



Dubai real estate market reaches new heights: Record-breaking growth and cautious optimism as 2025 nears.

Median prices in October



Property price appreciation continues in October, up 1.73% month-on-month

Record-breaking month for sales transactions, with the market on track for 30% growth by year's end

Off-plan project launches surpass 100,000 new residential units YTD

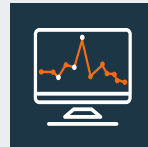
Mortgage transactions increase 3.2% and reach all-time high with just over 4,300 loans recorded

Four years after finding the bottom of the market, Dubai property prices have gone on to appreciate nearly 60%, increasing 1.73% in October. According to the Property Monitor Dynamic Price Index (DPI), Dubai property prices grew by 1.73% in October and currently stand at AED 1,473 per square foot, 19.4% over the previous all-time high and market peak of September 2014. The upward phases (recovery and growth) of the current market cycle have spanned 48 months so far, with prices increasing at a moderate rate of 1.24% per month on average. In contrast to the previous market cycle—one that experienced a period of aggressive price increases in excess of 2% per month—which lasted only 24-months and saw average monthly appreciation of 1.6%, what we are experiencing now shows greater signs of stability with less speculative activity. Barring any major disruptions, this trend appears likely to carry on well into the new year.

October shattered records with a notable 13.4% increase in sales transactions, soaring to an unprecedented 20,460 deals. Not only did this mark the highest October sales volume ever, but it set yet another all-time monthly record. Residential transactions,

SNAPSHOT

OCTOBER 2024



+1.73%

Dynamic Price Index
Monthly Change



AED 1,473/sq ft

Dynamic Price Index
Current Property Price



20,460

Number of Monthly
Transactions



AED 175M

Highest Recorded Sale
Villa
Jumeira Bay Island



AED 158k

Lowest Recorded Sale
Studio Apartment
Gardenia 2, Jumeirah Village Circle

“
Dubai’s property market continues its remarkable ascent, showcasing resilience and steady demand. October marked another milestone, reflecting strong buyer confidence and consistent price growth, cementing the city’s position as a leading global real estate hub.
”

ZHANN JOCHINKE
Director of Market Intelligence & Research
Cavendish Maxwell

encompassing apartments, townhouses, and villas, accounted for the majority of sales at 94.9% (17,151 transactions). The highest transacted commercial property types were office spaces (1.5%), hotel apartments (1.04%), and vacant land (0.91%).

Annual sales transaction volumes have now surpassed 151,000 and have eclipsed 2023 year-end sales by 13.4%. With two months remaining, we are on track to see a year-on-year increase of over 30% (~175,000 sales) and a redefining of what’s possible in the Dubai market. This phenomenal growth and overall trajectory of market activity will provide a solid footing for achieving the ambitious objectives of the Dubai Real Estate Sector Strategy 2033, which calls for real estate transactions to grow by 70%, raising the overall market value to AED 1 trillion.

In October, 13,316 off-plan Oqood transactions were recorded, an increase of 12.7% from the previous month and a minor decrease in market share falling to 65.1%. Meanwhile, Title Deed sale volumes also witnessed an increase, growing by 14.7% and now account for 34.9% of all sales transactions. While Oqood transactions are generally used to measure the off-plan market, several villa and townhouse sales are presented in the Dubai Land Department data as being issued with Title Deeds and as completed properties—instead of being under construction and sold off-plan. After adjusting for this technicality, off-plan transactions secure an even larger market share of 72.6%.

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 6,392 in October representing a market share of 31.2%, decreasing by 0.2% month-on-month. While overall

