



Dubai Real Estate Market Report

Q2 2023



MORGAN'S
INTERNATIONAL REALTY



Welcome to the esteemed quarterly report from Morgan's International Realty, your indispensable resource for navigating Dubai's property market. As you explore the pages of this report, you will discover an abundance of carefully curated data, insights, and expert analysis gathered from a comprehensive network of reliable sources.

This report provides a wide-ranging view of market performance, pricing trends, in-demand communities, and numerous other essential factors influencing the property landscape. We invite you to immerse yourself in this wealth of information, equipping you with the knowledge to make well-informed decisions in the ever-evolving Dubai property market.

Our team of world-renowned consultants stands ready to serve you, offering unparalleled expertise and guidance to ensure your success in this vibrant sector.

Content:

1.	2.	3.	4.
Market Performance Review	Dubai Property Pricing Trend	Cash Versus Mortgage Transactions	Primary Versus Secondary Market
5.	6.	7.	8.
Luxury Property Performance Insights	Spotlight On The Highest-Performing Residential Communities	Dubai's Top-Tier Property Transactions	Evaluation of the Commercial Property Landscape
9.	10.	11.	12.
Pricing Overview Across Key Dubai Communities	Rental Yield Assessment	Real Estate Supply Analysis	Analyst's Note
13.			
About Us			



Market Performance Review

Real Estate Transaction Q2 2023

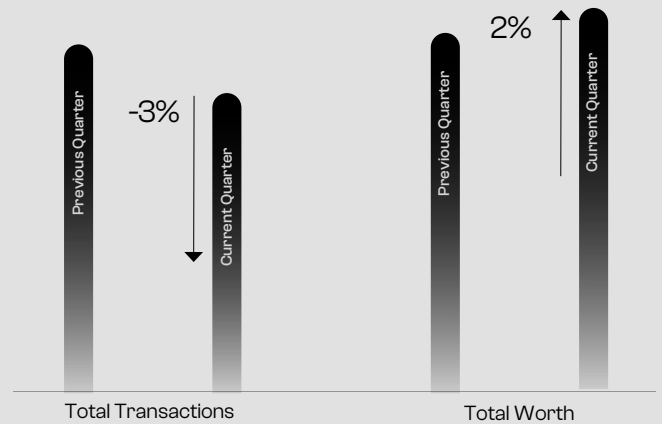
30,099
Total Transactions

AED 90.58B
Total Worth

VS. Q1 2023

30,897
Total Transactions

AED 88.72B
Total Worth



VS. Q2 2022

22,457
Total Transactions

AED 59.00B
Total Worth



Note: market performance studies tracks residential , commercial & land property transactions from Dubai Land Department in both primary and secondary markets.



