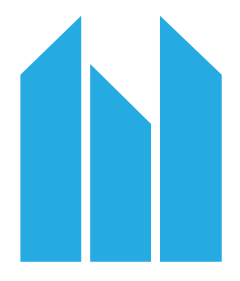


# Dubai Real Estate

## 2024 Residential Resale Review





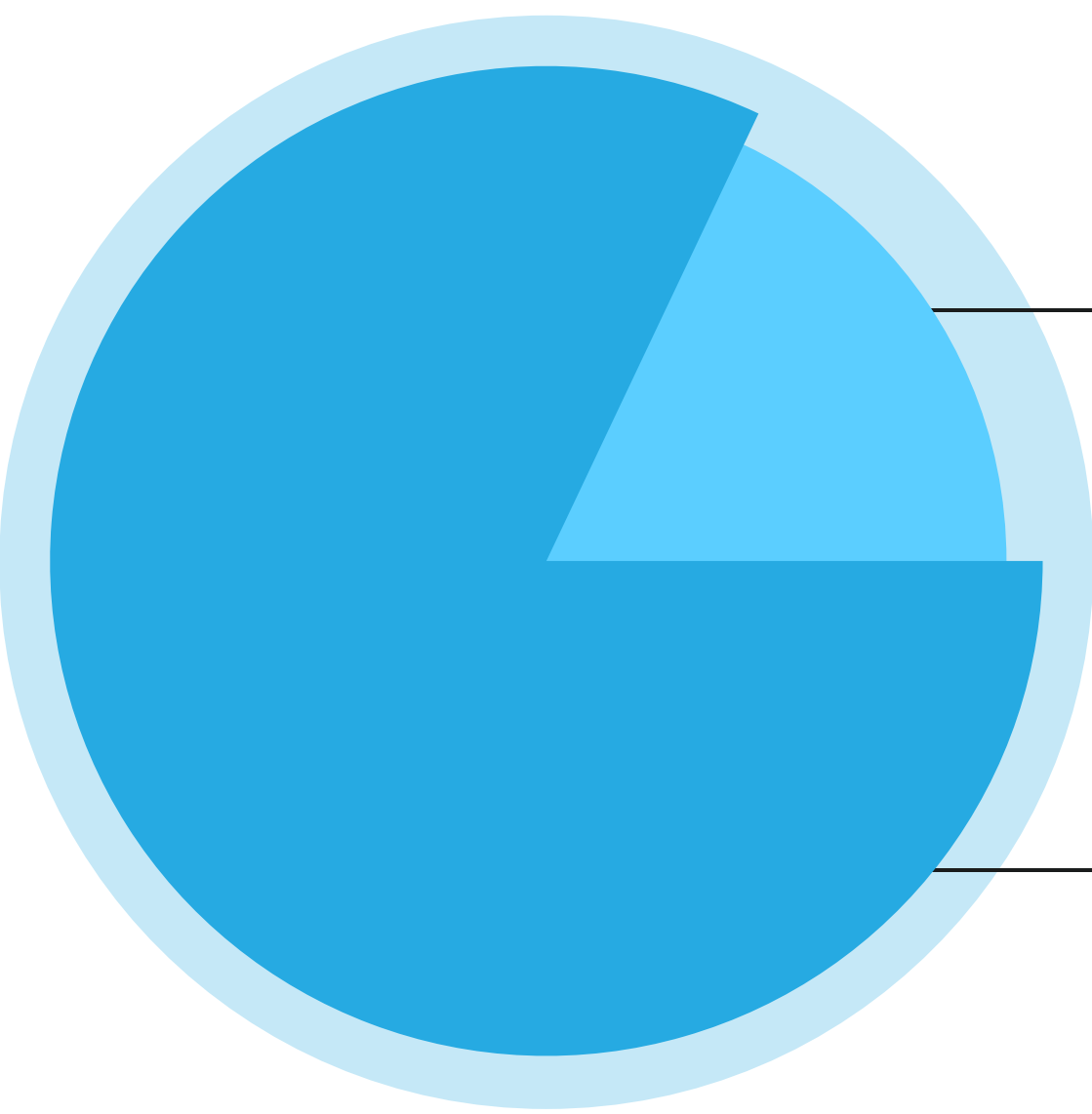
# Market Snapshot

AED 1,548 ▲ +7.8%

Average price per sq. ft  
Compared to 2023

▲ +19.3%

58,328 total resale transactions

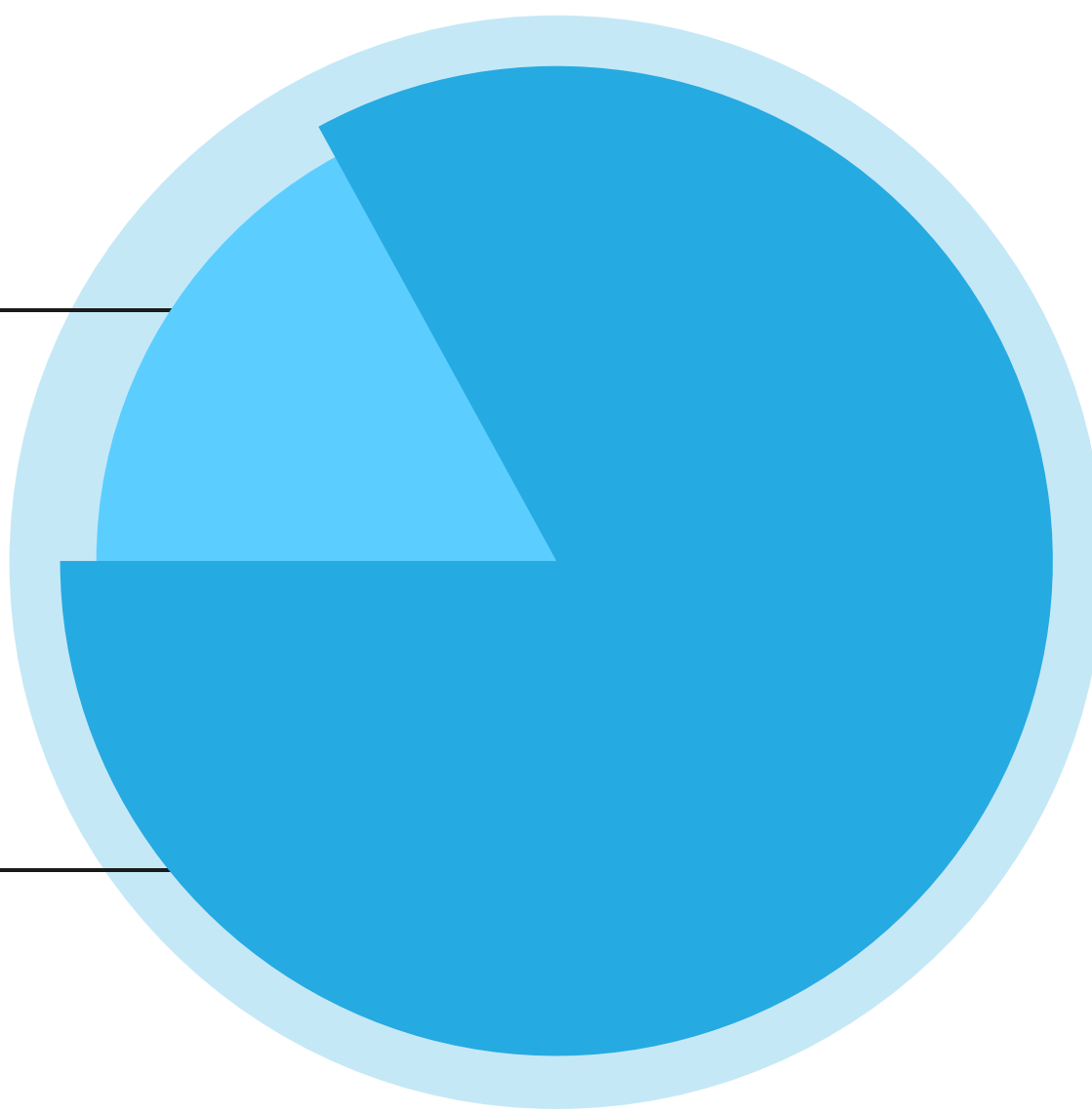


Off Plan Sale  
10,778 (18%)

Secondary Sale  
47,540 (82%)