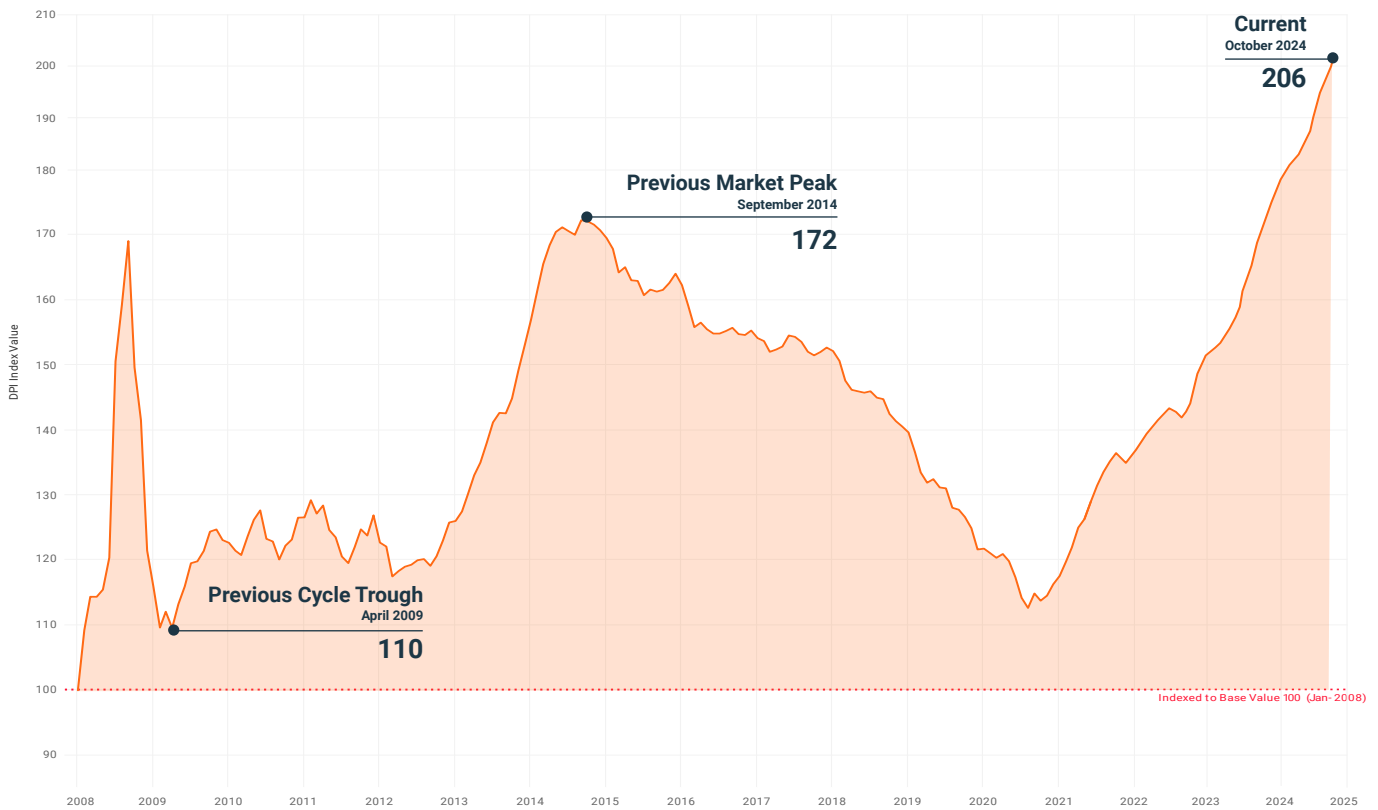
resale activity decreased, the portion of off-plan resales increased 1.2% to 27.1% and registered as the highest level of the current market cycle. Off-plan resale activity has seen a steady yet gradual rise over the past three years. However, as in previous months, the bulk of these resales are concentrated in properties nearing completion within the year, suggesting a healthy demand rather than purely speculative trading.

Preliminary figures for October indicate the introduction of 48 new residential projects with over 15,000 off-plan units added to the market. This contributes to an already record-breaking total of approximately 99,000 units across over 343 projects this year. The growing number of active developers in the market has led to a much broader diversity in product offerings. While 2023’s launches were largely concentrated in the luxury and ultra-luxury segments, 2024 has brought projects across a wider spectrum of price ranges. With over 250 additional projects in the planning phases being tracked by the Property Monitor team, we anticipate that new launches will maintain historically high levels throughout the remainder of 2024 and well into 2025.

Mortgage activity surged in October, reflecting the broader rise in sales transactions. The number of registered loans hit an all-time high of 4,318, marking a 3.26% increase from September and a 1.34% rise over the previous record. This uptick in mortgage activity aligns with recent interest rate easing, making financing more accessible and attractive for buyers. Notably, mortgage penetration for completed properties reached 36.3% this month, a substantial increase from 28.3% at the same time last year, underscoring a growing reliance on financing in the market. During the month, loans taken for new purchase money mortgages accounted for 48.2% (up 3.8% from last month) of borrowing activity, with the average amount borrowed being AED 1.75m at a loan-to-value ratio of 76.5%. Meanwhile, loans for refinancing and equity release saw their market share decrease by 1.2% to 33.3%. The remaining 18.5% (down by 2.6% from last month) was due to bulk mortgages—those taken by developers and larger investors with multiple units. The 798 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations at Marriott Residences (325) in Dubai Science Park, Canal Front Residences CF3 and CF4 (92), and Rokane G25 (89) in Jumeirah Village Circle, as well as portfolio mortgage modifications at Micase Avenue (62) in Al Furjan.

