

# Dubai Residential Market Review



**Winter 2023/24**

A quarterly review of key trends and the performance of Dubai's residential market

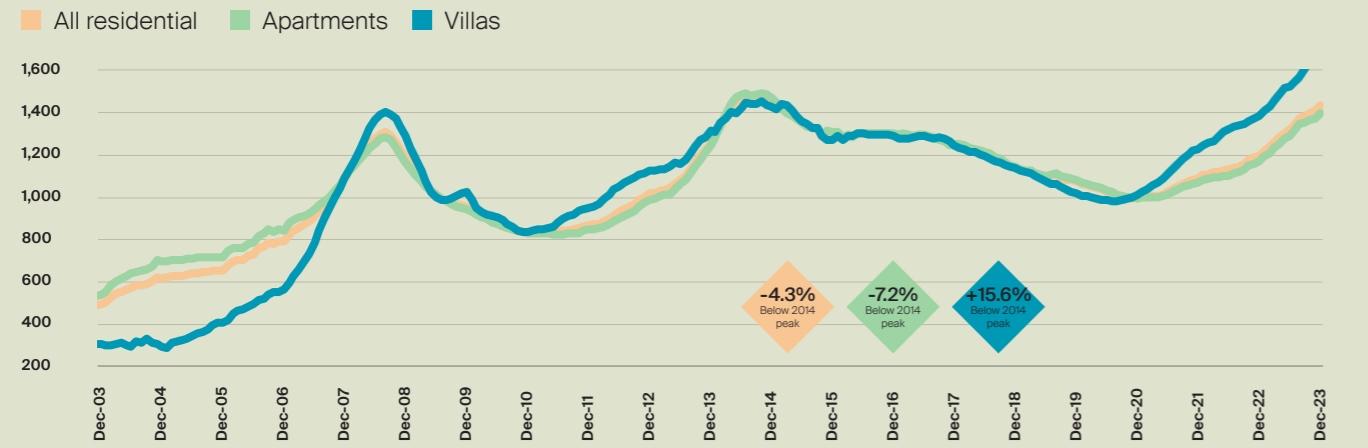
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## WHAT YOU NEED TO KNOW

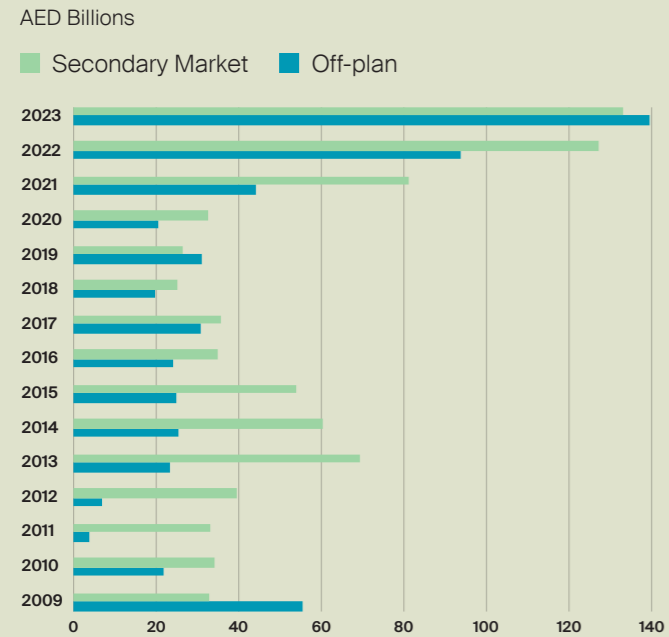
- Residential values across Dubai rose by 3% during Q4 2023, marking the 12th consecutive quarter of price rises, taking total growth last year to 19.4%. Despite this, however, average prices remain 4.3% below the 2014 peak.
- Villas continue to outperform, with average values growing by 6% in Q4 2023 to AED 1,671 psf, equating to growth of 21.8% during 2023. This now leaves villa prices 15.6% above the 2014 peak.
- Apartment prices also increased during Q4 by 3% to approximately AED 1,379 psf. Despite rising by 19% over the course of 2023, apartments still trail the 2014 peak by 7.2%.
- The total forecast supply amounts to an average of 22,000 units p.a., well below the annual long-term average completion rate of 30,000 homes.
- The total number of launched and under construction units stands at 110,695. Apartments account for 58% of this stock.
- Prime residential values, which encompass the neighbourhoods of the Palm Jumeirah, Emirates Hills and Jumeirah Bay Island, rose by 16.3% over the last 12 months, with average prime transacted price standing at AED 3,647 psf.
- The total number of homes available for sale across Dubai's prime markets fell by 38.5% during 2023, reflecting the increasing 'buy-to-stay' and 'buy-to-hold' mentality amongst purchasers.
- Our 2024 forecast for house price growth in the mainstream market is 3.5%, while prime areas should register growth closer to 5%.
- Branded residences traded for a premium of 88.6% compared to the rest of the market, at an average price of AED 3,019 psf.

