

# Abu Dhabi Residential Market Review



**Winter 2024/25**

A biannual review of key trends and the performance of  
Abu Dhabi's real estate market

[knightfrank.ae/research](https://knightfrank.ae/research)

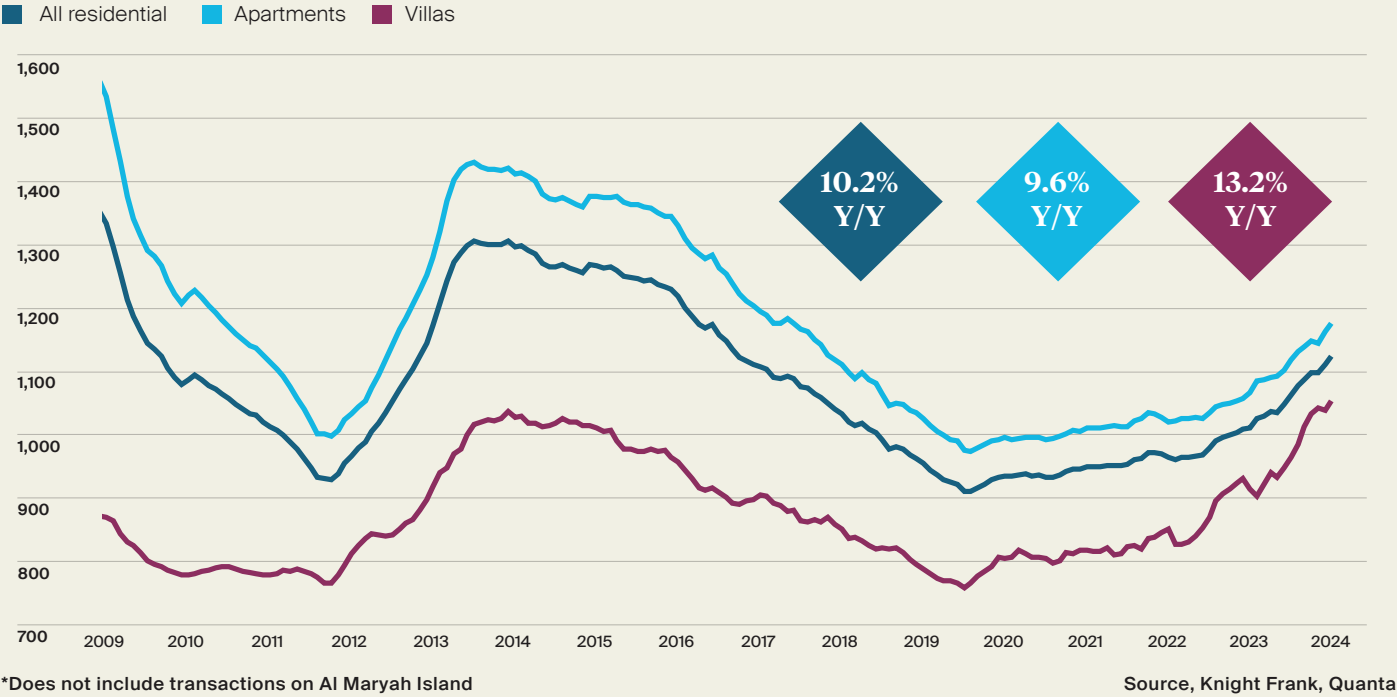




# Market Overview

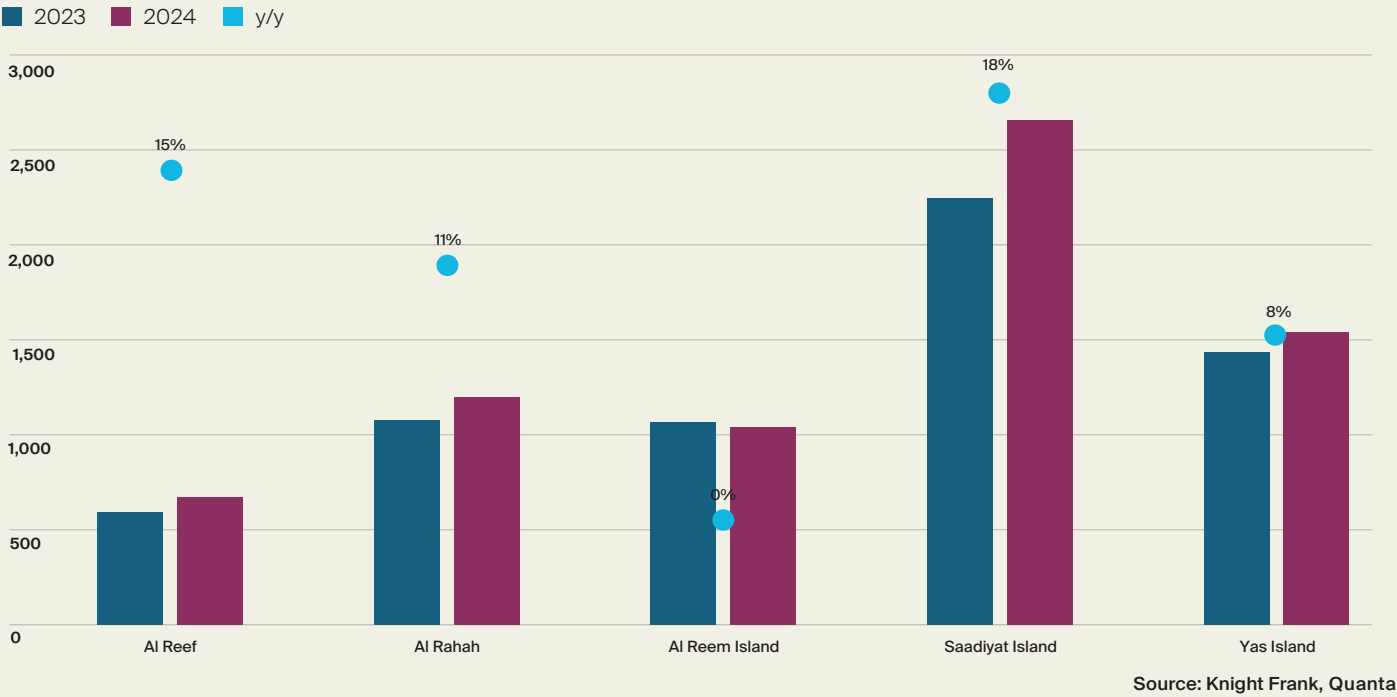
- Abu Dhabi’s residential market continued to strengthen in Q4 2024, with average prices rising by 2.1% to reach AED 1,111 per sqft. This brings total annual growth to 10.2% and places values 18.6% above Q1 2020 levels.
- Villas remained the top-performing segment, with values increasing by 3.5% over the quarter to AED 1,045 per sqft. This marks an annual uplift of 13.2% and positions prices 31% higher than in Q1 2020.
- Apartment prices registered a 1.9% uptick in Q4, reaching AED 1,161 per sqft. Despite a 9.6% rise throughout 2024, values remain relatively modest, sitting 11% above Q1 2020 levels.