Dubai Property Pricing Trend Q2 2023



Apartment

1,676
AED/sq.ft

↑ 8% QoQ

↑ 7% YoY

Hotel Apartment

2,775
AED/sq.ft

↑ 7% QoQ

↓ -9% YoY

Townhouses / Villas

1,247
AED/sq.ft

↑ 8% QoQ

↑ 16% YoY

Commercial

1,497
AED/sq.ft

↓ -4% QoQ

↑ 35% YoY

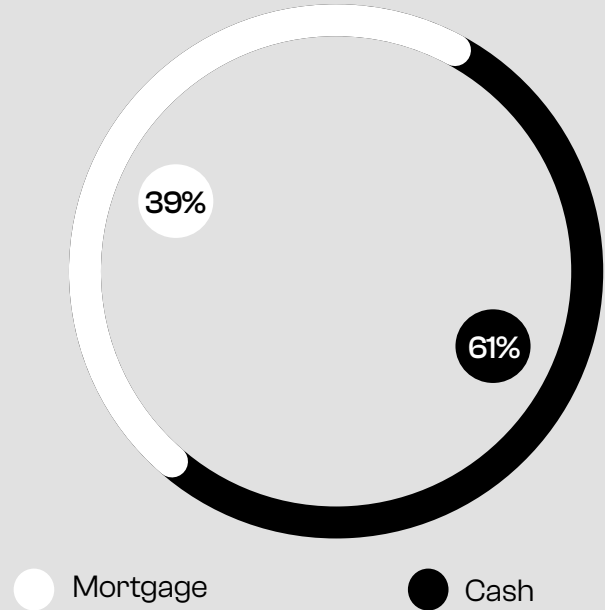


Cash Versus Mortgage Transactions

Cash
9,376
Total Transactions

Mortgage
6,010
Total Transactions

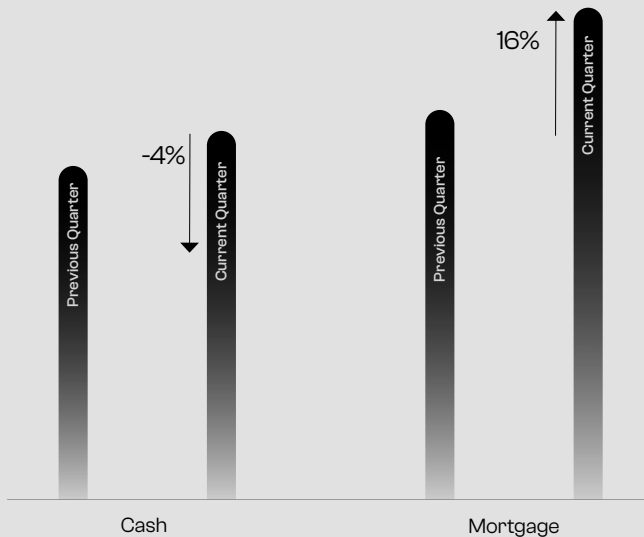
Total transactions in terms of volumes



VS. Q1 2023

9,815
Cash

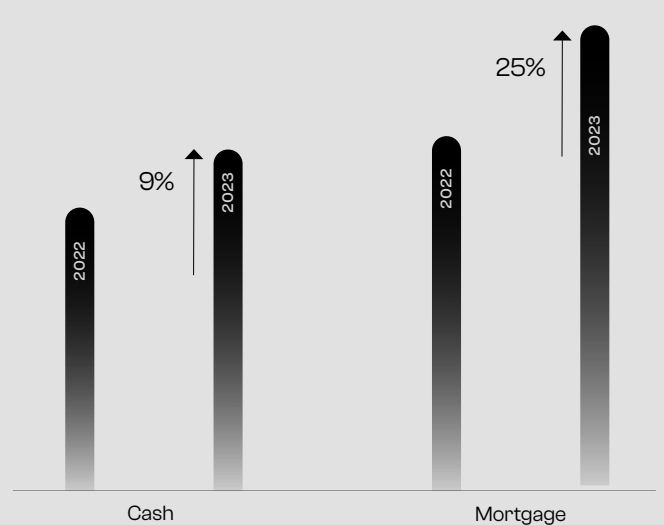
5,177
Mortgage



VS. Q2 2022

8,611
Cash

4,826
Mortgage





Primary Versus Secondary Market Q2 2023

Primary (off-plan)

