

Property Review

# Dubai Real Estate Report

Q4 2024

استيڤكو  
zsteco

39  
YEARS

# Dubai Historic Review

## Stabilisation 2015

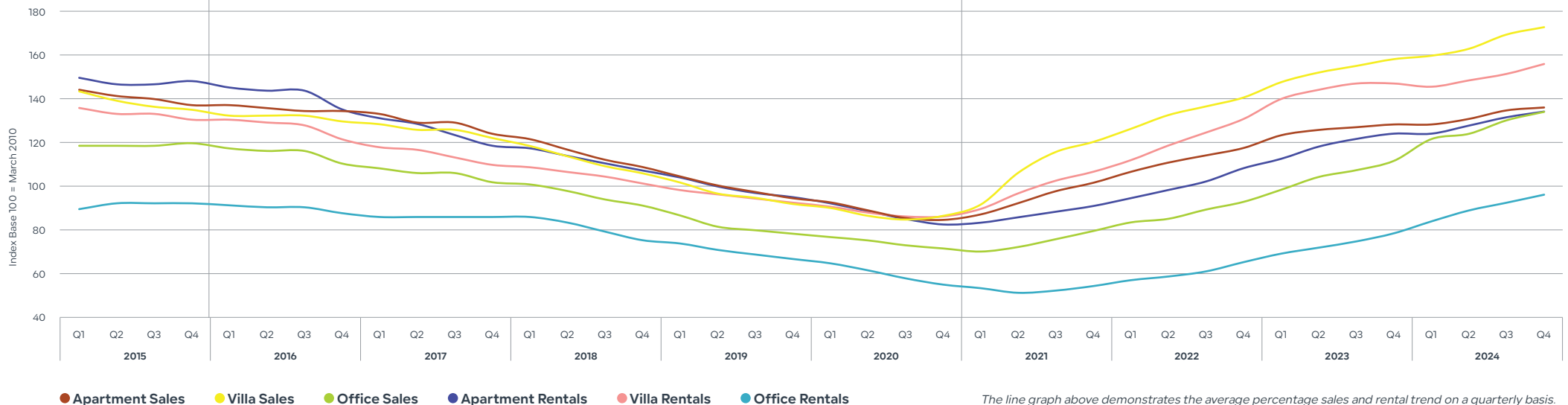
- The market peaked in Q2 2014 and corrected thereafter due to a combination of factors such as the reduction in LTVs, low oil prices and a strong US Dollar.
- Rental rates remained broadly stable as the handover of new supply was slower than anticipated.

## Downturn 2016-2020

- Whilst 2016/17 recorded a substantial amount of project launches, new releases eased significantly from 2018 to 2020.
- Residential supply progressively increased over the years, from 13,750 units delivered in 2016 to over 34,000 apartments and villas handed over in 2020. On the contrary, new office space completions declined from 4 million sq.ft. to 2.34 million sq.ft. over the same period.
- The additional supply continued to have a downward effect on sales prices and rental rates with average quarterly declines of 2% to 5% across all asset classes.
- Despite prolonged economic pressure and the COVID-19 impact, the rate of decline in 2020 was broadly aligned with previous quarters.
- Incentives offered by landlords such as rent-free periods and multiple cheque payments (up to 12 cheques) became widely accepted in the market.
- The slowdown in new project launches and the increased affordability of completed properties led to a rise in transaction volumes toward the end of 2020 and ultimately resulted in an increase in end-users and first-time buyers.

## Recovery and Growth 2021-2024

- Dubai's real estate market experienced a revival in late 2020, with transactional activity gaining momentum and continuing to accelerate through to 2024. This growth has been stimulated by a combination of factors, such as economic expansion, increased market confidence, infrastructure development and proactive Government initiatives and spending.
- During this period, the rate of new project launches and completions significantly increased, leading to a notable surge in transactional activity, particularly in the off-plan segment, which experienced the most pronounced growth.
- The office sector has also experienced a resurgence, gaining significant momentum in 2023, which has continued to date. This was marked by substantial increases in demand, occupancy levels and rental rates, particularly for Grade A accommodation. The heightened transactional activity was driven, in part, by a pronounced shortage of new office stock.
- Despite a challenging global economic landscape, Dubai's economy demonstrated resilience and secured sustained growth. The economy was propelled by proactive Government initiatives, strategic diversification, a robust tourism and trade environment, and a thriving real estate sector.



The line graph above demonstrates the average percentage sales and rental trend on a quarterly basis.

