



2024 opens in style with record volume of sales and new project launches, yet price appreciation slows to lowest level in 18-months.

Median prices in January



Lowest month-on-month price growth since July 2022, with the annual forecast for 2024 considerably more muted than last year

Highest ever sales transaction volumes for January, up 16.8% year-on-year

USD 10m sales reach all-time monthly high with Omniyat dominating the segment with over 26% of such sales

Driven by bulk mortgages, apartment loan volumes surge 32.7% month-on-month to reach record monthly levels

Off-plan launches bring more than 11,500 new units to market

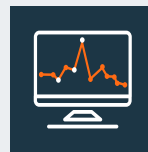
After ending 2023 with a decade high annual price growth of 16.4%, the Dubai real estate market opened the year with a meagre 0.2% month-on-month increase in average property prices. According to the Property Monitor Dynamic Price Index (DPI), Dubai property prices currently stand at AED 1,284 per square foot, just over 4% above the previous all-time high and market peak of September 2014.

In the 39-month period since bottoming out in October 2020, prices have gone on to increase 45.8%—averaging 1.2% per month—and while we anticipate the market to continue in a general upwards trajectory, our forecast for 2024 is that the pace of price appreciation will slow and end the year up between 5-8%.

In January, the total volume of sales transactions increased 5.4% month-on-month, rising to a total of 11,615 sales and recorded as the highest volume ever for the month of January—surpassing the record that was set just last year by 16.8%. Residential transactions, encompassing apartments, townhouses, and villas, accounted for most sales at 91.7% (10,647 transactions). The highest transacted commercial property types were hotel apartments (3.4%), land sales (1.9%), and office spaces (1.8%).

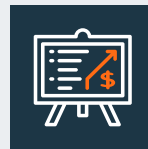
SNAPSHOT

January 2024



+0.19%

Dynamic Price Index
Monthly Change



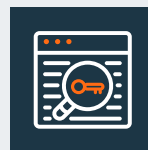
AED 1,284/sq ft

Dynamic Price Index
Current Property Price



11,615

Number of Monthly
Transactions



6.77%

Gross Rental Yield



AED 146m

Highest Recorded Sale
*Villa M.007 | 8 Bedroom
Cluster M, District One MBR City*



AED 170k

Lowest Recorded Sale
*Apt 423 | Studio
Lawnz by Danube, International City*

“ In the foreseeable future, we expect the market to continue its upward trend, with prices in 2024 likely to surpass current levels by the end of the year. However, we also anticipate a continued slowdown in the rate of price appreciation, along with a growing disparity between the off-plan and existing homes markets. ”

ZHANN JOCHINKE
Director of Market Intelligence & Research
Cavendish Maxwell

A total of 6,413 off-plan Oqood transactions were registered in January, marking an 18.8% month-on-month increase in volume and a 6.2% increase in market share to reach 55.2%. Meanwhile, Title Deed sale volumes witnessed a decrease, falling by 7.4%, and now account for 44.8% 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 hold an even more dominant market share of 61.8%, returning to pre-pandemic levels.

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 4,851 in January. This represents a market share of 41.8%, static month-on-month, with initial developer sales maintaining their dominant market share.

New off-plan development project launches remain at record highs in January, with just over 11,500 off-plan units added to the market for sale at an anticipated combined gross sales value of ~AED 31.1 billion. Apartments represent 93.3% by volume of this new inventory, while townhouses and villas represent 6.2% and 0.5% respectively. In 2023, new project launches exceeded just over 95,000 units and AED 272 billion in aggregate sales value which, when completed, will increase the total number of residential dwellings by almost 13%, adding to what is already slated to be a very robust pipeline of units entering the market in the years ahead.

Led by a 32.7% month-on-month increase in borrowing for apartments, mortgage transaction volumes increased 16.6% in January with a total of 3,018 loans recorded. Bulk mortgage loans—those taken by developers and larger investors with multiple units—were a significant contributor to this increase, seeing their market share grow by 3.3% to 22.3%. The 672 bulk loans issued for the month were spread across several projects, most notably portfolio mortgage registrations in Etlala Residence 1 (274) in Dubai Residence Complex, Sandy Avenue (85) in International City II, and RP Heights (72) in Downtown Dubai.