Average sales transactions value (by property type)  
AED psf

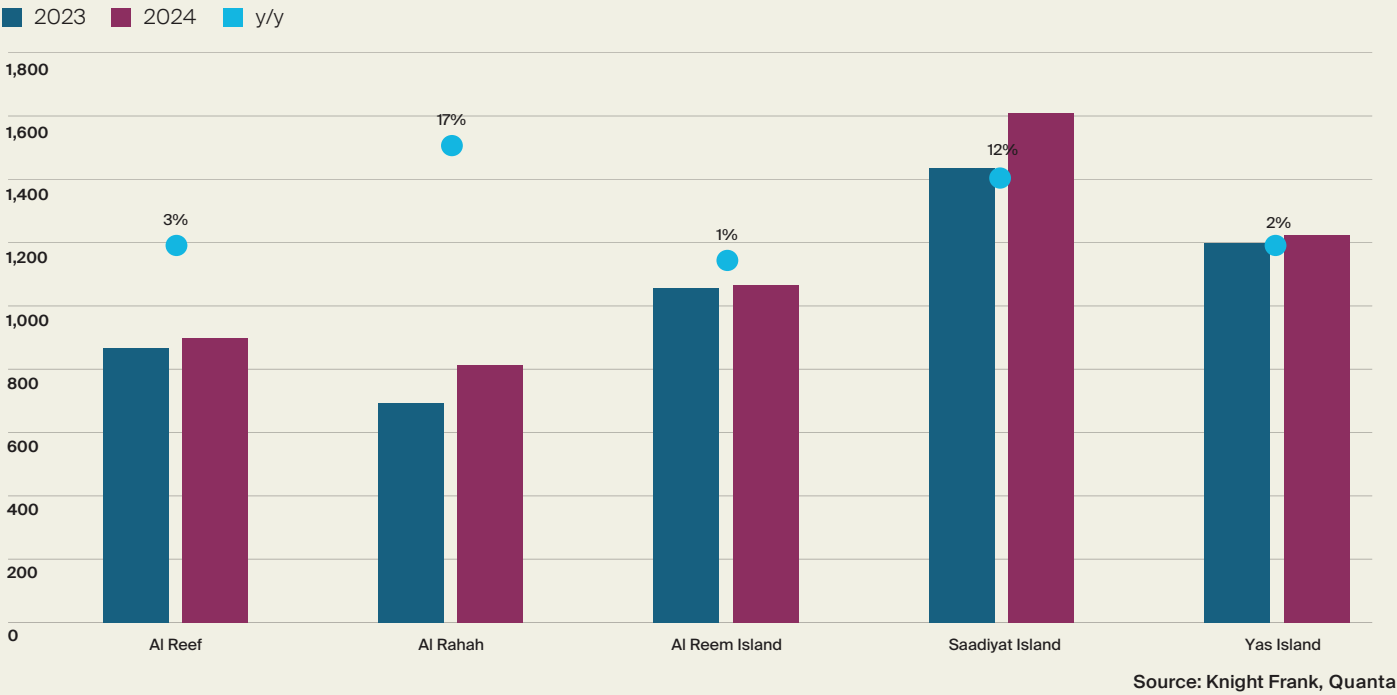


- A total of approximately 34,638 residential units are currently under construction and are scheduled for delivery by 2029. Apartments are expected to comprise 61% of this upcoming supply pipeline.
- Saadiyat Island led annual apartment performance with price growth of 18% in 2024, followed by Al Reef at 15%.
- Among villa submarkets, Al Raha Beach saw the strongest price appreciation, up 17% year-on-year, while Saadiyat Island followed with a 12% increase in 2024.
- Residential transaction activity in Abu Dhabi reached AED 27bn during 2024, reflecting continued investor confidence in the capital’s real estate market.