▲ +25.3%

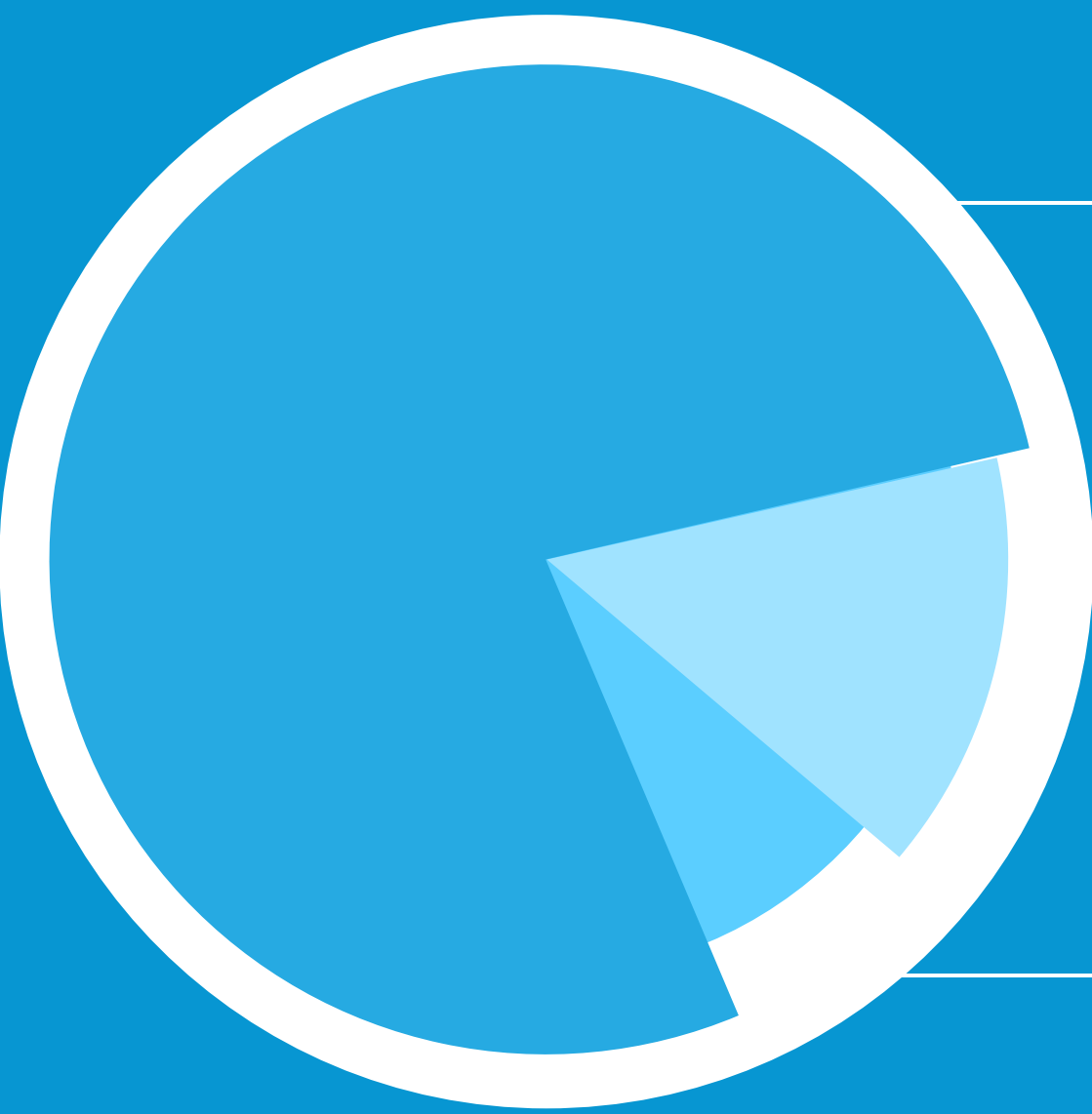
AED 155.729Bn total resale value



Off Plan Sale  
25.889Bn (17%)

Secondary Sale  
129.840Bn (83%)

## Transactions by Property Type

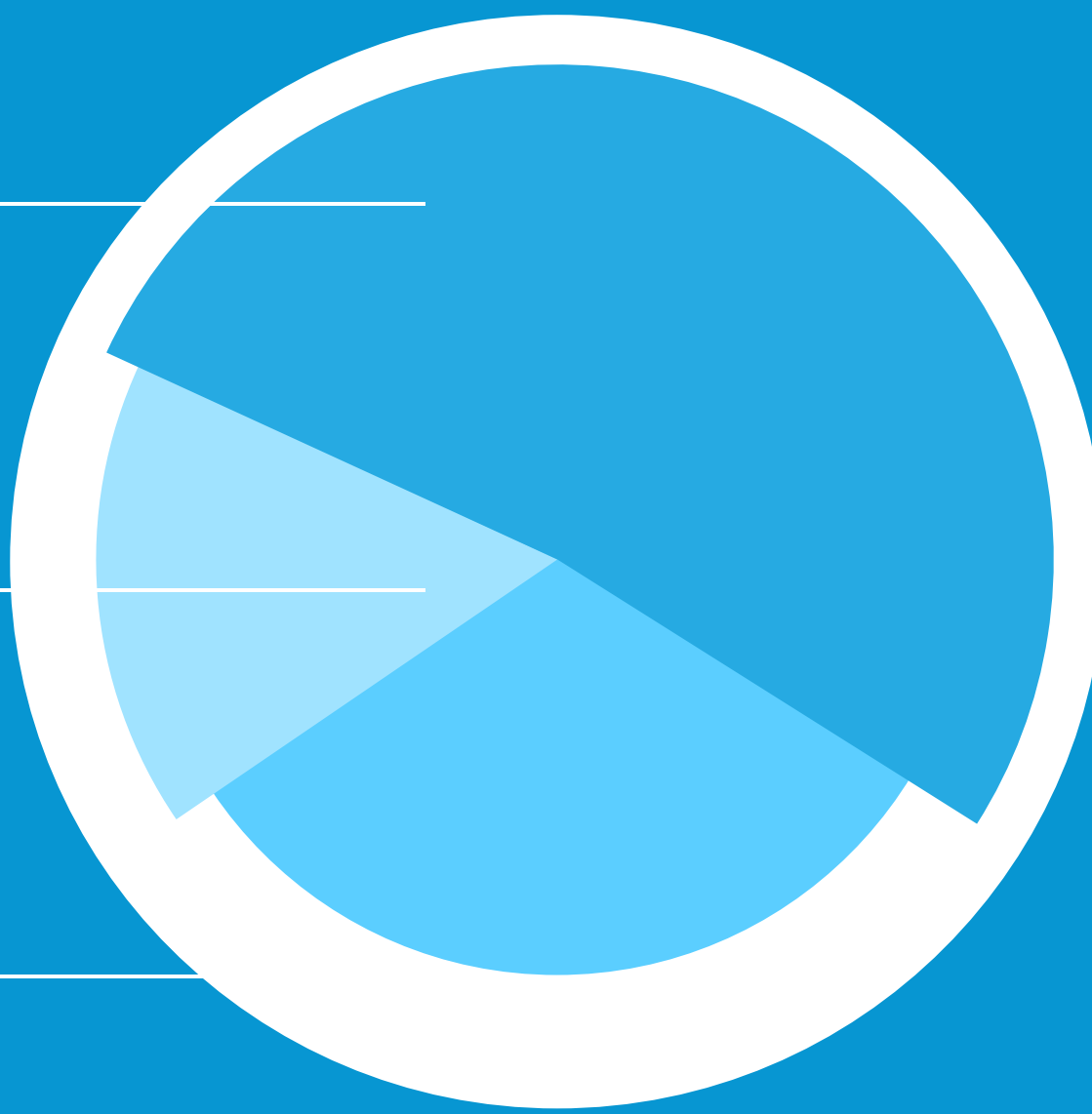


Apartment  
45,320 (78%)

Townhouse  
8,559 (15%)

Villa  
4,449 (7%)

## AED Value by Property Type

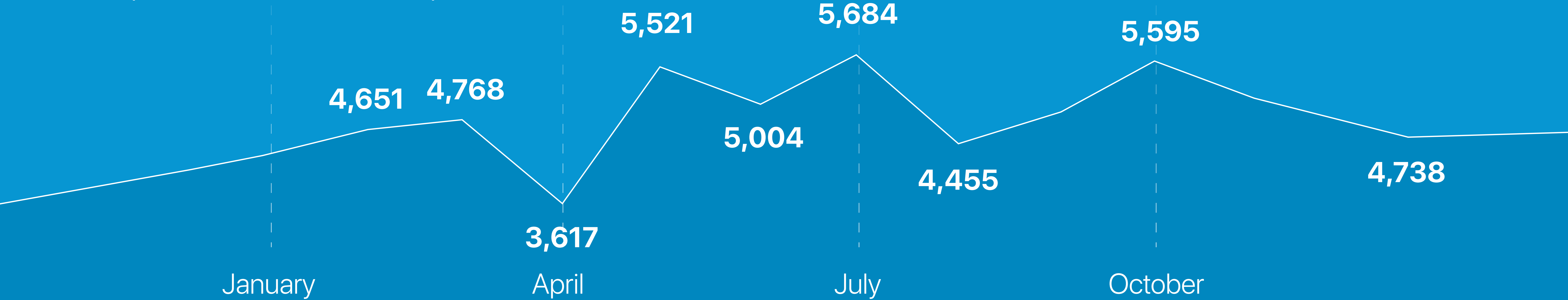


Apartment  
87.177Bn (52%)

