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# WEEKLY REPORT

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Dubai Real Estate Market  
Residential

Week 47 – November 2023



# DUBAI REAL ESTATE MARKET RESIDENTIAL

01

Week 47 – November 2023 (17<sup>th</sup> November – 23<sup>rd</sup> November 2023)

Dubai's real estate market witnessed a significant surge in the 47th week, recording a remarkable 32% increase in residential transactions, totaling 1,571. This surge had a substantial impact on the overall transaction value, soaring by 29% to AED 3.70 billion. Noteworthy trends were observed in apartment prices, reaching a median of 1,197 AED per square foot, reflecting market dynamics.

The average size of apartments involved in these transactions was 1,362 square feet, shedding light on buyer preferences. The week showcased robust market activity, signaling positive momentum and resilience in Dubai's real estate sector.

## Total sales transaction volumes



**Total Transaction  
Volume / Units**

1,571



**Median Price  
AED / Sqf**

Apartment - 1,197



**Total Value  
AED Billions**

3.70



**Median Size  
Sqf**

Apartment - 1,362



# DUBAI REAL ESTATE MARKET RESIDENTIAL

02

Week 47 – November 2023 (17<sup>th</sup> November – 23<sup>rd</sup> November 2023)

01



**Off Plan Transactions Volume**  
410 Units

