



# Residential Market Monthly

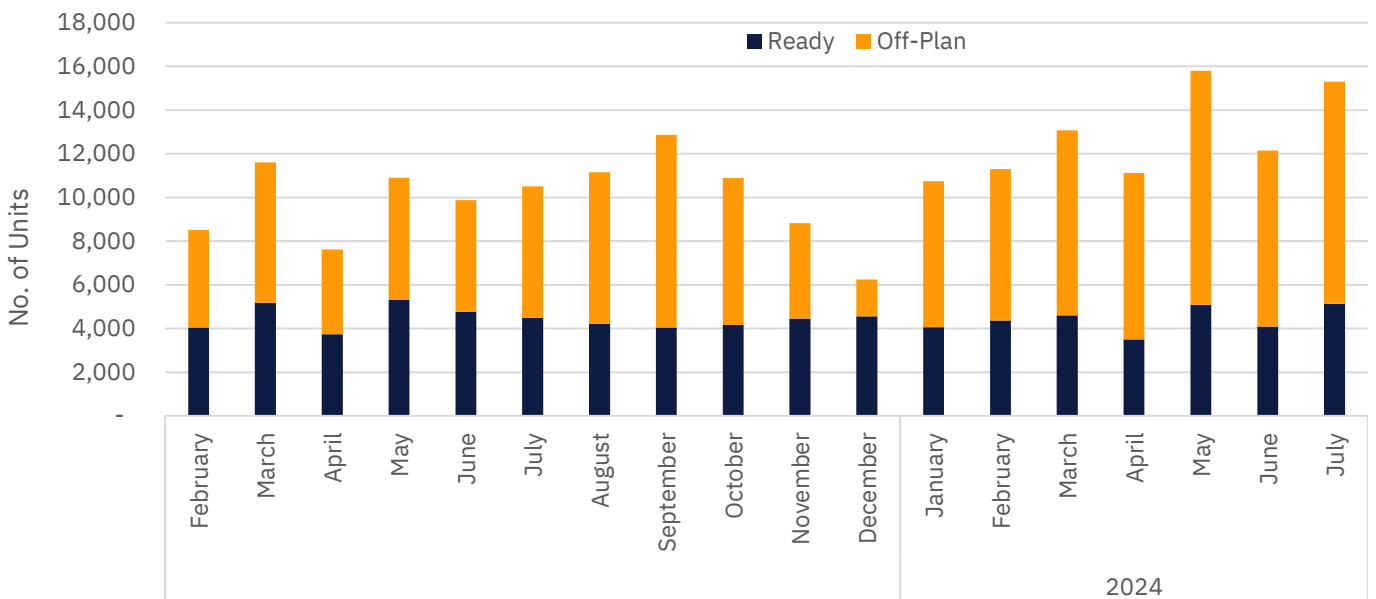
Real Estate | 09 August 2024

Residential demand has picked-up in July with more than 15,300 units transacted across the city. Activity levels have increased by 26% m/m after a relatively slow June where 12,150 units were sold. When compared to July 2023, transaction volumes are up by 46% y/y, signaling a continued expansion in activity levels across the city.

Residential properties worth AED 40.5bn were transacted in July. In terms of the total value of units sold, Dubai Hills Estate with 1,200 property transactions worth AED 3.62bn, led the overall demand in July. This was followed by Palm Jumeirah where properties worth AED 2.57bn were sold across 187 transactions. Business Bay with 1,050 transactions worth AED 2.09bn, Dubai Creek Harbour with 699 transactions worth AED 1.87bn and Dubai South which saw properties worth AED 1.81bn sold across 516 transactions made up the top five markets in-terms of the total value of units sold in July.

Demand for off-plan units has remained strong. Transactions in July mirror the demand trend we have been noticing since the start of the year. A total of 10,160 under construction units were sold in July, representing 66% of the demand. Off plan transaction activity was led by Dubai Hills Estate.

## Monthly residential transaction trend



Source: Reidin, ENBD Research



The majority of the transaction activity in the micro-market was concentrated across the Park Lane and Parkland Buildings which were launched in Q4 2023. On average 1Bed apartments in these two projects were transacted at AED 1.8mn while the 3Beds unit were transacted for AED 3.8mn. These are average transaction prices and individual transaction rates have varied based on the specification of the units.

Demand for off-plan properties was also strong across Jumeirah Village Circle (JVC). The micro-market has been consistently ranked among the top three in terms of overall demand in 2024. In July, the micro-market saw a total of 1,320 transactions, out of which 1,082 were off plan. Business Bay and Dubai Creek Harbour were the other markets with high demand for off plan units. Both these markets have seen a steady launch of new projects in the last six months. Business Bay, for example, has seen the introduction of more than 4,700 new units since the start of 2024.