# Dubai Supply

	Completed in Q1 - Q3 2024	Completed in Q4 2024	Projected 2025
 <b>APARTMENTS</b> No. of units	<b>21,000</b>	<b>6,300</b>	<b>47,500</b>
 <b>VILLAS</b> No. of units	<b>4,825</b>	<b>1,550</b>	<b>16,400</b>
 <b>OFFICES</b> Million Sq.ft.	<b>0.72</b>	<b>0</b>	<b>0.85</b>

# Highlights and Outlook

	2024 Highlights	2025 Outlook
Supply*	<ul style="list-style-type: none"> <li>Whilst villa handovers increased in the final quarter of 2024, apartment deliveries experienced a slowdown. Overall, new supply for 2024 was broadly in line with the numbers recorded in 2023.</li> <li>New project launches continued apace with no signs of slowing down. Indeed, 2024 witnessed a record-breaking number of new announcements, ranging from stand-alone projects to large-scale, master plan communities. Whilst new villa announcements held steady at around 21,000 units, apartment launches experienced a significant upswing in 2024, surging by almost 50% compared to the previous year, reaching nearly 140,000 properties.</li> <li>The commercial sector also registered an increase in new project launches. However, handovers were limited, with a total of just over 700,000 sq.ft. of new office space added in 2024.</li> </ul>	<ul style="list-style-type: none"> <li>The supply pipeline for 2025 is projected to nearly double compared to 2024, reaching approximately 65,000 residential units, assuming all scheduled project completions are realised.</li> <li>Whilst there has been an increase in new office launches, the development pipeline will require time to mature, resulting in limited new stock scheduled for handover in 2025.</li> <li>Concurrent with the increase in project launches and construction efforts, the Government continues to allocate significant resources to social and physical infrastructure development, in accordance with the Dubai 2040 Urban Master Plan. This investment is expected to enhance traffic flow and address the rising demands driven by urban growth and population expansion. In addition to numerous infrastructure developments, notable projects include the expansion of Al Maktoum International Airport, the Etihad/Hafeet Rail and the Dubai Metro Blue Line.</li> </ul>
Rental Rates	<ul style="list-style-type: none"> <li>The residential rental market experienced robust rental growth in 2024, with rates for apartments and villas rising by approximately 2-3% quarterly. However, growth was not uniform and varied across different areas and communities. More pronounced changes were largely fuelled by specific factors, such as a limited supply of units in established developments, an uptick in premium projects within average communities and renovations/upgrades to existing properties. On the other hand, communities with larger available inventories recorded no growth or marginal downward adjustments.</li> <li>Transactional data from the Dubai Land Department (DLD) indicated a decline in new rental contracts in 2024 compared to 2023. However, when combined with the number of renewals, there was a marginal growth in total rental contracts issued, aligning with population growth estimates.</li> <li>New rental contracts for both apartments and villas, along with villa renewals, demonstrated positive growth in value according to the 2024 DLD data analysis. In contrast, apartment renewals exhibited a slight downward adjustment in value.</li> <li>The office sector maintained its positive momentum, with both transactional volumes and values increasing. Whilst the pace of growth appeared to be easing towards the end of the year, this moderation reflected a lack of supply, not demand; thus necessitating tenants to renew their existing contracts rather than take up new space at higher rents.</li> </ul>	<ul style="list-style-type: none"> <li>Whilst the delivery of new supply in 2024 was lower than anticipated, projections for 2025 indicate a significant increase in inventory. Assuming the majority of this projected supply enters the market, a moderation, or even a reversal, of rental growth could be observed in specific communities and/or projects.</li> <li>Affordability factors are expected to fuel continued migration to the Northern Emirates in 2025, a trend that gathered pace in the second half of 2024.</li> <li>Dubai's rental market in 2025 will be fuelled by a confluence of factors, including: <ul style="list-style-type: none"> <li>The continued resilience of its economy amidst global uncertainties, drawing in expatriates seeking opportunities and stability;</li> <li>The ongoing execution of strategic initiatives such as the Dubai Economic Agenda D33, which aims to attract skilled professionals and boost foreign investment, further increasing demand for rental properties; and</li> <li>A sustained emphasis on enhancing the quality of life through world-class infrastructure, amenities and entertainment, making Dubai an attractive long-term living destination.</li> </ul> </li> </ul>
Sales Prices	<ul style="list-style-type: none"> <li>In a landmark year for the real estate market, 2024 recorded transactional volumes and values reaching unprecedented heights, exceeding all expectations.</li> <li>Off-plan property sales continued to dominate the real estate market (representing nearly 70% of total transactions), a trend supported by a plethora of new project launches targeting both investors and end-users.</li> <li>Whilst some developers, particularly Tier-1 brands, introduced aggressive payment plans, with structures reaching as high as 80/20 or 75/25, it is worth noting that towards the end of 2024, there was a rise in the number of developers offering sales incentives. These incentives included lower down payments, flexible and/or extended payment plans, discounts on cash sales, guaranteed return on investment (ROI), absorption of DLD fees and service charges.</li> </ul>	<ul style="list-style-type: none"> <li>Following a period of rapid growth, property prices are expected to stabilise in 2025, paving the way for a more balanced and sustainable market expansion.</li> <li>We anticipate a more competitive off-plan market, with developers offering greater discounts and incentives. This will likely include a wider array of payment options, such as flexible and/or post-completion plans, along with reduced down payments to entice buyers.</li> </ul>

\* It is important to note that whilst a number of projects may have received completion certificates, Asteco does not consider a project delivered until the handover process has been initiated and the units are available for lease in the open market.



