



Records are made to be broken – the unstoppable Dubai real estate market continued to do so as it closed out 2023

Median prices in December



A moderate 0.8% monthly uptick in property price appreciation sees year-end growth reach decade high of 16.4%

Highest ever sales transaction volumes for December push all-time annual record even higher

Penthouse sells for AED 500m on Palm Jumeirah, breaking the apartment price record for the 3rd time this year

Mortgage volumes reach a new annual record, surpassing 35,000 loans

Gross rental yields remain relatively plateaued at 6.8%, a mere 0.15% higher than a year ago

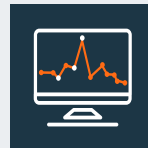
Average Dubai property prices increased an additional 0.8% in December to end the year up 16.4%—the largest annual increase in over a decade. According to the Property Monitor Dynamic Price Index (DPI), Dubai property prices currently stand at AED 1,281 per square foot, a little shy of 4% above the previous all-time high and market peak of September 2014.

In the 38-month period since bottoming out in October 2020, prices have gone on to increase 45.7%, averaging 1.37% per month in 2023, 0.90% in 2022, and 1.33% per month in 2021. The recent year-on-year uplift in the rate of price appreciation has largely been driven by the significant and sustained volume of new project launches—which for the majority of the year were skewed towards properties priced in the luxury to ultra-luxury price tiers. Price growth for completed properties remains positive, however relatively subdued contrasted to price per square foot rates of new projects within the same communities.

In December, the total volume of sales transactions decreased 9.9% month-on-month, falling to a total of 11,016 sales, yet still recorded as the highest volume ever for the month of December. Residential transactions, encompassing apartments, townhouses, and villas, accounted for the majority of sales at 91% (10,026 transactions).

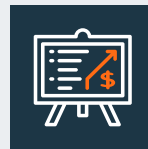
SNAPSHOT

December 2023



+0.80%

Dynamic Price Index  
Monthly Change



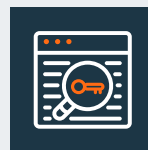
AED 1,281/sq ft

Dynamic Price Index  
Current Property Price



11,016

Number of Monthly  
Transactions



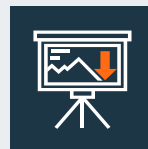
6.8%

Gross Rental Yield



AED 500m

Highest Recorded Sale  
Apt 7201 | 5-Bedroom  
Como Residences, Palm Jumeirah



AED 167k

Lowest Recorded Sale  
Apt 602 | Studio  
Aamna Residency, International City II

“ December 2023 brings what has been nothing short of a phenomenal year to a close for the Dubai real estate market. A year which saw new records set across several key market metrics, with some only to be broken again and again as the months went on. While many major markets across the globe continued to struggle or slowly began to recover, Dubai forged a path forward all of its own. ”

**ZHANN JOCHINKE**  
Director of Market Intelligence & Research  
Cavendish Maxwell

The highest transacted commercial property types were hotel apartments (2.9%), and office spaces (2.6%), and land sales (2.3%). A total of 133,673 sales transactions were registered in 2023 (90.5% of which were residential), a 38.4% increase over last year and eclipses the long-standing record set in 2009 by more than 35,000 sales.

A total of 5,396 off-plan Oqood transactions were registered in December, marking an 8.3% month-on-month decrease in volume. However, there was a 0.8% increase in market share. Meanwhile, Title Deed sale volumes also witnessed a decrease falling by 11.3% and now account for 51.0% of all sales transactions. Although the market may appear to be slightly tilted in favour of completed properties over off-plan, a correctional adjustment by the Property Monitor team for registration technicalities within the Dubai Land Department (DLD), reveals that several villa and townhouse sales, presented as completed with issued Title Deeds, are indeed under construction and sold off-plan. In reality, off-plan transactions have held a dominant market share since Q4 2021, currently standing at 55.5%.