#### Apartment units were the most in-demand.

Primary sales (units sold for the first time) constituted 63% of the overall transactions. It's share in overall demand has increased from an average 49% in 2023.

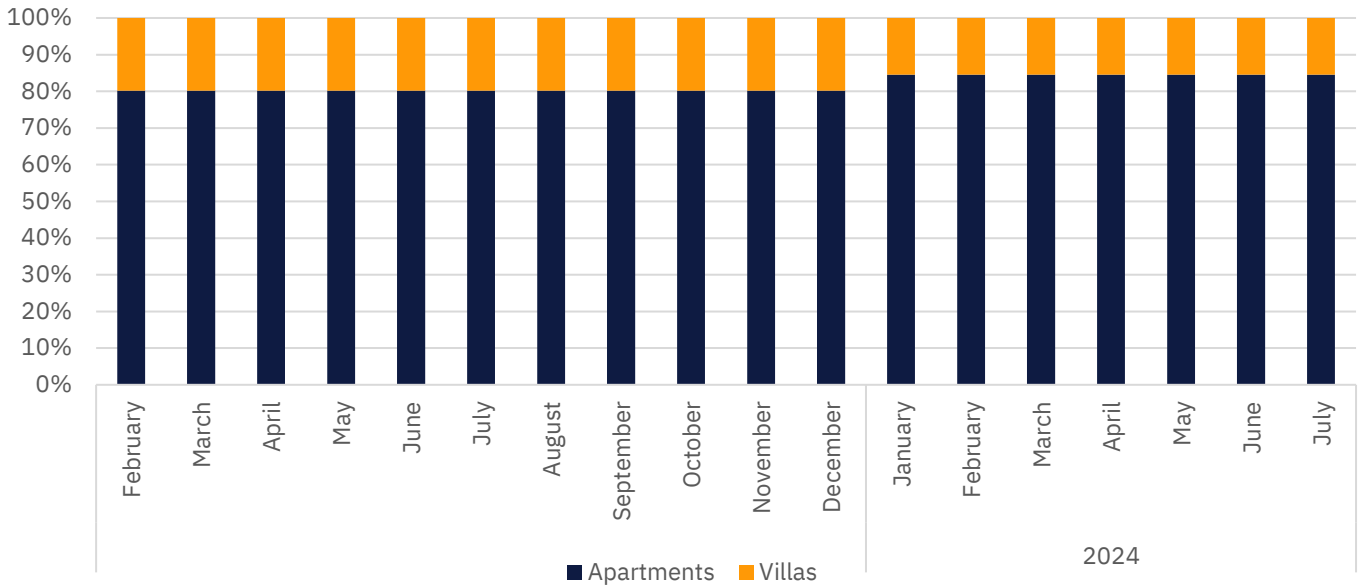
Out of the 15,300 units sold in July, 12,400 or 81% were apartments. JVC witnessed the highest number of apartment transaction with more than 1,260 registered sales. This was followed by Dubai Hills Estate (1,150 units), Business Bay (1,050 units), and Dubai Creek Harbour (700 units). At a project level, the recently launched Arlo at Dubai Creek Harbour saw the highest number of transactions. More than 370 transactions were recorded in July and as per the developer's website, the project currently has only 14 units left to be sold.

Demand for villa and townhouse developments has remained stable. A total of 2,800 units were sold, marginally lower than the 2,900 units sold in June, but 5% higher y/y compared to the 2,700 units sold in July 2023.

In line with what we had reported in our last report, Dubai South has emerged as a hotspot for transaction activity over the last few months. The highest number of villa transaction in July was observed in this market. More than 330 units were sold. Damac Hills 2, saw the second highest number of villa transactions in July. More than 275 units were sold across the development across communities such as Zinnia, Victoria, Park Greens, and Natura, among others.



### Demand across apartments and villas



Source: Reidin, ENBD Research

### JVC has been the most active market this year.

Close to 10% of the approx. 90,000 units sold across Dubai to date has been across developments in JVC. The micro-market has been a preferred location for both end-users and investors due to the relatively affordable ticket prices. It is also a preferred location for renting as it offers easy access to two key highway networks, the E44 and E311, and availability of retail and hospitality projects within the community. The upcoming Dubai Metro extensions, which plans to connect JVC to other sub-markets within Dubai, is likely to further add to the micro-markets appeal.