Dubai

# Apartment Rental Rates

(All figures in AED 000's p.a.)

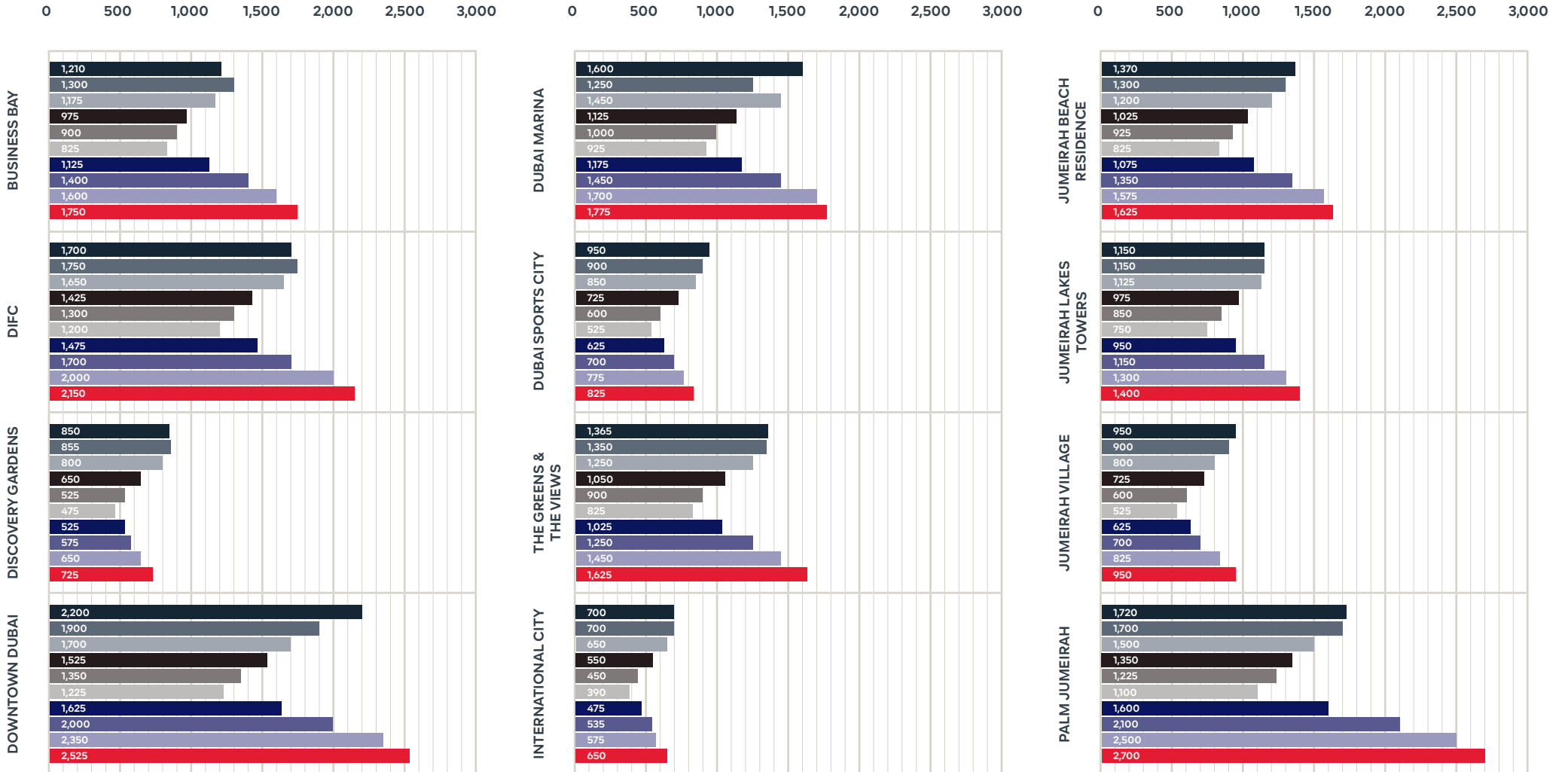
	1 BEDROOM										2 BEDROOMS										3 BEDROOMS									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>HIGH TO LUXURY END</b>																														
<b>DIFC</b>	113	105	100	90	85	85	77.5	97.5	110	125	158	160	145	120	110	97.5	110	140	160	175	230	190	190	175	150	140	167.5	200	220	240
<b>DOWNTOWN DUBAI</b>	115	115	95	83	73	73	75	97.5	115	115	175	160	130	115	105	90	95	120	150	175	240	225	190	170	158	135	170	220	250	265
<b>PALM JUMEIRAH</b>	135	130	110	98	90	90	95	125	155	165	198	175	155	138	128	112	140	185	220	215	255	235	200	180	158	142	155	205	260	300
<b>SHEIKH ZAYED ROAD</b>	100	95	90	80	73	73	70	90	100	90	130	125	115	110	98	80	97.5	125	137.5	125	175	165	150	125	115	110	125	150	157.5	150
<b>MID TO High-end</b>																														
<b>BUSINESS BAY</b>	93	85	70	65	58	58	60	75	87.5	90	135	125	105	90	90	72.5	90	107.5	120	130	185	170	150	140	120	105	125	155	172.5	185
<b>DUBAI MARINA</b>	98	90	70	68	58	58	65	80	95	97.5	143	125	105	98	90	80	100	125	140	145	205	190	155	145	130	110	140	175	200	210
<b>THE GREENS &amp; THE VIEWS</b>	95	95	75	68	58	58	65	80	90	90	143	130	115	100	93	80	100	120	140	140	175	175	145	135	120	112.5	133	150	175	180
<b>JUMEIRAH BEACH RESIDENCE</b>	115	105	95	80	70	70	72.5	90	105	105	148	140	115	103	93	80	97.5	125	140	140	193	185	160	140	125	107.5	125	160	175	200