Meanwhile, resales transactions—any subsequent sale of a property that follows the initial first-time sale from the developer, for an off-plan or completed project—stood at 4,604 in December representing a market share of 41.6%, increasing marginally by 0.3% month-on-month and further regaining market share after falling to two-year lows back in September.

Mortgage transaction volumes decreased by 11.2% in December with a total of 2,589 loans recorded. While monthly volumes decreased, annual volumes reached new heights with just over 35,000 loans issued year-to-date, a 27.5% increase over all-time historic annual levels. Bulk mortgage loans mortgages—those taken by developers and larger investors with multiple units—were a significant contributor to this increase, seeing their market share grow by 5.5% to 19.0%.

The 491 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations in Rukan Tower 3 (51) in Rukan, South Residence 1 (42) in Dubai South, and Creek Views I (19) in Dubai Healthcare City II. Meanwhile, loans for refinancing and equity release saw their market share increase by 1.2% to 36.3%. The remaining 44.7% (down 6.7% from last month) of loans taken were new purchase money mortgages, with the average amount borrowed being AED 1.79m at a loan-to-value ratio of 75.4%.

Average gross rental yields for residential properties in the Emirate experienced their largest increase since December 2022, increasing by 0.11% to 6.79%; a small gain and only marginally above the 2023 average of 6.68%. Yields for both apartments and townhouses saw modest increases up 0.14% to 7.38% and 0.22% to 6.32% respectively, whilst yields for villas experienced a decrease, down 0.05% to 4.57%. The marginal shifts in yields and general plateauing align with our forecasts, and with numerous new development projects edging towards completion, the rental market is poised to see an increase in available inventory in the coming months and, with that, we should also see a gradual decrease in rents throughout 2024.

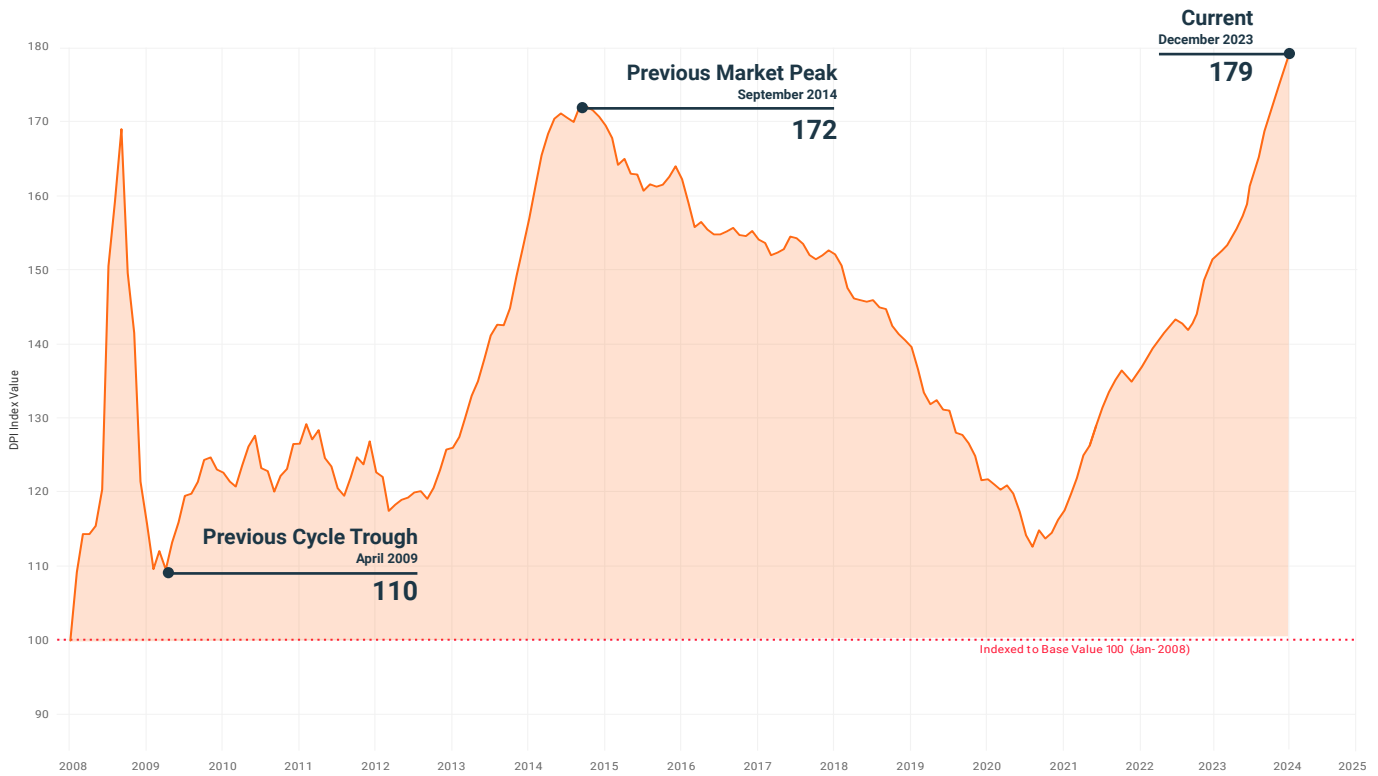
December 2023 brings what has been nothing short of a phenomenal year to a close for the Dubai real estate market. A year which saw new records set across several key market metrics, with some only to be broken again and again as the months went on. While many major markets across the globe continued to struggle or slowly began to recover, Dubai forged a path forward all of its own.