14,713

Total Transactions

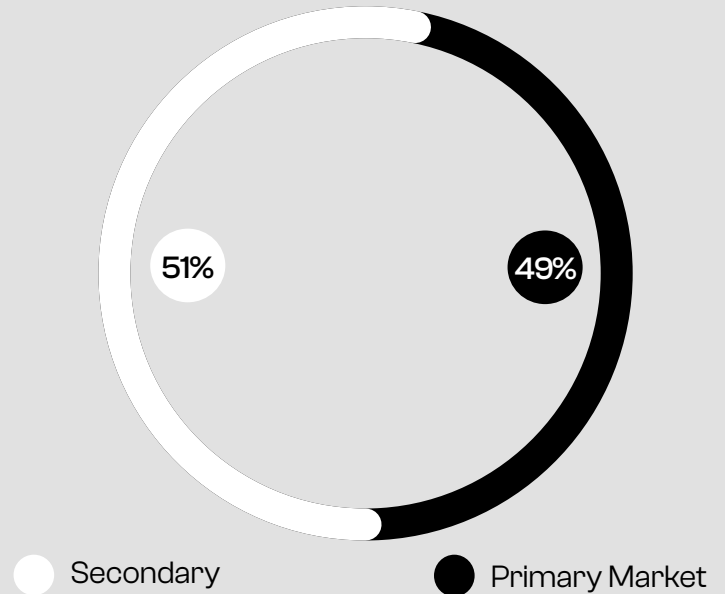
AED 35.08B

Total Worth

1,328 AED

Average Price Per Sq.Ft

Transactions Volume



Secondary

15,387

Total Transactions

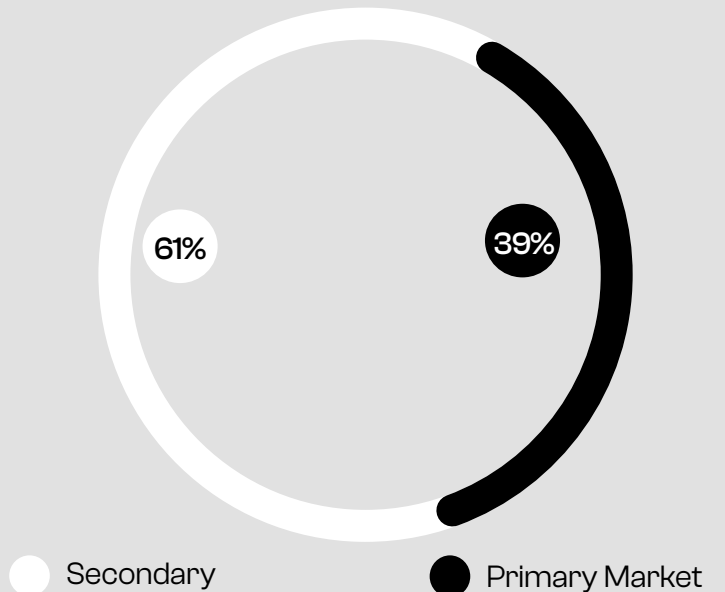
AED 55.50B

Total Worth

1,372 AED

Average Price Per Sq.Ft

Transactions Value





VS. Q1 2023

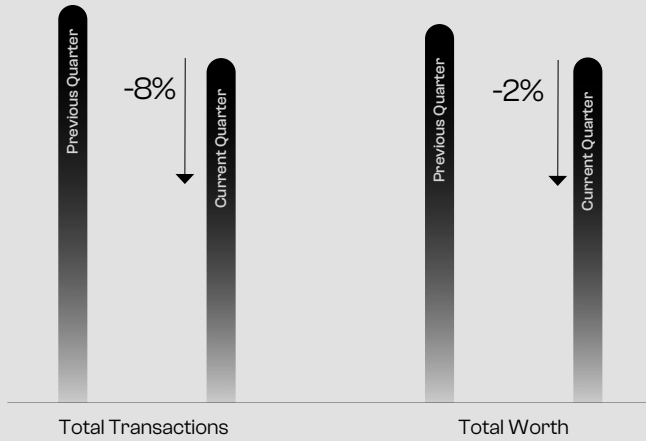
Primary (off-plan)

15,906

Total Transactions

AED 35.67B

Total Worth



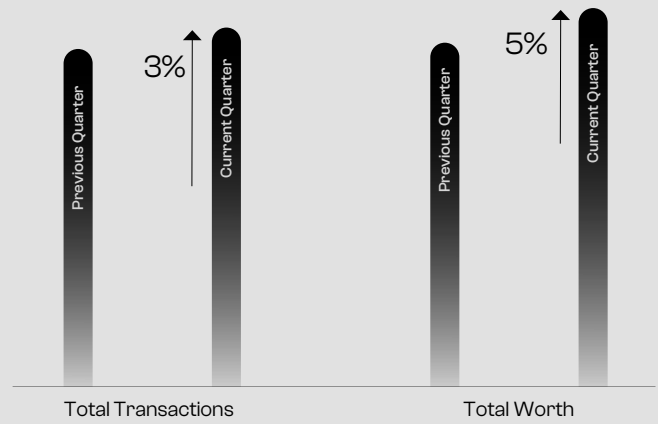
Secondary

14,992

Total Transactions

AED 53.05B

Total Worth



VS. Q2 2022

Primary (off-plan)