<b>JUMEIRAH LAKES TOWERS</b>	90	75	65	58	55	55	57.5	67.5	77.5	85	125	115	95	83	70	62.5	77.5	95	110	120	153	150	130	110	100	90	105	125	145	155
<b>AFFORDABLE</b>																														
<b>DEIRA</b>	65	60	50	48	43	43	37.5	45	47.5	50	90	85	70	63	55	50	55	65	72.5	75	113	115	95	88	85	75	80	87.5	100	105
<b>DISCOVERY GARDENS</b>	72	65	55	48	40	40	37.5	42.5	52.5	60	80	85	85	83	75	60	60	65	75	80	-	-	-	-	-	-	-	-	-	-
<b>DUBAI SPORTS CITY</b>	74	65	55	48	40	40	40	45	52.5	55	105	90	75	68	60	50	55	65	75	78	-	125	100	85	75	62.5	70	85	95	103
<b>INTERNATIONAL CITY</b>	50	45	40	35	30	30	26	35	37.5	38.5	65	63	55	53	45	40	42.5	47.5	52.5	55	-	-	-	75	70	62.5	57.5	62.5	80	75
<b>JUMEIRAH VILLAGE</b>	73	60	55	50	40	40	40	47.5	57.5	65	105	95	80	70	58	50	60	72.5	82.5	98	138	135	110	100	80	70	80	100	115	135
<b>DUBAI AVERAGE</b>	90	85	74	65	56	48	52	62	72	77	127	118	102	91	83	68	75	90	103	111	172	162	142	127	114	95	106	127	146	160
<b>ANNUAL % CHANGE</b>	-1%	-6%	-13%	-12%	-10%	-10%	9%	16%	16%	6%	0%	-7%	-14%	-11%	-9%	-18%	11%	16%	15%	7%	2%	-6%	-13%	-11%	-10%	-17%	11%	17%	15%	8%
<b>% CHANGE SINCE PEAK (2008)</b>	-38%										-35%										-36%									
<b>% CHANGE SINCE MARKET LOW (2011)</b>	54%										55%										49%									
<b>% CHANGE SINCE 2ND PEAK (2014)</b>	-13%										-9%										-9%									



