



# Dubai Real Estate 2022 Highlights



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# Property Sales Volume

Transactions

97,255

↑ 60% vs. 2021



A composite image showing the Dubai skyline with the Burj Khalifa in the background and a lush mangrove forest in the foreground. The sky is a clear blue with some light clouds.

# Property Sales Value

**AED 265 B**

**↑ 76% vs. 2021**

# Property Supply

**35,500+**

**Delivered.**

**50,000+**

**Launched.**

**115,000+**

**Under-construction.**

**Population 3.55M**

**↑ 20% vs. 2018**



# Agents & Agencies

Agents

12,300+

↑ 63% vs. 2021

Agencies

3,200+

↑ 76% vs. 2021

Off-Plan Property 

# Average Price per Sq.ft

Off-plan Villa

AED 1K

↑ 23% vs. 2021

Off-plan Apartment

AED 2K

↑ 17% vs. 2021



Ready Property 

# Average Price per Sq.ft

Ready Villa

**AED 836**

↑ 8.5% vs. 2021

Ready Apartment

**AED 1K**

↑ 14% vs. 2021

# Mortgage

Transactions

**24,000**

↓ -3.5% vs. 2021

Value

**AED 134.6B**

↑ 8% vs. 2021





# Top 5 Performing Off-Plan Apartment Areas (Sales Volume)

Business Bay

5,991

Al Merkadh

4,728

Dubai Marina

3,361

JVC

2,895

Downtown Dubai

2,874

# Top 5 Performing

**Ready Apartment Areas** (Sales Volume)

Dubai Marina

4,246

Business Bay

3,252

JVC

2,759

Downtown Dubai

2,176

International City

1,660

**2022**

# Top-performing Off-plan Apartment Projects

<b>1</b>	<b>Peninsula</b>	<b>2,298</b> Transactions
<b>2</b>	<b>Aykon City</b>	<b>1,411</b> Transactions
<b>3</b>	<b>The St. Regis Residences</b>	<b>1,065</b> Transactions
<b>4</b>	<b>Sobha Hartland - The Crest</b>	<b>889</b> Transactions
<b>5</b>	<b>Skyz By Danube</b>	<b>668</b> Transactions

**2022**

# Top-performing Ready Apartment Projects

<b>1</b>	<b>Jumeirah Gate Tower</b>	<b>373</b> Transactions
<b>2</b>	<b>Elite Downtown Residence</b>	<b>267</b> Transactions
<b>3</b>	<b>MBL Residence</b>	<b>224</b> Transactions
<b>4</b>	<b>Marquise Square</b>	<b>222</b> Transactions
<b>5</b>	<b>Paramount Tower Hotel &amp; Residences</b>	<b>204</b> Transactions

**2022**

# Top-performing Off-plan Villa Communities

<b>1</b>	<b>Damac Lagoons</b>	<b>5,071</b> Transactions
<b>2</b>	<b>The Valley</b>	<b>758</b> Transactions
<b>3</b>	<b>Villanova</b>	<b>727</b> Transactions
<b>4</b>	<b>Murooj Al Furjan</b>	<b>713</b> Transactions
<b>5</b>	<b>Rukan</b>	<b>539</b> Transactions

**2022**

# Top-performing Ready Villa Communities

<b>1</b>	<b>Emirate Living</b>	<b>669</b> Transactions
<b>2</b>	<b>Villanova</b>	<b>452</b> Transactions
<b>3</b>	<b>Arabian Ranches One</b>	<b>387</b> Transactions
<b>4</b>	<b>The Sustainable City</b>	<b>162</b> Transactions
<b>5</b>	<b>Mirdif</b>	<b>155</b> Transactions

