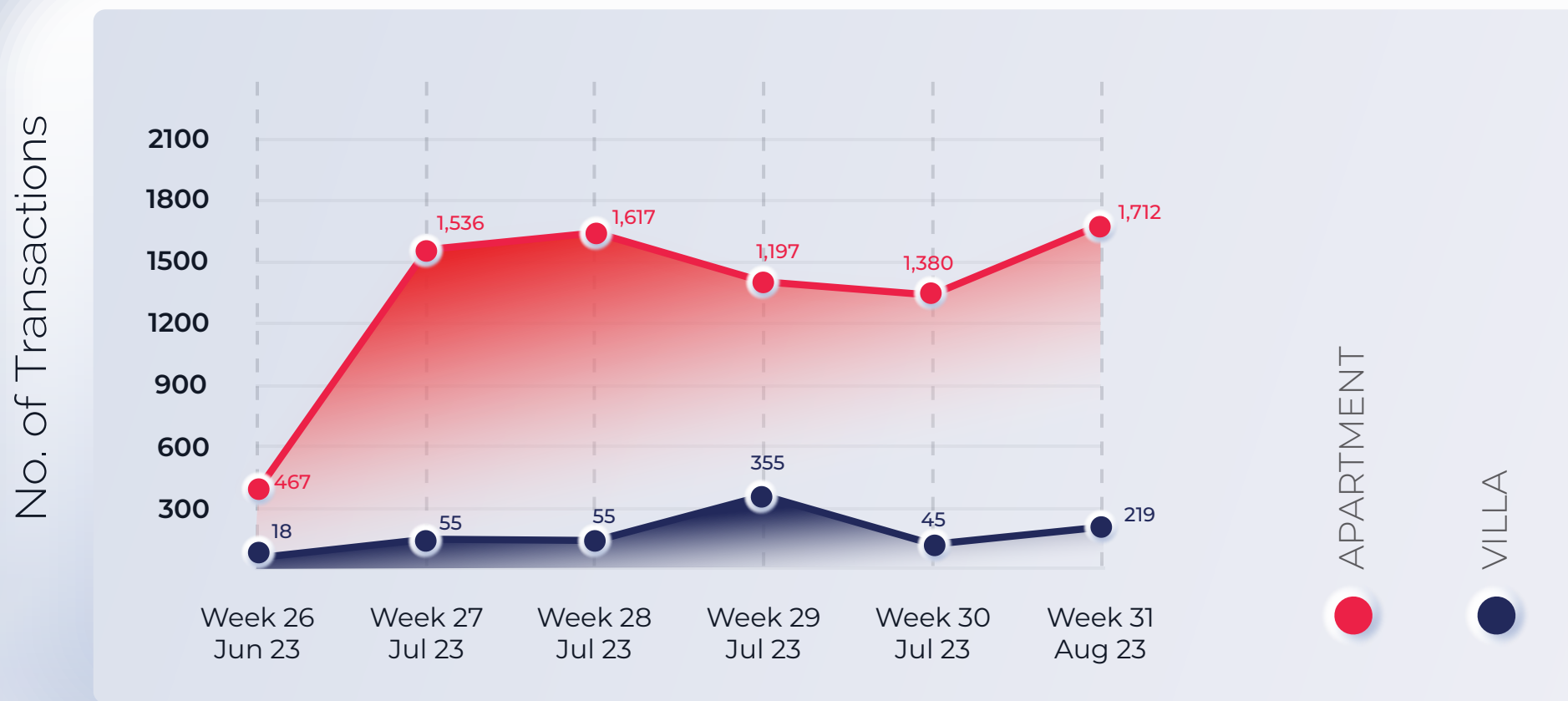
DUBAI REAL ESTATE MARKET

RESIDENTIAL APARTMENT & VILLA TRANSACTION

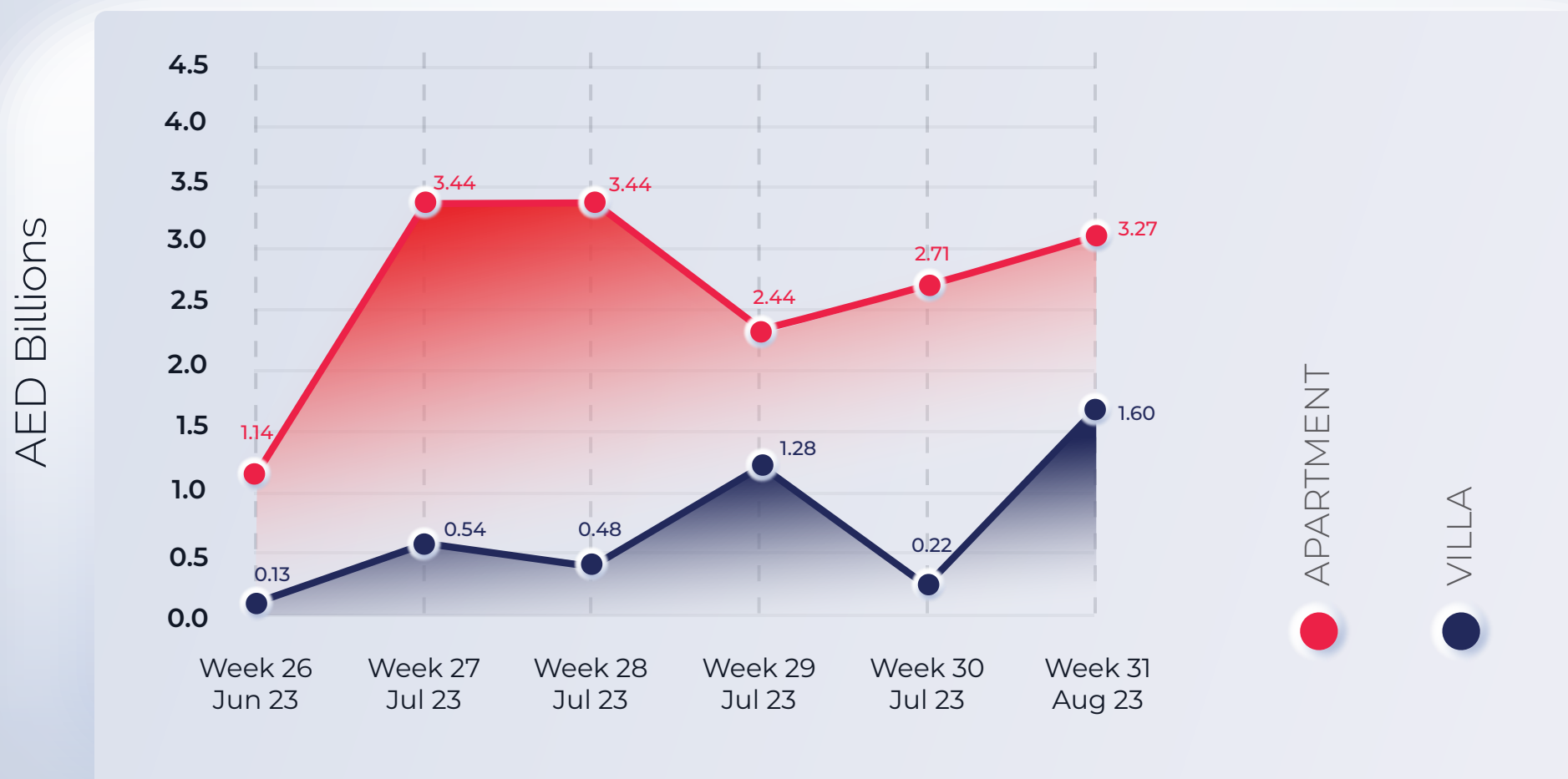
Week 31 – August 2023 (31st July – 6th August 2023)

The volume of apartment transactions rose by 24%, while villa transactions witnessed a remarkable surge of 544%. The value of apartments and villas experienced increments of 21% and 627% respectively. Last year saw only 45 villa transactions, whereas this year has witnessed a substantial rise to 290 a noteworthy surge. Notably, the 'May at Arabian Ranches 3' project stands out with a significant number of transactions in the villa category.

Volume of Residential Sales



Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN






DUBAI REAL ESTATE MARKET

RESIDENTIAL KEY TRANSACTION






05

Week 31 – August 2023 (31st July – 6th August 2023)

Key Transactions - Off-Plan

Building Name	Area	Type	Units	Value (AED Billion)
 Signature Tower (The S Tower)	Tecom Business Park (Al Sufouh)	Apartment	22	0.38
 Bayview Tower 1	Dubai Harbour	Apartment	44	0.27
 Crest Grande	MBR City	Apartment	110	0.26
 Creek Waters 2	Dubai Creek Harbour	Apartment	74	0.23
 Kempinski Residences The Creek - Tower 2	Dubai Healthcare City Phase 2	Apartment	52	0.22

Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
 Emirates Hills Villas	Emirates Hills	Villa	4	0.25
 Hills View - PA1_73	MBR City	Villa	2	0.22
 Bvlgari Mansions - 07	Jumeirah Bay Island	Villa	2	0.15
 JB-LV06	Jumeirah Bay Island	Villa	2	0.14
 Camelia at Damac Hills 2	Dubai Land	Villa	80	0.12

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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.

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