Average apartments sales prices  
AED psf

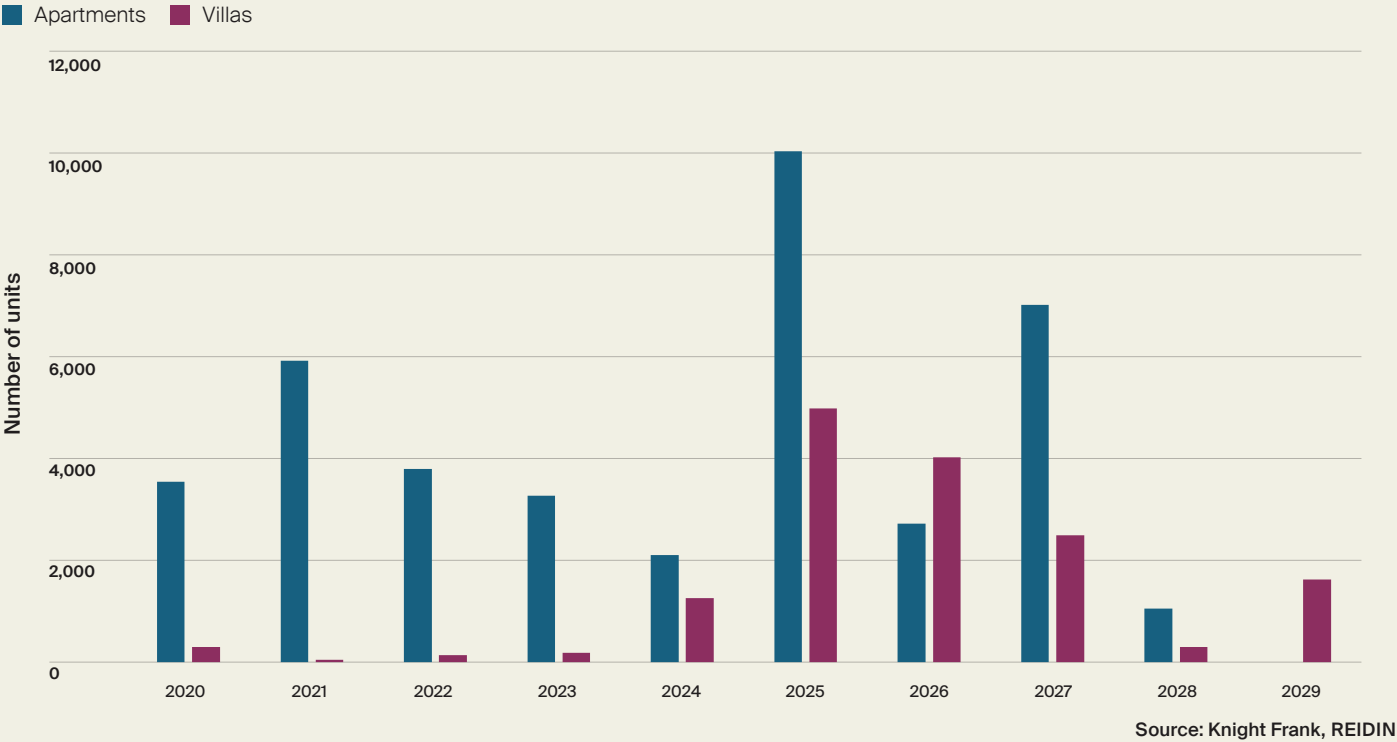


Average villas sales prices  
AED psf