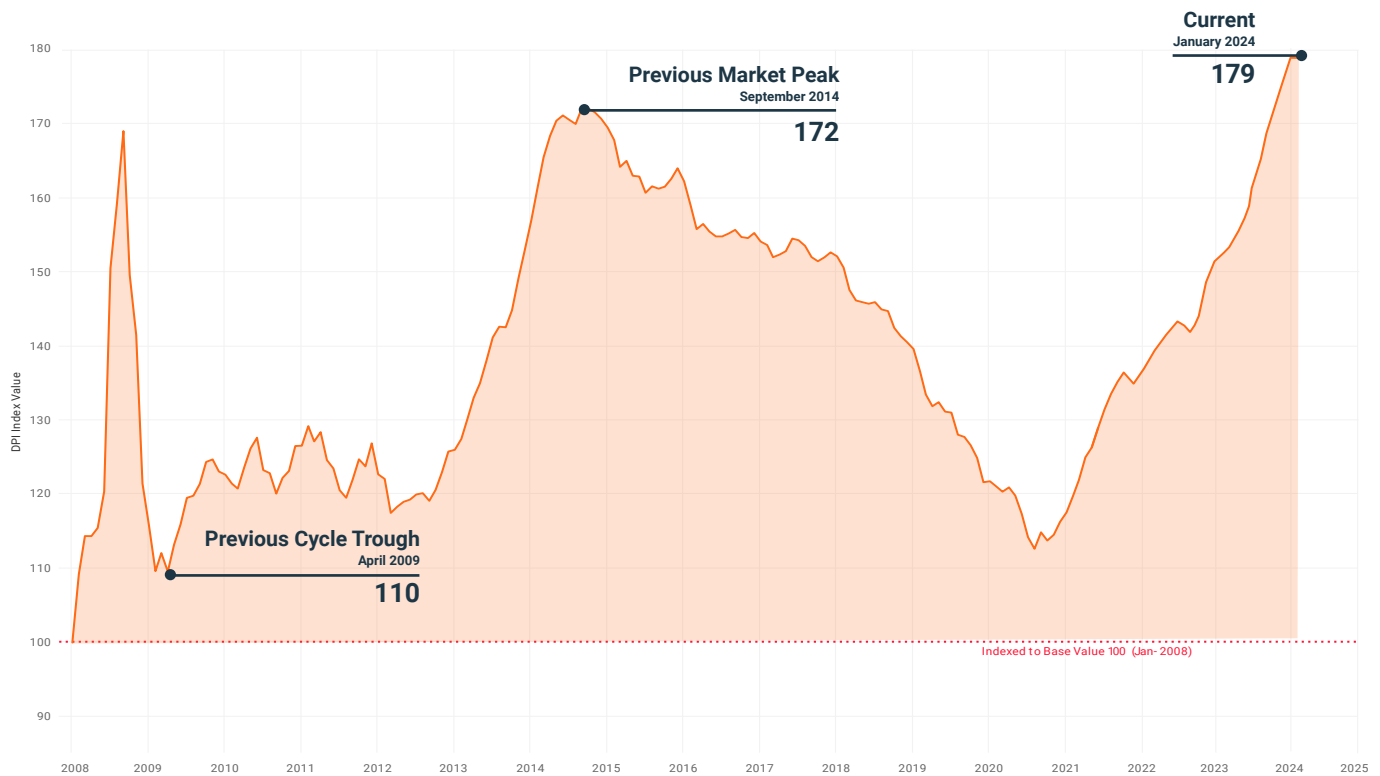
Meanwhile, loans for refinancing and equity release saw their market share increase by 1.6% to 37.9%. The remaining 39.8% (down 4.9% from last month) of loans taken were new purchase money mortgages, with the average amount borrowed being AED 1.62m at a loan-to-value ratio of 76.1%.

