

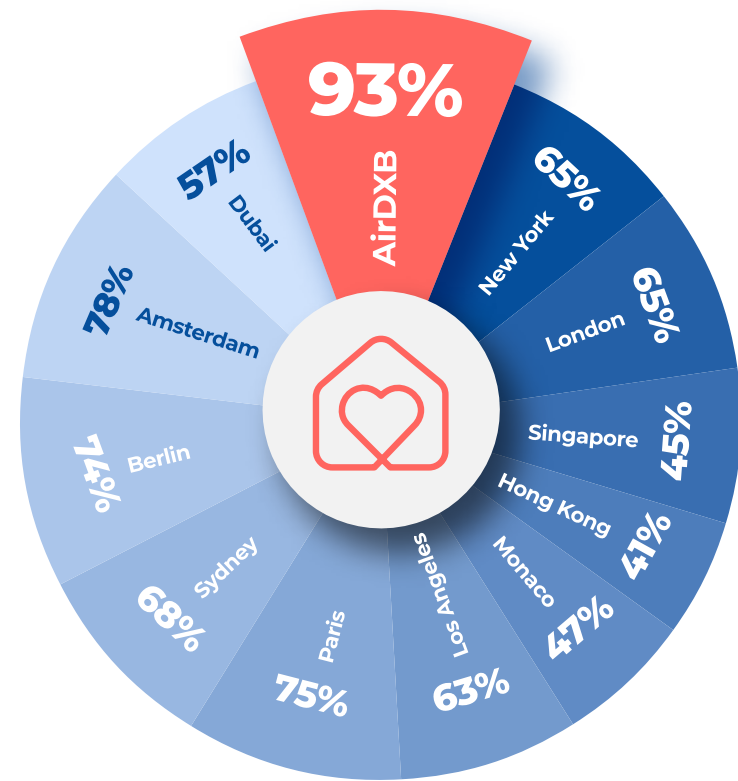
A YEAR IN REVIEW: DUBAI REAL ESTATE MARKET 2023