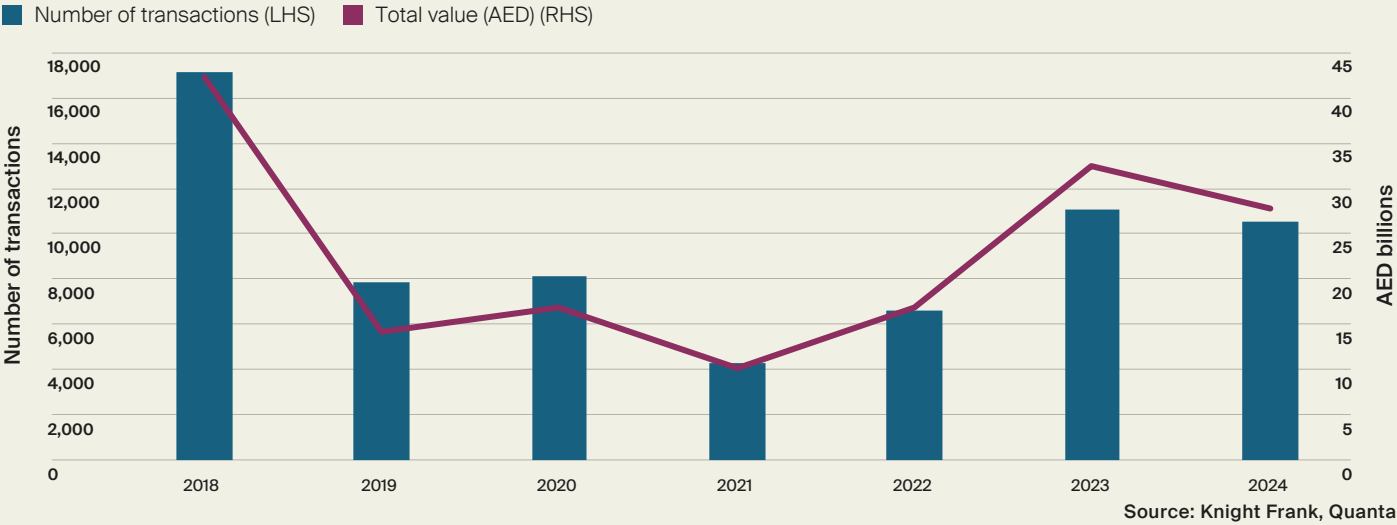




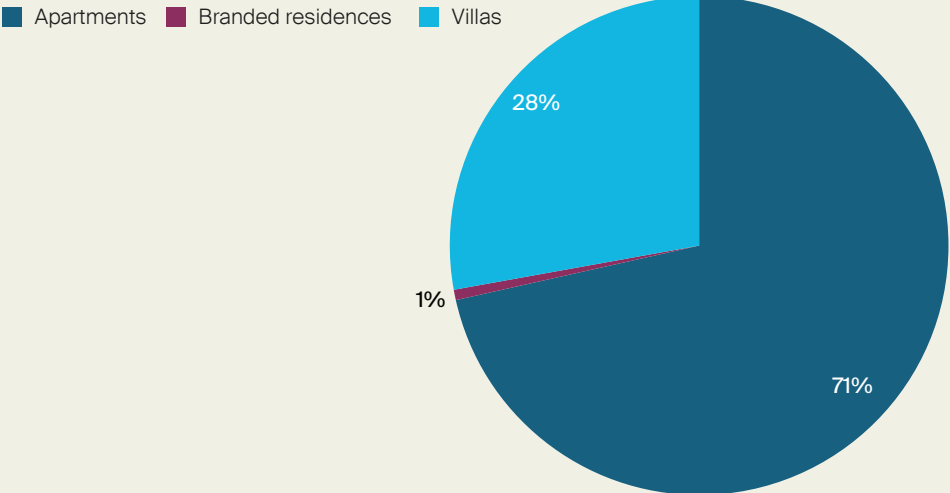
Abu Dhabi - current and forecasted residential supply (2020 - 2029)