### Project launches remain active.

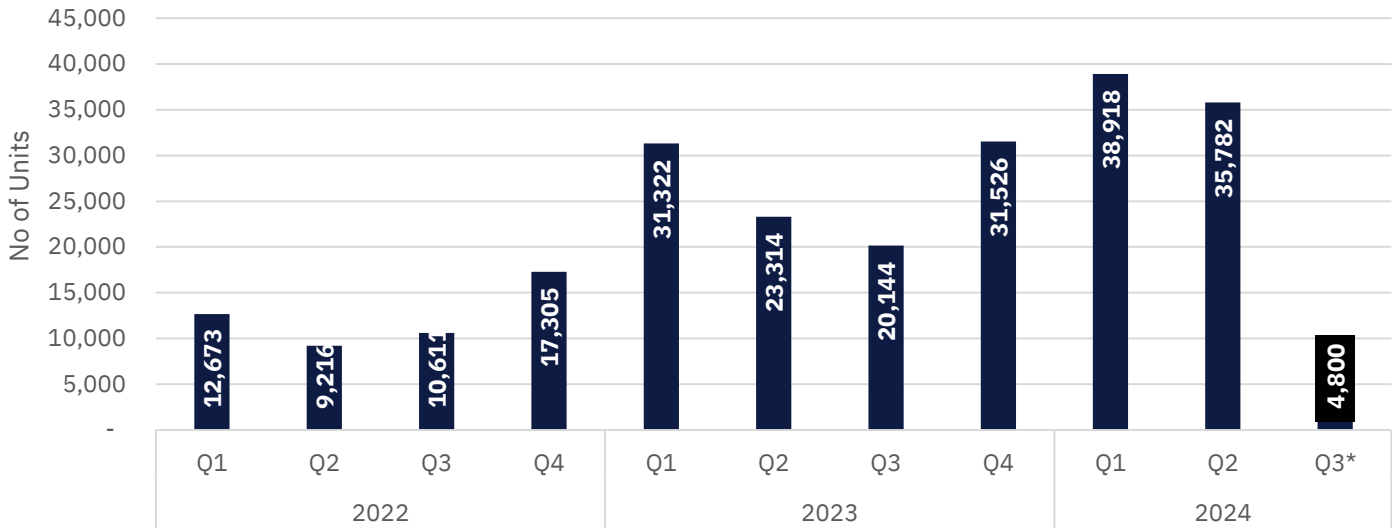
The city has now seen the addition of 77,800 new units since the start of the year. This is the highest number of units launched across Dubai in seven months. It is also 113% more than the 36,500 units launched in six years in Dubai from 2014 to 2019. As developer launches remain stable, it is projected that the total supply for 2024 could exceed the approx. 107,000 units launched in 2023. This makes Dubai one of the few cities globally to witness more than 100,000 new unit launches annually. For context, the city of Mumbai witnessed 92,500 unit launches in 2023 as per Knight Frank India.

Fairmont Residences Solara Tower, a branded residential project by Sol Properties at Downtown Dubai offering close to 250 units and Altus 1 and 2 by



Emaar Properties in Dubai Creek Harbour were among the notable developments launched in July. Grove by Binghatti Properties (414 units) and One Sky Park (581 units) by Iman Developers at JVC were among the other notable project launches.

### Units launched across Dubai.



Source: Reidin, ENBD Research\*Only for July

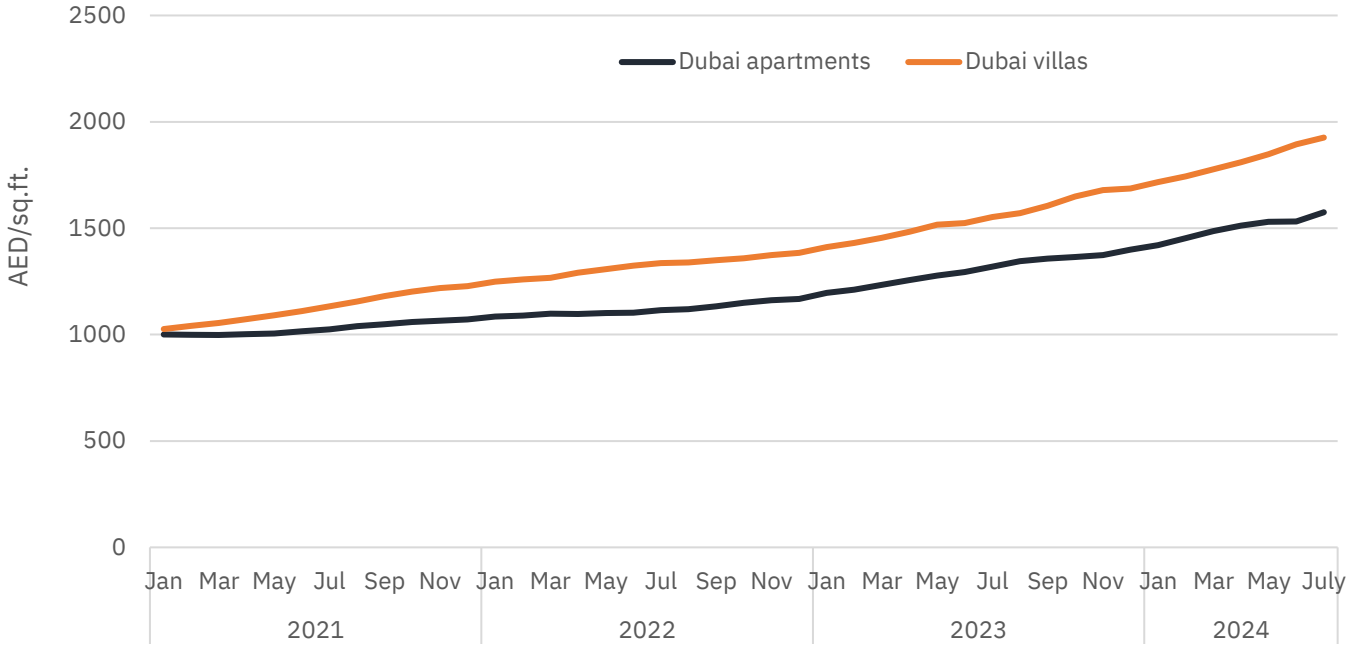
### Villa and townhouse prices saw a marginal increase m/m.