THE DUBAI SHORT-LET MARKET

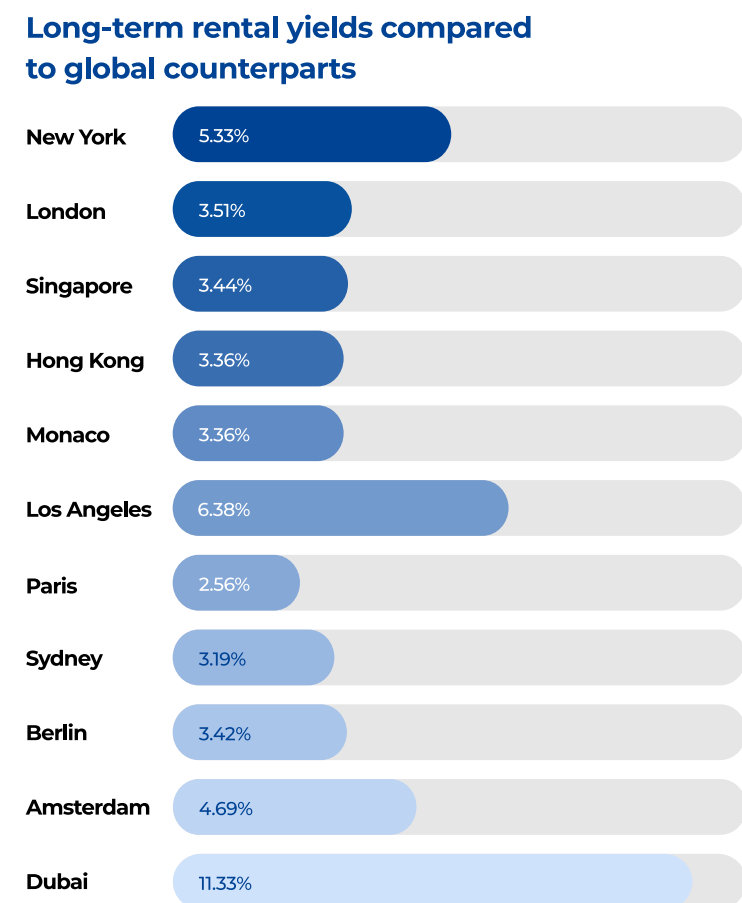


Dubai occupancy levels vs global counterparts

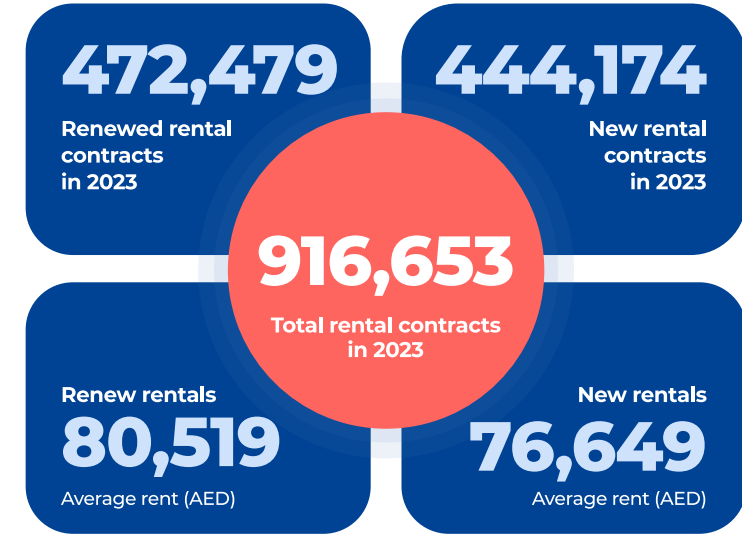
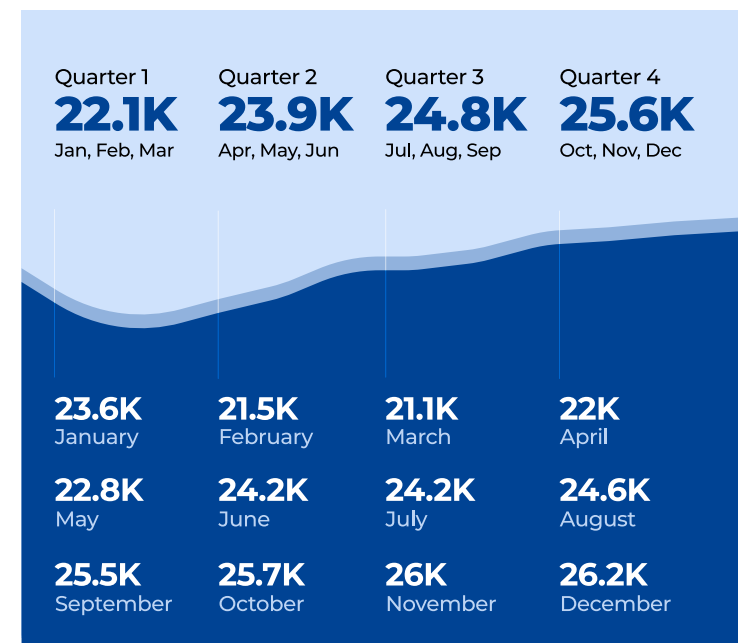
Av. occupancy rate for short-let (last 12 months)