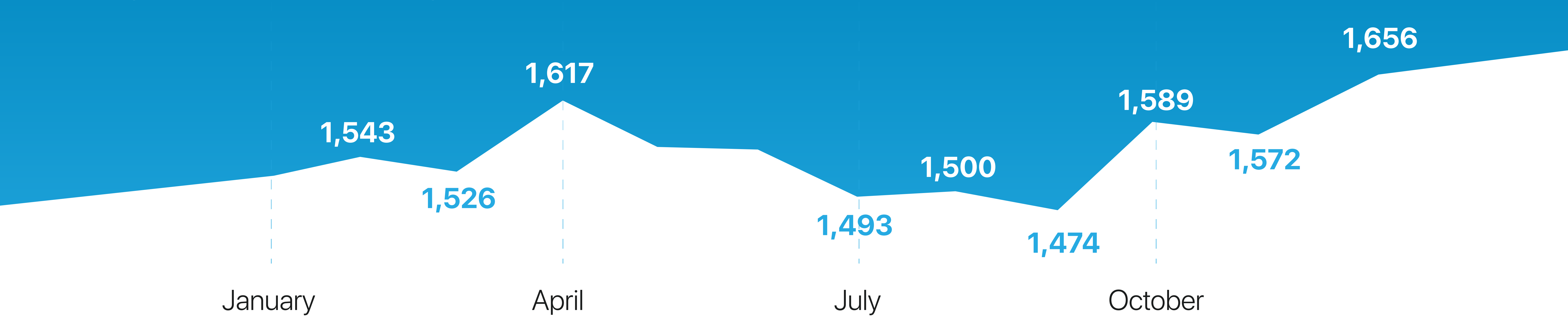
Townhouse  
25.662Bn (16%)

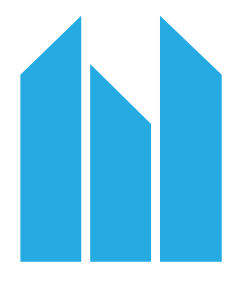
Villa  
48.890Bn (32%)

## Transaction Volume (Month on month in 2024)



## Average Resale Price Per Sq. Ft (Month on month in 2024)





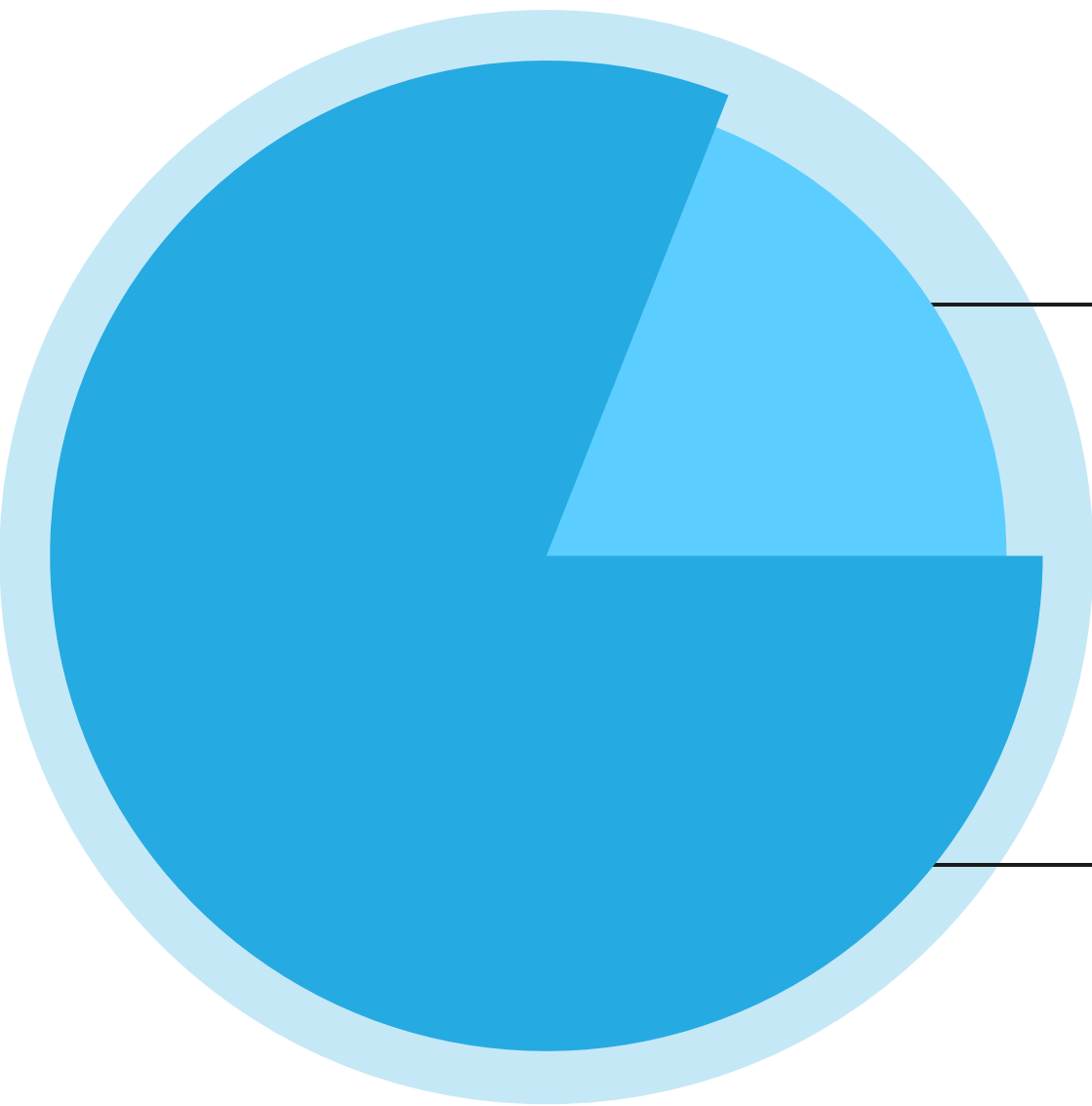
# Breakdown by Apartments

AED 1,576 ▲ +5.3%

Average price per sq. ft  
Compared to 2023

▲ +22.4%

45,320 total resale transactions



Off Plan Sale  
8,616 (19%)

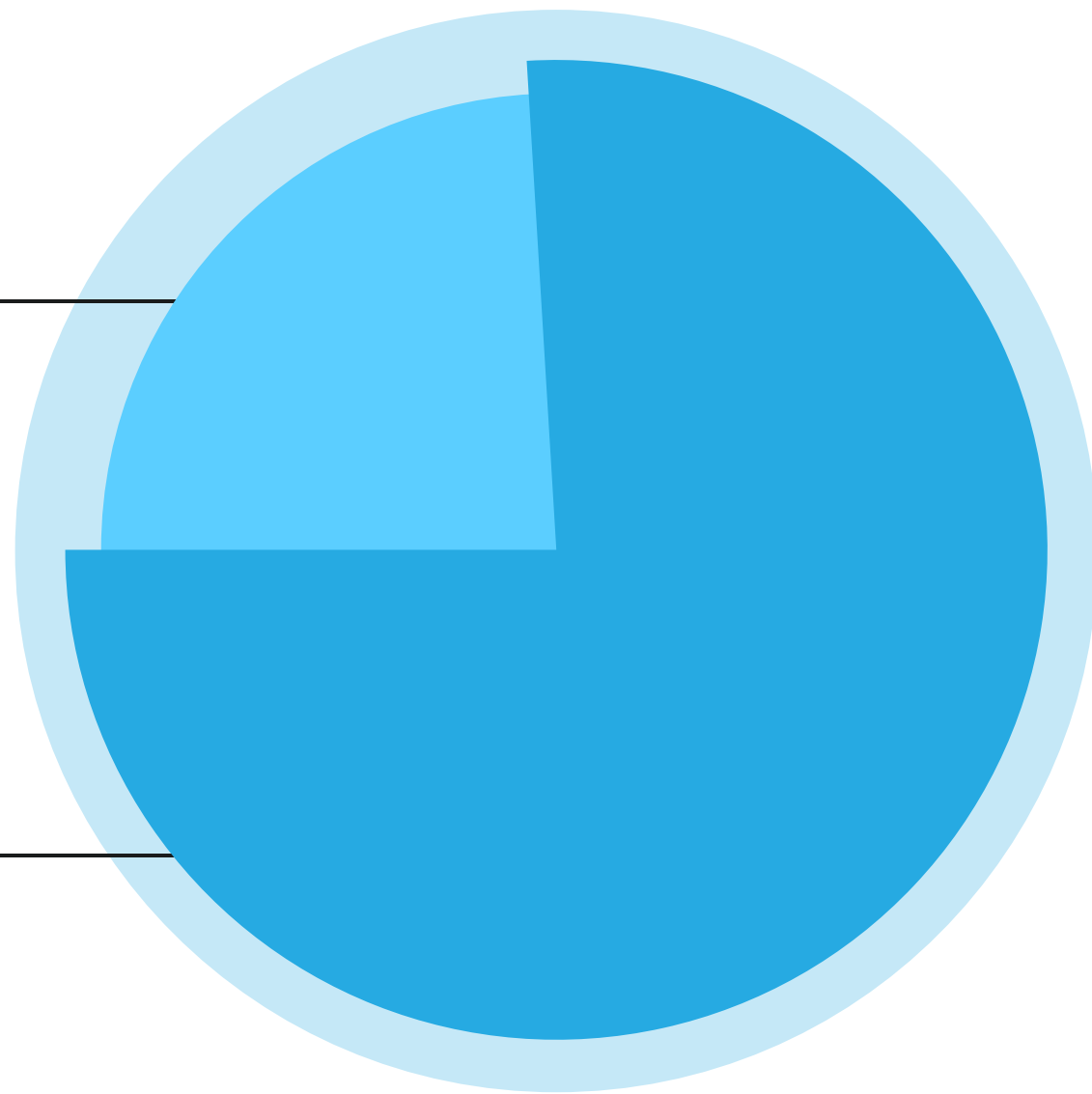
Secondary Sale  
36,704 (81%)