9,020

Total Transactions

AED 18.55B

Total Worth



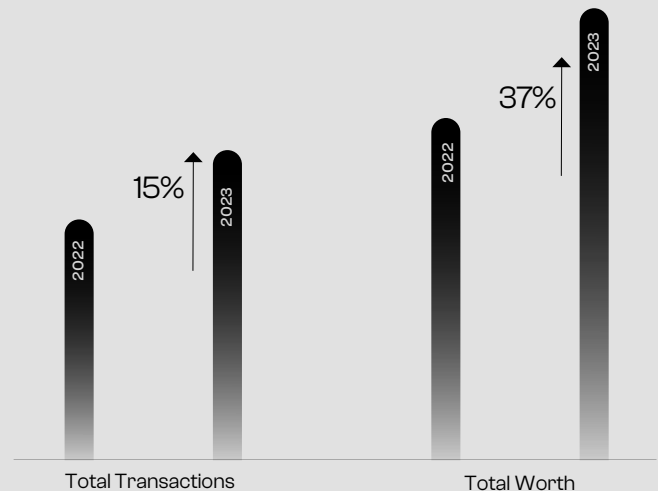
Secondary

13,437

Total Transactions

AED 40.45B

Total Worth





Luxury Property Performance Insights Q2 2023

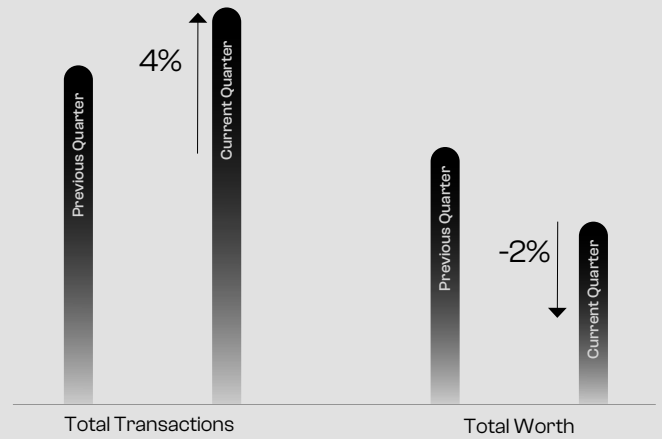
845
Total Transactions

AED 18.40B
Total Worth

VS. Q1 2023

813
Total Transactions

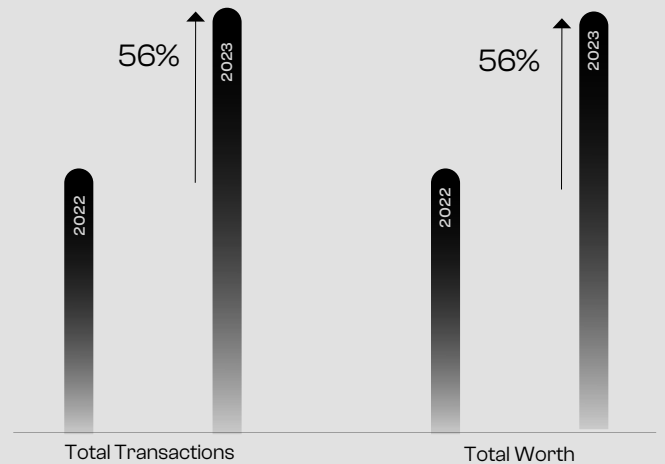
AED 18.76B
Total Worth



VS. Q2 2022

540
Total Transactions

AED 11.80B
Total Worth





Spotlight On The Highest-Performing Residential Communities



54%

- Dubai real estate market surges in Q2 2023 with soaring property prices and record-breaking transaction values.
- Property values soar by 2.51% in May, reaching heights not seen since the market's peak in 2014.
- Transaction values increase by an impressive 2% QoQ and a staggering 54% YoY.

Apartments

Area	No. of Transactions	Total Worth (AED)
Palm Jumeirah	576	4,987,349,806
Downtown Dubai	1,340	4,961,520,613
Marsa Dubai	977	4,836,308,234
Dubai Harbour	680	3,479,746,032
Business Bay	1,777	3,271,372,085

Villas

Area	No. of Transactions	Total Worth (AED)
Wadi Al Safa 3 (Al Barari / D11 / Living Legend)	181	2,706,509,152
Palm Jumeirah	64	1,845,196,568
Al Hebiah Fifth (Damac Lagoons)	643	1,799,420,917
Dubai Hills	153	1,708,557,025
Al Hebiah Fourth (Tilal Al Ghaf/ Dubai Sport City)	180	1,450,932,917

Note: Top performing communities study tracks only residential property, including hotel apartment transactions , excluding land transactions from Dubai Land Department in both primary and secondary markets , sorted by the highest value of transactions in each community within the quarter.



Dubai's Top-Tier Property Transactions

Apartments



Bulgari Lighthouse
Jumeirah Bay Island
(AED) 137,350,000

- ♣ Date: 04-Apr-23
- ♣ Segment: Primary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 11,655
- ♣ Price (AED/sq.ft):11,785



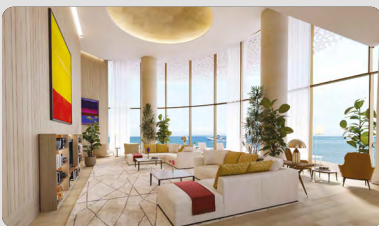
Bulgari Lighthouse
Jumeirah Bay Island
(AED) 130,000,000

- ♣ Date: 04-Apr-23
- ♣ Segment: Primary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 11,657
- ♣ Price (AED/sq.ft): 11,152



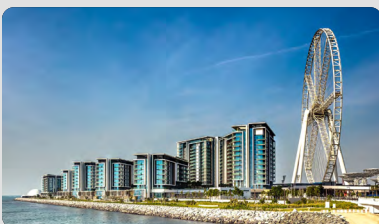
Bulgari Resort and Residences
Jumeirah Bay Island
(AED) 122,000,000

- ♣ Date: 15-May-23
- ♣ Segment: Secondary
- ♣ Bedrooms: 4
- ♣ Total Area (Sq Ft): 12,114
- ♣ Price (AED/sq.ft): 10,071



Bulgari Lighthouse
Jumeirah Bay Island
(AED) 112,000,000

- ♣ Date: 11-Jun-23
- ♣ Segment: Primary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 11,655
- ♣ Price (AED/sq.ft): 9,610



Bluewaters 7
Bluewaters Island
(AED) 80,000,000

- ♣ Date: 12-Jun-23
- ♣ Segment: Secondary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 9,412
- ♣ Price (AED/sq.ft): 8,500

Note: Most expensive properties study tracks only residential property including hotel apartment transactions , excluding land and full building transactions from Dubai Land Department in both primary and secondary markets .