**Off Plan Transactions Value**  
AED 1.37 Billions



02

03



**Ready Transactions Volume**  
1,161 Units

**Ready Transactions Value**  
AED 2.33 Billions



04

05



**Apartment Transactions Volume**  
1,064 Units

**Apartment Transactions Value**  
AED 1.88 Billions



06

07



**Villa Transactions Volume**  
507 Units

**Villa Transactions Value**  
AED 1.82 Billions



08



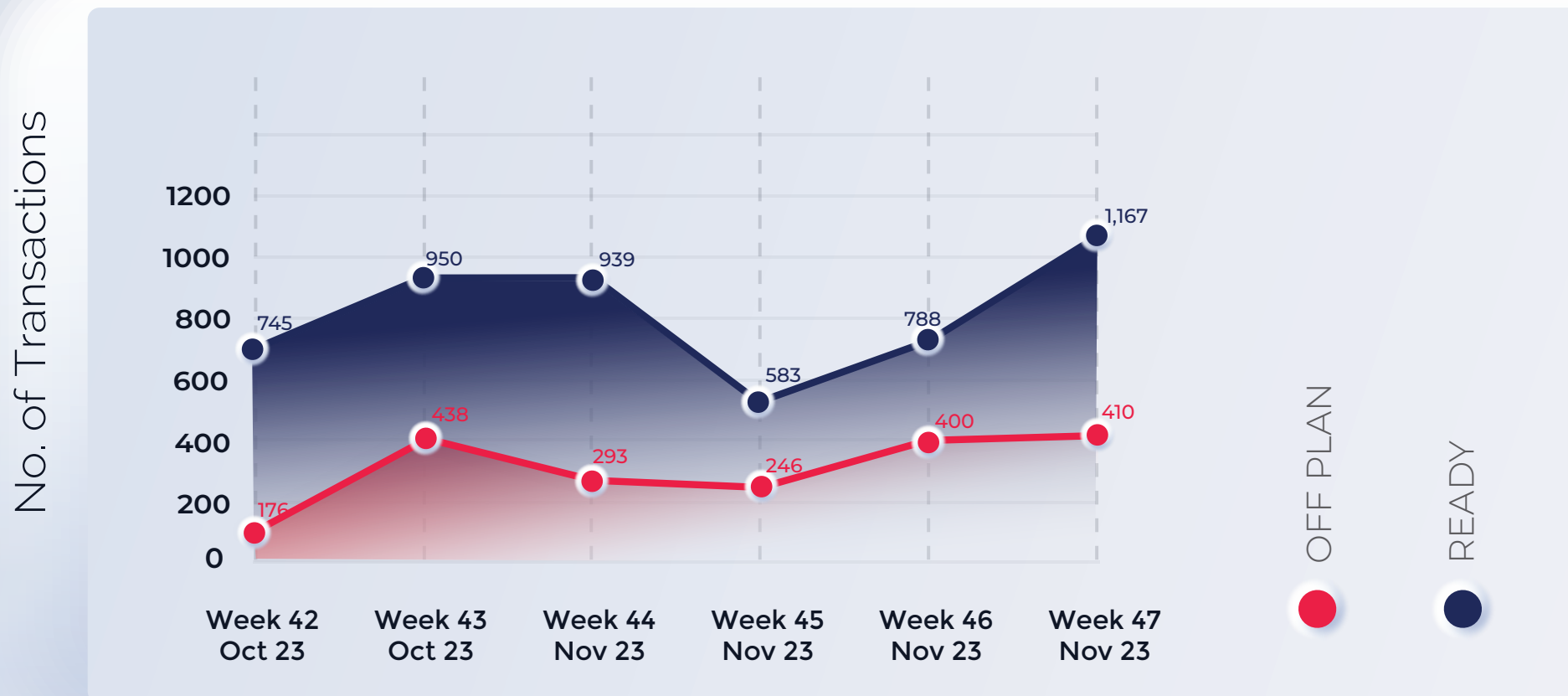
# DUBAI REAL ESTATE MARKET

## RESIDENTIAL OFF PLAN AND READY TRANSACTION

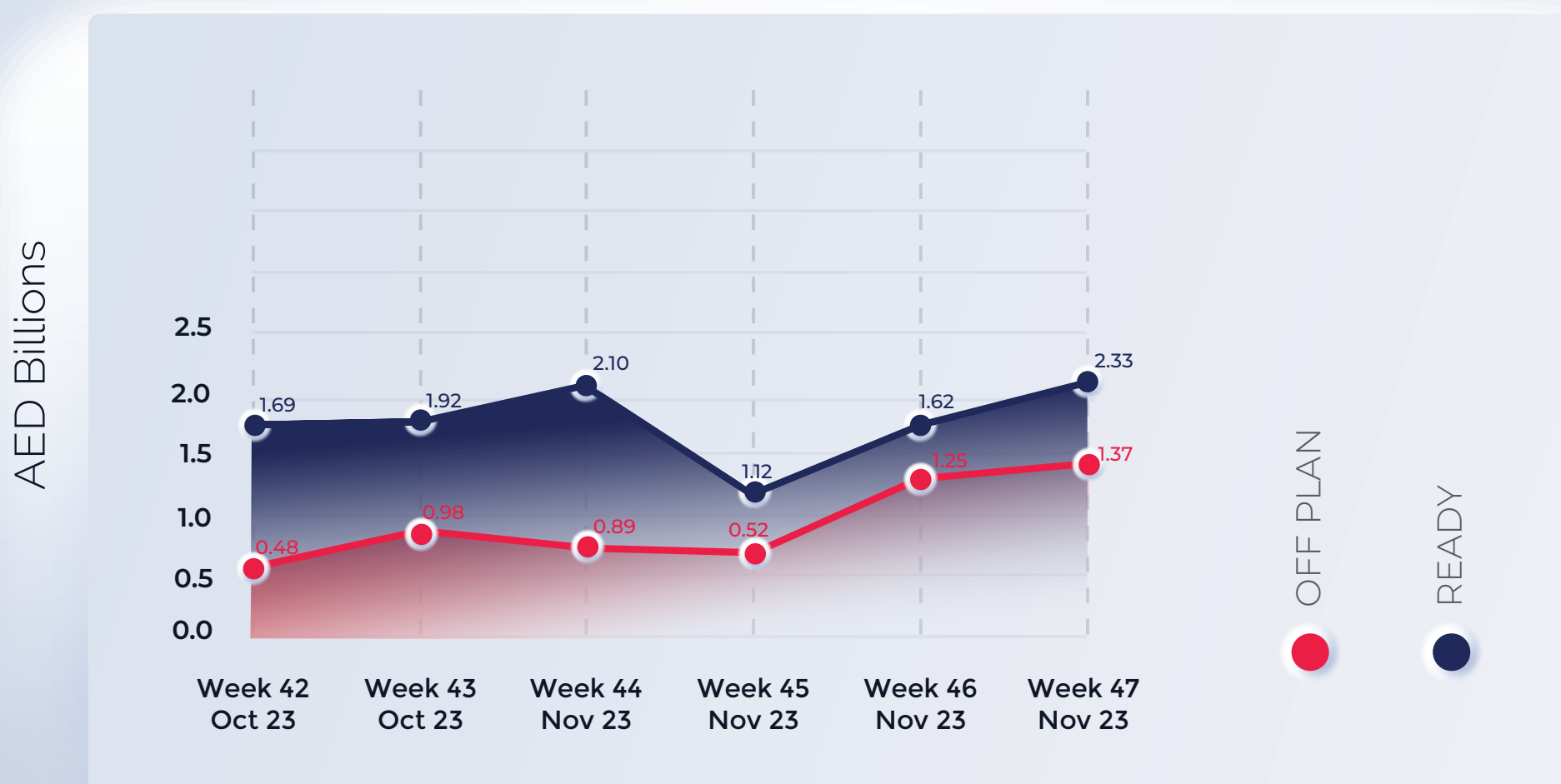
Week 47 – November 2023 (17<sup>th</sup> November – 23<sup>rd</sup> November 2023)

In the current week, the real estate landscape witnessed 1,064 transactions in the apartment sector and 507 in the villa market, indicating a noteworthy departure from the previous week. Apartment transactions saw a modest 5% increase in volume without any corresponding change in total value. Conversely, villa transactions experienced a threefold surge in volume and a substantial 84% rise in value. These fluctuations highlight the dynamic nature of the real estate market, showcasing distinct shifts in both transaction volume and value within the apartment and villa segments. These changes reflect evolving trends and preferences, providing insight into the dynamic dynamics influencing the real estate market during the present week.

