



Residential Market Monthly

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September showed no signs of slowdown in Dubai’s residential sector as more than 16,800 residential units were transacted across the city, setting a new monthly record. The total number of properties sold across the city YTD as of September has surpassed 121,100 units, up 31% y/y.

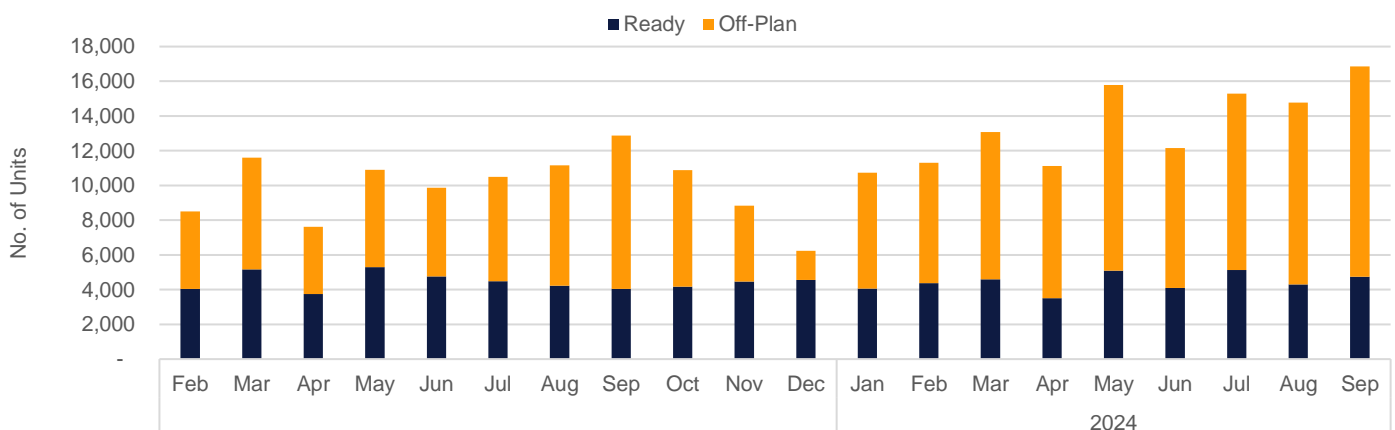
The sustained and significant expansion in the residential market is evident in the transaction numbers. In 2019, the city saw a total of 23,661 transactions while in Q3 2024 alone, more than 32,700 units were sold. In fact, in 2024, an average 27,000 units were sold quarterly, higher than the 16,200 quarterly transaction in 2023.

Off-plan properties constituted 72% of the total demand in September, continuing to outpace demand for completed/ready projects. Its share has gone up from 62% in January to 72% in September. The more than 12,100 off-plan units sold in September has set a record for Dubai.

Demand for completed and ready units has remained stable throughout the year. On average this year, 4,400 ready property units were transacted monthly across Dubai and this number has marginally increased to 4,700 transactions in September.

The new transaction record has also pushed the total value of units sold across the city. Total sales in September were valued at AED 38.12bn, up from AED 37.32bn in August, while the total value of units sold across Dubai so far has touched AED 303.45bn, up 22% y/y.

Monthly residential transaction trend





Source: Reidin, Emirates NBD Research

A large chunk of the off-plan transactions was concentrated across Jumeirah Village Circle (JVC). The micro-market has seen more than 10% of the total off-plan transactions so far this year. In the month of September an additional 1,000 units were sold in under-construction developments in JVC. Among other properties, transaction activity was observed across developments such as Hillmont Residences, Elitz by Danube, Binghatti Orchid, Binghatti Phantom and One Park Central. Healthy off-plan transaction activity was also observed across Damac Hills 2. The master community has seen the introduction of new developments such as Violet, a 4-Beds townhouse development, and an apartment development called Elo, which has seen healthy demand for 1-bed and 2-beds units.

In our August report, we had highlighted an increase in transaction activity across Bu Kadra, an upcoming micro-market adjacent to Sobha Hartland. Demand levels have remained stable this month with 829 units sold compared to 780 transactions in August.