Villas



Sector L
Emirates Hills
(AED) 150,000,000

- ♣ Date: 06-Apr-23
- ♣ Segment: Secondary
- ♣ Bedrooms: Custom
- ♣ Total Area (Sq Ft): 32,932
- ♣ Price (AED/sq.ft): 4,554



Bulgari Ocean Mansions
Jumeirah Bay Island
(AED) 135,000,000

- ♣ Date: 15-May-23
- ♣ Segment: Secondary
- ♣ Bedrooms: Custom
- ♣ Total Area (Sq Ft): 13,766
- ♣ Price (AED/sq.ft): 9,806



Dubai Hills View
Dubai Hills Estate
(AED) 120,000,000

- ♣ Date: 08-May-23
- ♣ Segment: Secondary
- ♣ Bedrooms: Custom
- ♣ Total Area (Sq Ft): 27,449
- ♣ Price (AED/sq.ft): 4,371



The Crescent - Six Senses Residences
Palm Jumeirah
(AED) 105,000,000

- ♣ Date: 15-May-23
- ♣ Segment: Primary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 26,514
- ♣ Price (AED/sq.ft): 3,960



The Crescent - Six Senses Residences
Palm Jumeirah
(AED) 100,000,000

- ♣ Date: 22-Jun-23
- ♣ Segment: Primary
- ♣ Bedrooms: 5
- ♣ Total Area (Sq Ft): 26,514
- ♣ Price (AED/sq.ft): 3,772

Note: Most expensive properties study tracks only residential property including hotel apartment transactions , excluding land and full building transactions from Dubai Land Department in both primary and secondary markets .



Lands



Mugatrah
(AED) 3,869,204,024

- ♣ Date: 11-Apr-23
- ♣ Segment: Secondary
- ♣ Plot Size (SqFt): 203,080,082
- ♣ Price (AED/sq.ft): 19



Dubai South
(AED) 659,538,246

- ♣ Date: 23-May-23
- ♣ Segment: Secondary
- ♣ Plot Size (SqFt): 14,656,269
- ♣ Price (AED/sq.ft): 45



Al Layan
(AED) 630,795,976

- ♣ Date: 11-Apr-23
- ♣ Segment: Secondary
- ♣ Plot Size (SqFt): 33,108,127
- ♣ Price (AED/sq.ft): 19



Business Bay
(AED) 456,250,000

- ♣ Date: 03-Apr-23
- ♣ Segment: Secondary
- ♣ Plot Size (SqFt): 56,937
- ♣ Price (AED/sq.ft): 8,013



Dubai Harbour
(AED) 444,991,275

- ♣ Date: 17-Apr-23
- ♣ Segment: Secondary
- ♣ Plot Size (SqFt): 65,533
- ♣ Price (AED/sq.ft): 6,790

Note: Most expensive properties study tracks only residential property including hotel apartment transactions , excluding land and full building transactions from Dubai Land Department in both primary and secondary markets .