# Luxury Property Sales Spike

Value

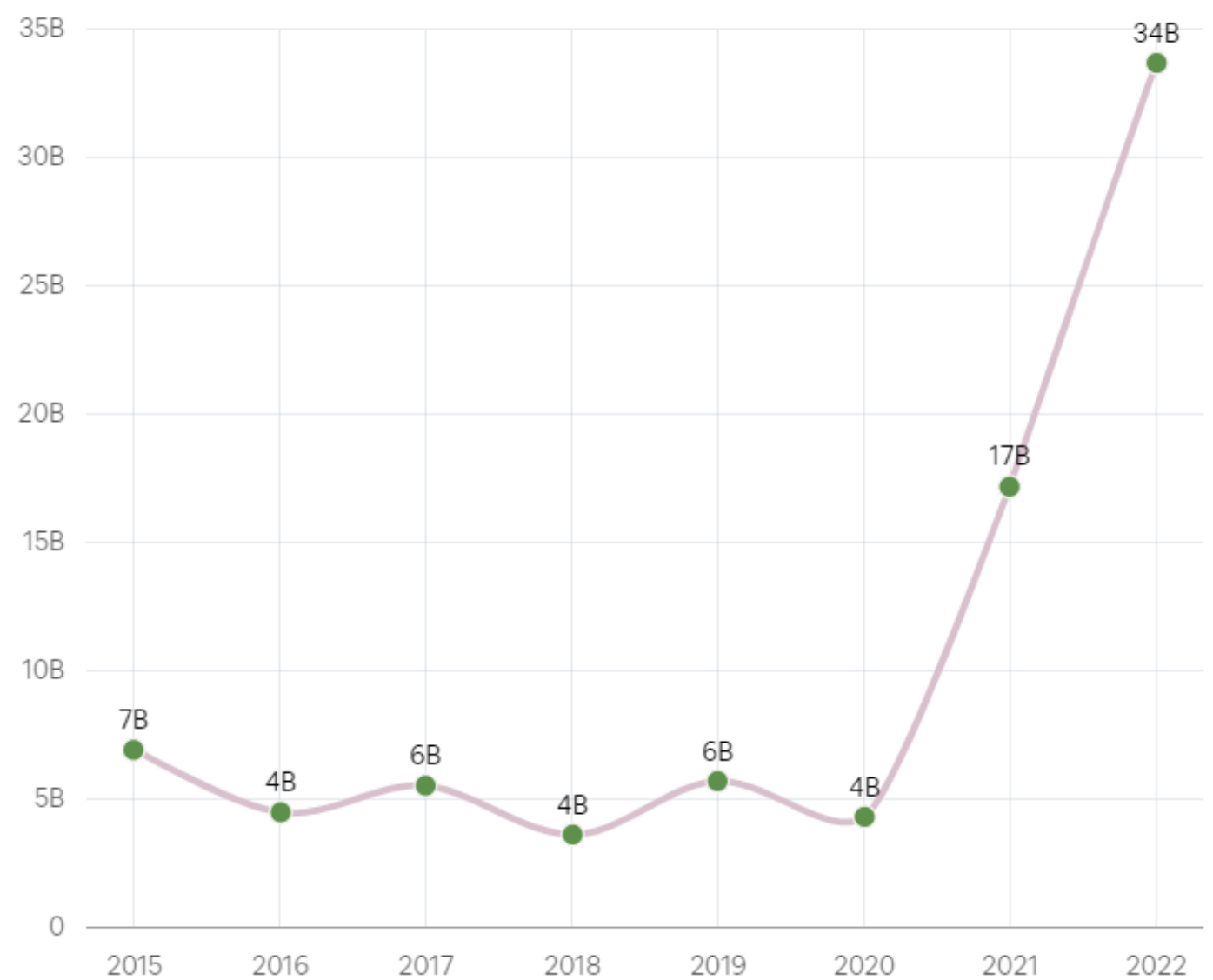
AED **34B**

↑ 97% vs. 2021

Volume

**1.2K**

↑ 85% vs. 2021



**2022**

# Luxury Property Sales in Dubai

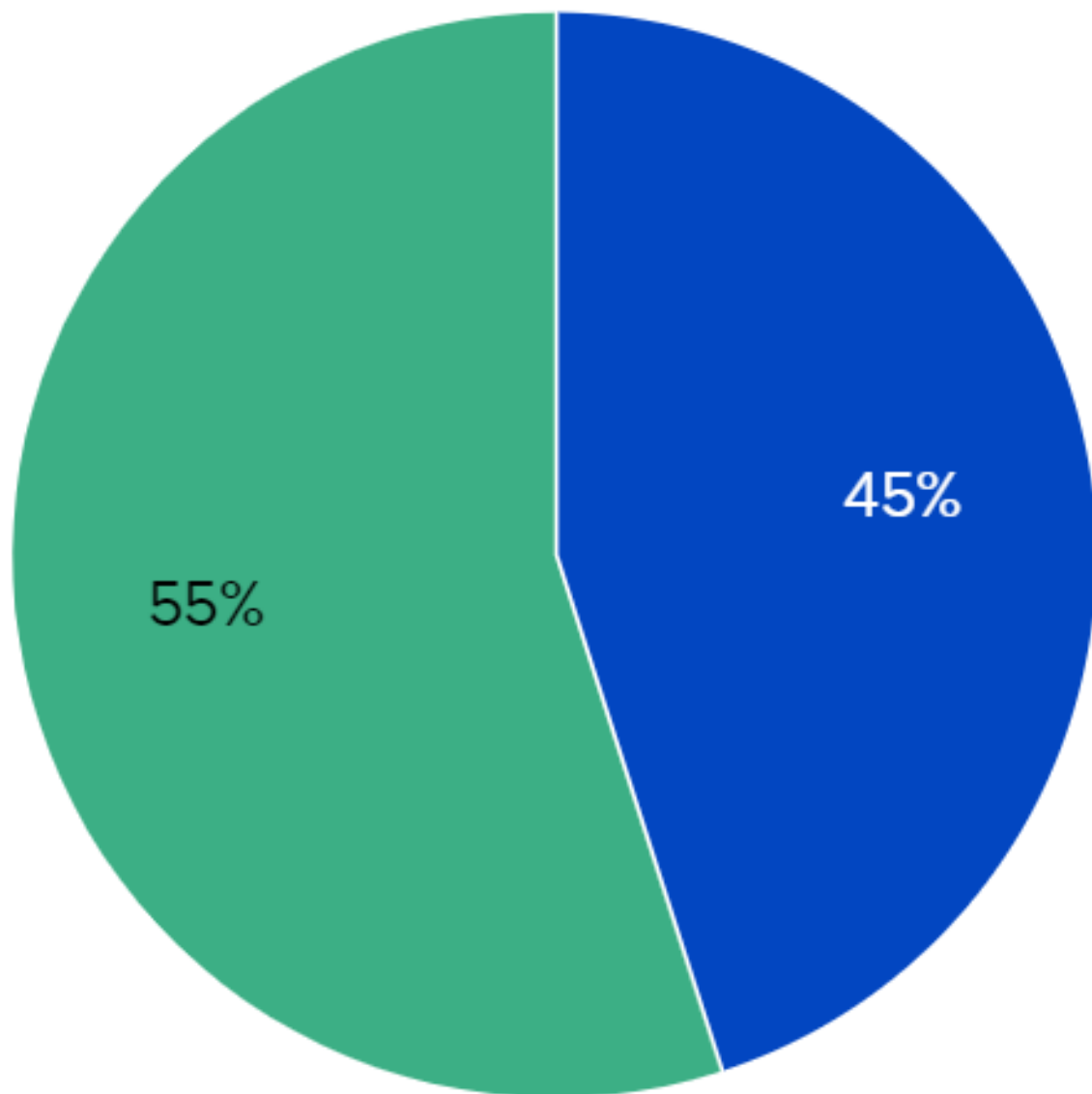


<b>1</b>	<b>Villas</b> Palm Jumeirah	<b>124</b> Transactions	<b>AED 4.5B</b> Value
<b>2</b>	<b>Address Hillcrest</b> Dubai Hills Estate	<b>112</b> Transactions	<b>AED 2.7B</b> Value
<b>3</b>	<b>Six Senses Residences</b> Palm Jumeirah	<b>69</b> Transactions	<b>AED 2.1B</b> Value
<b>4</b>	<b>Elysian Mansions</b> Tilal Al Ghaf	<b>63</b> Transactions	<b>AED 1.6B</b> Value
<b>5</b>	<b>Emirate Living</b>	<b>49</b> Transactions	<b>AED 2.2B</b> Value