Transaction activity has fallen across Dubai South which was among the top three most active off-plan markets in the previous two months. In September, 465 off-plan units were sold across the micro-market, compared to 860 units in August.

Record apartment transaction in September.

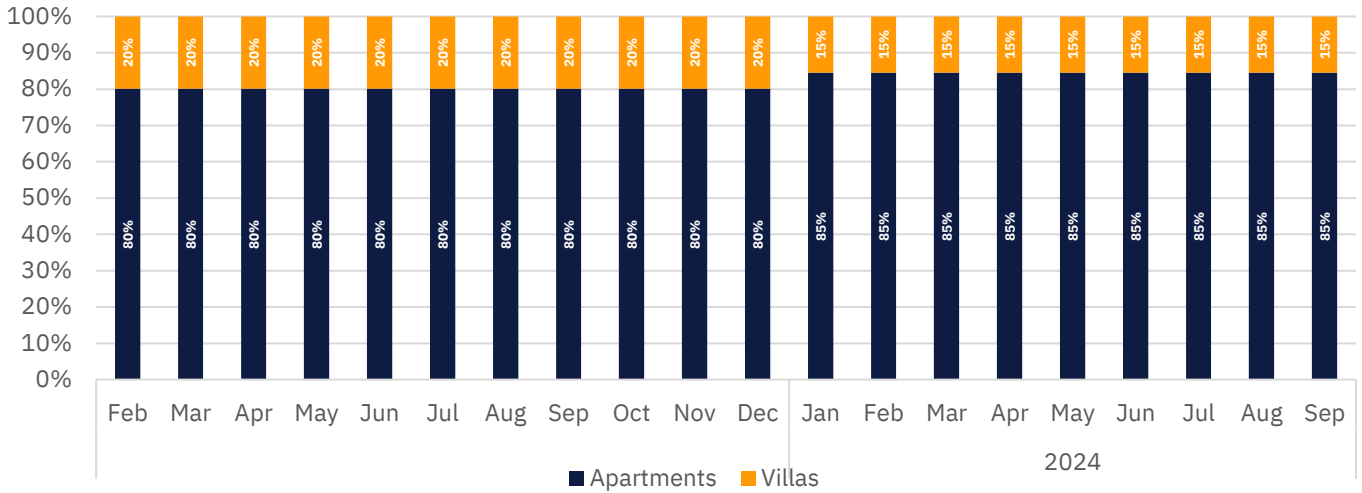
A total of 13,700 apartment units were sold across the city, the highest on record. Of the total sales, 88% of the apartment transactions were off plan. JVC (1,500 units) Dubai Hills Estate (800 units), Business Bay (638 units), Dubai Creek Harbour (573 units), and Al Furjan (380 units) saw the highest number of apartment transactions in September. Including the latest number of transactions, a total of 98,900 apartment units have been sold across the city YTD.

JVC (11,700 units), Business Bay (7,500 units), Dubai Hills Estate (4,600 units), Dubai Marina (3,600 units) and Meydan One (3,500 units) were the top five most active markets for apartment transactions so far this year.

More than 76% of the villa/townhouse transactions in September were off plan. A total of 3,100 units were sold across projects such as Violet, Park Green, Natura, and Vardon across Damac Hills 2, Athlon by Aldar, and The Valley project by Emaar. Dubai South also saw close to 200 villa/townhouse transactions; however, transaction volumes have dropped from the 650 or more units that were sold in August.



Demand across apartments and villas



Source: Reidin, Emirates NBD Research

More than 100,000 new units launched YTD.