As we move through the year’s final quarter, closing out an exceptionally strong phase for the Dubai real estate market, we anticipate continued overall market health. However, a gradual slowdown in transaction volumes is likely. With new development project launches showing no signs of deceleration, monitoring the absorption of this fresh inventory will be crucial. While data suggests that the market has so far managed to accommodate the high influx of new units, almost every market cycle eventually shifts from growth to decline due to a supply-demand imbalance, often triggered by an oversupply. By year’s end, close to 135,000 new residential units are expected to have entered the market for sale—a record pace that will require commensurate growth in population and economic activity by the time these units are handed over.

PROPERTY MONITOR DYNAMIC PRICE INDEX





+1.73%
MoM Change



+5.44%
QoQ Change



+17.22%
YoY Change



AED 1,473
Average Property Price Per Sq Ft

DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Oct 2024	205.64	1.73%	5.44%	17.22%	1,472
Sep 2024	202.15	1.14%	4.92%	16.55%	1,448
Aug 2024	199.86	2.48%	5.24%	17.73%	1,431
Jul 2024	195.03	1.22%	3.40%	17.15%	1,397
Jun 2024	192.68	1.46%	4.15%	18.2%	1,380
May 2024	189.91	0.69%	5.09%	17.94%	1,360
Apr 2024	188.61	1.95%	5.23%	20.07%	1,351
Mar 2024	184.99	2.37%	3.41%	19.47%	1,325
Feb 2024	180.72	0.83%	1.82%	17.43%	1,294
Jan 2024	179.24	0.19%	2.17%	17.15%	1,284
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

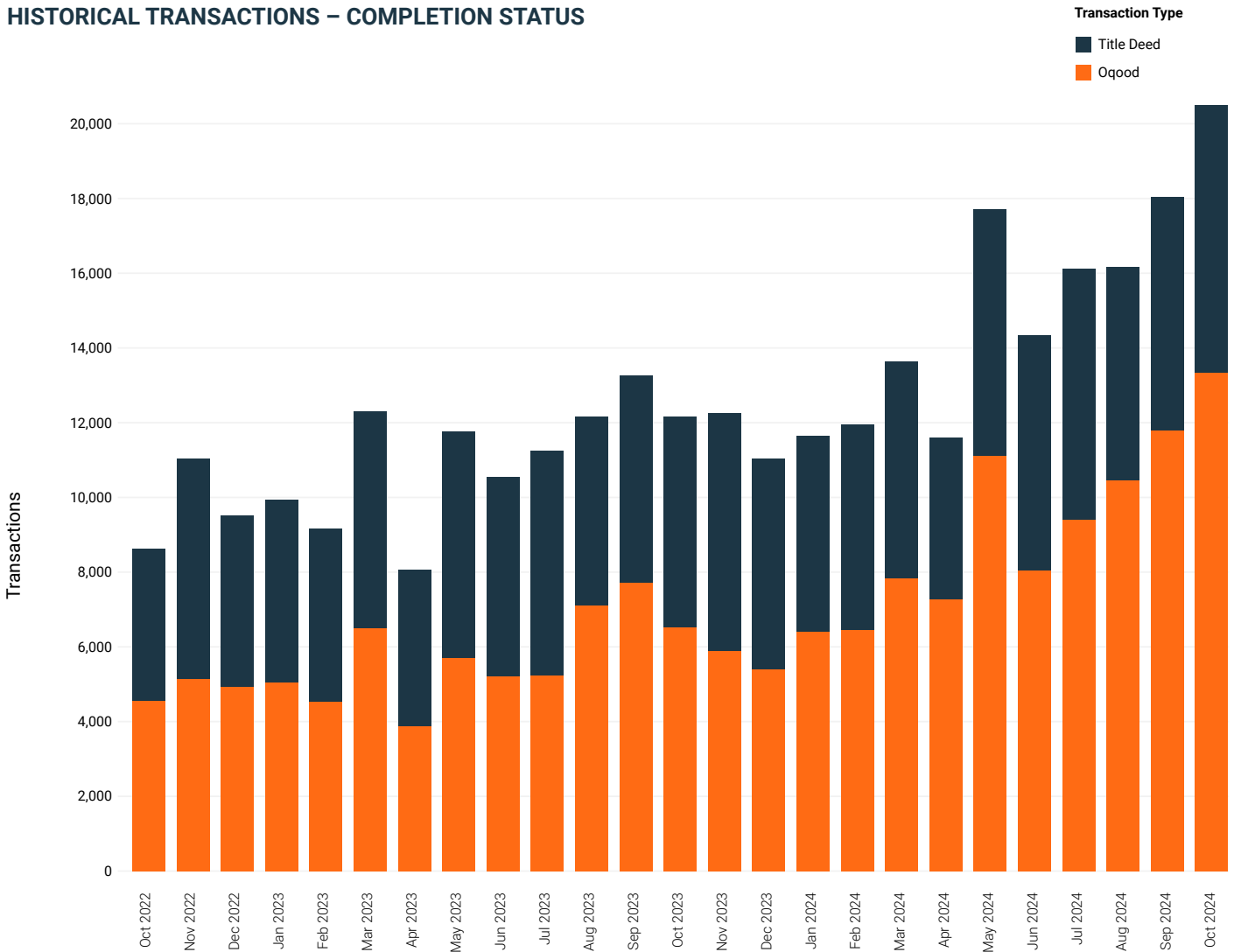
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for October 2024 increased by 3.49 index points to 205.64 from 202.15 in September 2024, representing a month-on-month increase of 1.73%.