Forward-looking into 2024, we anticipate that the bull-run of the Dubai real estate market will continue well into the year, however, it is unlikely that we will see a record-breaking fashion comparable to that of this year, and there are headwinds on the horizon. Price appreciation of completed properties is already displaying signs of slow down and plateau, particularly for villas and townhouses, and new project launches are beginning to show greater diversity in offerings with notable growth towards the mid-market price tiers. Ending the year with single digit price growth is a likely outcome.

With over 150 projects in the planning and pre-launch phases being tracked by the Property Monitor team, the breakneck pace of new project launches is set to continue for at least the first two quarters of the year, and with it an increase of new and smaller developers bringing projects to market. On the back of close to 100,000 new residential units launched in 2023, these upcoming launches will continue to add to the robust pipeline of supply that will be handing over in the years ahead, with 40,000+ units on the horizon for this year, and increasing volumes over the next 3 to 5 years. As projects complete and units become available for occupancy, the supply-demand relationship will gradually move back in favour of buyers and tenants, putting downwards pressure on pricing.

As both occupiable and future supply increases, population growth will be one of the key measures to watch. Dubai experienced slightly less than 3% annual growth in population over 2023, with a relatively stable monthly growth trend of 0.25%. To absorb upcoming supply this year and in the coming years, this rate needs to increase to avoid oversupply issues and progression into the downwards phases of the market cycle.

**PROPERTY MONITOR DYNAMIC PRICE INDEX**





**+0.80%**  
MoM Change



**+3.14%**  
QoQ Change



**+17.66%**  
YoY Change



**AED 1,281**  
Average Property Price Per Sq Ft

**DPI MONTHLY OVERVIEW**

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Dec 2023	178.90	0.80%	3.14%	17.66%	1,281
Nov 2023	177.49	1.17%	4.55%	18.10%	1,271
Oct 2023	175.43	1.14%	5.37%	17.97%	1,256
Sep 2023	173.45	2.18%	6.44%	18.71%	1,242
Aug 2023	169.76	1.97%	5.43%	18.57%	1,216
Jul 2023	166.48	2.17%	5.98%	17.72%	1,192
Jun 2023	162.95	1.20%	5.24%	14.55%	1,167
May 2023	161.02	2.51%	4.63%	12.84%	1,153
Apr 2023	157.08	1.45%	2.67%	10.89%	1,125
Mar 2023	154.84	0.62%	1.83%	10.15%	1,109
Feb 2023	153.89	0.58%	2.40%	10.06%	1,102
Jan 2023	153.00	0.62%	2.88%	10.66%	1,096
Dec 2022	152.05	1.17%	4.06%	11.59%	1,089