**Average value of residential transactions (by property type)**  
AED psf



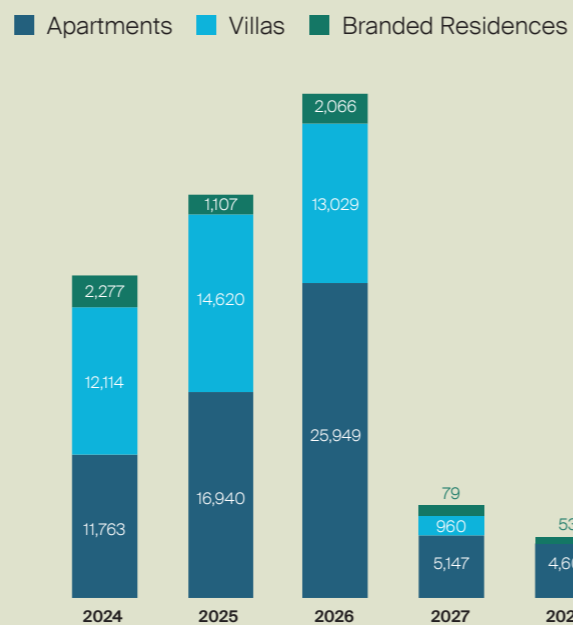
Source: Knight Frank, REIDIN

**Transaction volumes: off-plan vs secondary market sales**  
AED Billions



Source: Knight Frank, REIDIN

**Dubai residential supply forecast (2024-2028)**

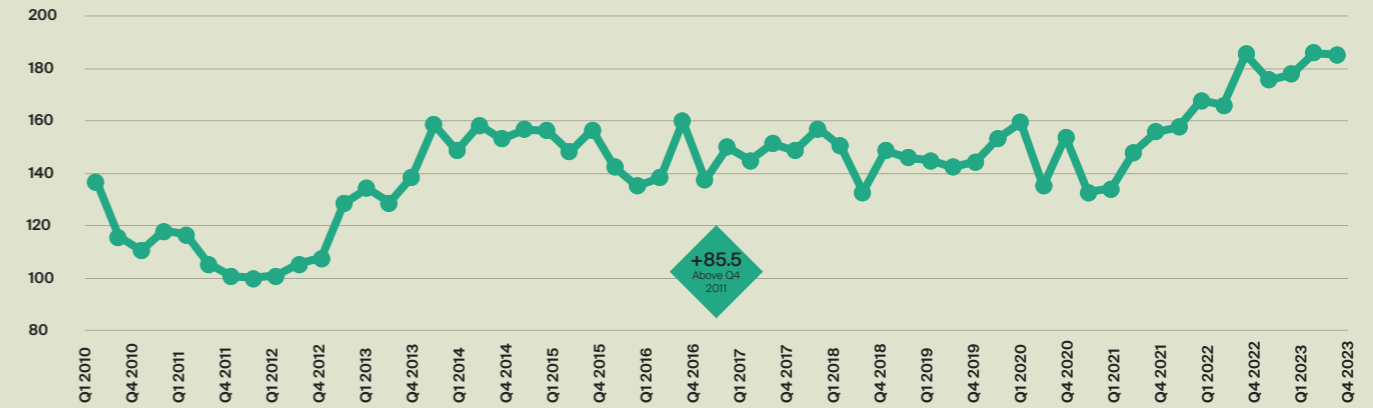


Source: Knight Frank, MEED, REIDIN