▲ +24.1%

AED 81.177Bn total resale value

Off Plan Sale  
19.399Bn (24%)

Secondary Sale  
61.778Bn (76%)



## Most Expensive Apartment Resales

AED 275,000,000  
The One  
at Palm Jumeirah

🛏 5 bedrooms

AED 137,350,000  
Bulgari Lighthouse

🛏 5 bedrooms

AED 130,000,000  
The Crescent,  
Six Senses The Palm

🛏 5 bedrooms

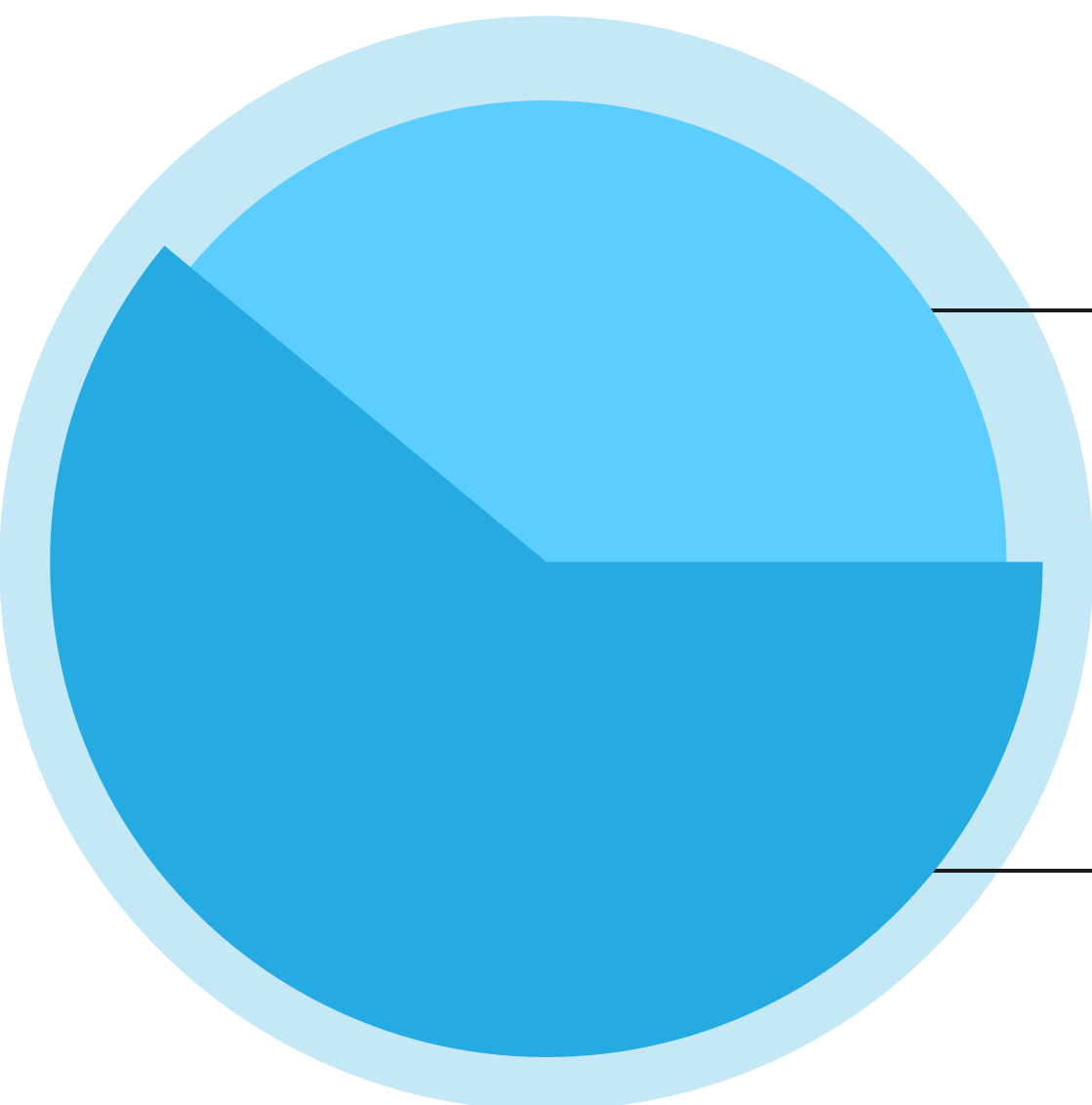
## Apartment Rentals: At a Glance

AED 77 ▲ +17.3%

Average price per sq. ft  
Compared to 2023

▲ +1.9%

477,424 total rental transactions



New  
185,086 (39%)

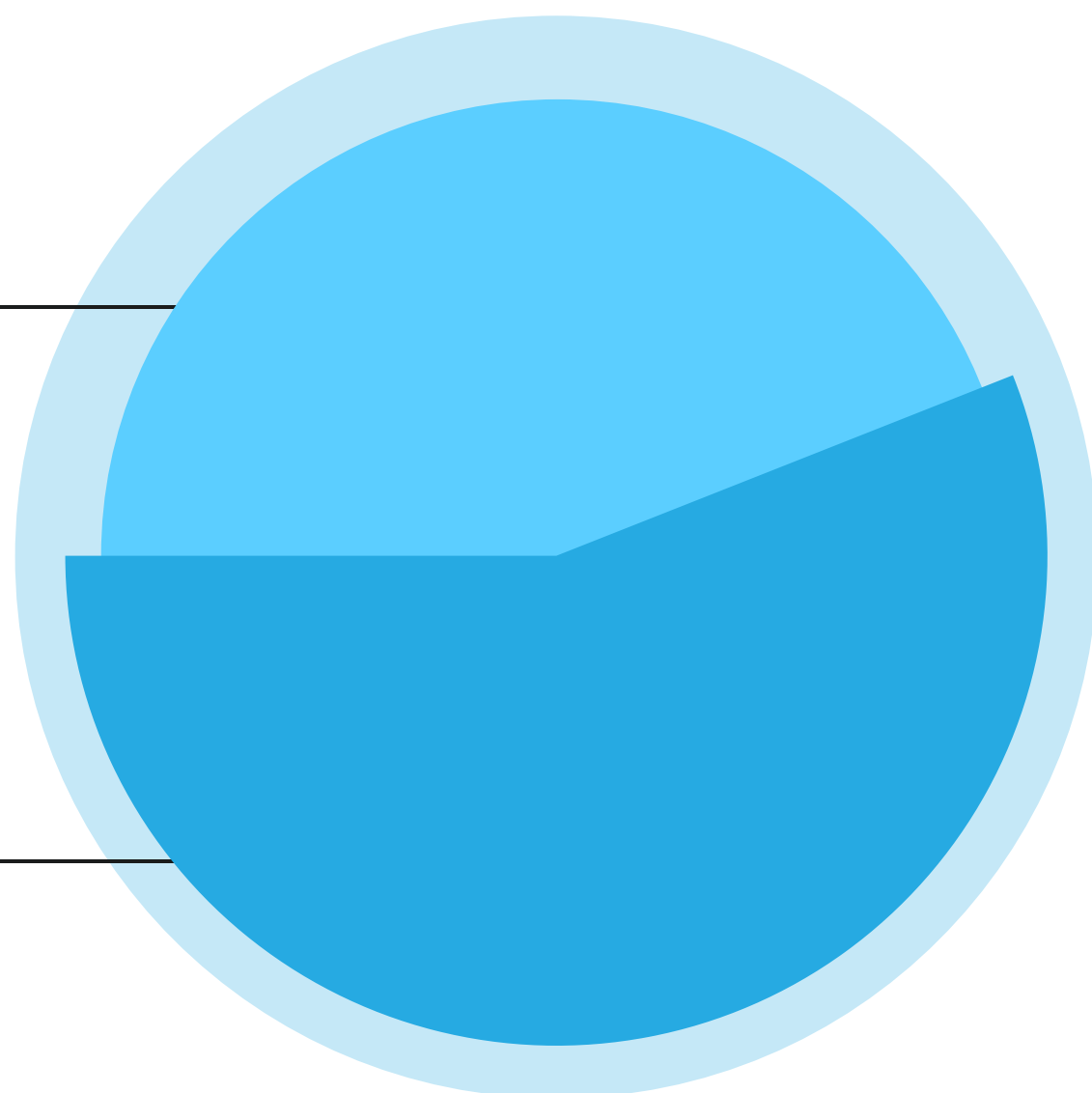
Renewal  
292,338 (61%)