On average, prices across apartments and villas have increased by 2% m/m. With the marginal increase in prices in July, annual price points across the city are 19% and 24% higher across apartments and villa developments respectively. The sustained increase in prices across Dubai has made apartments 42% more expensive and villas 81% more expensive when compared to July 2019.

Apartment prices across Palm Jumeirah are now averaging at AED 2,840 /sq.ft. However, there have been new project launches in the micro-market which have touched AED 8,000 /sq. ft. or more. The micro-market continues to remain a preferred destination for HNIs, and the limited availability of land parcels for future developments have pushed prices higher. Prices have increased by 15% y/y and when compared to July 2019, prices have increased by an average 78% across apartment developments on the Palm. Dubai Marina (16% y/y), Downtown Dubai (12% y/y), and Business Bay (10% y/y) were among the other markets to witness healthy annual price growth.



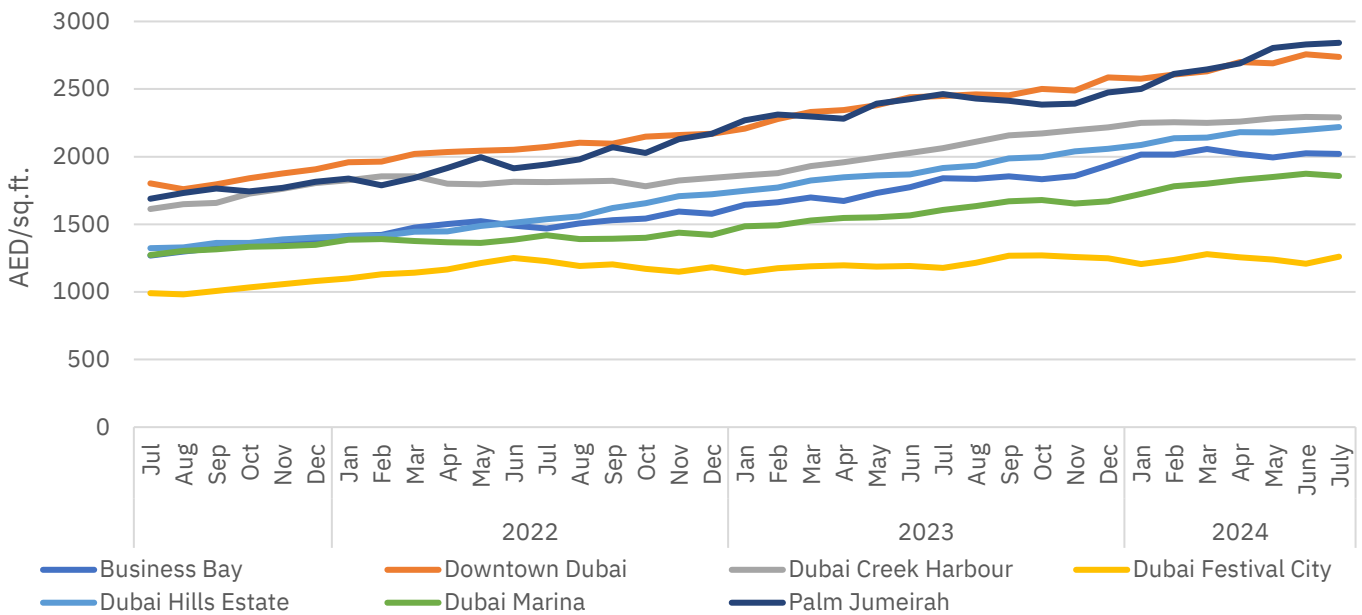
### Average capital value trend across apartments and villas