**Knight Frank mainstream residential index**

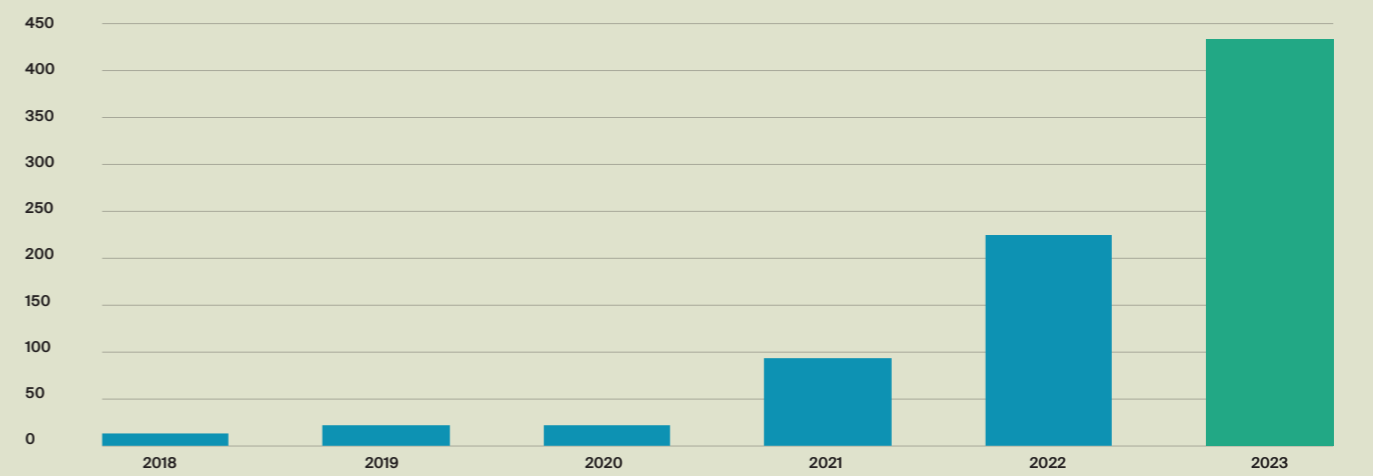
100=Q3 2011

This index includes Al Barari, Al Furjan, Business Bay, Damac Hills, Damac Lagoons, Discovery Gardens, Downtown Dubai, Dubai Creek Harbour, Dubai Hills Estate, Dubai Marina, Dubai Silicon Oasis, Dubai South, Emirates Hills, Golf Estates, Jumeirah Islands, Jumeirah Lake Towers, Jumeirah Village Circle, Palm Jumeirah, Tilal Al Gaf.