Looking forward, while we believe the market has longer to run and that prices in 2024 will end the year higher than current levels, we anticipate ongoing moderation in price appreciation and a greater divergence between the off-plan and existing homes markets. Price appreciation of ready single-family homes (villas and townhouses) continue to show signs of slow down and plateau, while ready apartments—particularly in popular established communities—appear on track to experience more pronounced rates of growth, with value purchases still prevalent after taking longer to begin their initial recovery.

Off-plan sales are poised to further dominate the market for the foreseeable future, with project launches moving full steam ahead and buyer demand remaining high. 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 on course 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. Additionally, tracking of recent land sales of both individual plots for multi-family buildings as well as large super-plots intended for development of master communities provides evidence for even greater growth of off-plan launches.

We expect to witness a new wave of development in several areas across the emirate with Majan, Motor City, Liwan, Dubai Land Residence Complex, and Jumeriah Garden City set to see significant increase in apartment project launches. While District 11 MBR City, The Valley, Dubai South, and The Oasis will see new launches of villas and townhouses. New master communities are expected to be announced in the south-west areas of Dubai where the Arabian Canal was originally slated to be developed. Keep an eye on Al Yalayis 5, Al Selal, DIP 2, and other areas along the E611 corridor for the next phase of expansion of the emirate.

PROPERTY MONITOR DYNAMIC PRICE INDEX



+0.19%
MoM Change



+2.17%
QoQ Change



+17.15%
YoY Change



AED 1,284
Average Property Price Per Sq Ft

DPI MONTHLY OVERVIEW

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
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
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

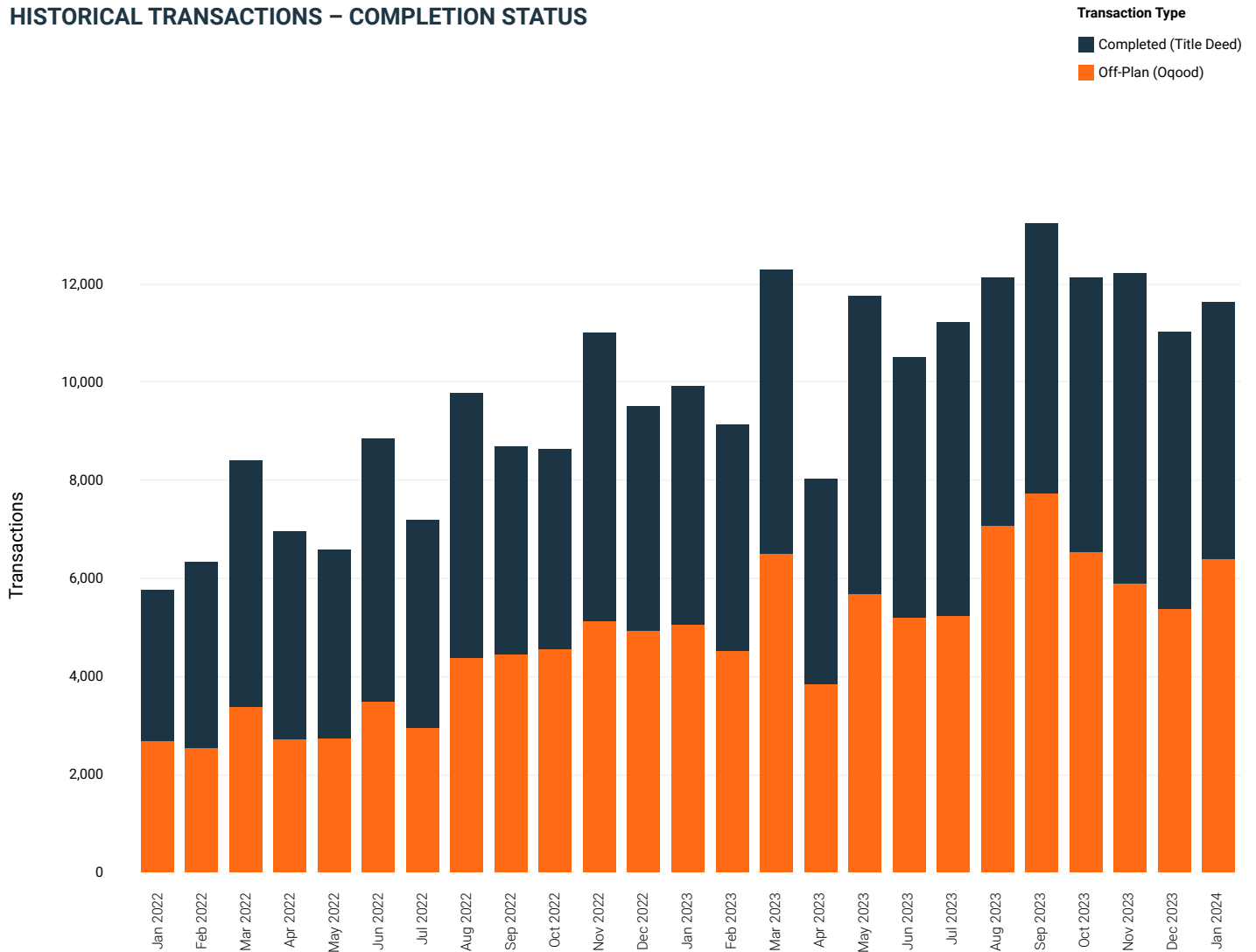
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for January 2024 increased by 0.34 index points to 179.24 from 178.90 in December 2023, representing a month-on-month increase of 0.19%.