Evaluation of the Commercial Property Landscape

917

Total Transactions

AED 1.50B

Total Worth

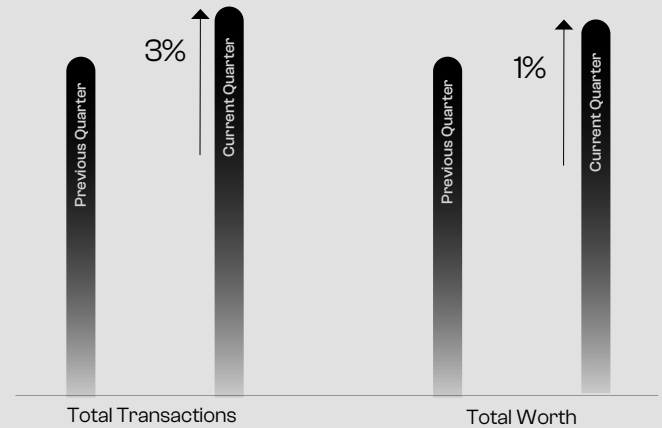
VS. Q1 2023

887

Total Transactions

AED 1.49B

Total Worth



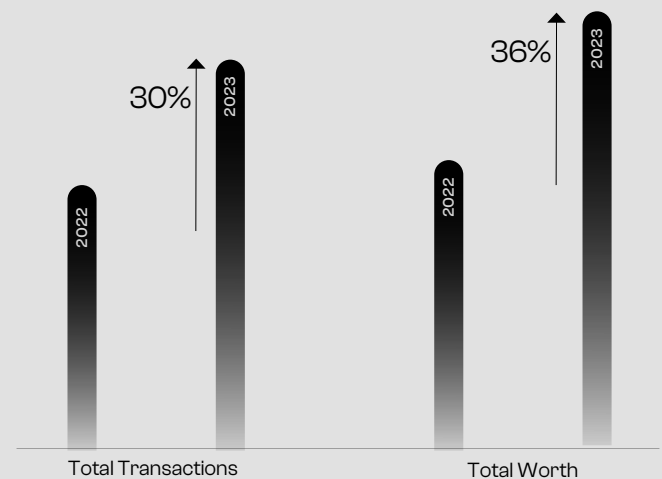
VS. Q2 2022

707

Total Transactions

1.10B

Total Worth





Top Performing Commercial Areas



61%

- Cash transactions dominate the market, accounting for 61% of all transactions.
- Primary market activity remains strong, with a 49% share of total transactions.
- Luxury property segment registers remarkable growth, with a 4% QoQ increase and a staggering 56% YoY growth.

Offices/Retails

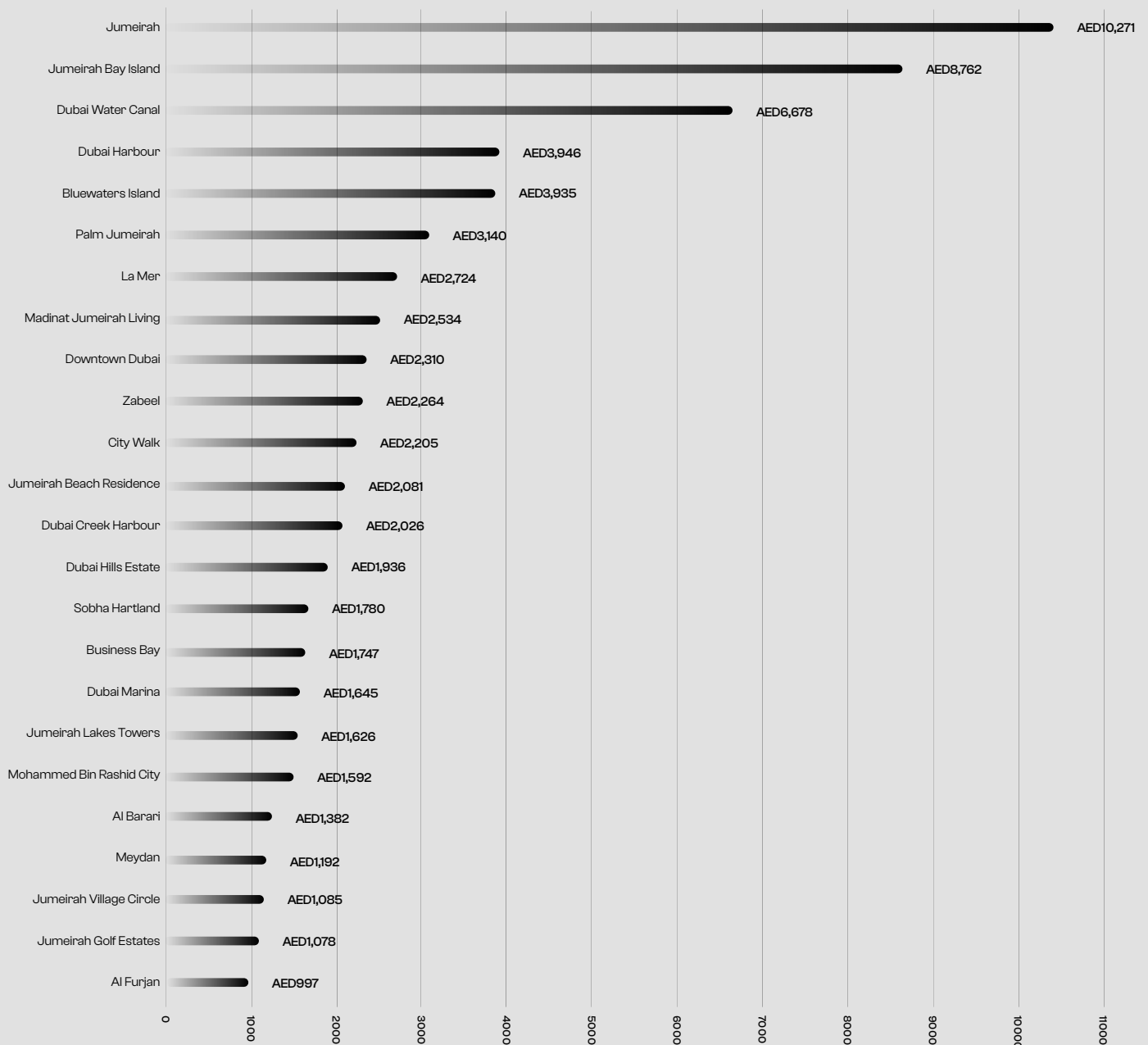
Area	No. of Transactions	Total Worth (AED)
Business Bay	296	538,634,690
Jumeirah Lakes Towers	259	363,881,796
Downtown Dubai	7	104,080,500
Meydan One	54	93,647,853
Jumeirah Village Circle	56	76,242,001