In October 2024, property prices continued climbing to all-time highs and now stand at AED 1,473 per sq ft. This is now 87.7% above the market trough of April 2009 and 19.4% 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 throughout 2024.

On a year-on-year basis, prices have increased by 17.2% in October and now marks 44 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 14.7% in October 2024 compared to 14.6% in October 2023.

HISTORICAL TRANSACTIONS – COMPLETION STATUS

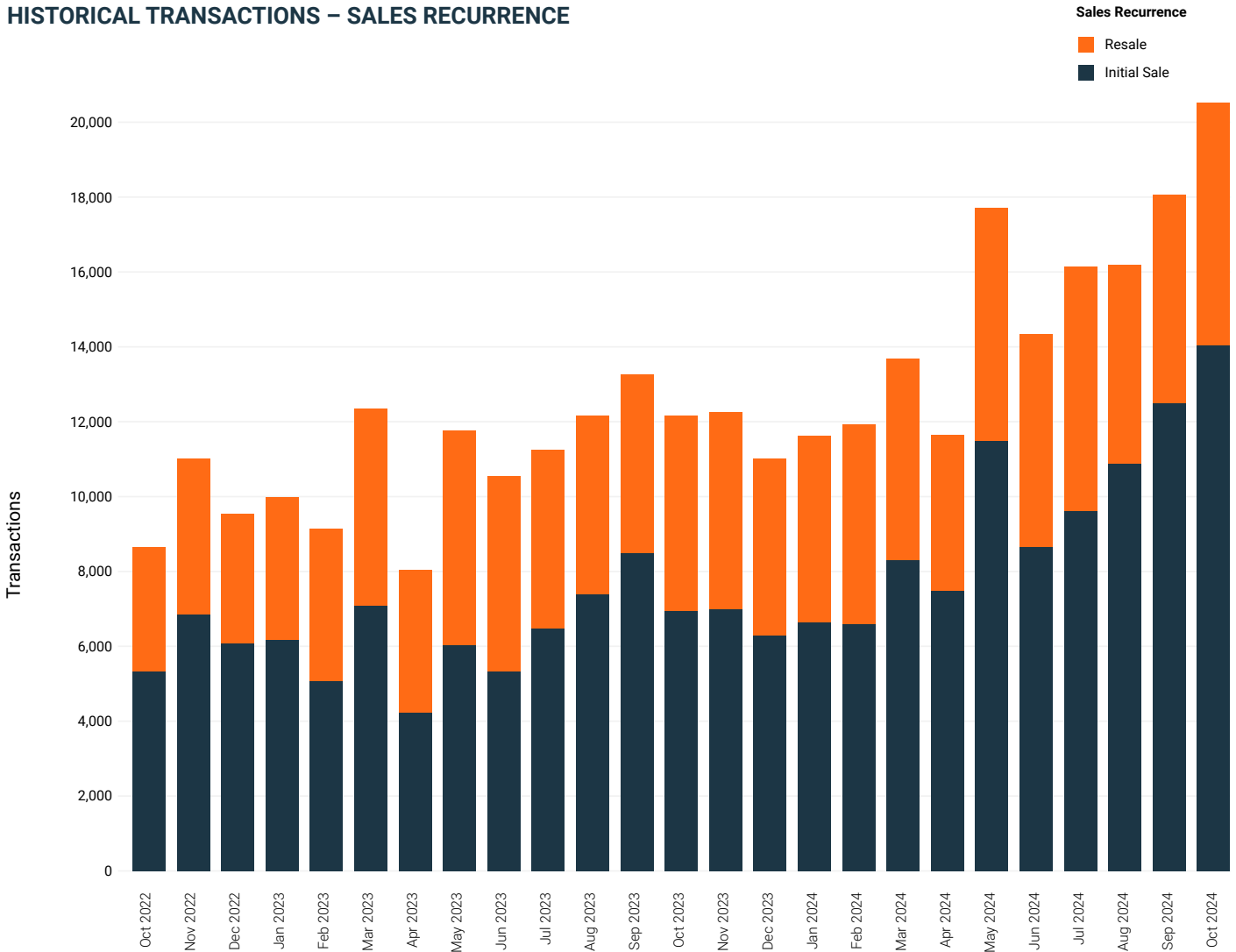


Sales transaction volumes in October reached 20,460, increasing by 13.4% compared to September 2024 and setting an all-time record as the highest ever monthly volume of sales in the Dubai market. During the month, the split between Oqood and Title Deed property transactions was weighted in favour of the former, with Oqood registrations accounting for 65.1% of all transactions, down marginally by 0.4% 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 further bolstered to 72.6% in favour of properties under construction having been sold off-plan.

Emaar Properties claimed the top spot in the off-plan market with the bulk of developers' off-plan registrations taking a dominant market share of 16.1%. They recorded 2,075 transactions spread across a myriad of their projects, most notably Greenridge in Emaar South where 327 sales were recorded. This was followed by Address Residences DHE, Vida Residences Club Point, and Golf Hillside in Dubai Hills with 261, 195, and 96 sales respectively.