Source: Reidin, ENBD Research

Price increase across villa developments has been more pronounced. Average rates in Jumeirah Island have touched AED 3,000 /sq. ft, growing 47% y/y. Arabian Ranches (1,750/sq. ft), Dubai Hills (2,290/sq. ft.), Sustainable City (AED 1,240/sq. ft.), have all witnessed healthy 20% to 30% y/y increase in prices.

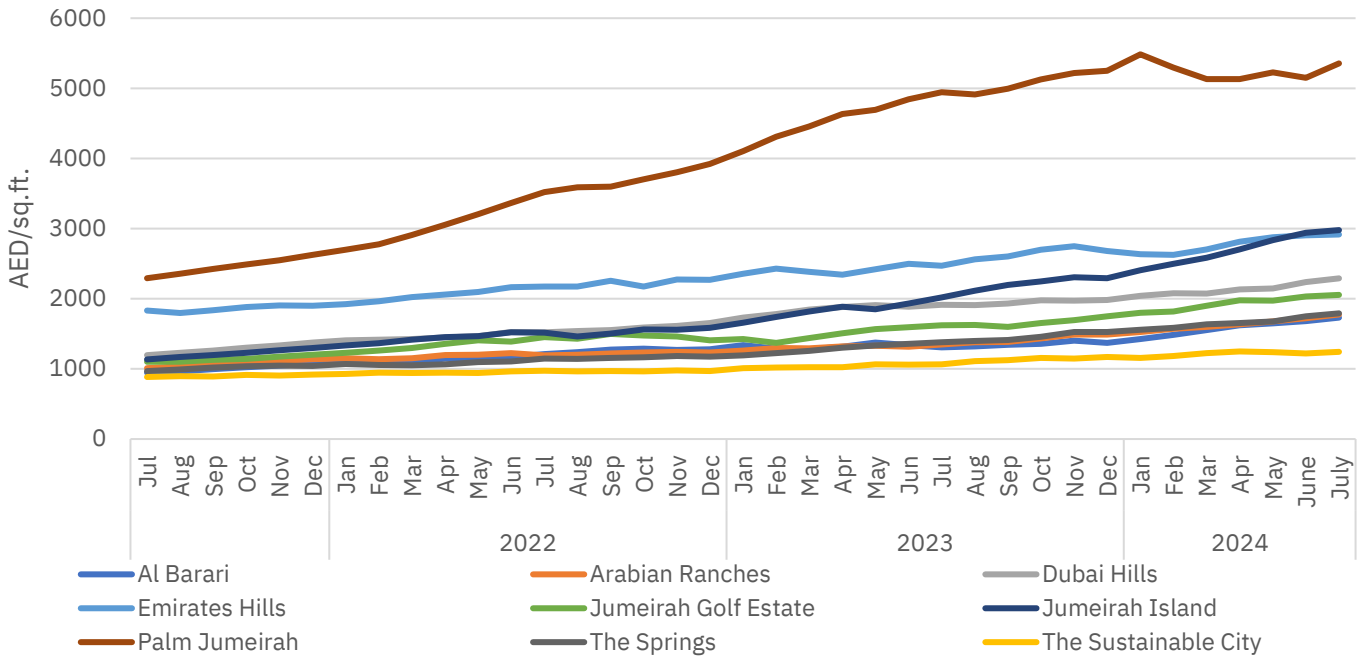
### Apartment capital value trend across selected locations



