

Downtown Dubai Apartments

Q3 Resale Report

1st July - 30th September 2024

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PROPERTY
MONITOR

AED 2,507 ▲ +10.3%

Average price
per sq. ft

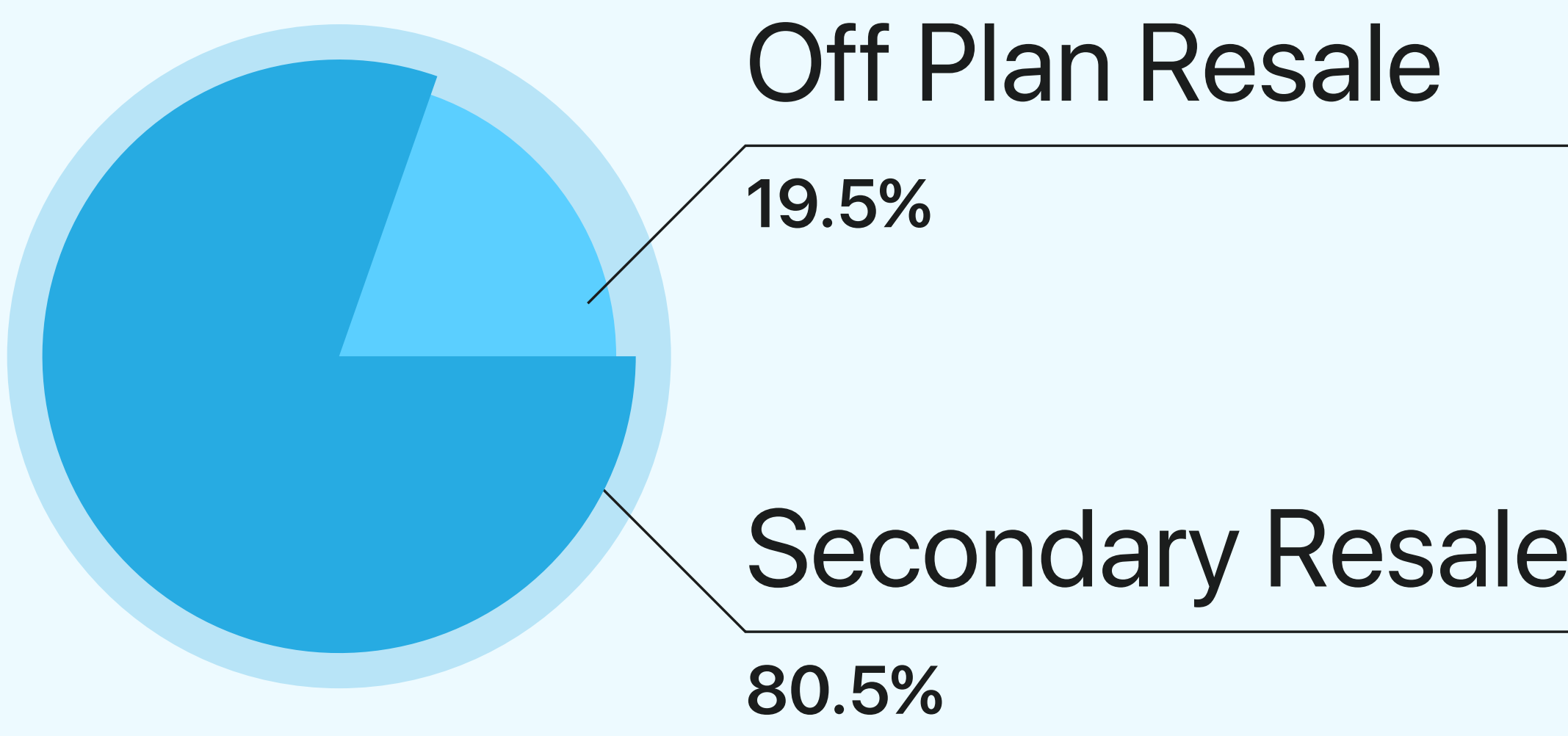
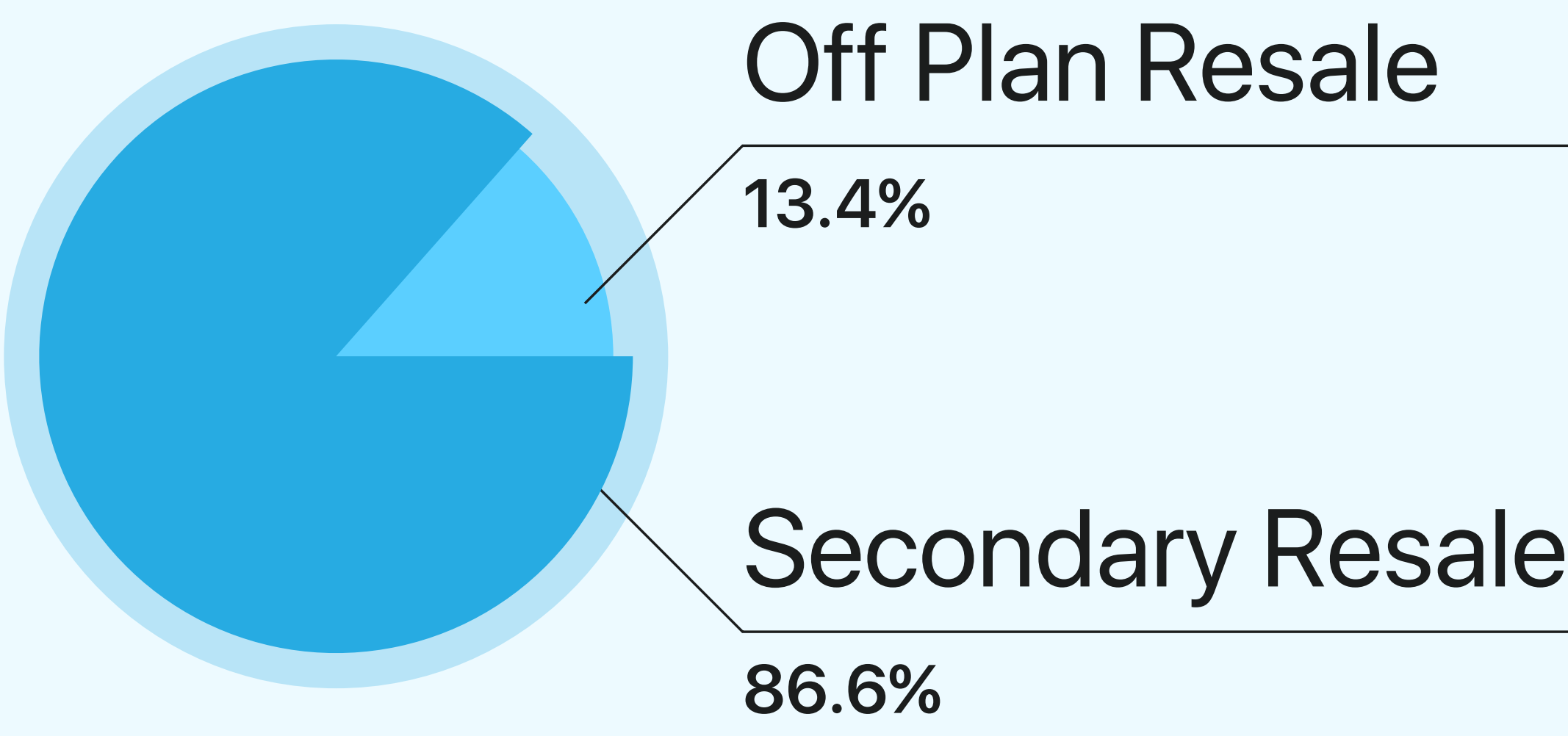
Compared to Q3 2023