DAMAC Properties was next at 14.6% of all off-plan transactions with townhouse sales at their new DAMAC Riverside master development being a clear leader for the month clocking up 696 sales across the Ivy, Lush, and Sage sub-communities, then was followed by apartment sales at Elo 3 (208), Elo 2 (175) in DAMAC Hills 2, as well as apartments at Lagoon Views 11 (130) in DAAMC Lagoons. Taking third place was Sobha Group securing a 11.8% market share with activity largely concentrated across the Sobha Orbis buildings in Motor City where just shy of 50% of their 1,521 sales took place, then was followed by 360 Riverside Crescent (159) and 340 Riverside Crescent (128) in Sobha Hartland II.

HISTORICAL TRANSACTIONS – SALES RECURRENCE



In October 2024, the market share of initial developer sales increased slightly by 0.2%, rising to 68.8% versus resale transactions. The 12-month rolling average now stands at 62.8% for initial sales and 37.2% for resales, the latter of which, after reaching a high of 51.8% in April 2021, has been slowly trending back down towards the levels of 2019 and 2020, 33.2% and 33.8% respectively.

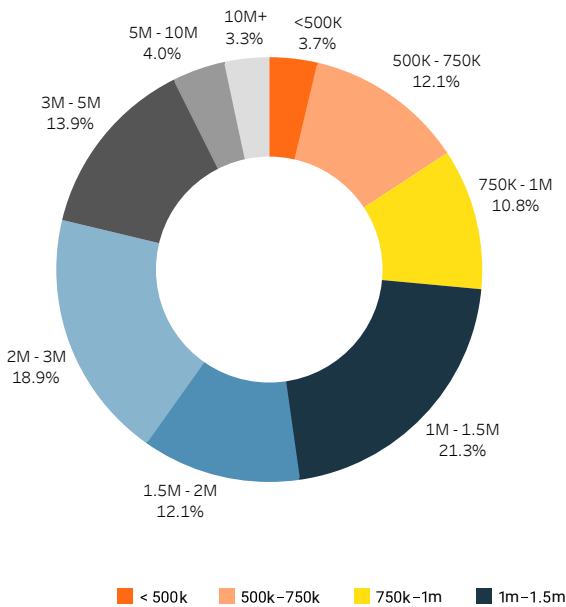
Jumeirah Village Circle was the most popular master development for initial sales, where 6.8% (925) of all such transactions occurred. One Park Central took the top spot for the month with 85 registrations, then was followed by Binghatti Phoenix (77), Maison Elysee (74), and Acube Electra (30).