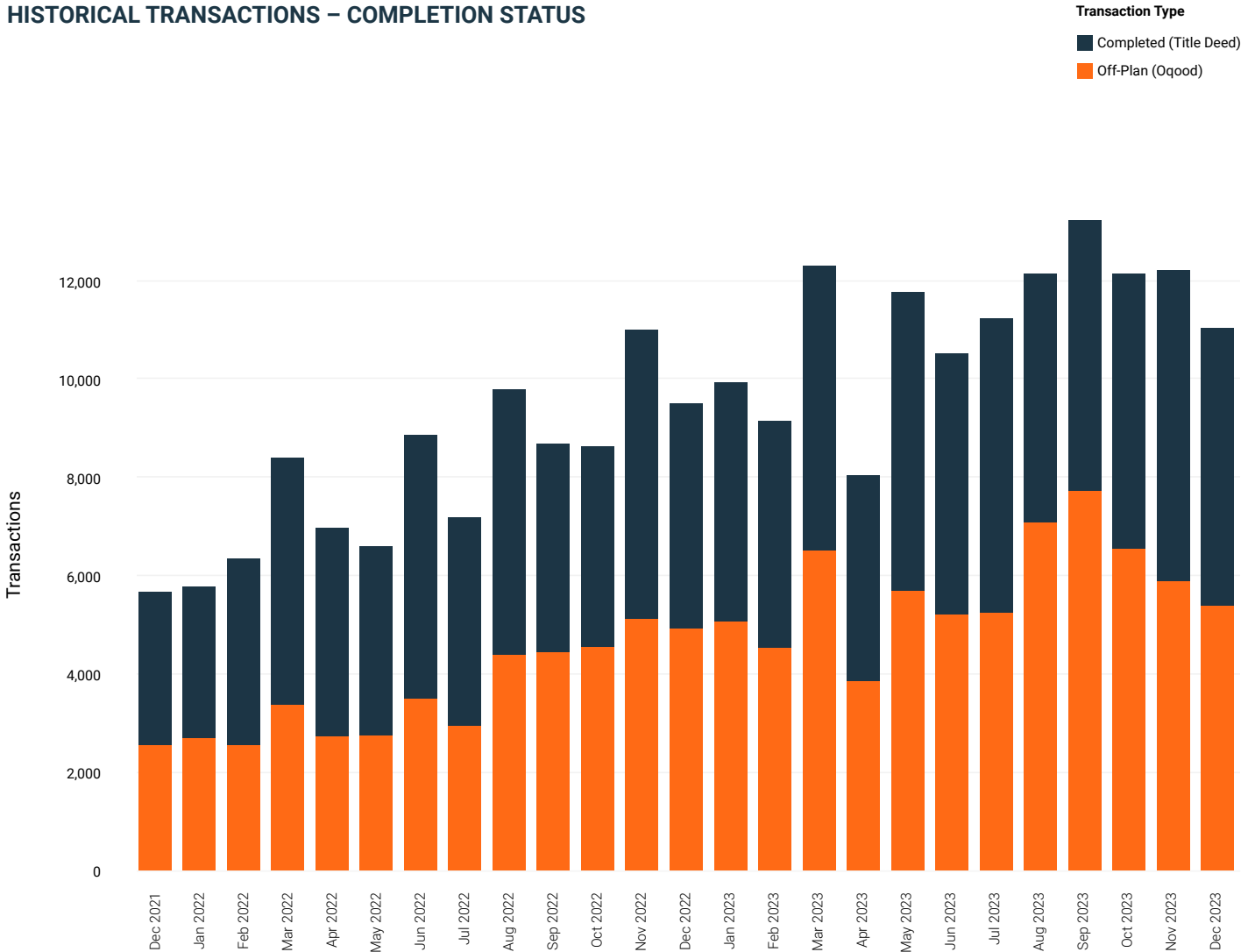
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for December 2023 increased by 1.41 index points to 178.90 from 177.49 in November 2023, representing a month-on-month increase of 0.80%.