Dubai

# Apartment Sales Prices

AED per sq.ft.



● 2015 
 ● 2016 
 ● 2017 
 ● 2018 
 ● 2019 
 ● 2020 
 ● 2021 
 ● 2022 
 ● 2023 
 ● 2024



# Dubai Villa Rental Rates

(All figures in AED 000's p.a.)

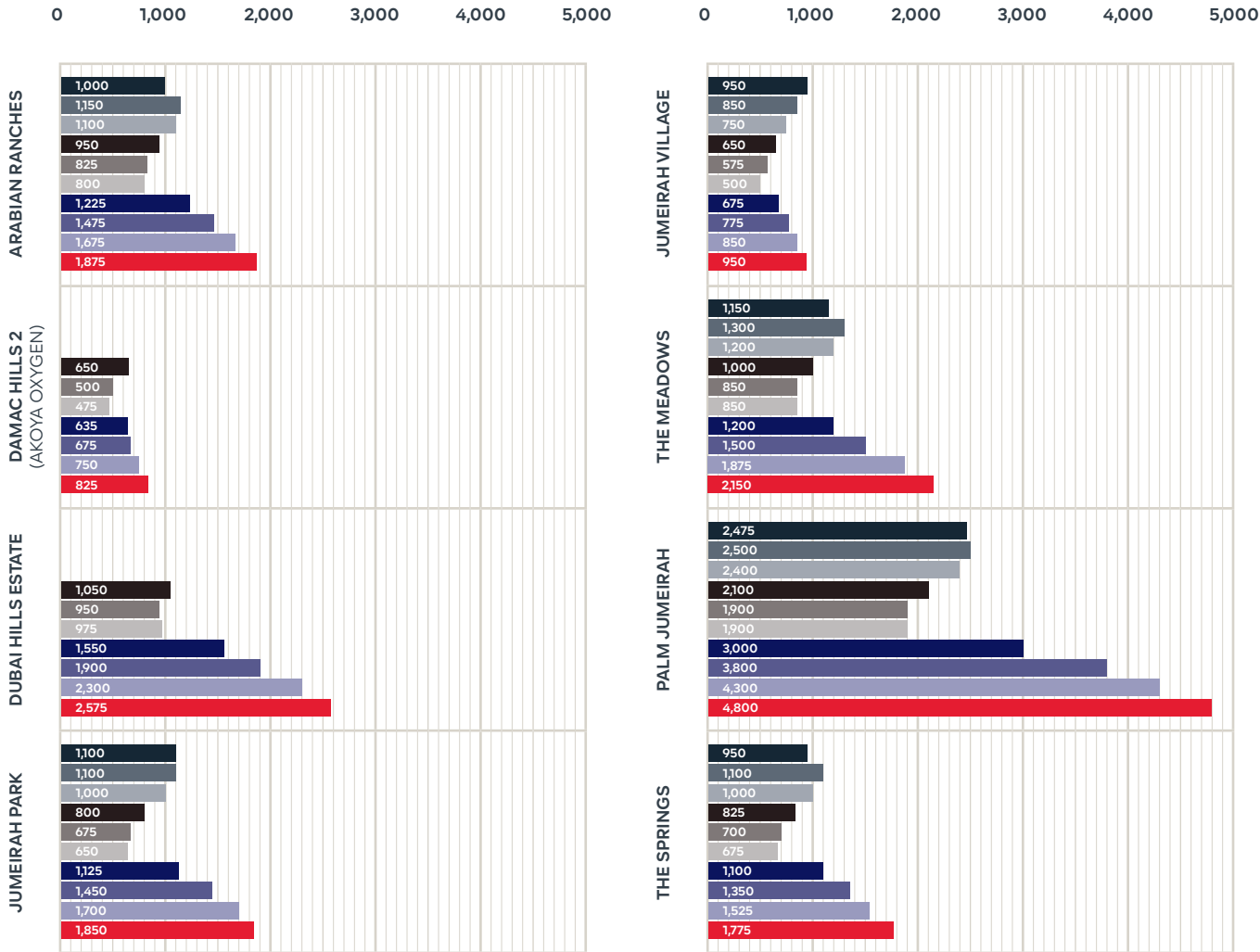
	3 BEDROOMS										4 BEDROOMS										5 BEDROOMS									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>ARABIAN RANCHES</b>	203	195	155	145	130	125	175	230	250	250	243	235	190	183	173	162	220	275	300	340	303	285	250	220	205	200	325	385	425	440
<b>DAMAC HILLS 2 (AKOYA OXYGEN)</b>	-	-	-	-	67.5	55	65	70	80	90	-	-	-	-	85	70	82.5	85	90	110	-	-	-	-	95	80	92.5	105	115	130
<b>DUBAI HILLS ESTATE</b>	-	-	-	-	-	130	180	225	250	290	-	-	-	-	-	140	225	300	325	330	-	-	-	-	-	165	240	325	350	410
<b>JUMEIRAH / UMM SUQEIM</b>	190	190	175	163	150	137.5	155	200	230	240	253	210	195	185	170	160	190	235	265	270	285	270	230	215	195	182.5	225	275	325	325
<b>JUMEIRAH PARK</b>	218	210	175	165	153	155	215	275	310	320	245	245	200	188	183	180	240	300	360	375	290	275	255	230	225	225	315	380	425	440
<b>JUMEIRAH VILLAGE</b>	160	160	145	120	95	95	120	140	160	170	170	170	145	125	108	100	130	160	175	190	208	185	160	150	140	115	140	180	200	200
<b>THE MEADOWS</b>	233	210	195	190	165	160	200	250	290	325	260	260	225	210	180	182	235	300	350	400	285	285	250	230	210	207.5	255	335	385	450
<b>MIRDIF</b>	130	120	105	93	88	80	90	97.5	110	113	150	150	130	115	100	100	115	125	140	130	175	170	150	135	115	100	125	150	160	155
<b>PALM JUMEIRAH</b>	333	320	275	245	215	200	270	375	425	500	420	400	390	350	315	295	400	540	650	700	675	600	500	465	440	470	650	825	975	1,000
<b>THE SPRINGS</b>	180	180	145	135	123	120	150	190	210	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>THE LAKES</b>	223	220	190	175	158	155	197.5	260	295	295	275	270	245	235	220	200	245	290	335	420	363	350	330	260	260	260	300	325	385	400
<b>TOWN SQUARE</b>	-	-	-	100	92.5	80	107.5	125	135	135	-	-	-	125	107.5	195	115	150	165	165	-	-	-	-	-	-	-	-	-	-
<b>DUBAI AVERAGE</b>	206	195	175	152	133	124	152	183	206	209	244	231	206	183	165	154	193	237	268	272	290	274	245	222	206	195	254	312	361	396
<b>ANNUAL % CHANGE</b>	-8%	-5%	-11%	-13%	-13%	-6%	-6%	23%	12%	3%	-10%	-5%	-11%	-11%	-10%	-7%	22%	25%	13%	3%	-8%	-6%	-11%	-9%	-7%	-6%	31%	26%	16%	10%
<b>% CHANGE SINCE PEAK (2008)</b>					-31%						-30%						-18%													
<b>% CHANGE SINCE MARKET LOW (2011)</b>					44%						54%						82%													
<b>% CHANGE SINCE 2ND PEAK (2014)</b>					-2%						2%						22%													





# Dubai Villa Sales Prices

AED per sq.ft.