Source: Reidin, ENBD Research



### Villa capital value trend across selected locations



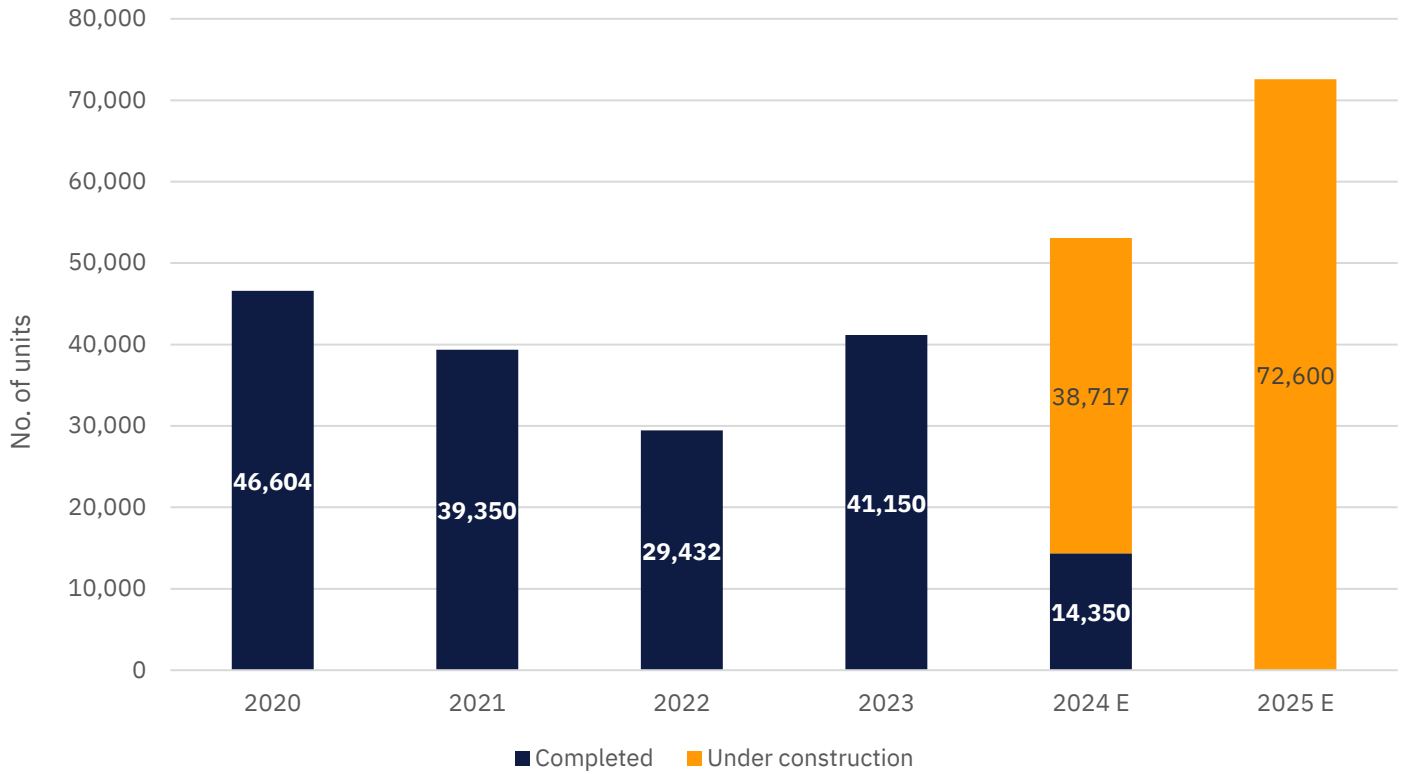
Source: Reidin, ENBD Research

### Significant number of unit handovers in the next 12 months.

Close to 14,100 units have been handed over across the city YTD. There are an additional 38,700 units due for completion by the end of the year. Business Bay has close to 4,090 units slated for completion throughout 2024, followed by JVC (3,900 units), Meydan and Damac Lagoons (3,800 units each) and Al Furjan (3,070 units).



### Residential unit handovers



Source: Reidin, ENBD Research



### Selected project launches in 2024.

Project Name	Developer	Location	No. of units	Launch Timeline	Tentative completion timeline
11 Park Hills	TownX Real Estate Development	Dubai Science Park	558	Q3 2024	Q3 2026
Grove by Binghatti	Binghatti Properties	JVC	414	Q3 2024	Q3 2027
Lagoon Views 11	Damac Properties	Damac Lagoons	322	Q3 2024	Q3 2027
MAG 777	MAG Properties	Dubai Sports City	266	Q3 2024	Q3 2026
Altus 1	Emaar Properties	Dubai Creek Harbour	183	Q3 2024	Q3 2028

Source: Reidin, ENBD Research

### Selected transactions in July 2024.

Location	Property Name/Sub-market	Type	No. of Beds	Price (AED)	Area (sq. ft.)	Transaction Type
Emirates Hills	Emirates Hills – Sector E	Villa	4-Beds	40,00,000	11,000	Secondary
Palm Jumeirah	Garden Homes – Frond N	Villa	5-Beds	35,00,000	5,081	Secondary
Emaar South	Greenway	Villa	3-Beds	3,420,000	3,071	Primary
Dubai Hills Estate	Parkland Building 1	Apartment	2-Beds	2,810,000	1,169	Primary
Al Furjan	Azizi Pearl	Apartment	2-Beds	1,105,000	869	Primary

Source: Reidin, ENBD Research, Secondary transactions indicate resale while primary transactions are units sold by the developer