In December 2023, property prices continued climbing to all-time highs and now stand at AED 1,281 per sq ft. This is now 63.3% above the market trough of April 2009 and 3.9% above the market peak of September 2014. Absent any significant economic, geopolitical, or unforeseen global events, current market conditions are likely to provide for continued growth well into the new year.

On a year-on-year basis, prices have increased by 17.7% in December and now marks 34 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 16.40% in December 2023 compared to 11.05% in December 2022.

## HISTORICAL TRANSACTIONS – COMPLETION STATUS

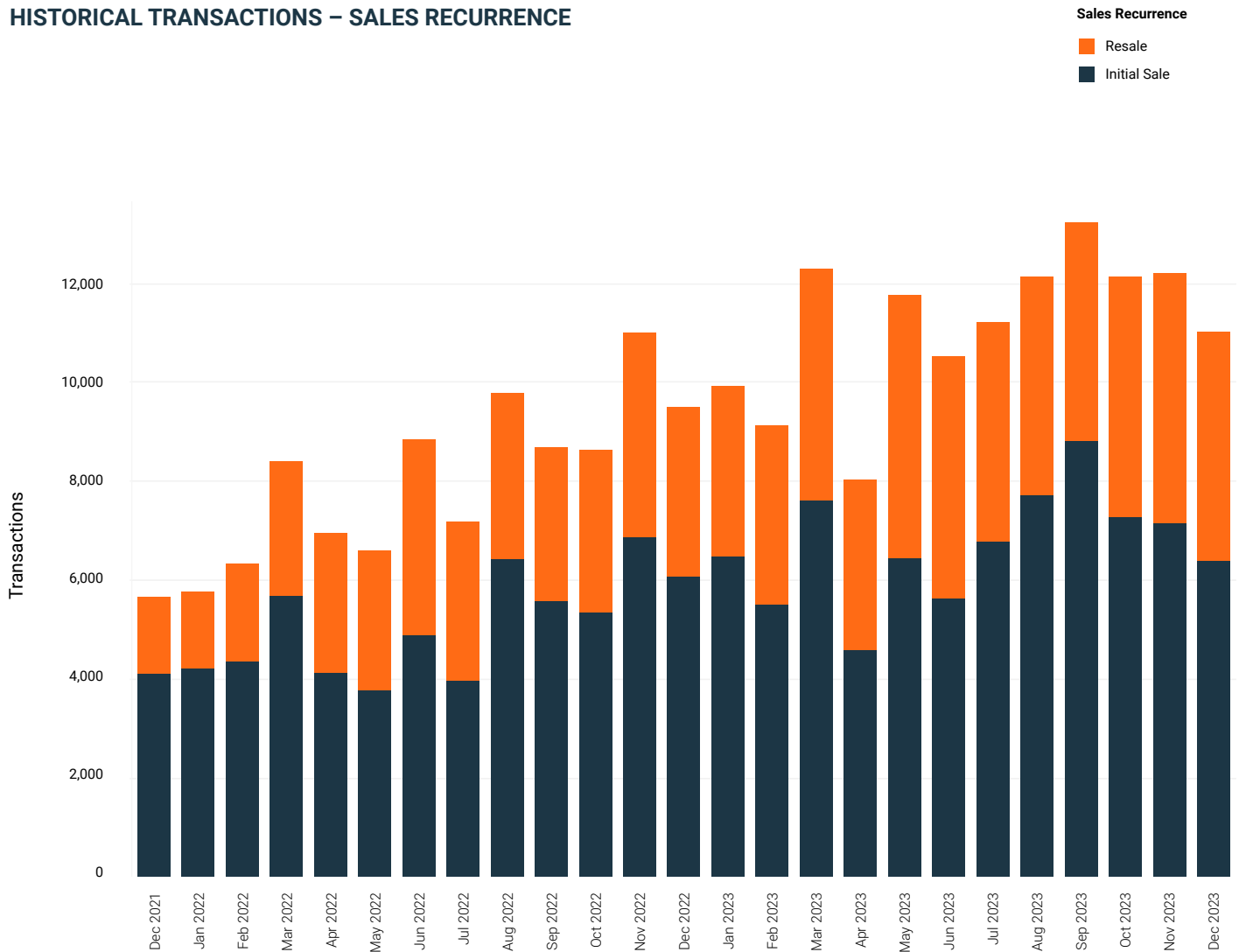


Sales transaction volumes in December were 11,016, decreasing by 9.9% over November. During the month, the split between Oqood and Title Deed property transactions was weighted slightly in favour of the latter, with Title Deed registrations accounting for 51.0% of all transactions, down 0.8% month-on-month. After adjusting for registration technicalities where several off-plan villa and townhouse transactions are shown as Title Deed, the true breakdown of market share is 55.5% in favour of properties under construction having been sold off-plan.