● 2015 ● 2016 ● 2017 ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024

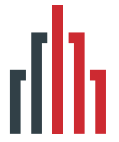


# Dubai Office Rental Rates

(All figures in AED per sq.ft. p.a.)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>BARSHA HEIGHTS (TECOM)</b>	110	48	95	85	68	50	47.5	60	80	105
<b>BUR DUBAI</b>	108	100	100	85	78	60	57.5	65	75	90
<b>BUSINESS BAY</b>	88	90	90	75	65	52.5	52.5	65	90	115
<b>DIFC</b>	255	250	245	215	195	150	150	190	230	270
<b>JUMEIRAH LAKES TOWERS</b>	98	95	95	80	63	50	47.5	60	85	115
<b>SHEIKH ZAYED ROAD</b>	185	165	150	120	98	77.5	75	90	115	150
<b>DUBAI AVERAGE</b>	130	127	122	114	104	86	86.5	101.4	133	149
<b>ANNUAL % CHANGE</b>	3%	-2%	-4%	-7%	-12%	-18%	1%	19%	31%	22%
<b>% CHANGE SINCE PEAK (2008)</b>							-59%			
<b>% CHANGE SINCE MARKET LOW (2012)</b>							56%			
<b>% CHANGE SINCE 2ND PEAK (2015)</b>							7%			



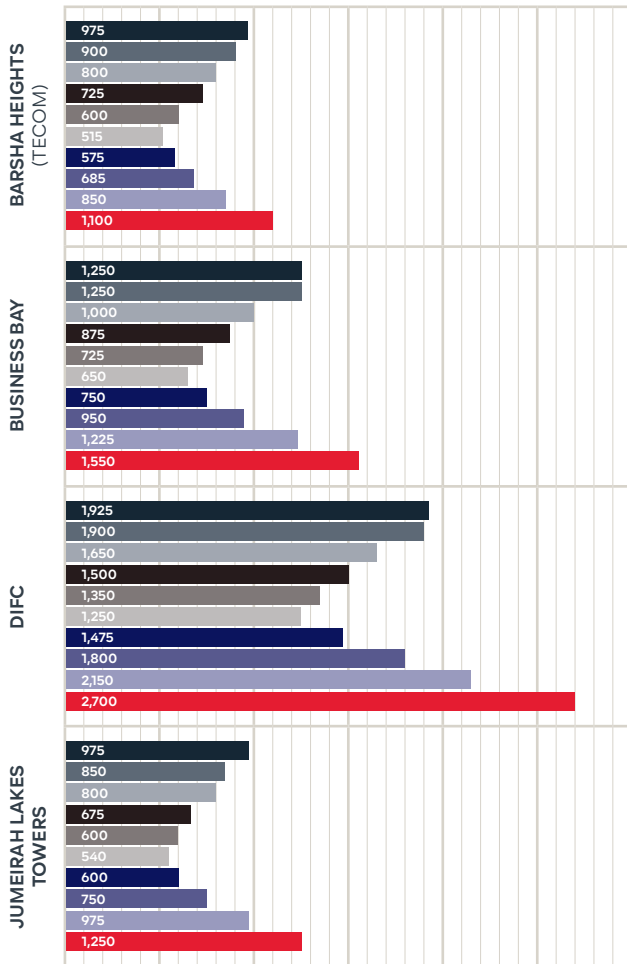


Dubai

# Office Sales Prices

AED per sq.ft.