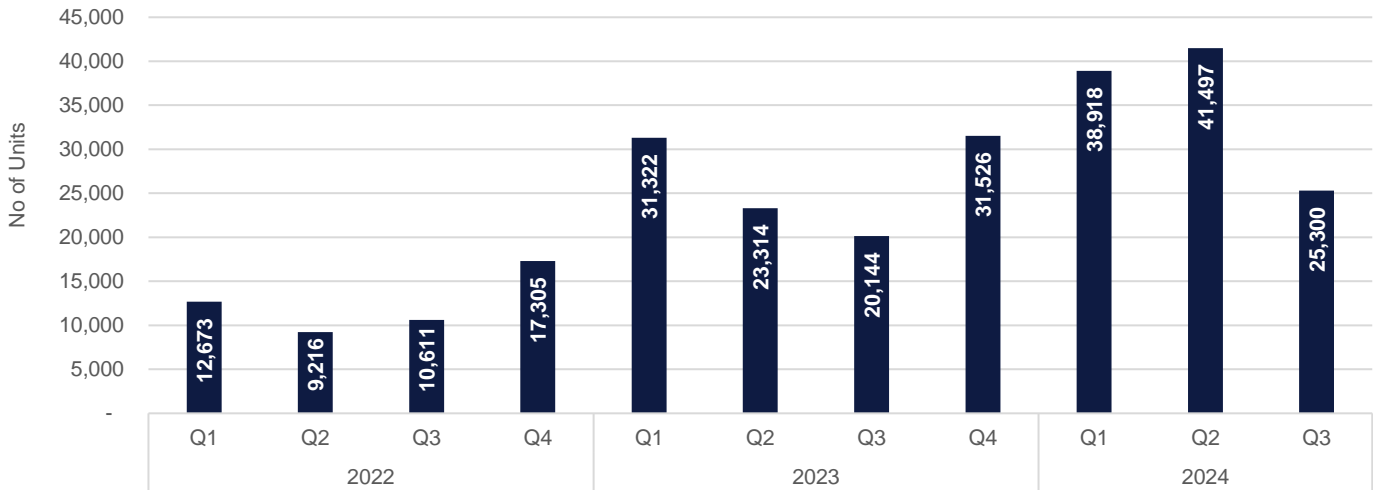
An additional 25,300 units have been launched across Dubai in Q3. With the new set of launches, the total supply introduced across Dubai has increased to 106,700 units compared to 76,000 new unit launched between January to September in 2023. If new project launches continue at the same pace, the city might see a total of 135,000 new unit launches for the entire year.

New project launches include Azizi Venice Building 11 in Dubai South, Violet at Damac Hills 2 which offers 4Beds townhouses, Damac Sun City which is proposed to offer 750 units of 4beds and 5beds townhouses and One Sky Park at Jumeirah Village Circle. Across Downtown Dubai, 266 units were launched as part of the Fairmont Residences Solara Tower. Dubai Hills Estate was another active market in terms of new project launches, the micro-market saw more than 2,300 new unit launches across projects such as Vida Residences Club Point A and B, Hyde Residence, Address Residence and Eden House.

Emaar Properties has been the most active developer in terms of project launches. The developer has introduced more than 4,500 units in Q3 2024. Damac Properties closely follow with 3,000-unit launches followed by Azizi Developments at 1,700 new unit launches.



Units launched across Dubai.