Swapnil Pillai

Director, Real Estate Research

[swapnilp@emiratesnbd.com](mailto:swapnilp@emiratesnbd.com)





## Disclaimer

PLEASE READ THE FOLLOWING TERMS AND CONDITIONS OF ACCESS FOR THE PUBLICATION BEFORE THE USE THEREOF. By continuing to access and use the publication, you signify you accept these terms and conditions. Emirates NBD reserves the right to amend, remove, or add to the publication and Disclaimer at any time. Such modifications shall be effective immediately. Accordingly, please continue to review this Disclaimer whenever accessing, or using the publication. Your access of, and use of the publication, after modifications to the Disclaimer will constitute your acceptance of the terms and conditions of use of the publication, as modified. If, at any time, you do not wish to accept the content of this Disclaimer, you may not access, or use the publication. Any terms and conditions proposed by you which are in addition to or which conflict with this Disclaimer are expressly rejected by Emirates NBD and shall be of no force or effect. Information contained herein is believed by Emirates NBD to be accurate and true but Emirates NBD expresses no representation or warranty of such accuracy and accepts no responsibility whatsoever for any loss or damage caused by any act or omission taken as a result of the information contained in the publication. The publication is provided for informational uses only and is not intended for trading purposes. Charts, graphs and related data/information provided herein are intended to serve for illustrative purposes. The data/information contained in the publication is not designed to initiate or conclude any transaction. In addition, the data/information contained in the publication is prepared as of a particular date and time and will not reflect subsequent changes in the market or changes in any other factors relevant to their determination. The publication may include data/information taken from stock exchanges and other sources from around the world and Emirates NBD does not guarantee the sequence, accuracy, completeness, or timeliness of information contained in the publication provided thereto by or obtained from unaffiliated third parties. Moreover, the provision of certain data/information in the publication may be subject to the terms and conditions of other agreements to which Emirates NBD is a party.

None of the content in the publication constitutes a solicitation, offer or recommendation by Emirates NBD to buy or sell any security, or represents the provision by Emirates NBD of investment advice or services regarding the profitability or suitability of any security or investment. Moreover, the content of the publication should not be considered legal, tax, accounting advice. The publication is not intended for use by, or distribution to, any person or entity in any jurisdiction or country where such use or distribution would be contrary to law or regulation. Accordingly, anything to the contrary herein set forth notwithstanding, Emirates NBD, its suppliers, agents, directors, officers, employees, representatives, successors, assigns, affiliates or subsidiaries shall not, directly or indirectly, be liable, in any way, to you or any other person for any: (a) inaccuracies or errors in or omissions from the publication including, but not limited to, quotes and financial data; (b) loss or damage arising from the use of the publication, including, but not limited to any investment decision occasioned thereby. (c) UNDER NO CIRCUMSTANCES, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, SHALL EMIRATES NBD, ITS SUPPLIERS, AGENTS, DIRECTORS, OFFICERS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS, ASSIGNS, AFFILIATES OR SUBSIDIARIES BE LIABLE TO YOU FOR DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES EVEN IF EMIRATES NBD HAS BEEN ADVISED SPECIFICALLY OF THE POSSIBILITY OF SUCH DAMAGES, ARISING FROM THE USE OF THE PUBLICATION, INCLUDING BUT NOT LIMITED TO, LOSS OF REVENUE, OPPORTUNITY, OR ANTICIPATED PROFITS OR LOST BUSINESS. The information contained in the publication does not purport to contain all matters relevant to any particular investment or financial instrument and all statements as to future matters are not guaranteed to be accurate. Anyone proposing to rely on or use the information contained in the publication should independently verify and check the accuracy, completeness, reliability and suitability of the information and should obtain independent and specific advice from appropriate professionals or experts regarding information contained in the publication. Further, references to any financial instrument or investment product is not intended to imply that an actual trading market exists for such instrument or product. In publishing this document Emirates NBD is not acting in the capacity of a fiduciary or financial advisor.

Emirates NBD and its group entities (together and separately, "Emirates NBD") does and may at any time solicit or provide commercial banking, investment banking, credit, advisory or other services to the companies covered in its reports. As a result, recipients of this report should be aware that any or all of the foregoing services may at times give rise to a conflict of interest that could affect the objectivity of this report.

The securities covered by this report may not be suitable for all types of investors. The report does not take into account the investment objectives, financial situations and specific needs of recipients.