In January 2024, property prices continued climbing to all-time highs and now stand at AED 1,284 per sq ft. This is now 63.6% above the market trough of April 2009 and 4.1% 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 January and now marks 35 straight months of year-on-year increases, while on a year-to-date basis, prices have increased by 0.19% in January 2024 compared to 0.62% in January 2022.

HISTORICAL TRANSACTIONS – COMPLETION STATUS

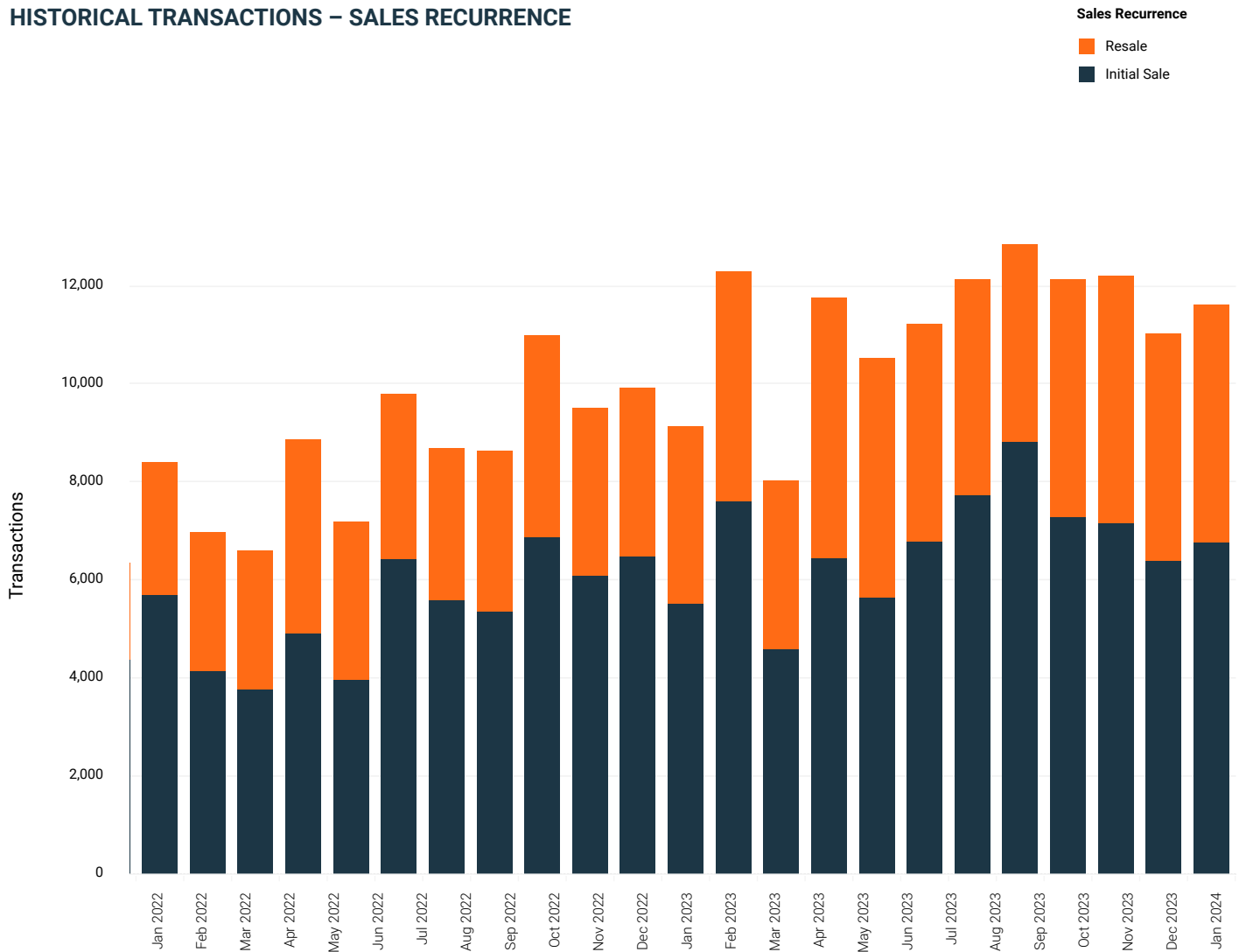


Sales transaction volumes in January were 11,615, increasing by 5.4% over December. During the month, the split between Oqood and Title Deed property transactions was weighted in favour of the former, with Oqood registrations accounting for 55.2% of all transactions, up 6.2% month-on-month. After adjusting 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 61.8% 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 13.2%. They recorded 751 transactions spread across a myriad of their projects, most notably Club Drive in Dubai Hills where 165 sales were recorded. This was followed by Bayline and Avonlea in Rachid Yachts and Marina with 125 and 124 sales respectively.