Taking second place was Motor City with 760 sales and a 5.6% market share. Sales in the community were centered around Sobha Orbis with Tower A, Tower E, and Tower B recording 270, 266, and 218 registrations respectively. Coming in third for October was Dubai Hills Estate claiming

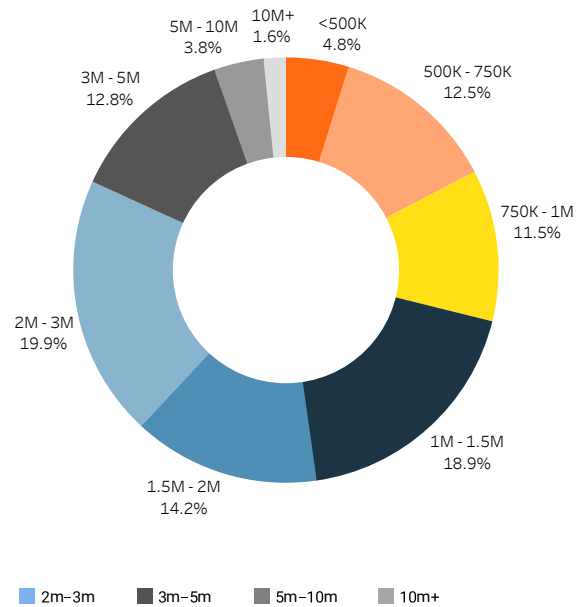
5.4% market share with a total of 745 sales. Address Residences DHE took the top spot for the month with 261 registrations, then was followed by Vida Residences Club Point (195), Golf Hillside (96), and Club Place (83).

The top master developments for residential resale transactions were Jumeirah Village Circle with 9.1% of such transactions spread across multiple projects, with the highest level of sales occurring at Binghatti Corner (43) and Oakley Square (22). This was followed by Business Bay with an 8.7% market share with The Pad (35) being the highest transacted. Closing out the top 3 master developments for resale was Dubai Marina holding 5.6% of the market, with Marina Pinnacle and Princess Tower both recording 15 sales for the month.

PRICE TIERS (AED) – October 2024



PRICE TIERS (AED) – September 2024



PRICE TIERS (AED) MONTHLY COMPARISON

	October 2024	September 2024	MoM Change
<500k	3.7%	4.8%	-1.10%
500k-750k	12.1%	12.5%	-0.40%
750k-1m	10.7%	11.5%	-0.80%
1m-1.5m	21.3%	18.9%	2.40%
1.5m-2m	12.1%	14.2%	-2.10%
2m-3m	18.9%	19.9%	-1.00%
3m-5m	13.9%	12.8%	1.10%
5m-10m	4.0%	3.8%	0.20%
10m+	3.3%	1.6%	1.70%

Growing their share of the market at the fastest pace was the AED 1m-1.5m price tier which increased by 2.4% in October to reach a total of 21.3%. The growth of this price tier can be largely attributed to the successful new development launches of Upper-Mid category apartments at Vida Residences Club Point and High category apartments at Address Residences DHE in Dubai Hills and where sales prices averaged AED 2,235 and AED 2,604 per sq ft respectively, additionally, Budget category townhouses at Violet in DAMAC Hills 2 added to strength in the tier with average sales prices of AED 802 per sq ft. Meanwhile, the biggest market share loser was the AED 1.5m-2m tier, which decreased by 2.1%, falling to 14.2%.

Also experiencing notable growth during the month was the AED 10m+ price tier which grew by 1.7% and reached an all-time high for the volume of sales with 644 transactions. Growth in this segment can be largely attributed to off-plan sales of High category villas in District One West 2 with a total of 210 villas trading at an average of AED 2,388 per sq ft. Growth was also supported by High category villas at The Acres Estates, Upper-Mid quality category villas at The Acres Villas, as well as Mid category villas in Mirage at The Oasis where price per square foot values averaged AED 2,037, AED 1,873 and AED 1,626 respectively.

Condensing the individual 9 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 52.3%, down by 0.7%. The low-price tiers with property values under AED 1m now represent 26.5% of the market, down by 2.3% from September, while the high-end price tiers—properties over AED 3m—now represent 21.2% of the market, up by 3.0% 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

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.