Note: Top performing communities study tracks only residential property, including hotel apartment transactions, excluding land transactions from Dubai Land Department in both primary and secondary markets, sorted by the highest value of transactions in each community within the quarter.



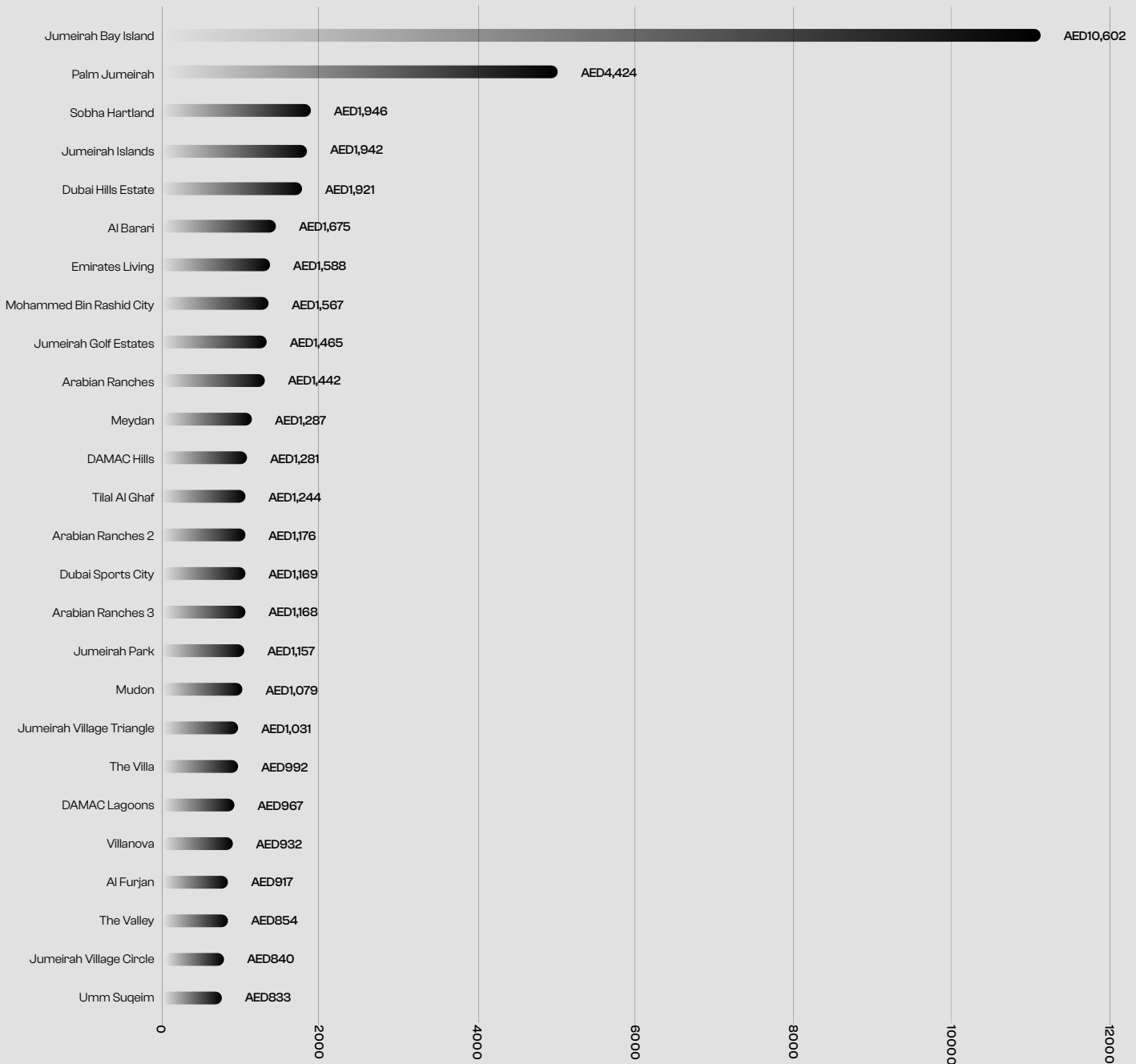
Pricing Overview Across Key Dubai Communities