DAMAC Properties was next at 9.6% of all off-plan transactions, with most of their sales activity split between two locations; DAMAC Casa in Dubai Marina, where 129 sales were recorded, and Golf Greens at DAMAC Hills, with 93 apartment sales. This was followed by Danube Properties taking a 9.1% market share with sales activity largely concentrated at Elitz (289) in Jumeirah Village Circle.

HISTORICAL TRANSACTIONS – SALES RECURRENCE



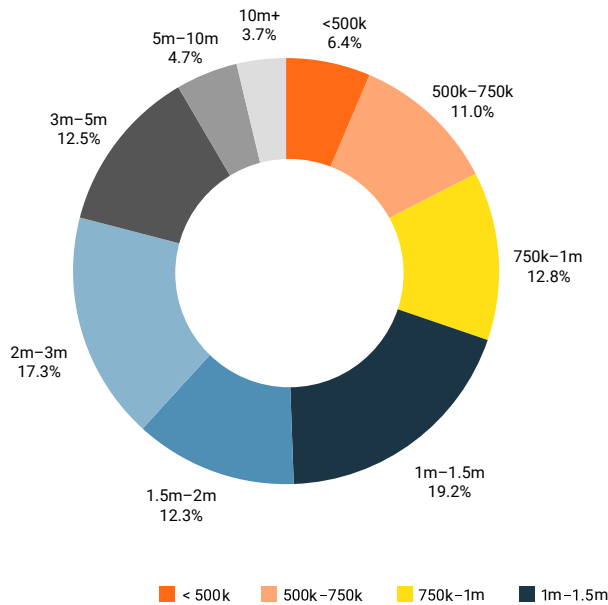
In January 2024, the market share of initial developer sales remained unchanged at 58.2% versus resale transactions. The 12-month rolling average now stands at 58% for initial sales and 42% for resales, the latter of which, after reaching a high of 51.8% in February 2021, has been slowly trending back 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 16.8% (1,102) of all such transactions occurred. Elitz topped the leader board with 289 registrations, then was followed by Luxor Tower (112) and Binghatti Amber (96).