During the month, Emaar Properties took the top spot in the off-plan market with the bulk of the developers' off-plan registrations taking a dominant market share of 19.9%. They recorded 971 transactions spread across a myriad of their projects, most notably Alana in The Valley where 208 sales were recorded. This was followed by 191 sales in Parkside Views and 153 sales at Club Drive, both located in Dubai Hills.

DAMAC Properties was next at 10.4% of all off-plan transactions, with the vast majority of their sales activity split between two locations; Coral Reef in Dubai Maritime City, where 201 sales were recorded, and Golf Greens at DAMAC Hills, with 122 apartment sales. This was followed by Select Group taking a 6.9% market share with sales activity largely concentrated at The Edge (325) in Business Bay.

## HISTORICAL TRANSACTIONS – SALES RECURRENCE



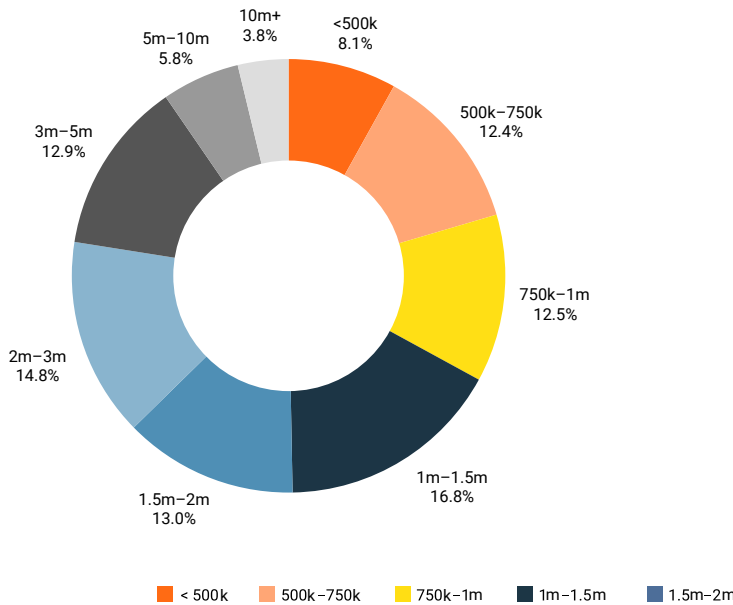
In December 2023, the market share of initial developer sales fell marginally by 0.3% to 58.2% versus resale transactions. The 12-month rolling average now stands at 58.4% for initial sales and 41.6% for resales, the latter of which, after reaching a high of 51.8% in February 2021, has been slowly trending back down towards the levels of 2019 and 2020, 33.2% and 33.8% respectively.