Total value and number of residential transactions in Abu Dhabi

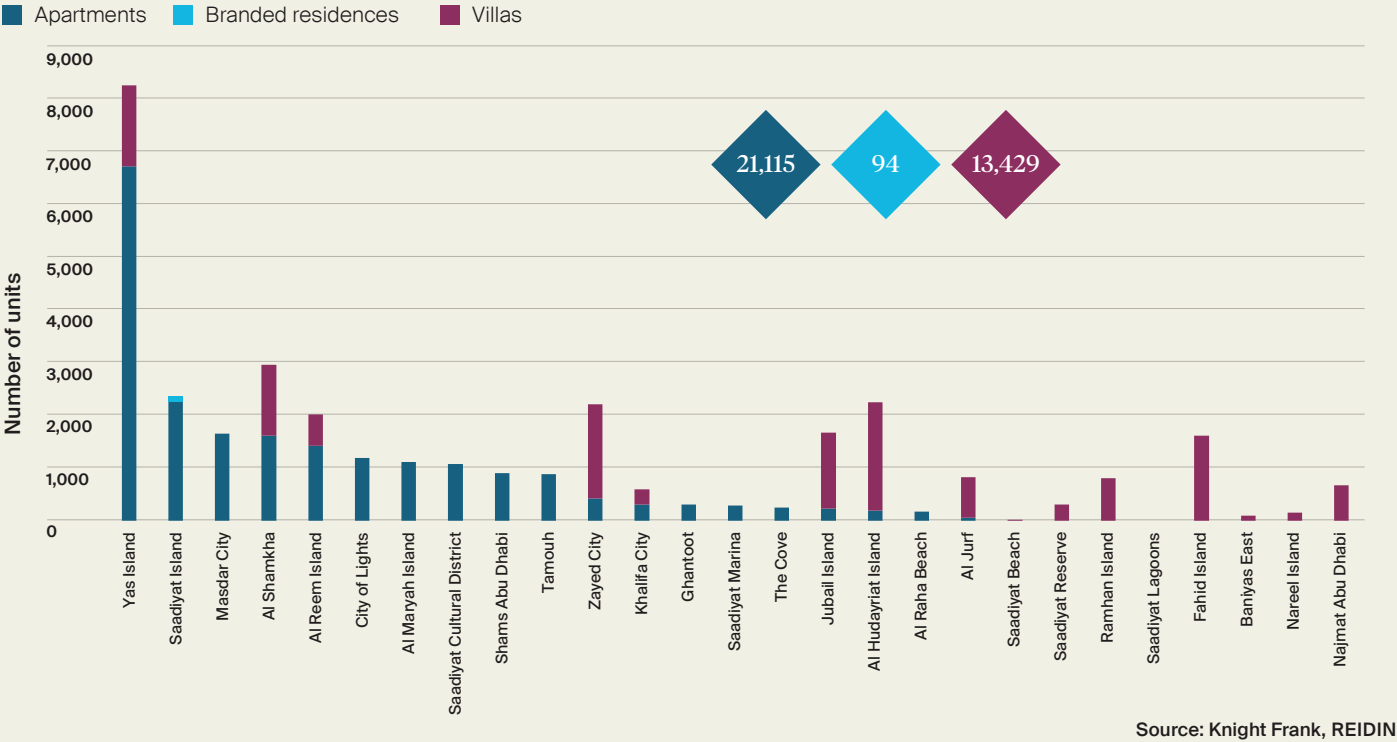


Existing supply by unit type



Source: Knight Frank, REIDIN

Forecasted residential supply by sub-market (2025 - 2029)



---

We like questions. If you've got one about our research, or would like some property advice, we would love to hear from you.

**Will Mckintosh**

Regional Partner - Head of Residential, MENA  
will.mckintosh@me.knightfrank.com

**Tim Holmes**

Partner - Head of Commercial Valuation, UAE  
tim.Holmes@me.knightfrank.com

**Faisal Durrani**

Partner - Head of Research, MENA  
faisal.durrani@me.knightfrank.com

**Stephen Flanagan, MRICS**

Regional Partner - Head of Valuation & Advisory, MENA  
stephen.flanagan@me.knightfrank.com

**Ed Pugh**

Manager - Valuation & Advisory  
ed.Pugh@me.knightfrank.com

**Aliaa Elesaki**

Research Manger - Research, MENA  
aliaa.elesaaki@me.knightfrank.com

**Imran Hussain**

Partner - Head of Residential Valuations MENA  
imran.Hussain@me.knightfrank.com

**Michal Hansen**

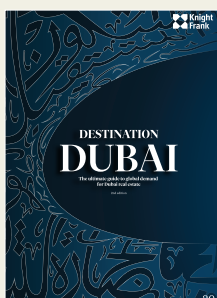
Partner - Head of Exclusive Project Sales  
michal.Hansen@me.knightfrank.com

**Amr Elsayed**

Research Analyst - Research, MENA  
amr.elsayed@me.knightfrank.com

**Mhd Eyad Al Saidi**

Research Creative, ME  
eyad.alsaidi@me.knightfrank.com

**RECENT PUBLICATIONS**

Destination Dubai -  
2024



Dubai Residential Market  
Review -  
Q4 2024



Dubai and Abu Dhabi  
Industrial and Logistics  
Markets Review -  
2024 / 25

**Important Notice**

© Knight Frank 2025 - This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank for any loss or damage resulting from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank in relation to particular properties or projects. Reproduction of this report in whole or in part is prohibited without prior written approval of Knight Frank to the form and content within which it appears.

Our registered office address: 39th floor, Media One Office Tower, Al Falak Street, Dubai Media City

**in** [@KnightFrankMENA](#)

**@** [@KnightFrankUAE](#)

**YouTube** [@KnightFrankMENA](#)

**X** [@MENAKnightFrank](#)

**f** [@KnightFrankMENA](#)