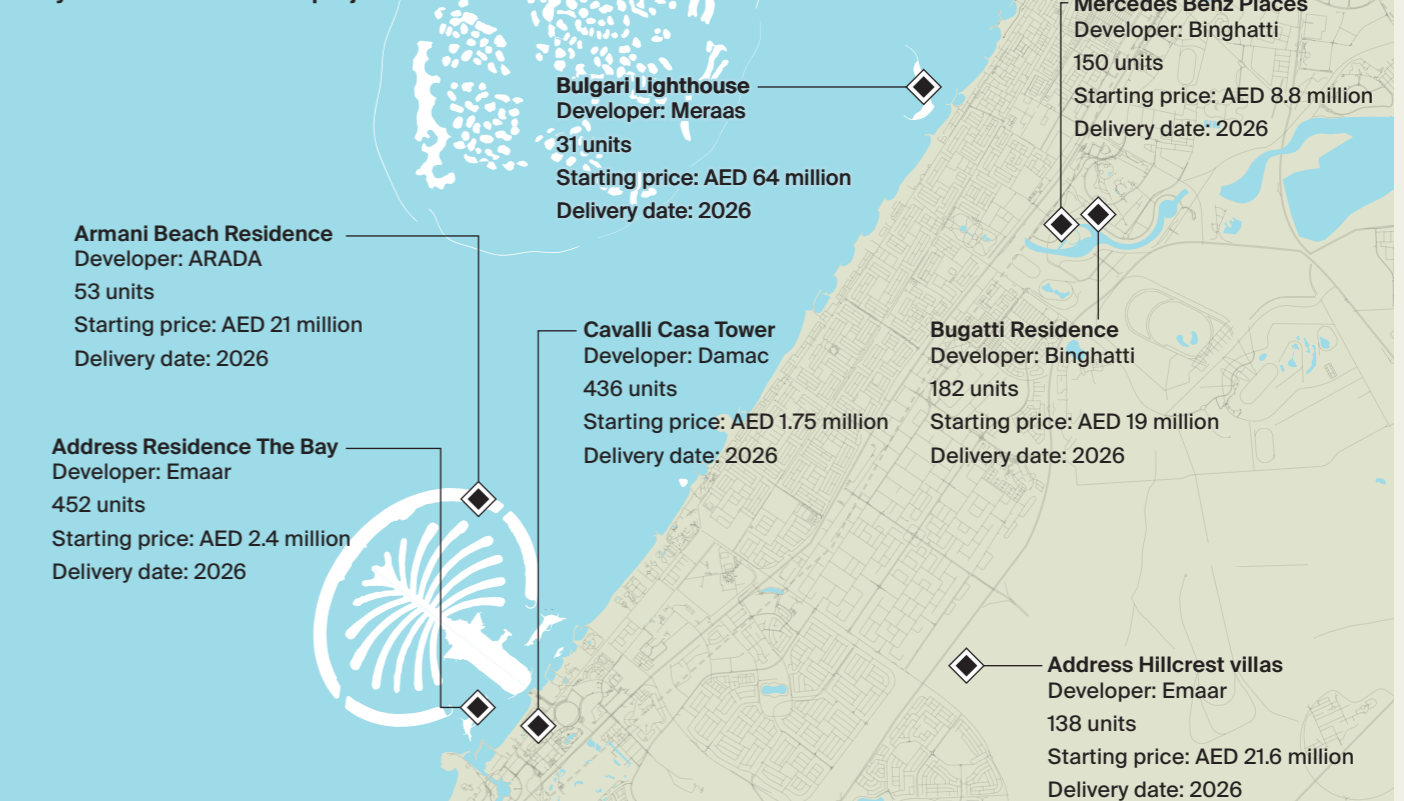
Source: Knight Frank, REIDIN

**Number of US \$10 million+ transactions in Dubai**



Source: Knight Frank, REIDIN

**Key branded residences project launches in 2023**



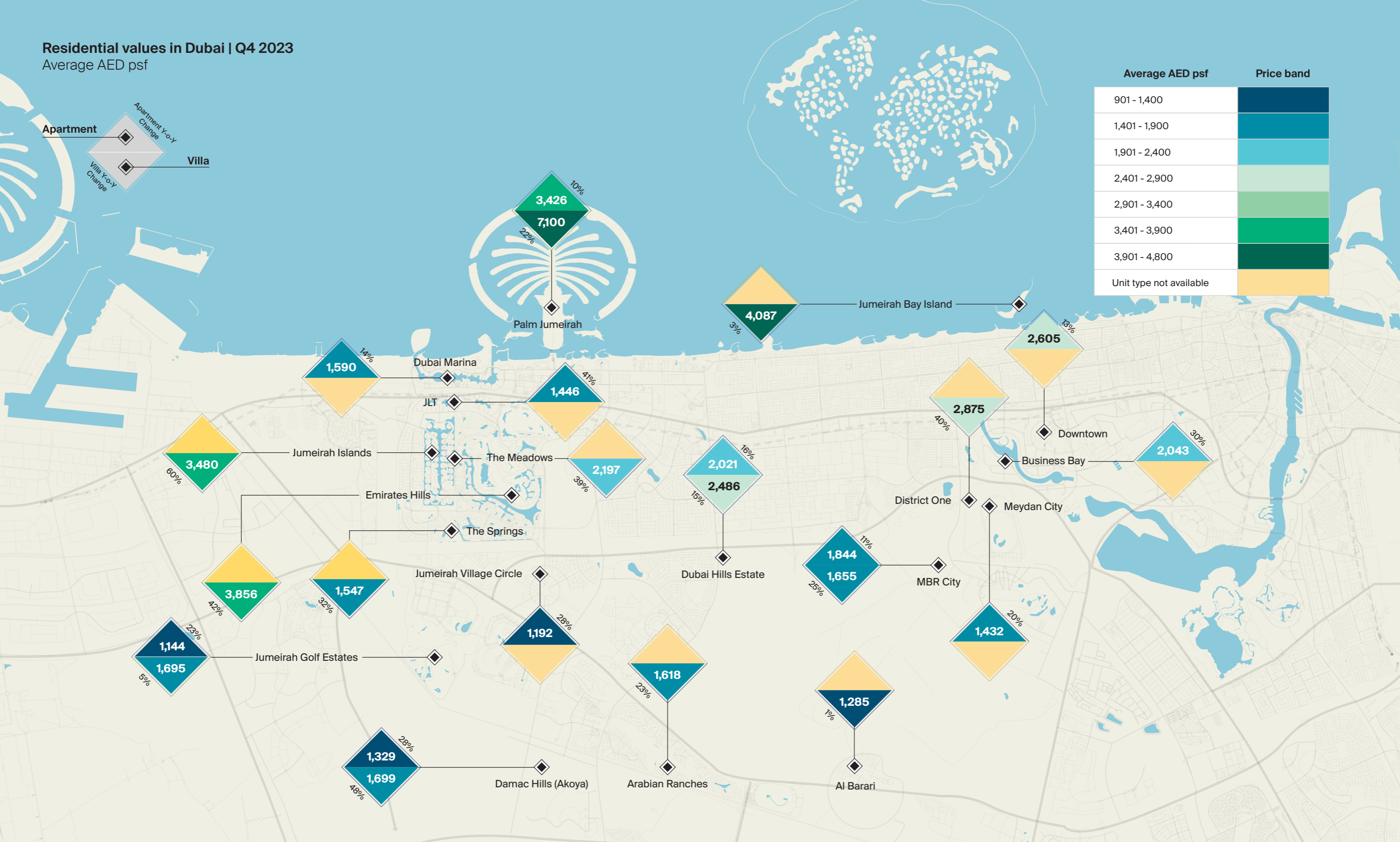
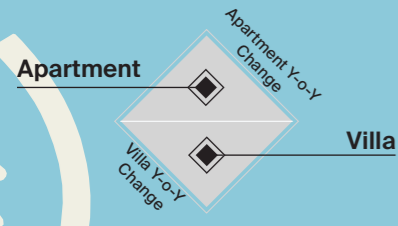
# Residential values in Dubai | Q4 2023

Average AED psf

Average AED psf

Price band

Average AED psf	Price band
901 - 1,400	Dark Blue
1,401 - 1,900	Blue
1,901 - 2,400	Light Blue
2,401 - 2,900	Light Green
2,901 - 3,400	Green
3,401 - 3,900	Dark Green
3,901 - 4,800	Very Dark Green
Unit type not available	Yellow



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