Source: Reidin, Emirates NBD Research

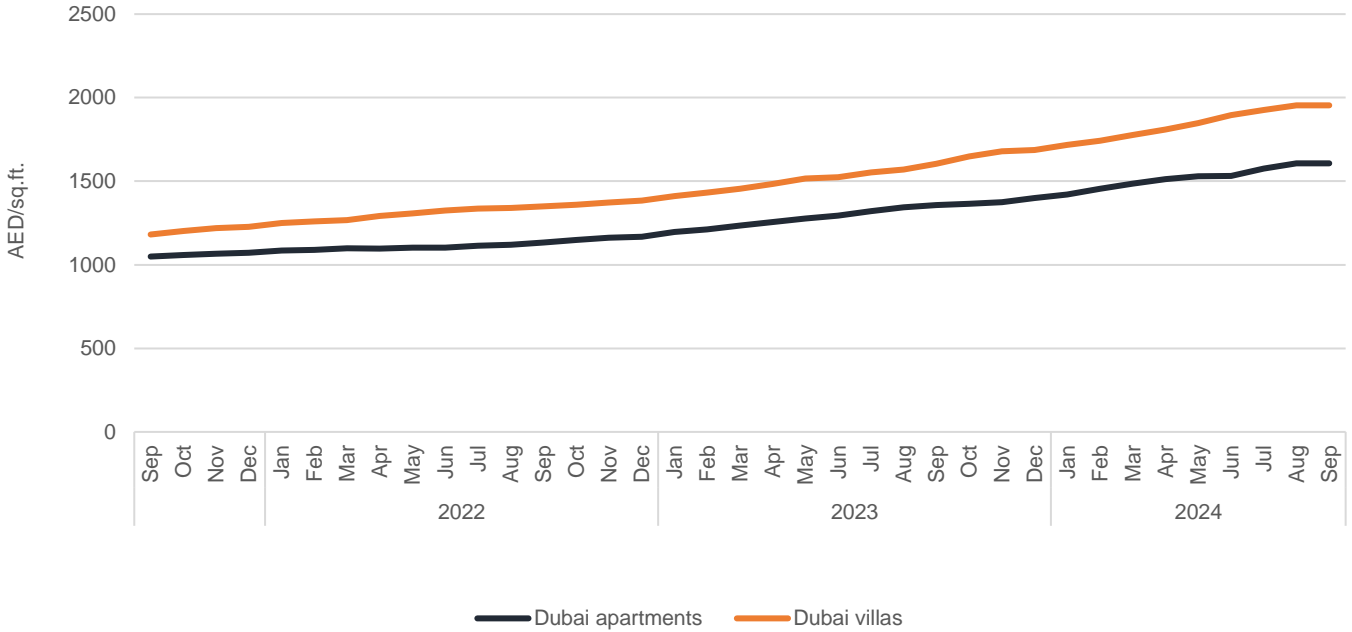
Negligible price change compared to the previous month.

Capital values have remained largely stable compared to the previous month. Dubai Festival City and Palm Jumeirah were the only markets to witness a marginal 2% m/m increase in prices across apartments. However, on an annual comparison, prices have gone up by 11% across apartments with locations such as Palm Jumeirah (20% y/y increase), Downtown Dubai (10% y/y increase) and Dubai Hills Estate and Dubai Marina (12% y/y increase) recording the highest annual increase in prices.

Across villa/townhouse developments, capital values have increased at a faster rate. On average, prices have increased by 22% y/y across the villa/townhouse community. Jumeirah Island has seen the highest y/y increase in prices with a 36% y/y jump compared to 2023. Jumeirah Golf Estate and Al Barari have both seen close to 29% y/y increase in average prices followed by Arabian Ranches and The Springs at 28% y/y increase. However, prices have remained stable compared to the previous month.