▲ +16.2%

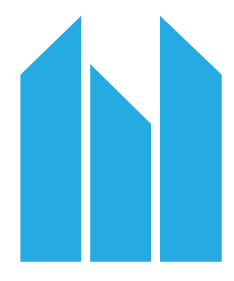
AED 33.566Bn total rental value

New  
14.903Bn (44%)

Renewal  
18.663Bn (56%)







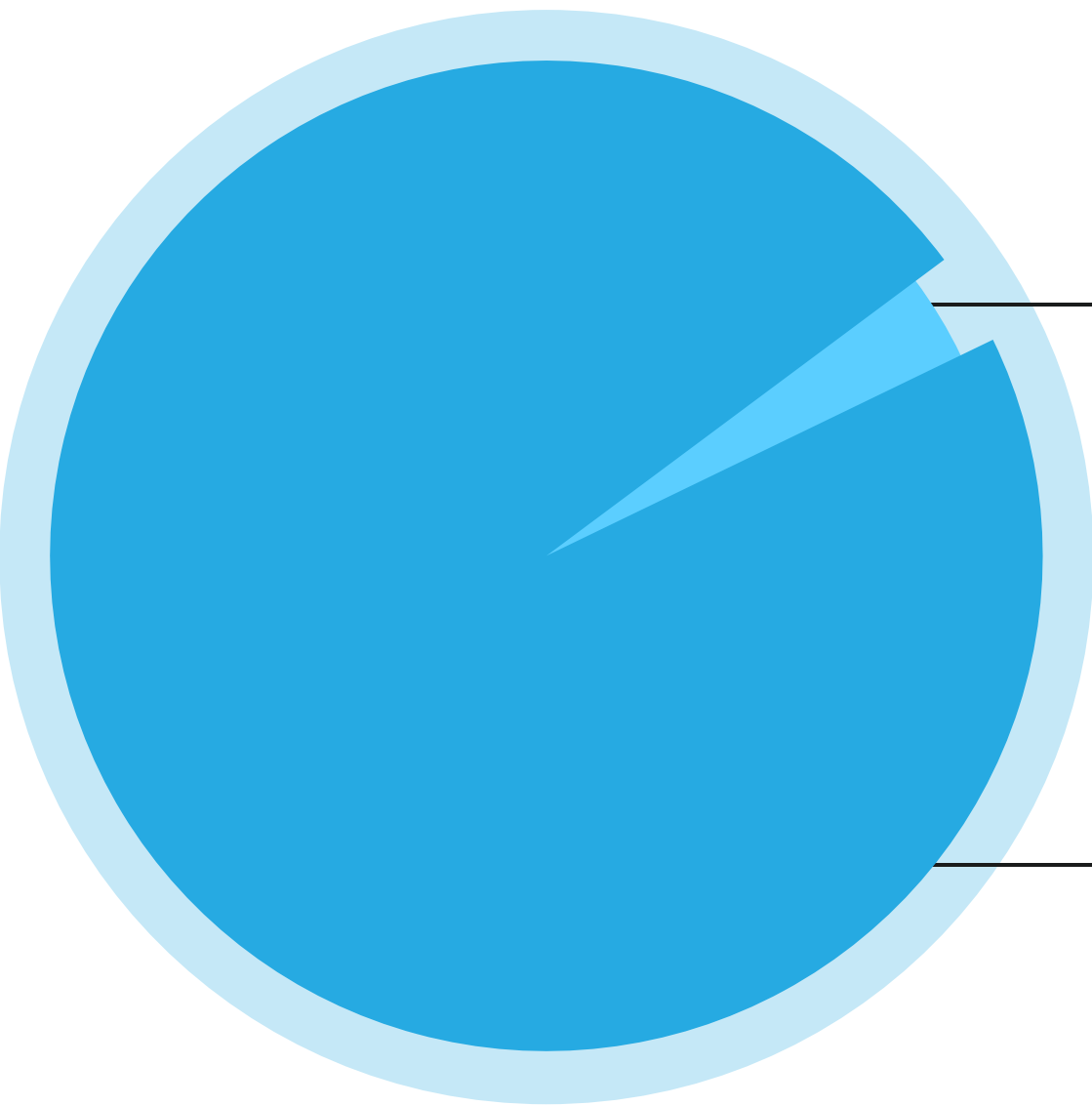
# Breakdown by Villas

AED 1,937 ▲ +20.9%

Average price per sq. ft  
Compared to 2023

▼ -2.6%

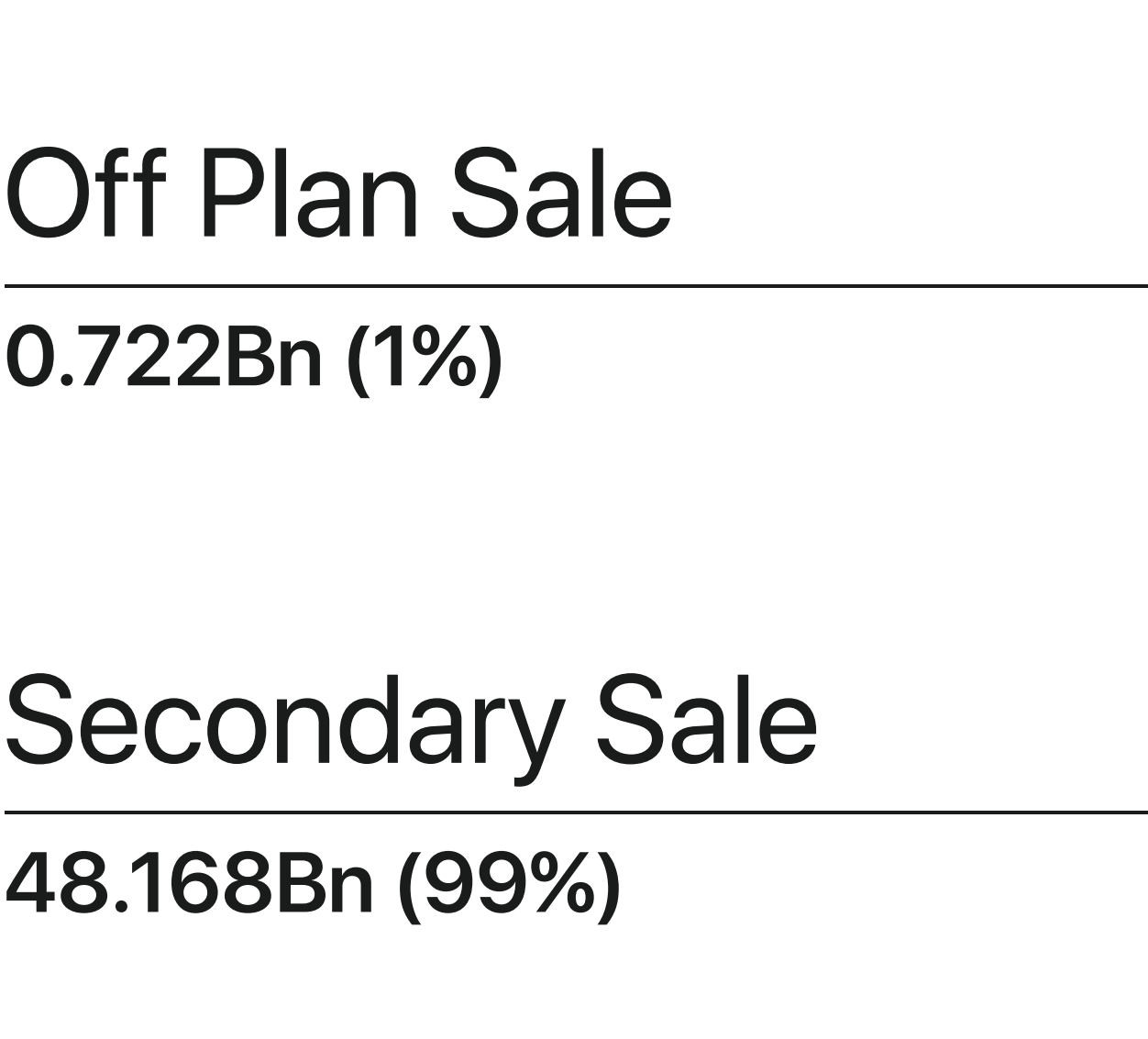
4,449 total resale transactions



Off Plan Sale  
130 (3%)  
  