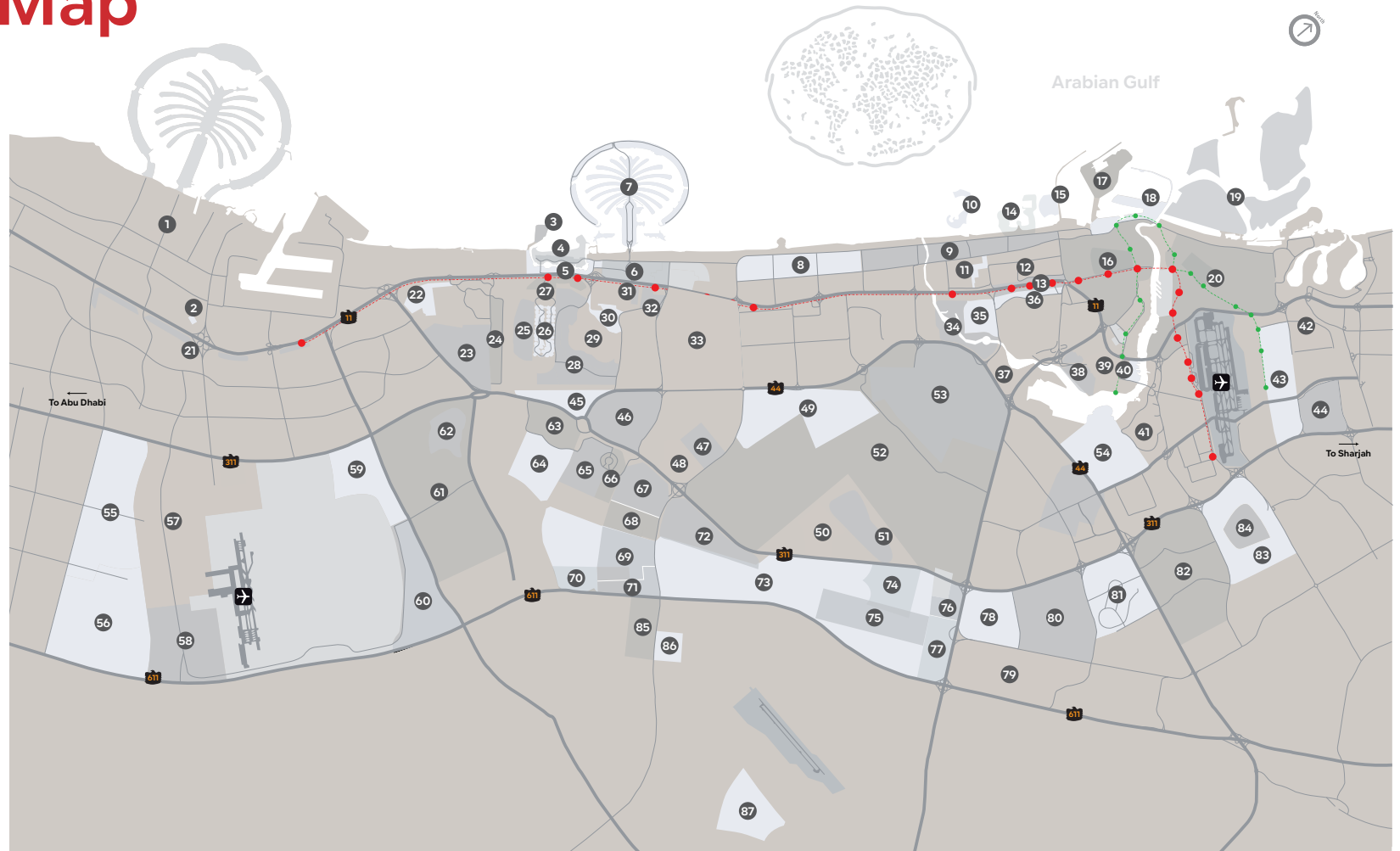
0 500 1,000 1,500 2,000 2,500 3,000



● 2015 ● 2016 ● 2017 ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024

# Dubai Property Map

- 1 Veneto
- 2 Badrah
- 3 Bluewater Island
- 4 Jumeirah Beach Residence
- 5 Dubai Marina
- 6 Dubai Internet City, Dubai Media City & Dubai Knowledge Park
- 7 Palm Jumeirah
- 8 Umm Suqeim
- 9 Jumeirah
- 10 Jumeirah Bay
- 11 City Walk
- 12 Al Satwa
- 13 Sheikh Zayed Road
- 14 La Mer
- 15 Pearl Jumeirah
- 16 Bur Dubai
- 17 Dubai Maritime City
- 18 Port Rashid
- 19 Dubai Islands
- 20 Deira
- 21 Downtown Jebel Ali
- 22 Wasl Gate
- 23 Al Furjan
- 24 Discovery Gardens
- 25 Jumeirah Park
- 26 Jumeirah Islands
- 27 Jumeirah Lakes Towers
- 28 The Springs / The Meadows
- 29 Emirates Hills
- 30 The Lakes
- 31 The Greens
- 32 Barsha Heights (Tecom)
- 33 Al Barsha
- 34 Business Bay
- 35 Downtown Dubai
- 36 DIFC
- 37 Dubai Design District
- 38 Dubai Healthcare City - Phase 2
- 39 Al Jaddaf
- 40 Jaddaf Waterfront (Culture Village)