### Volume of Residential Sales



### Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN



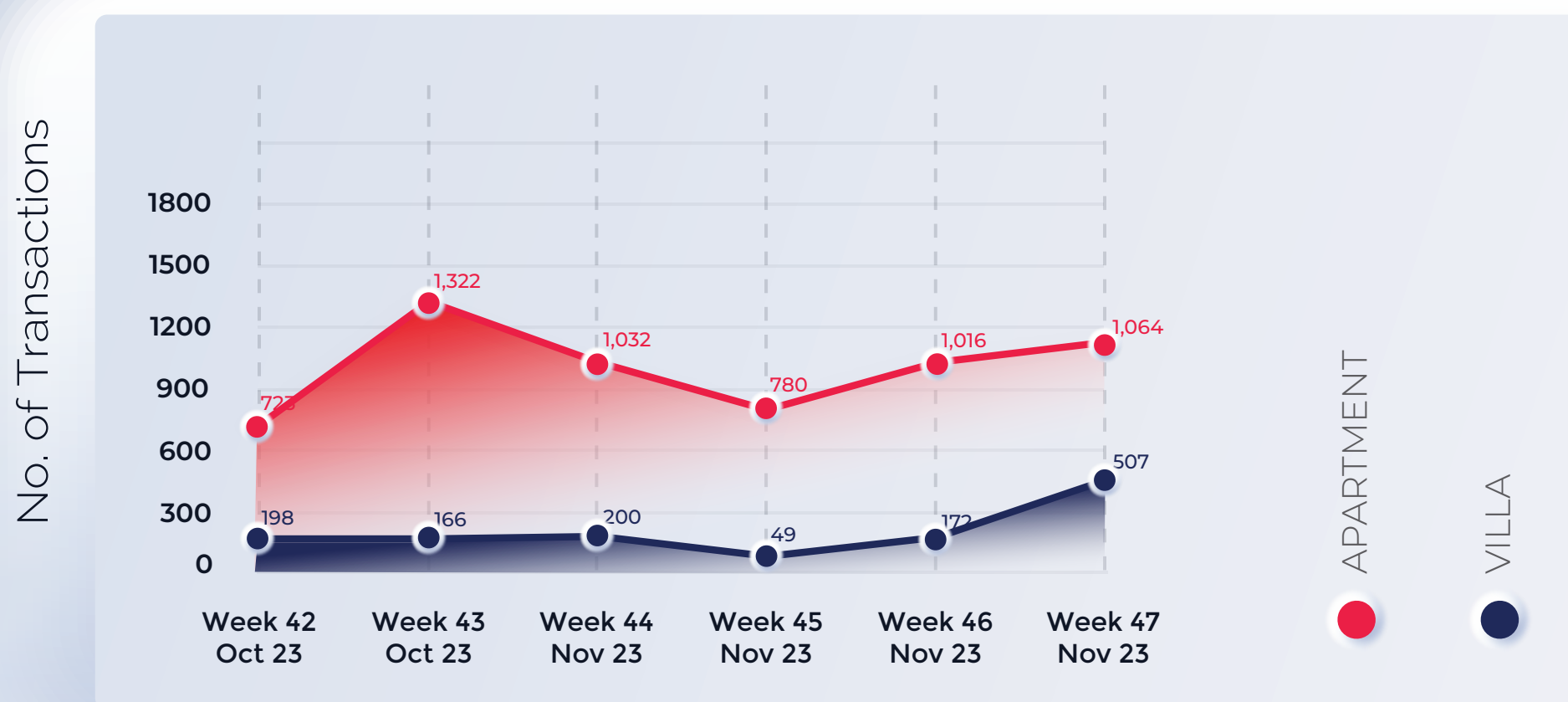
# DUBAI REAL ESTATE MARKET

## RESIDENTIAL APARTMENT & VILLA TRANSACTION

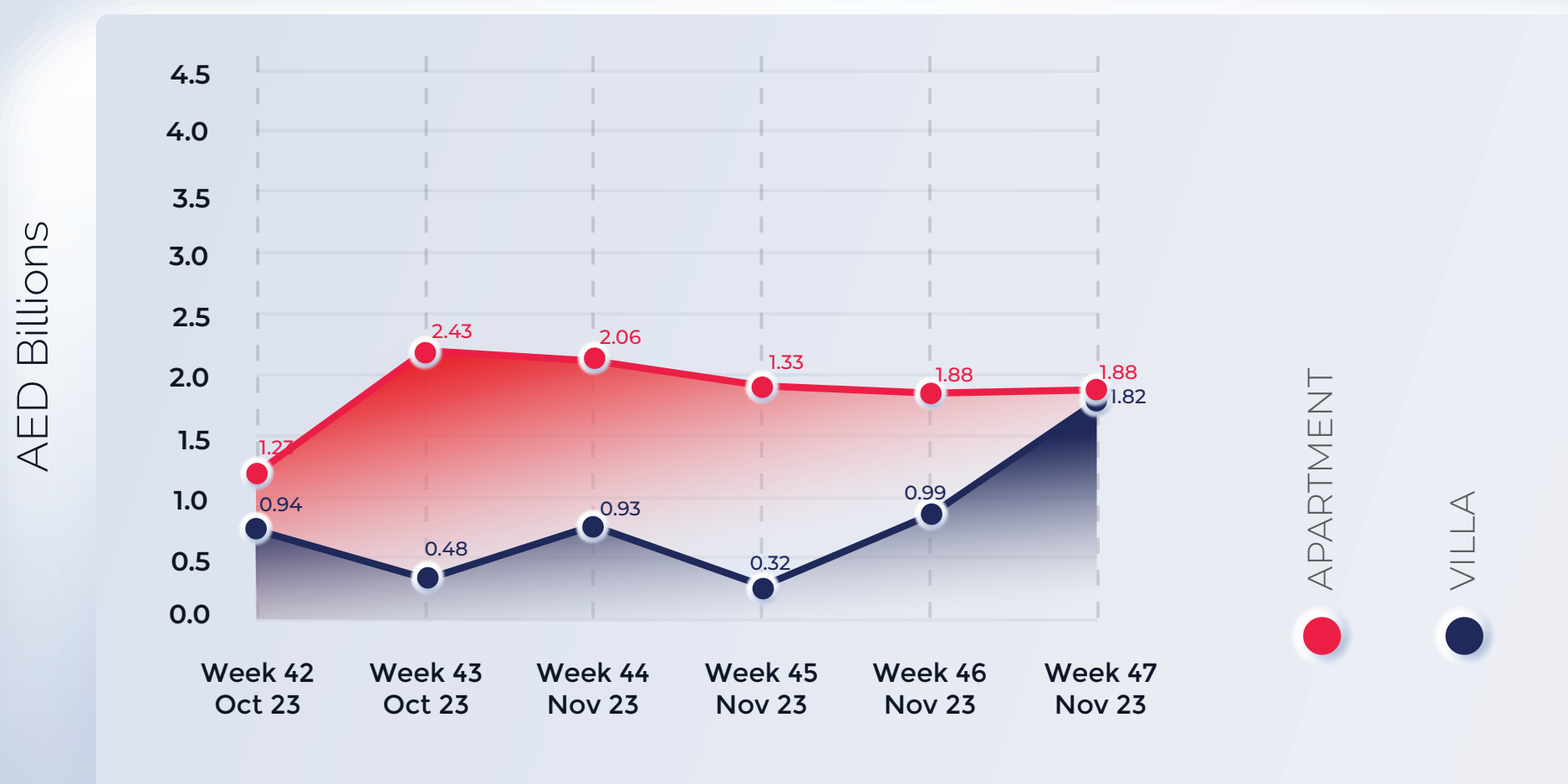
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### Volume of Residential Sales



### Value of Residential Sales



Source: Reliant Surveyors Research/ REIDIN








# DUBAI REAL ESTATE MARKET

## RESIDENTIAL KEY TRANSACTION






05

Week 47 – November 2023 (17<sup>th</sup> November – 23<sup>rd</sup> November 2023)

### Key Transactions - Off Plan

Building Name	Area	Type	Units	Value (AED Billion)
 The Oasis - Palmiera	Meaisem	Villa	10	0.10
 California Village Phase 1	Dubai Land	Villa	1	0.07
 Jouri Hills	Jumeirah Golf Estates	Villa	2	0.06
 Mar Casa	Dubai Maritime City	Apartment	19	0.03
 Golf Place II 5.0258	MBR City	Villa	1	0.03

### Key Transactions - Ready

Building Name	Area	Type	Units	Value (AED Billion)
 Eastern Residences South	Dubai Land	Villa	134	0.07
 Dubai Marina Star Tower	Dubai Marina	Apartment	43	0.04
 Garden Homes Frond N (Al Naghal)	Palm Jumeirah	Villa	1	0.04
 Garden Homes - PJFRL138	Palm Jumeirah	Villa	1	0.04
 Al Furjan Villas	Al Furjan	Villa	9	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.

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**Vivek Seth**  
Partner



**Abhinav Sharma**  
Partner



**Amrita Chandhok**  
Partner



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Director - India



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