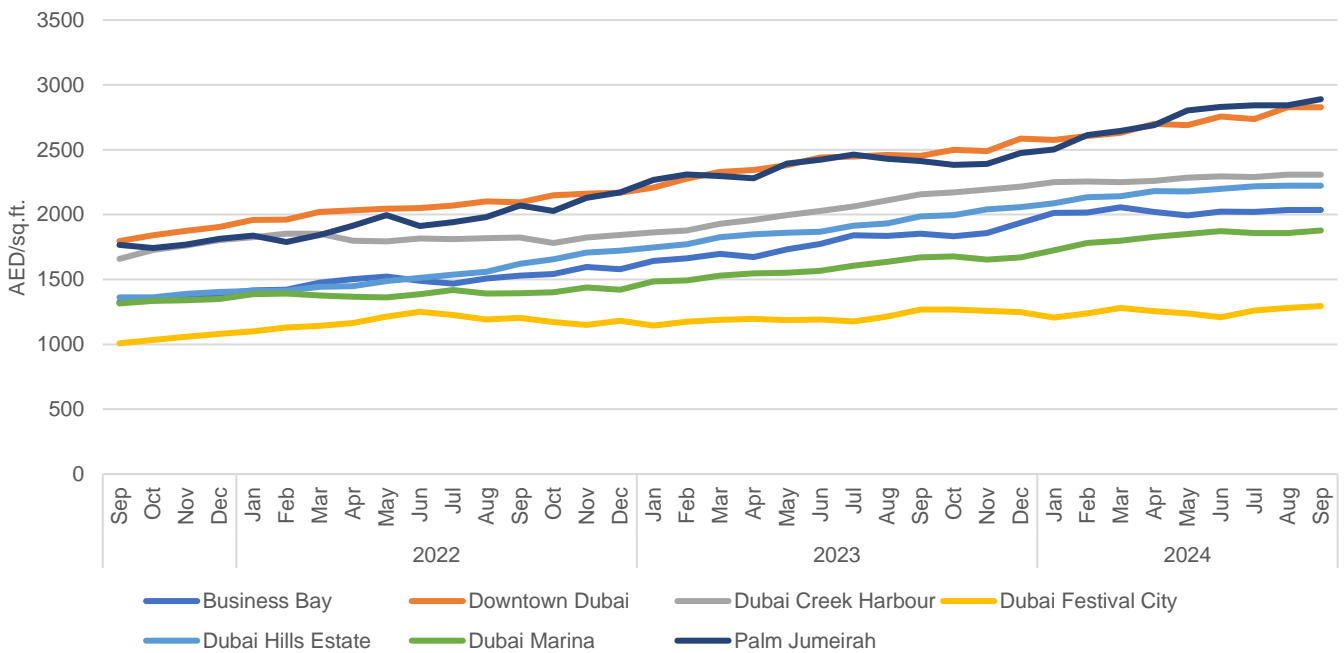


Average capital value trend across apartments and villas



Source: Reidin, Emirates NBD Research

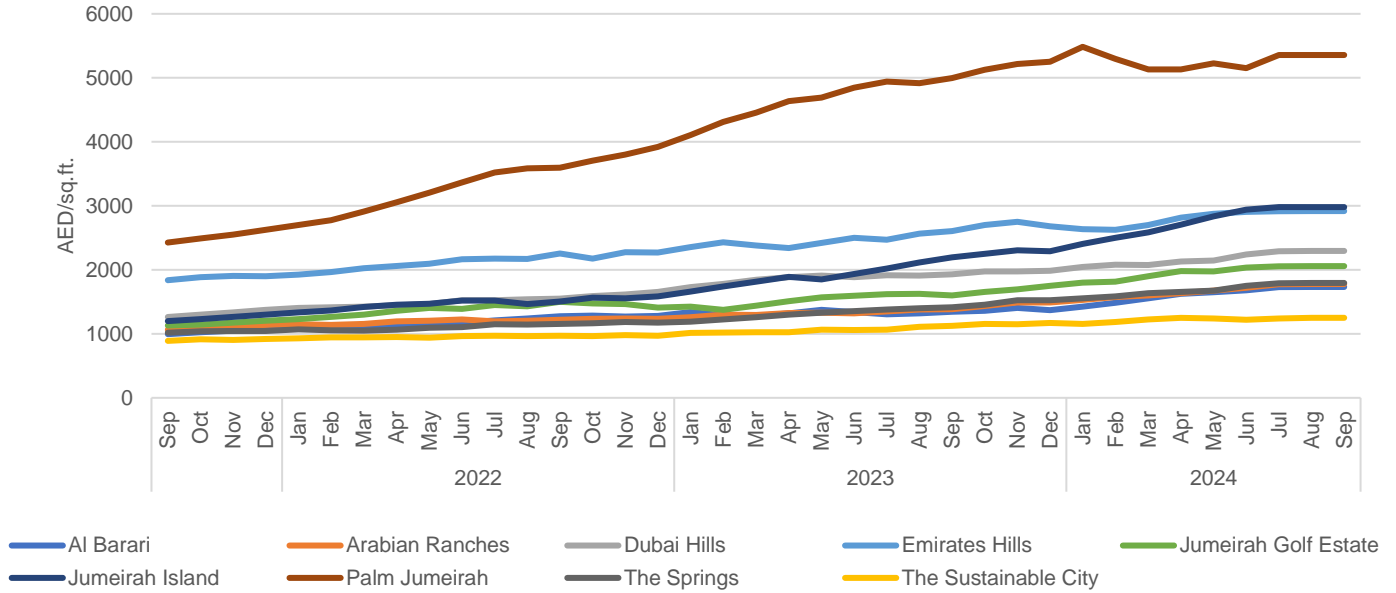
Apartment capital value trend across selected locations