Secondary Sale  
4,319 (97%)

▲ +22.1%

AED 48.890Bn total resale value



Off Plan Sale  
0.722Bn (1%)  
  
Secondary Sale  
48.168Bn (99%)

## Most Expensive Villa Resales

AED 240,500,000

🛏 6 bedrooms

AED 216,000,000  
The Fronds,  
FronD J

AED 200,000,000  
Dubai Hills Grove

🛏 7 bedrooms

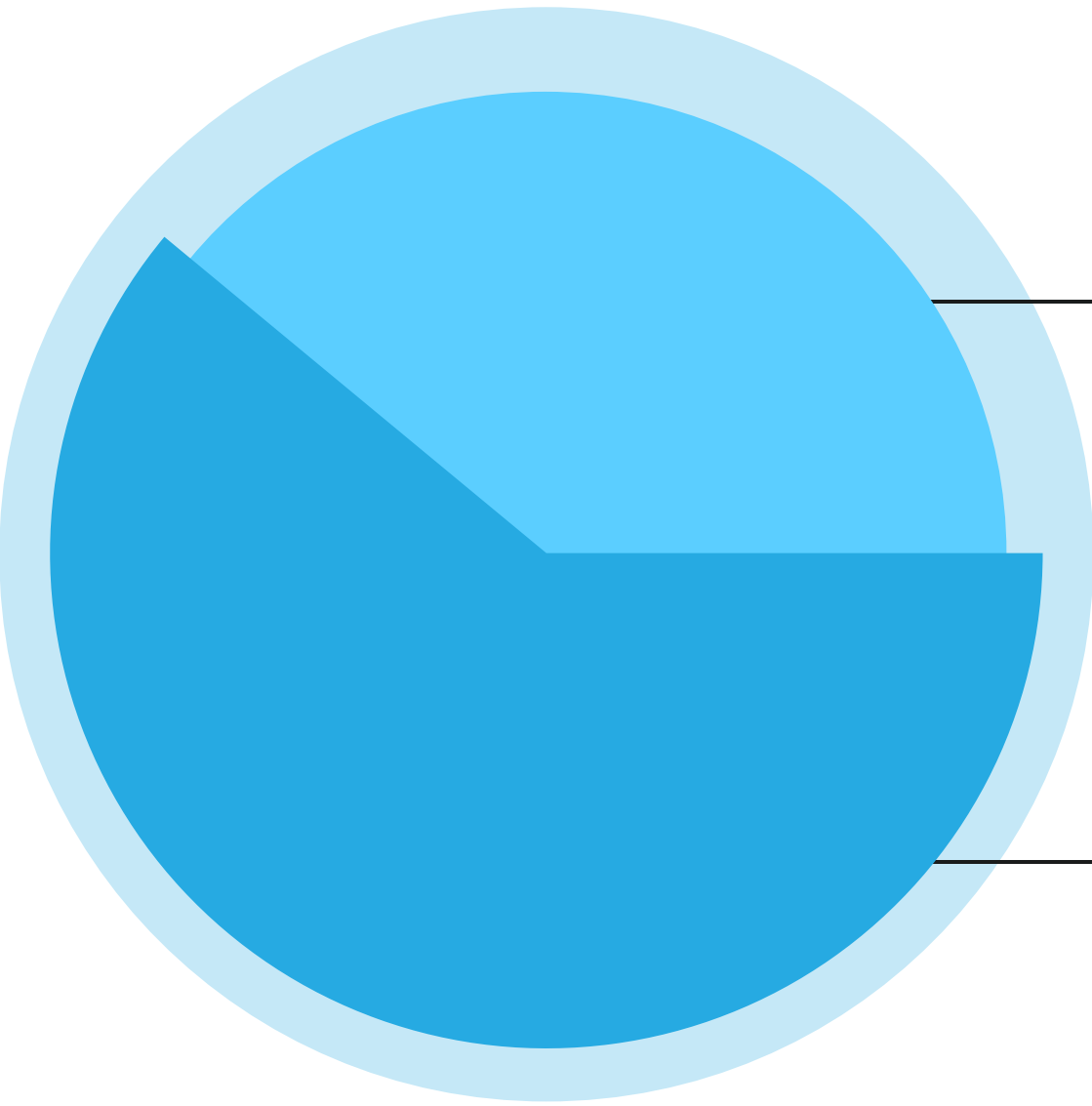
## Villa Rentals: At a Glance

AED 70 ▲ +23.0%

Average price per sq. ft  
Compared to 2023

▲ +2.1%

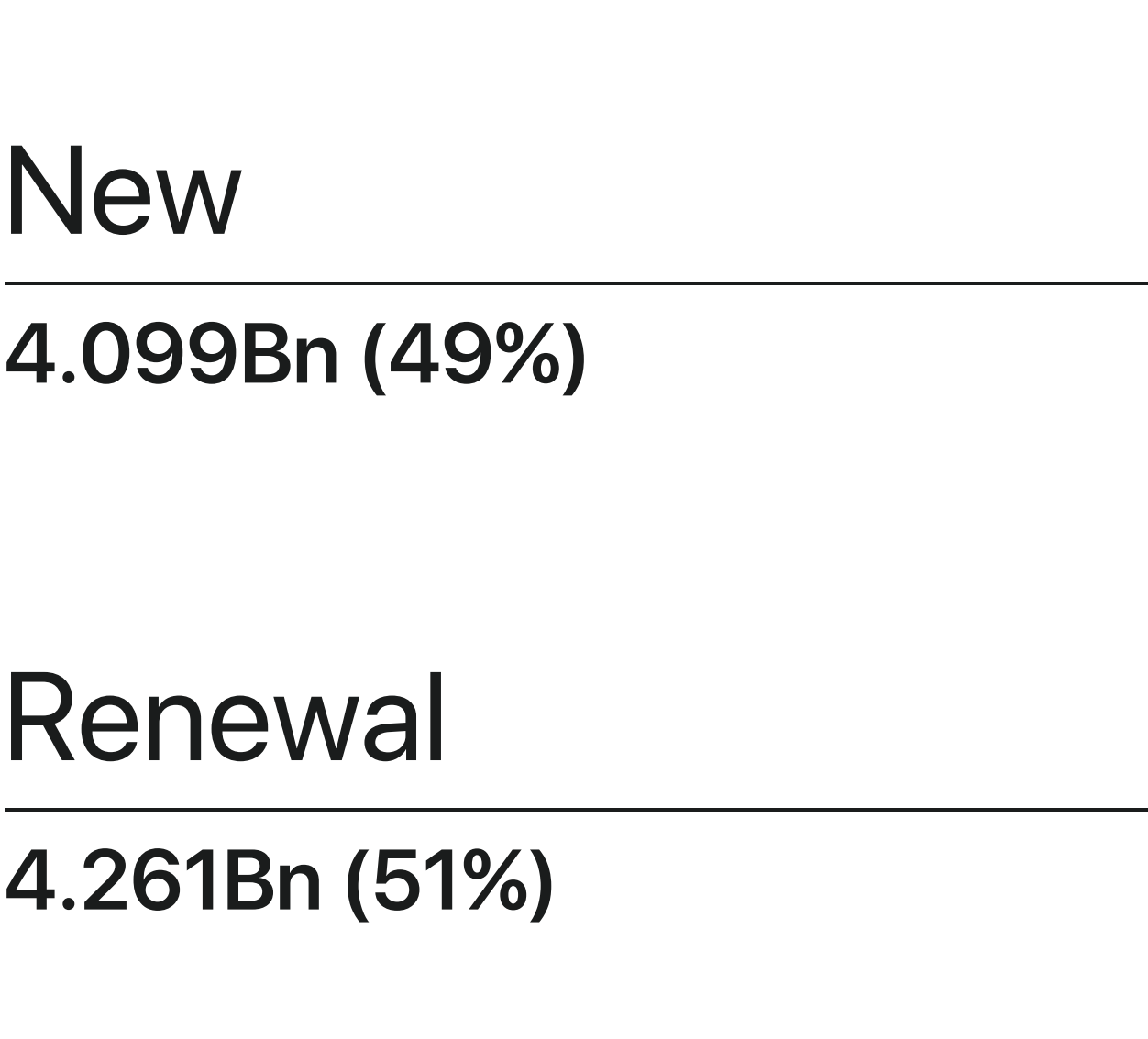
35,085 total rental transactions



New  
13,381 (38.14%)  
  