Jumeirah Village Circle was the most popular master development for initial sales, where 16.1% (901) of all such transactions occurred. Binghatti Gardenia topped the leader board with 130 registrations, then was followed by Elitz 3 (109) and Binghatti House (60).

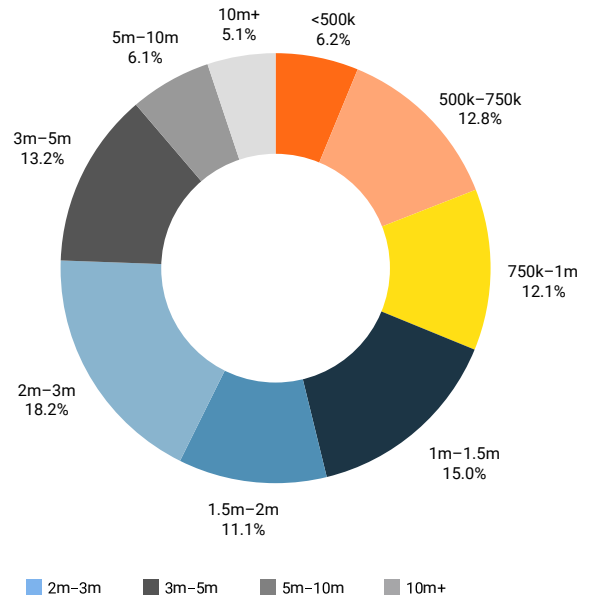
Taking second place was Business Bay, where initial sales held a 10.8% market share with 602 transactions recorded. The Edge and Upside Living were the clear leaders for the month, registering 325 and 98 initial sales, respectively. Coming in third for December was Dubai Hills which claimed 7.4% market share with a total of 414 sales. Parkside Views (191) and Club Drive (153).

The top master developments for residential resale transactions were Jumeirah Village Circle with 7.6% of such transactions spread across multiple projects, with the highest level of sales occurring at Casa Grande (24) and Bloom Heights (13). This was followed by Falcon City of Wonders with 6.6% market share, with Eastern Residence (294) being the highest transacted—a result of a bulk auction sale for the stalled project. Closing out the top three master developments for resale was Dubai Hills holding 6.2% of the market, with Socio recording 149 sales for the month.

**PRICE TIERS (AED) – December 2023**



**PRICE TIERS (AED) – November 2023**



**PRICE TIERS (AED) MONTHLY COMPARISON**

	December 2023	November 2023	MoM Change
<500k	8.1%	6.2%	1.90%
500k-750k	12.4%	12.9%	-0.50%
750k-1m	12.5%	12.1%	0.40%
1m-1.5m	16.8%	15.0%	1.80%
1.5m-2m	13.0%	11.2%	1.80%
2m-3m	14.8%	18.2%	-3.40%
3m-5m	12.9%	13.2%	-0.30%
5m-10m	5.8%	6.1%	-0.30%
10m+	3.7%	5.1%	-1.40%

**Record Transaction**

**Date:** 14 December 2023  
**Property:** Apt 7201- 5 Bedroom Penthouse Como Residences, Palm Jumeirah  
**Price:** AED 500M  
**Broker:** Sam Horani | Associate Partner  
**Brokerage:** Provident Estate

Just six months after the sale of the luxury penthouse at Jumeirah Marsa Al Arab for AED 420m claimed the top spot as Dubai's highest ever apartment sales transaction, a new record has been set with the sale of what is sure to be a truly impressive home at the currently under construction Como Residences.

Growing their share of the market at the fastest pace was the AED <500k price tier which increased by 1.9% in December to reach a total of 8.1%, coming on the heels of the tier recording its lowest ever level last month. The growth of this price tier can be largely attributed the auction of Eastern Residences at Falcon City of Wonders where 138 units went under the hammer. Meanwhile, the biggest market share loser was the AED 2-3m tier which decreased by 3.4%, falling to 14.8%.