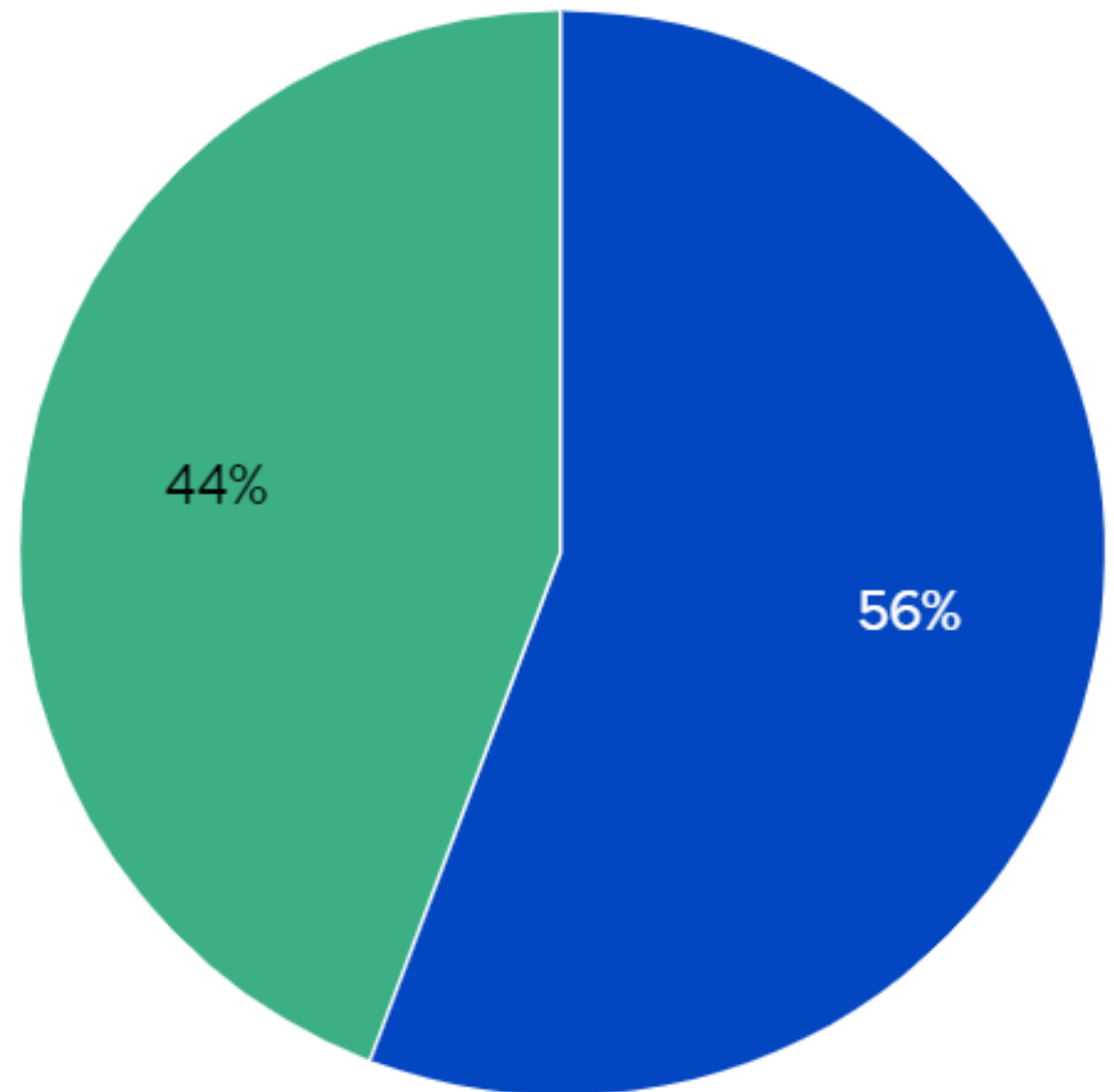


# A Clear Shift

## From Ready to Off-plan Market (Sales Volume)



2021



2022

■ Ready ■ Offplan (Year-to-date)

# Property Launches Concentrated In

**JVC**

**5,500**  
Units

**Damac Hills**

**5,100**  
Units

**Business Bay**

**3,900+**  
Units

**MBR City**

**3,200**  
Units

**Dubai Marina**

**2,900**  
Units





# Areas With The Most Delivered Properties

**Damac Hills 2**

**6,500**  
Units

**Downtown Dubai**

**3,350+**  
Units

**MBR City**

**3,000+**  
Units

**Business Bay**

**2,600**  
Units

**Dubai Hills Estate**

**2,300+**  
Units

# Property Buyers Average Age

**42 Years**

**Off-Plan / Ready Apartment**

**44 Years**

**Off-Plan Villa**

**40 Years**

**Ready Villa**



# Hot Areas

## Property Price Increase

**Jumeirah Bay**                      ↑100%

**BlueWaters**                        ↑56%

**Palm Jumeirah**                    ↑54%

**Nad Al Shiba First**                ↑52%

**Business Bay**                      ↑29%

**Downtown Dubai**                 ↑25%

**Dubai Marina**                      ↑16%



# Villas

## Rental Change

**Meydan**

Nad Al Shiba First

↑50%

**MBR City**

↑40%

**Mudon**

↑25%

**Arabian Ranches I**

↑20%

**Town Square**

↑16%

# Apartments Rental Change

<b>Town Square</b>	<b>↑43%</b>
<b>Palm Jumeirah</b>	<b>↑30%</b>
<b>Dubai Marina</b>	<b>↑29%</b>
<b>Downtown Dubai</b>	<b>↑28%</b>
<b>JVT</b>	<b>↑24%</b>
<b>Dubai Creek Harbour</b>	<b>↑24%</b>
<b>CityWalk</b>	<b>↑20%</b>
<b>Business Bay</b>	<b>↑17%</b>
<b>Dubai Hills Estates</b>	<b>↑16%</b>
<b>JVC</b>	<b>↑10%</b>



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