▼ -4.3%

589 resale transactions

▲ +5.8%

AED 2.026 Bn total resale value



Average Resale Price

Per bedroom (2024)

Studio	1,033,123	1 bed	2,002,279	2 bed	3,809,981
27 transactions		220 transactions		260 transactions	
3 bed	5,556,813	4 bed	18,338,986	5 bed	15,500,000
73 transactions		8 transactions		1 transaction	

Most searched areas in Downtown Dubai

Properties for sale (September 2024)

1. Burj Crown	
2. The Address Residence Sky View	
3. Forte	
4. Elite 1 Downtown Residence	
5. Burj Views	



Rental Summary

AED 132 ▲ +14.8%

Average rental
price per sq. ft

Compared to Q3 2023

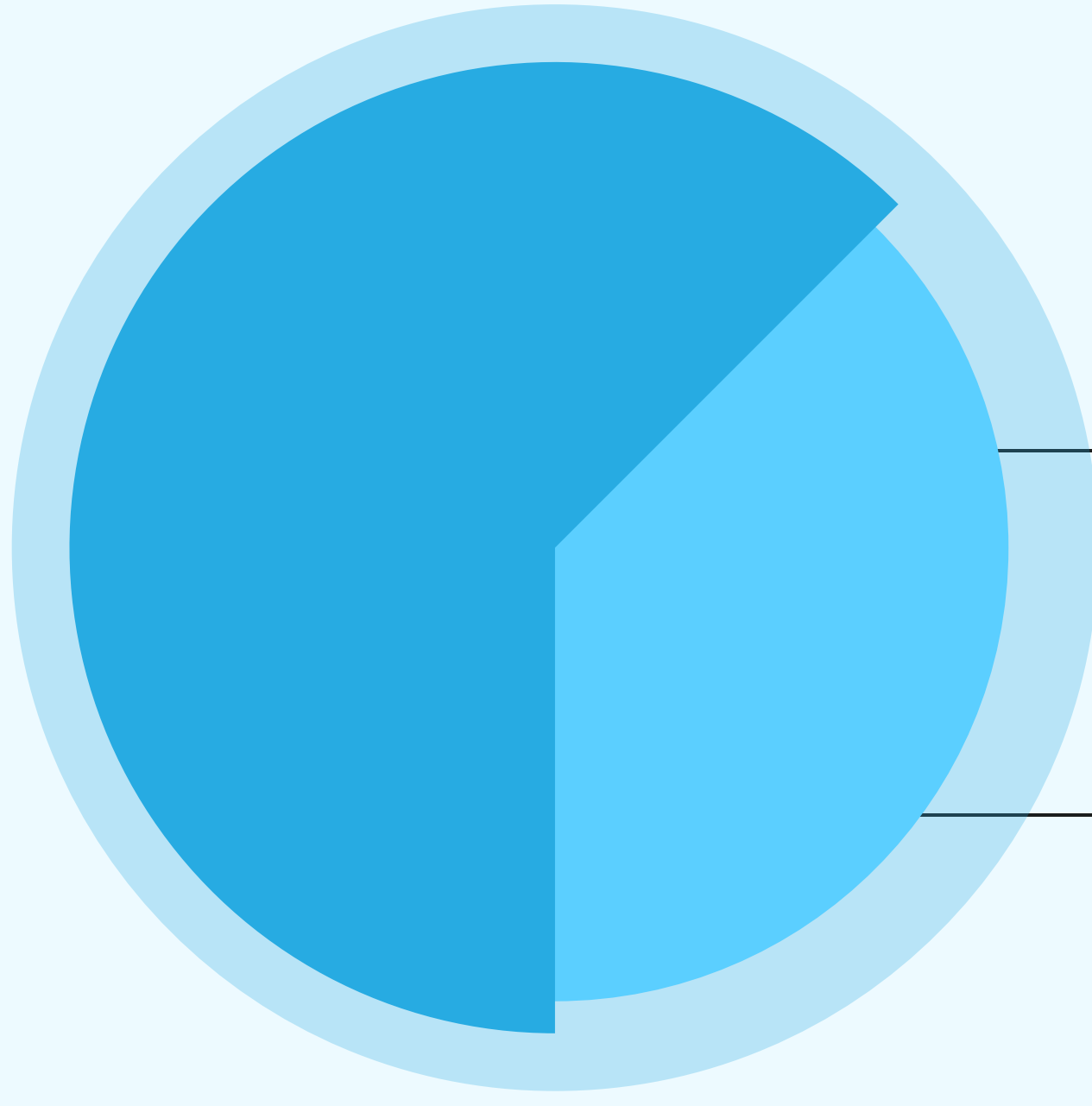
▼ -6.0%

2,026 rental transactions

▲ +10.4%

AED 331.811M total rental value

6% Gross
rental yield



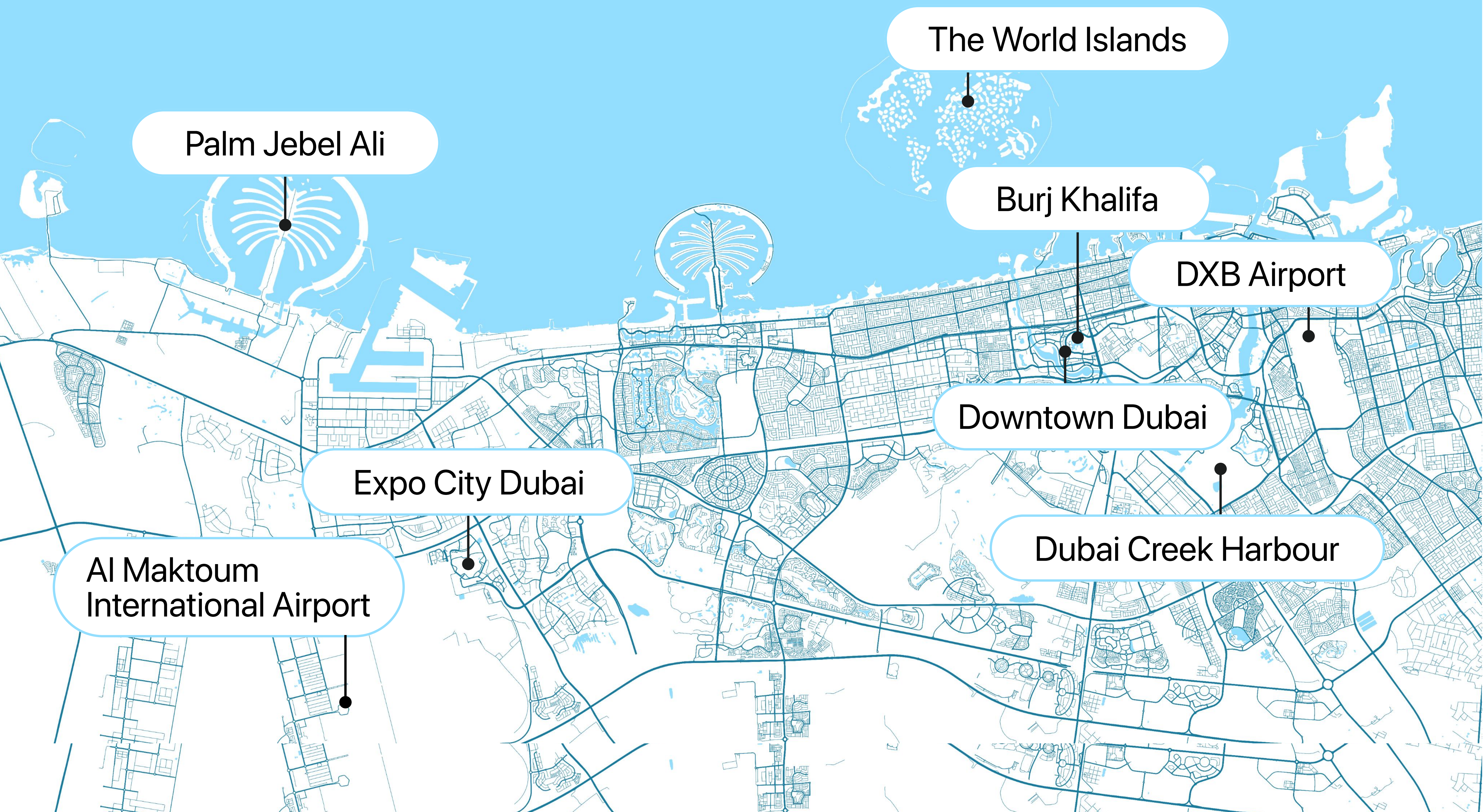
New Contracts 62.1%

Renewal Contracts 37.9%

Average Rental Price

Per bedroom (2024)

Studio	72,605	1 bed	111,522	2 bed	180,754
118 transactions		794 transactions		650 transactions	
3 bed	271,264	4 bed	939,286	5 bed	555,000
197 transactions		7 transactions		2 transactions	



METROPOLITAN
PREMIUM PROPERTIES