Also experiencing notable growth during the month were the adjacent AED 1m-1.5m and AED 1.5m-2m price tiers which collectively grew by 3.6%. Growth in these segments can be largely attributed to the success of off-plan sales for mid category apartments at Golf Greens in DAMAC Hills, upper-mid apartments at The Edge Tower in Business Bay, and luxury apartments at Rove Home in Downtown Dubai where price per square foot values averaged AED 1,564, AED 2,197, and AED 3,199 respectively.

Condensing the individual nine price tier segments to 3 main groups, properties in the mid-tier of AED 1m-3m again accounted for the largest share of the market at 44.6%, up by 0.2%. The low-price tiers with property values under AED 1m now represent 33.0% of the market, up by 1.8% from November, while the high-end price tiers—properties over AED 3m—now represent 22.4% of the market, down by 2.0% month-on-month.



## METHODOLOGY AND METRICS

### Dynamic Price Index

The Property Monitor Dynamic Price Index family (DPI) are calculated using a moving average algorithm of median prices and the Dutot price index formula with cleansing of extreme values and outliers. The indices are published at the end of each calendar month and are subject to backward revision should any new datapoint or datasets become available. This is a unique feature of the Property Monitor DPI as it always uses the fullest data set available and takes into account data which was not available at the point of original index compilation. Detailed index methodology and notes are available at [propertymonitor.com/pmdpi.html](https://propertymonitor.com/pmdpi.html)

### Completed Transaction

Consists of transactions that are recorded on the Dubai Land Department's official Title Deed register for all sales of completed property which has been issued a Building Completion Certificate (BCC) and is available to purchase and occupy. Typically, it refers to the subsequent resale(s) of a property and transfer of ownership which takes place between two or more private parties, however, it may also include any initial first-time transfers between developers and buyers whereby a BCC has been issued and the developer had not previously sold the property.

### Gross Rental Yield

Is the annual rent as a percentage of the purchase price or value of a property and is presented in this report as a value that represents the blended average rental yield of properties in Dubai across all communities.

### Highest Recorded Sale

The single transaction of an apartment or villa that achieved the highest recorded transferred sales price during the month either in the off-plan or completed segment. Excludes plot/raw land only sales.

### Initial Sale

The first sale of a property, usually directly from the developer or project sponsor to a buyer. Typically, an initial sale would occur during the construction phase of a project and get registered as an off-plan transaction with an Oqood. However, should the developer hold unsold units after the project is completed, an initial sale would be recorded with a Title Deed. An initial sale only occurs once and every subsequent sale thereafter is a 'resale'.

### Lowest Recorded Sale

The single transaction of an apartment or villa that achieved the lowest recorded transferred sales price during the month either in the off-plan or completed segment.

## ABOUT PROPERTY MONITOR

Property Monitor is the region's leading real estate intelligence platform and the only data source powered by RICS-accredited professionals, bringing unprecedented transparency and accuracy to local property markets. Through Property Monitor, market stakeholders can directly access real-time, transparent and accurate intelligence, unmatched anywhere else in the region. The platform empowers investors, property specialists and banking professionals with authoritative data, analytics and insights that closely correlate with market movements, empowering confident and informed property-related decisions. As of 2022, we are proud to officially be part of the Cavendish Maxwell group of companies.

**Please get in touch with us for our detailed community reports and any other specific requirements you might have.**



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After being processed and cleansed, transaction data for the monthly market report is extracted on the first day of each month and includes transactions as posted by the Dubai Land Departments as of midnight of the last day of the relevant reporting period. Comparison of the data, the periodic MoM and YoY periods, and other values printed in the monthly reports may not correlate from time-to-time, this is due to additional transactions being added to the underlying data which are post-dated or otherwise not released prior to publication.