Renewal  
21,704 (61.86%)

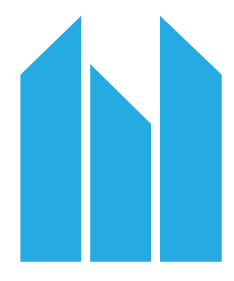
▲ +23.5%

AED 8.359Bn total rental value



New  
4.099Bn (49%)  
  
Renewal  
4.261Bn (51%)





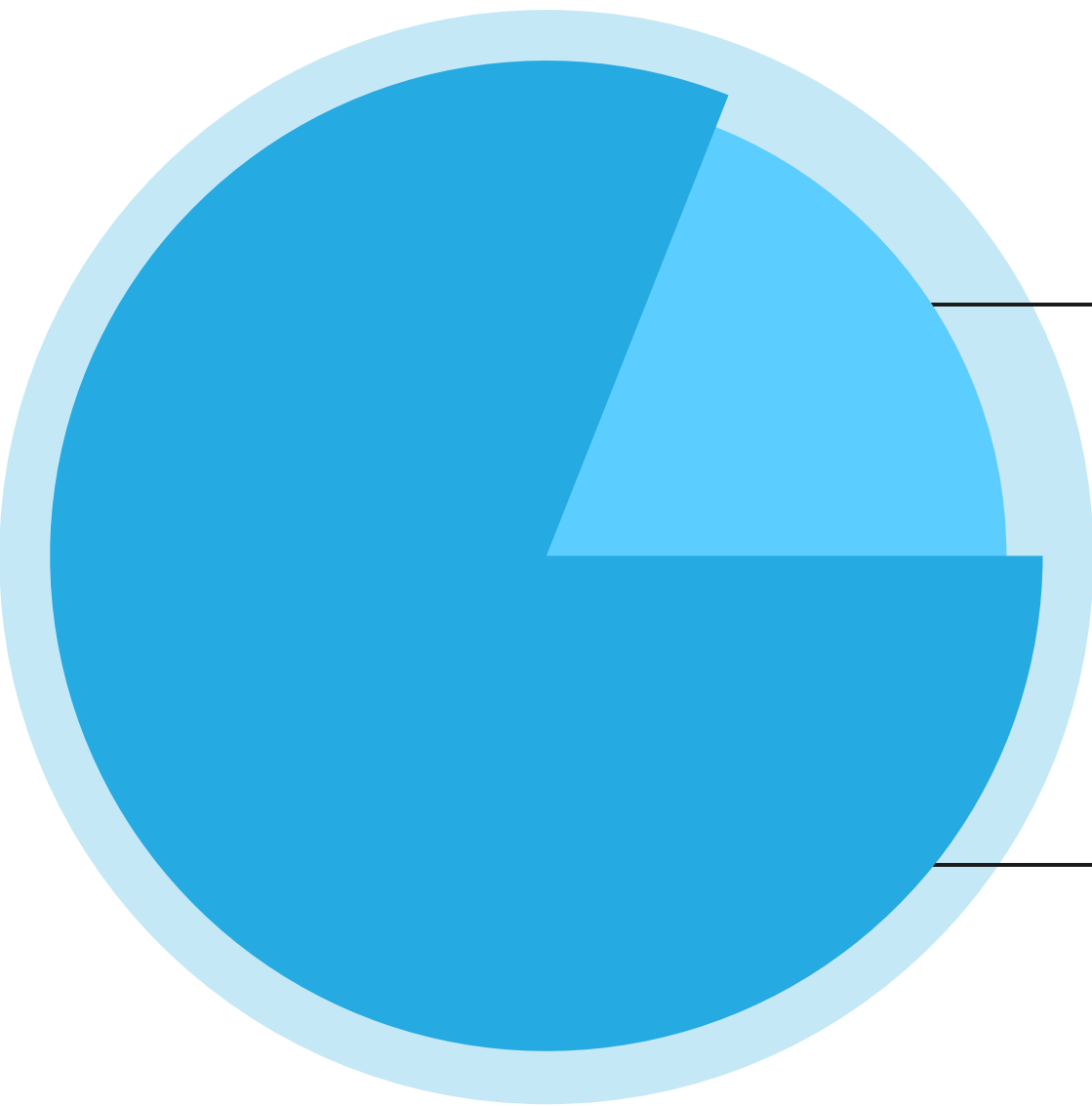
# Breakdown by Townhouses

AED 1,212 ▲ +17.3%

Average price per sq. ft  
Compared to 2023

▲ +17.4%

8,559 total resale transactions

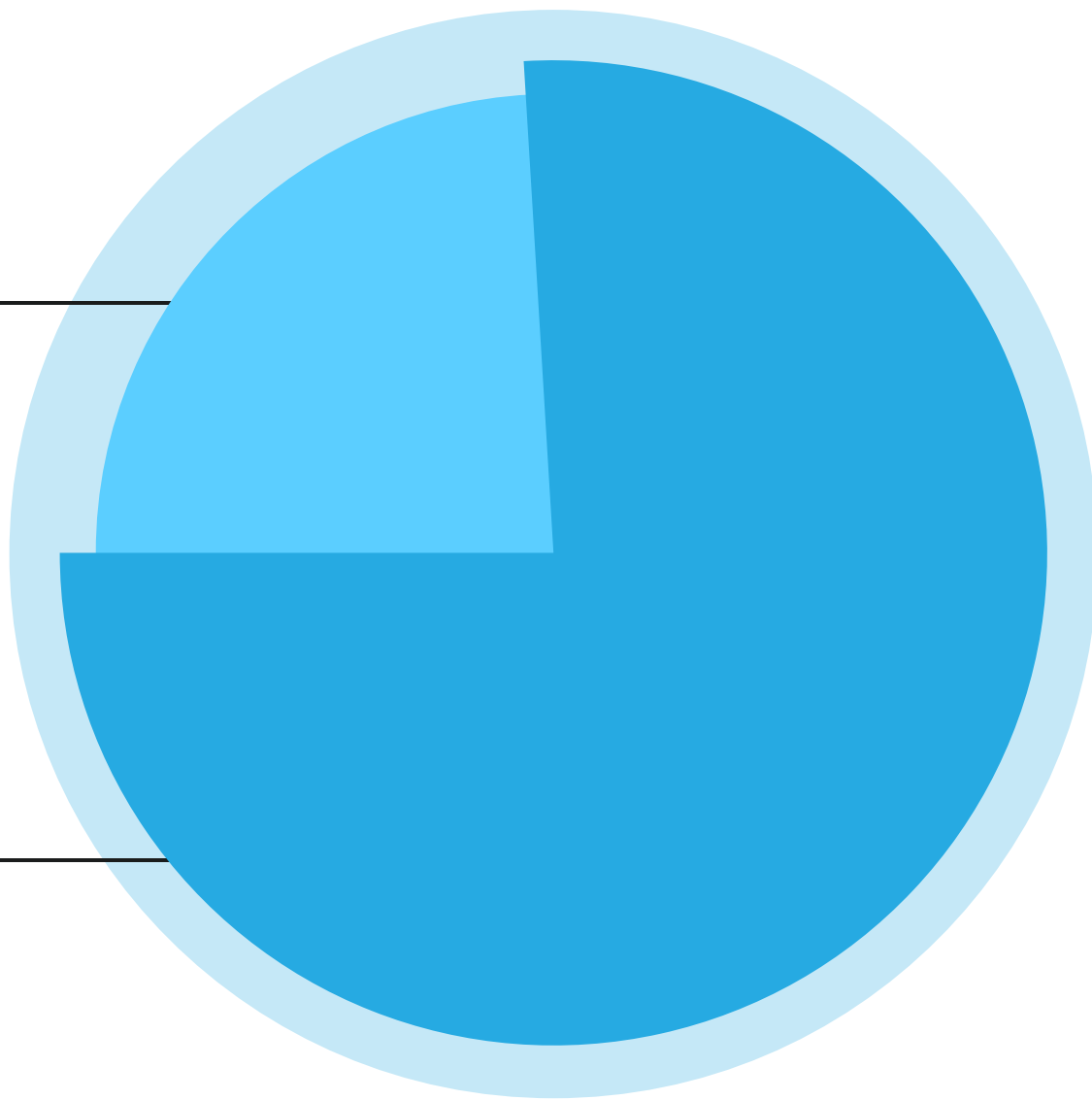


Off Plan Sale  
2,042 (24%)

Secondary Sale  
6,517 (76%)