Data included in the publication may rely on models that do not reflect or take into account all potentially significant factors such as market risk, liquidity risk and credit risk. Emirates NBD may use different models, make valuation adjustments, or use different methodologies when determining prices at which Emirates NBD is willing to trade financial instruments and/or when valuing its own inventory positions for its books and records. In receiving the publication, you acknowledge and agree that there are risks associated with investment activities. Moreover, you acknowledge in receiving the publication that the responsibility to obtain and carefully read and understand the content of documents relating to any investment activity described in the publication and to seek separate, independent financial advice if required to assess whether a particular investment activity described herein is suitable, lies exclusively with you. You acknowledge and agree that past investment performance is not indicative of the future performance results of any investment and that the information contained herein is not to be used as an indication for the future performance of any investment activity. You acknowledge that the publication has been developed, compiled, prepared, revised, selected, and arranged by Emirates NBD and others (including certain other information sources) through the application of methods and standards of judgment developed and applied through the expenditure of substantial time, effort, and money and constitutes valuable intellectual property of Emirates NBD and such others. All present and future rights in and to trade secrets, patents, copyrights, trademarks, service marks, know-how, and other proprietary rights of any type under the laws of any governmental authority, domestic or foreign, shall, as between you and Emirates NBD, at all times be and remain the sole and exclusive property of Emirates NBD and/or other lawful parties. Except as specifically permitted in writing, you acknowledge and agree that you may not copy or make any use of the content of the publication or any portion thereof. Except as specifically permitted in writing, you shall not use the intellectual property rights connected with the publication, or the names of any individual participant in, or contributor to, the content of the publication, or any variations or derivatives thereof, for any purpose.

YOU AGREE TO USE THE PUBLICATION SOLELY FOR YOUR OWN NONCOMMERCIAL USE AND BENEFIT, AND NOT FOR RESALE OR OTHER TRANSFER OR DISPOSITION TO, OR USE BY OR FOR THE BENEFIT OF, ANY OTHER PERSON OR ENTITY. YOU AGREE NOT TO USE, TRANSFER, DISTRIBUTE, OR DISPOSE OF ANY DATA/INFORMATION CONTAINED IN THE PUBLICATION IN ANY MANNER THAT COULD COMPETE WITH THE BUSINESS INTERESTS OF EMIRATES NBD. YOU MAY NOT COPY, REPRODUCE, PUBLISH, DISPLAY, MODIFY, OR CREATE DERIVATIVE WORKS FROM ANY DATA/INFORMATION CONTAINED IN THE PUBLICATION. YOU MAY NOT OFFER ANY PART OF THE PUBLICATION FOR SALE OR DISTRIBUTE IT OVER ANY MEDIUM WITHOUT THE PRIOR WRITTEN CONSENT OF EMIRATES NBD. THE DATA/INFORMATION CONTAINED IN THE PUBLICATION MAY NOT BE USED TO CONSTRUCT A DATABASE OF ANY KIND. YOU MAY NOT USE THE DATA/INFORMATION IN THE PUBLICATION IN ANY WAY TO IMPROVE THE QUALITY OF ANY DATA SOLD OR CONTRIBUTED TO BY YOU TO ANY THIRD PARTY. FURTHERMORE, YOU MAY NOT USE ANY OF THE TRADEMARKS, TRADE NAMES, SERVICE MARKS, COPYRIGHTS, OR LOGOS OF EMIRATES NBD OR ITS SUBSIDIARIES IN ANY MANNER WHICH CREATES THE IMPRESSION THAT SUCH ITEMS BELONG TO OR ARE ASSOCIATED WITH YOU OR, EXCEPT AS OTHERWISE PROVIDED WITH EMIRATES NBD'S PRIOR WRITTEN CONSENT, AND YOU ACKNOWLEDGE THAT YOU HAVE NO OWNERSHIP RIGHTS IN AND TO ANY OF SUCH ITEMS. MOREOVER YOU AGREE THAT YOUR USE OF THE PUBLICATION IS AT YOUR SOLE RISK AND ACKNOWLEDGE THAT THE PUBLICATION AND ANYTHING CONTAINED HEREIN, IS PROVIDED "AS IS" AND "AS AVAILABLE," AND THAT EMIRATES NBD MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE PUBLICATION, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY, NON-INFRINGEMENT, TITLE, OR FITNESS FOR A PARTICULAR PURPOSE OR USE. You agree, at your own expense, to indemnify, defend and hold harmless Emirates NBD, its Suppliers, agents, directors, officers, employees, representatives, successors, and assigns from and against any and all claims, damages, liabilities, costs, and expenses, including reasonable attorneys' and experts' fees, arising out of or in connection with the publication, including, but not limited to: (i) your use of the data contained in the publication or someone using such data on your behalf; (ii) any deletions, additions, insertions or alterations to, or any unauthorized use of, the data contained in the publication or (iii) any misrepresentation or breach of an acknowledgement or agreement made as a result of your receiving the publication.