THE DUBAI LONG-TERM MARKET

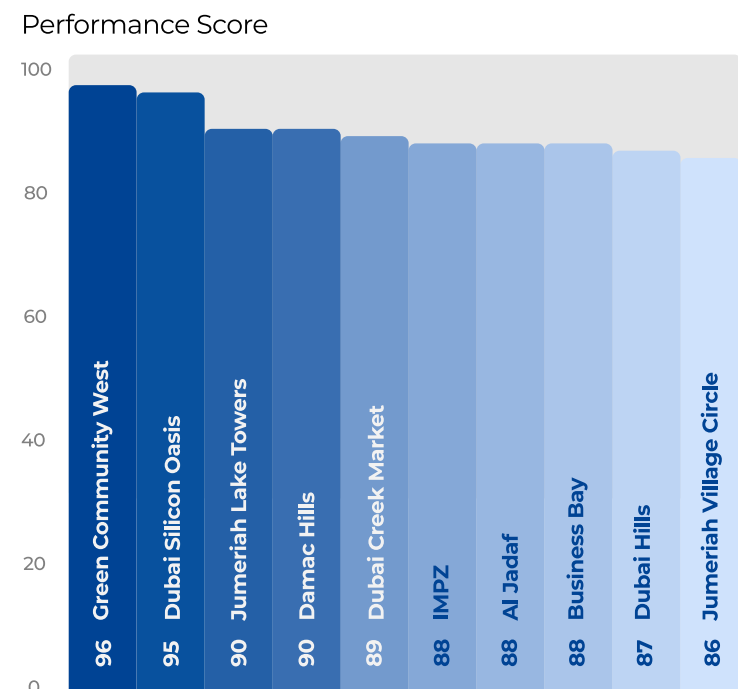


Active short-let listings across 2023

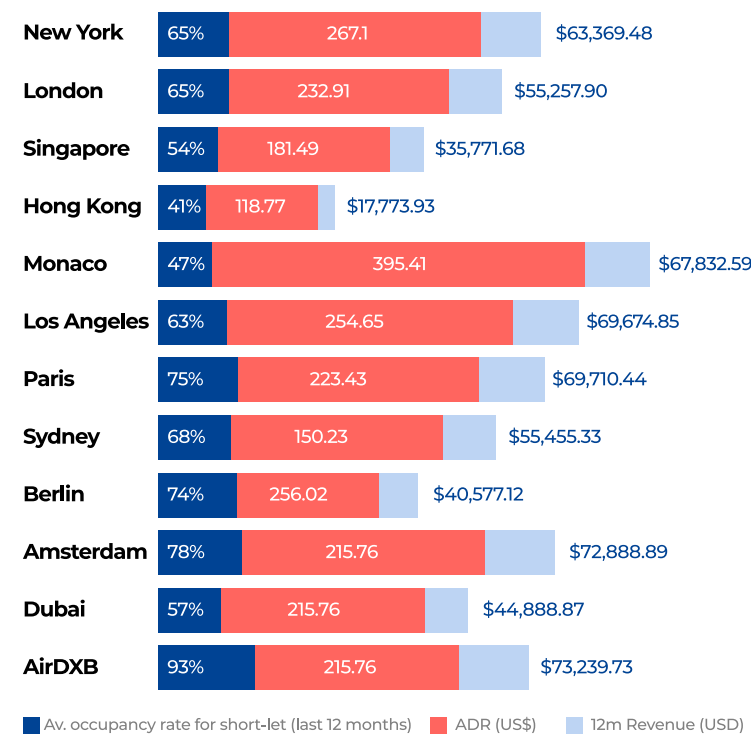


Top performing areas in Dubai in 2023 for short-let

Performance scores are based on: Rental Demand, Revenue Growth, Booking Consistency on a YoY comparable basis



Short-let returns compared to global counterparts



2023 long-term rents in Dubai hotspots

Based on average sized 1 bedroom city centre apartment in each location

Area	Highest (AED)	Average (AED)	Lowest (AED)
Dubai Marina	250,000	110,000	44,400
Downtown Dubai	1,350,000	130,000	57,600
Palm Jumeirah	350,000	175,000	85,000
Jumeirah Lakes Towers	175,000	85,000	55,000
Business Bay	1,450,000	99,999	48,000

Most affordable areas for long-term rentals in 2023

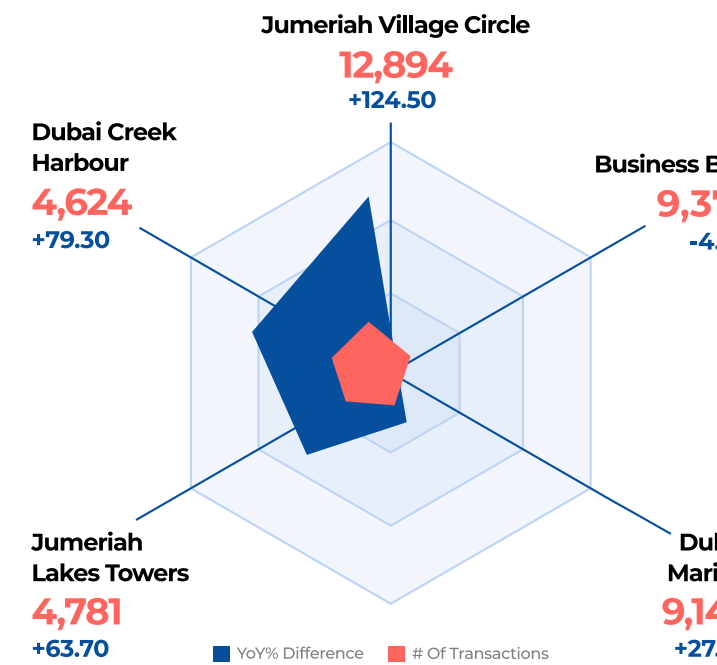
Area	Highest (AED)	Average (AED)	Lowest (AED)
Al Furjan	110,000	65,000	43,000
Jumeirah Village Circle	1,300,000	70,000	36,000
Arjan	138,000	67,400	46,000
Al Warsan	78,000	44,999	32,999
Dubai Silicon Oasis	609,999	54,995	39,999
Dubai Sports City	160,000	53,000	40,000
Discovery Gardens	70,000	55,000	39,900