▲ +36.6%

AED 25.662Bn total resale value



Off Plan Sale  
5.767Bn (22%)

Secondary Sale  
19.895Bn (78%)

## Most Expensive Townhouse Resales

AED 72,000,000  
Umm Suqeim 2

AED 35,650,000  
Umm Suqeim 2

AED 34,000,000  
Plagette 32

5 bedrooms

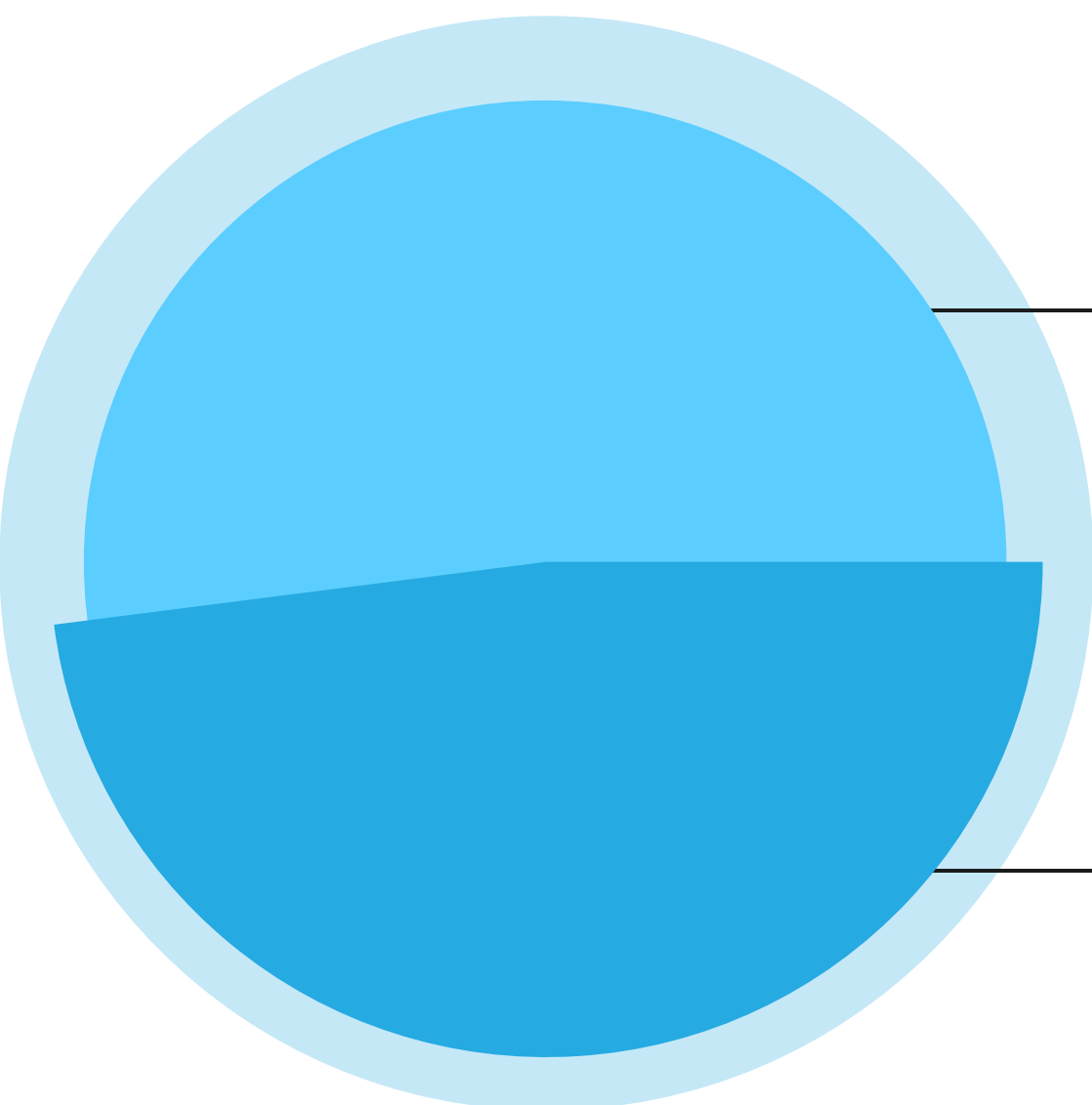
## Townhouse Rentals: At a Glance

AED 68 ▲ +15.8%

Average price per sq. ft  
Compared to 2023

▲ +2.5%

21,562 total rental transactions

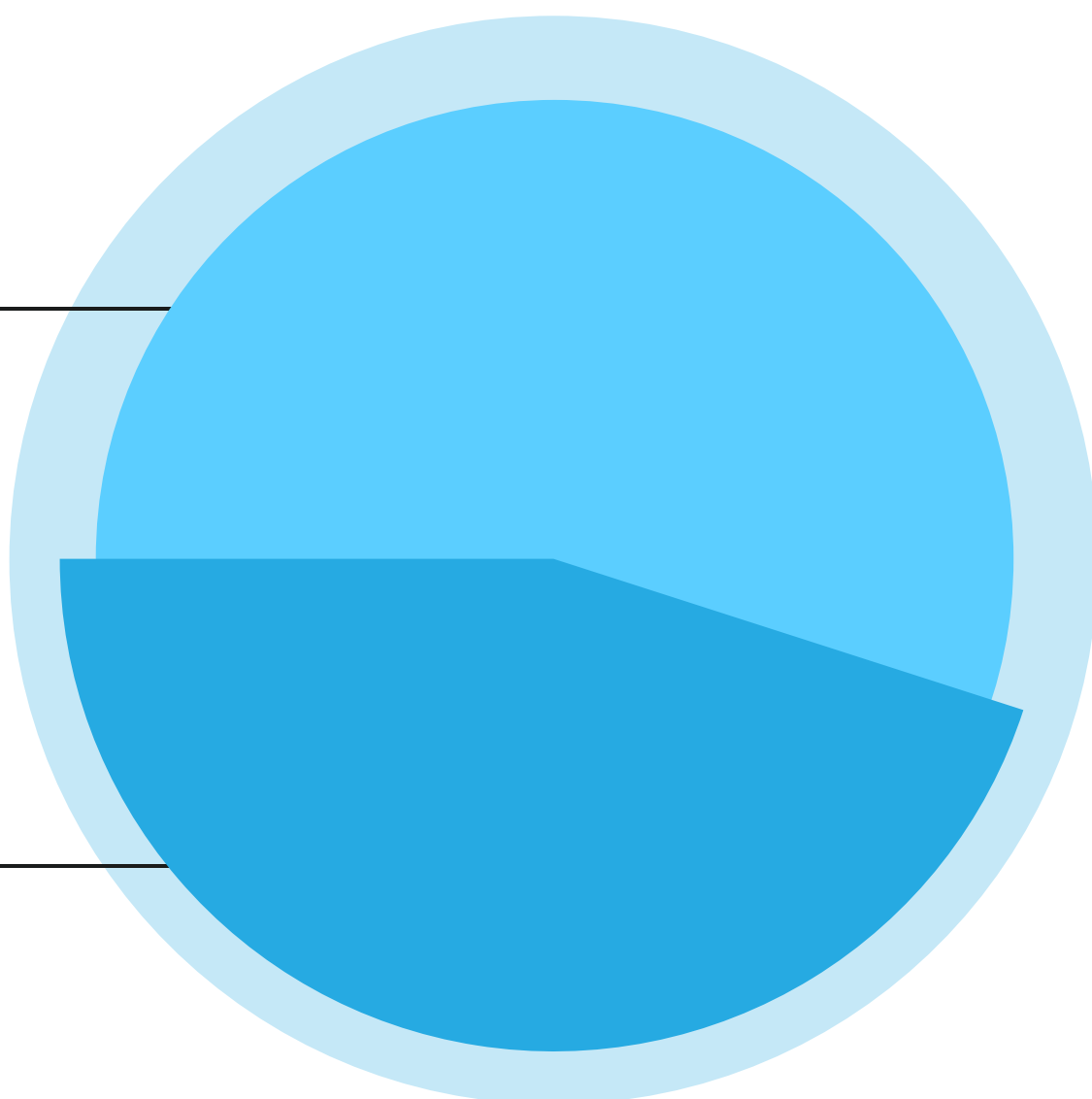


New  
11,159 (52%)

Renewal  
10,403 (48%)

▲ +16.5%

AED 3.418Bn total rental value



New  
1.885Bn (55%)

Renewal  
1.533Bn (45%)



## Metropolitan Premium Properties

- 📍 Al Salam Tower - 38 Floor - Sheikh Zayed Rd  
Al Sufouh 2 - Dubai
- 📞 +971 54 321 9259
- 🌐 [www.metropolitan.realestate](http://www.metropolitan.realestate)
- 📷 @metropolitan\_properties
- 📺 Metropolitan Premium Properties