Source: Reidin, Emirates NBD Research



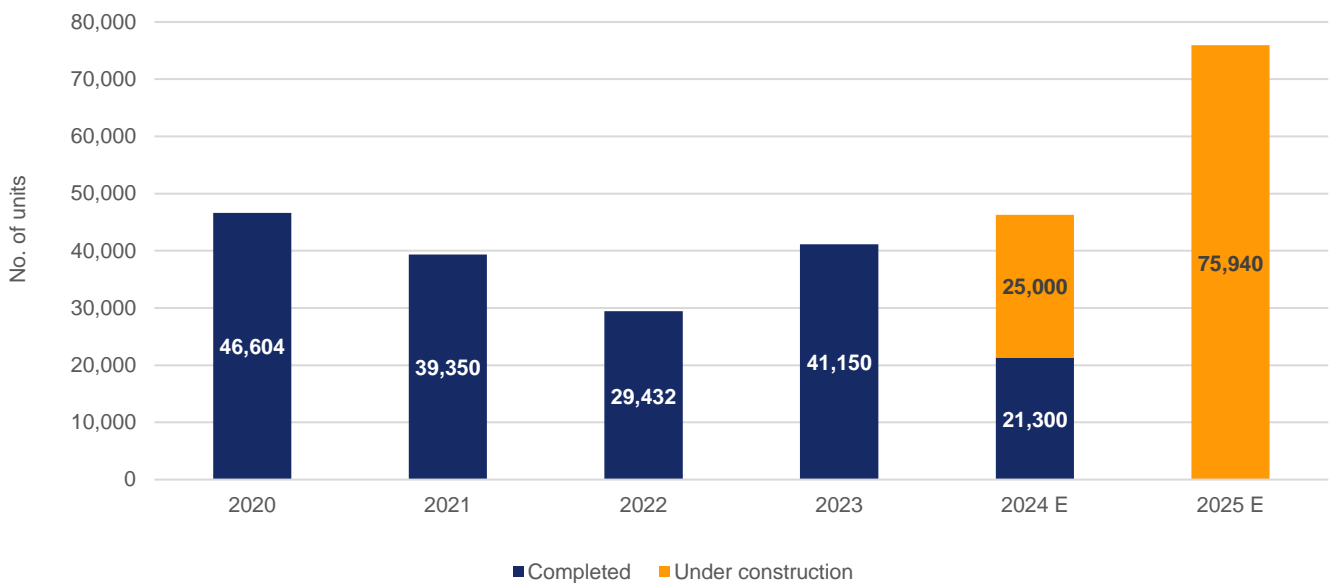
Villa capital value trend across selected locations



Source: Reidin, ENBD Research

Significant number of unit handovers in the next 12 months.
More than 21,300 units have been handed over across the city till September.
There are an additional 110,000 units due for completion by the end of 2025.

Residential unit handovers



Source: Reidin, Emirates NBD Research



Selected project launches in 2024.

Project Name	Developer	Location	No. of units	Launch Timeline	Tentative completion timeline
Riverside Crescent	Sobha Real Estate	Bu Kadra	758	Q3 2024	Q1 2027
One Sky Park	Iman Developers	Jumeirah Village Circle	581	Q3 2024	Q3 2027
11 Park Hills	Binghatti Holdings	Dubai Science Park	558	Q3 2024	Q3 2026
Neila Azizi	Azizi Developments	Al Furjan	270	Q3 2024	Q2 2026
BNH Apartments	BNH Real Estate	Al Warsan Fourth	112	Q3 2024	Q3 2027

Source: Reidin, Emirates NBD Research

Selected transactions in September 2024.

Location	Property Name/Sub-market	Type	No. of Beds	Price (AED)	Area (sq. ft.)	Transaction Type
Jumeirah Second	Eden House The Canal	Apartments	3-Beds	30,000,000	4,610	Primary
District Eleven	Wadi Villas by Arista	Villa	5-Beds	16,100,000	6,500	Primary
District Eleven	Sobha Reserve	Villas	6-Beds	10,926,000	7,000	Primary
Dubai Creek Harbour	Address Residence	Apartments	1-Bed	2,130,000	793	Primary
Jumeirah Village Circle	Binghatti Corner	Apartments	1-Bed	790,000	659	Secondary

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



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