THE DUBAI TRANSACTION MARKET

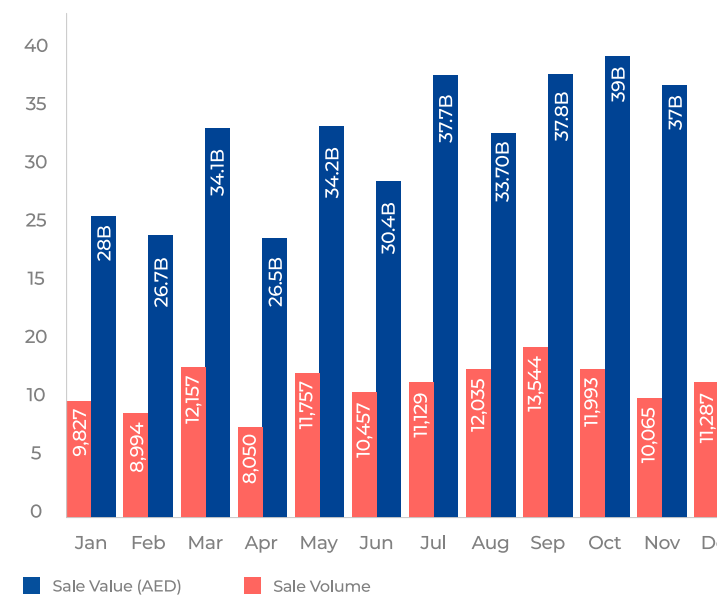
Dubai – one of the most affordable cities globally for real estate investment



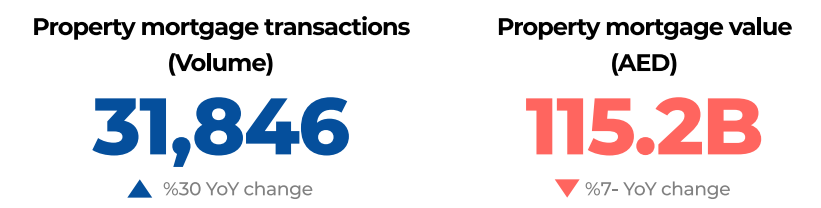
Top 5 performing areas by sales volume 2023



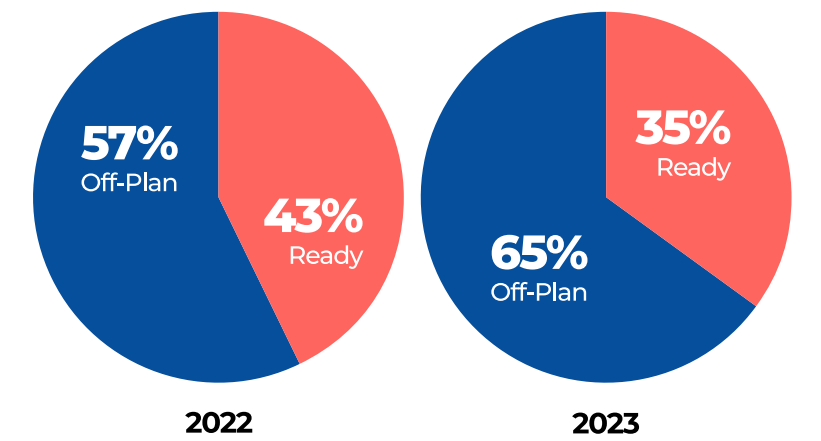
2023 transaction tracker – volume and value



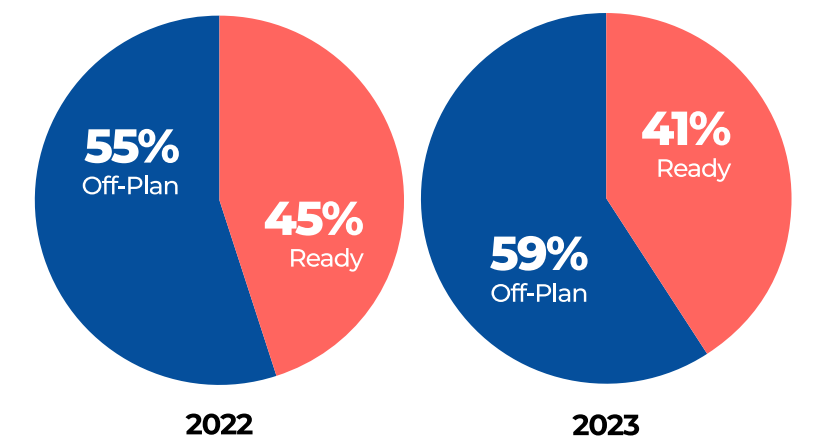
Mortgage overview 2023 vs. 2022



Sales value proportion in all areas



Sales volume proportion in all areas



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We would like to thank the following sources for data:
AirDNA, DXBInteract, PropertyFinder, Statista, Global Property Guide.