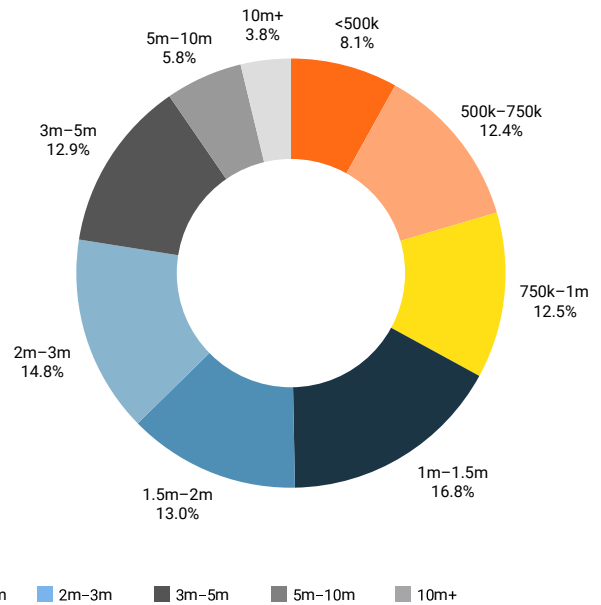
Taking second place was Business Bay, where initial sales held a 9.9% market share with 647 transactions recorded. The Edge and Upside Living were the clear leaders for the month, registering 196 and 96 initial sales respectively. Coming in third for January was Dubai Maritime City which claimed 7.1% market share with a total of 465 sales. Oceanz and Mar Casa were the most popular in the master development with 190 and 134 sales respectively, then were followed by Nautica by Select which recorded 124 sales for the month.

The top master developments for residential resale transactions were Jumeirah Village Circle with 7.7% of such transactions spread across multiple projects, with the highest level of sales occurring at Cartel 112 (13) and Crystal Residence (13). This was followed by Business Bay with a 7.4% market share with Bay Square Building 9 (39) being the highest transacted. Closing out the top 3 master developments for resale was Dubai Marina holding 5.0% of the market, with Elite Residence recording 10 sales for the month.

PRICE TIERS (AED) – January 2024



PRICE TIERS (AED) – December 2023



PRICE TIERS (AED) MONTHLY COMPARISON

	January 2024	December 2023	MoM Change
<500k	6.4%	8.1%	-1.70%
500k-750k	11.1%	12.4%	-1.30%
750k-1m	12.8%	12.5%	0.30%
1m-1.5m	19.2%	16.8%	2.40%
1.5m-2m	12.3%	13.0%	-0.70%
2m-3m	17.3%	14.8%	2.50%
3m-5m	12.5%	12.9%	-0.40%
5m-10m	4.7%	5.8%	-1.10%
10m+	3.7%	3.7%	0.00%

Growing their share of the market at the fastest pace was the AED 2-3m price tier which increased by 2.5% in January to reach a total of 17.3%. The growth of this price tier can be largely attributed to the successful new development launches of Oceanz by Danube in Dubai Maritime City and Upper House by Ellington in Uptown DMCC, where sales prices averaged AED 2,541 and AED 1,857 per sq ft respectively. Meanwhile, the biggest market share loser was the <AED 500k tier, which decreased by 1.7% falling to 6.4%.

Also experiencing notable growth during the month was the AED 1m-1.5m price tier which grew by 2.4%. Growth in this segment was primarily driven by sales for mid category apartments at Elitz by Danube in JVC, 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 1,526, AED 2,128, and AED 3,273 respectively.

While the top price tier of AED 10m+ saw no change in market share for the month, a deeper analysis reveals a new record and leader at the ultra-top end of sales. In January there were a record 49 sales above AED 36.7m (USD 10m), and projects by the developer Omniyat accounted for an impressive ~26% of these transactions.

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 48.8%, up by 4.2%. The low-price tiers with property values under AED 1m now represent 30.3% of the market, down by 2.7% from December, while the high-end price tiers—properties over AED 3m—now represent 20.9% of the market, down by 1.5% 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.