- 41 Dubai Festival City
- 42 Al Nahda
- 43 Al Qusais
- 44 Muhaisnah
- 45 Jumeirah Village Triangle
- 46 Jumeirah Village Circle
- 47 Dubai Science Park
- 48 Arjan
- 49 Dubai Hills Estate
- 50 Living Legends
- 51 Al Barari
- 52 Mohammed Bin Rashid City (MBR City)
- 53 Meydan
- 54 Dubai Creek Harbour
- 55 Commercial District
- 56 Golf District
- 57 Logistics District
- 58 Aviation District
- 59 Expo 2020
- 60 Residential District
- 61 Dubai Investment Park
- 62 Green Community
- 63 Dubai Production City (IMPZ)
- 64 Jumeirah Golf Estates
- 65 Victory Heights
- 66 Dubai Sports City
- 67 Motor City
- 68 Dubai Studio City
- 69 Damac Hills
- 70 Remraam
- 71 Mudon
- 72 Arabian Ranches
- 73 Dubailand
- 74 Falcon City of Wonders
- 75 The Villa
- 76 Liwan
- 77 DubaiLand Residence Complex
- 78 Dubai Silicon Oasis
- 79 Dubai Academic City
- 80 International City Phase 2 & 3
- 81 International City
- 82 Al Warqaa
- 83 Mirdif
- 84 Uptown Mirdif
- 85 Town Square
- 86 Mira
- 87 Damac Hills 2

Asteco is a major regional and international award-winning full-service real estate services company that was formed in 1985 and has gained enormous respect for consistently delivering high quality, professional, value-added real estate services in a transparent manner. The company is also widely recognised for its involvement with many of the projects that have defined the landscape and physical infrastructure of the United Arab Emirates.

The world-class company has a distinguished and important combination of local knowledge and international expertise and has been renowned for its application of the latest technological tools and innovations, its commitment to transparency, winning strategies, and human expertise.

Undisputed Real Estate experts with a regional presence to serve its customers, Asteco proudly represents a significant number of the region's top property Owners, Developers, and Investors.

Asteco offers a wide range of services and solutions to its clients from Valuation Advisory and Building Consultancy to Property Management and Sales & Leasing. The company applies innovative solutions and cutting-edge technology to add tangible value for its Clients at every stage of the property lifecycle and to continuously elevate customer experiences.

## VALUATION & ADVISORY

Our professional advisory services are conducted by suitably qualified personnel all of whom have had extensive Real Estate experience within the Middle East and internationally.

Our valuations are carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) and International Valuation Standards (IVS) and are undertaken by appropriately qualified valuers with extensive local experience.

The Professional Services Asteco conducts throughout the region include:

- Consultancy & advisory services
- Market research
- Valuation services

## SALES

Asteco has a large property Sales division with multi-lingual representatives based all over the UAE. Our Sales teams have extensive experience in the negotiation and sale of a variety of assets.

## LEASING

Asteco has been instrumental in the Leasing of many high-profile developments across the GCC.

## PROPERTY MANAGEMENT

Asteco provides comprehensive Property Management services to all property Owners, whether a single unit (IPM) or a regional mixed-use portfolio. Our focus is on maximising value for our Clients.

## BUILDING CONSULTANCY

The Building Consultancy Team at Asteco have a wealth of experience supporting their Clients throughout all stages of the built asset lifecycle. Each of the team's highly trained surveyors have an in-depth knowledge of construction technology, building pathology and effective project management methods which enable us to provide our Clients with a comprehensive building consultancy service.

**John Allen**  
BSc, MRICS  
  
+971 4 403 7777  
JohnA@Asteco.com

**James Joughin**  
BSc (Hons), MRICS  
  
Executive Director -  
Valuation & Advisory  
+971 4 403 7777  
JamesJ@Asteco.com

**Rober Snook**  
BSc (Hons), MRICS AAPS  
  
Director – Building Consultancy  
+9714 403 7777  
RobertS@asteco.com

**Ghada Amhaz**  
MSc, MRICS  
  
Associate Director -  
Research & Advisory, Abu Dhabi  
+971 2 626 2660  
GhadaA@asteco.com

**Jenny Weidling**  
BA (Hons)  
  
Associate Director -  
Research & Advisory  
+971 4 403 7777  
JennyW@Asteco.com

**Tamer Ibrahim Chaaban**  
BE  
  
Associate Director /  
General Manager - Al Ain  
+971 3 766 6097  
TamerI@asteco.com



**DISCLAIMER:** The information contained in this report has been obtained from and is based upon sources that Asteco Property Management believes to be reliable; however, no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Asteco Property Management will not be held responsible for any third-party contributions. All opinions and estimates included in this report constitute Asteco Property Management's judgment, as of the date of this report and are subject to change without notice. Figures contained in this report are derived from a basket of locations highlighted in this report and therefore represent a snapshot of the UAE market. Averages, however, represent a wider range of areas. Particularly exclusive or unique projects have been excluded from the data to avoid distorting averages. Due care and attention has been used in the preparation of forecast information. However, actual results may vary from forecasts and any variation may be materially positive or negative. Forecasts, by their very nature, involve risk and uncertainty because they relate to future events and circumstances which are beyond Asteco Property Management's control. For a full in-depth study of the market, please contact Asteco Property Management's Research team. Asteco Property Management LLC. Commercial License No. 218551. Paid-up Capital AED 4,000,000. | ORN 180.

**Note:** It should be noted that the number of developments/areas has changed over the years in line with the delivery of new stock. As such, the average in the earlier years is derived from a lower number of projects. Whilst representing the apartment/villa/office average at the time, it is not a like for like comparison.