

Highlights



7,846
Number of Monthly Transactions



6.69%
Gross Rental Yield

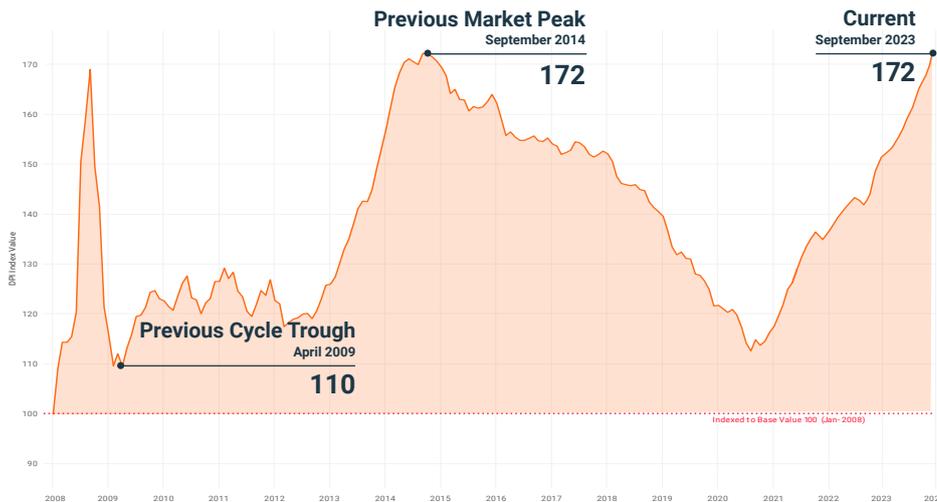


AED 202m
Highest Recorded Sale
Villa B-07 | 6 Bedroom
EOME, Palm Jumeirah



AED 150k
Lowest Recorded Sale
Apt 107 | Studio
Mediterranean Cluster Building 69,
Discovery Gardens

Property Monitor Dynamic Price Index



+1.35%
MoM Change



+5.58%
QoQ Change



+17.74%
YoY Change



AED 1,232
Average Property Price Per Sq Ft

DPI Monthly Overview

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Sep 2023	172.04	1.35%	5.58%	17.74%	1,232
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
Nov 2022	150.29	1.06%	4.97%	11.23%	1,076
Oct 2022	148.71	1.77%	5.15%	8.98%	1,065
Sep 2022	146.12	2.06%	2.72%	8.10%	1,047

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 September 2023 increased by 2.28 index points to 172.04 from 169.76 in August 2023, representing a month-on-month increase of 1.35%.

In September 2023, property prices stood at AED 1,232 per sq ft, down 0.12% from the market peak in September 2014 and are 57.0% above the market trough of April 2009. Property prices were last at these levels during the expansion phase of the previous market cycle in May 2014.

On a year-on-year basis, prices have increased by 17.74% in September and now marks 31 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 12.46% in September 2023 compared to 7.04% in September 2022.

Median prices in September



AED 1,100,000
Apartments



AED 2,587,000
Townhouses



AED 5,050,000
Villas

Disclaimer

All material presented herein is intended for information purposes only and [\(read more\)](#)