Average Sale Price Per Sq.ft Apartments





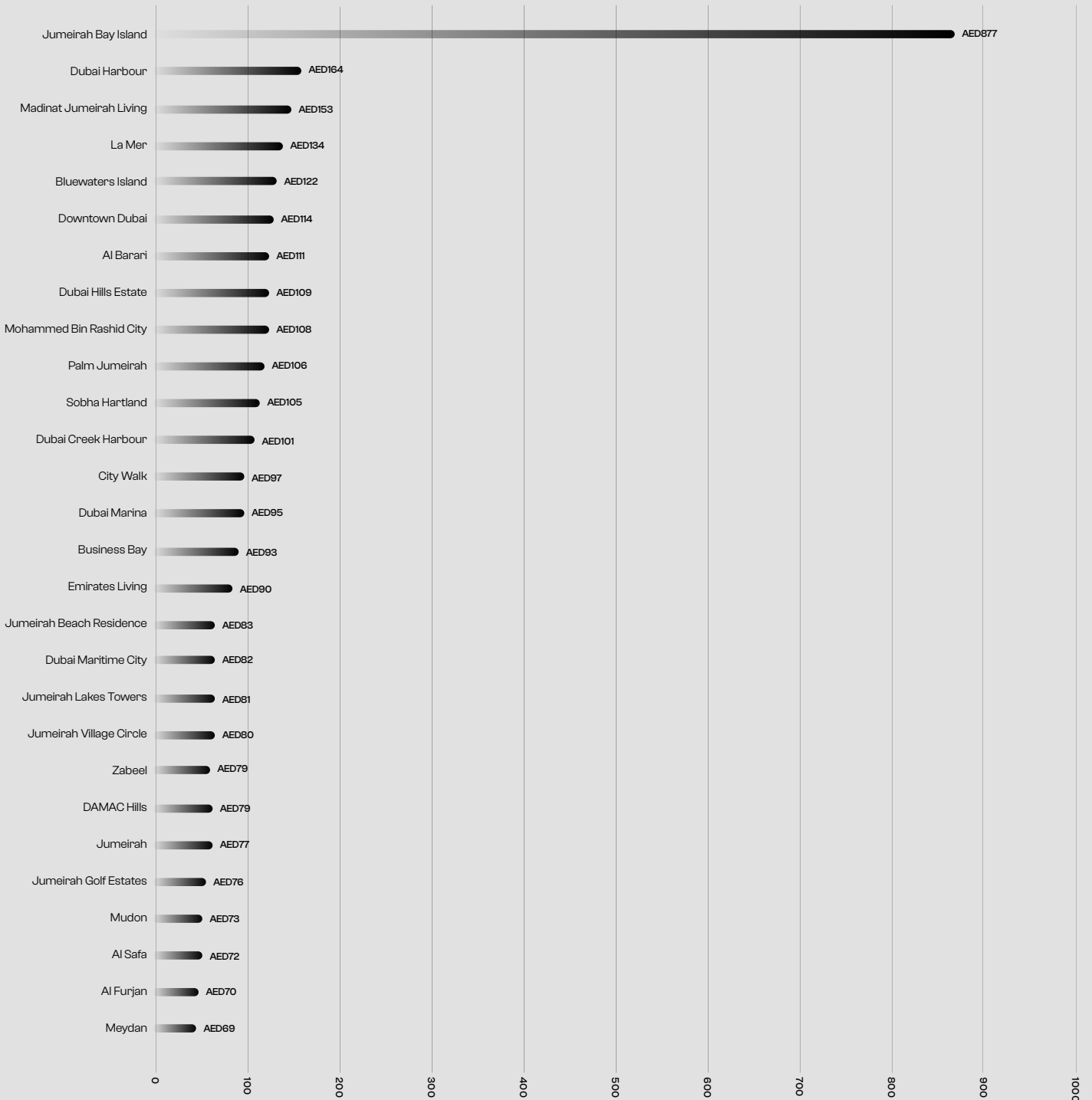
Villas and Townhouses





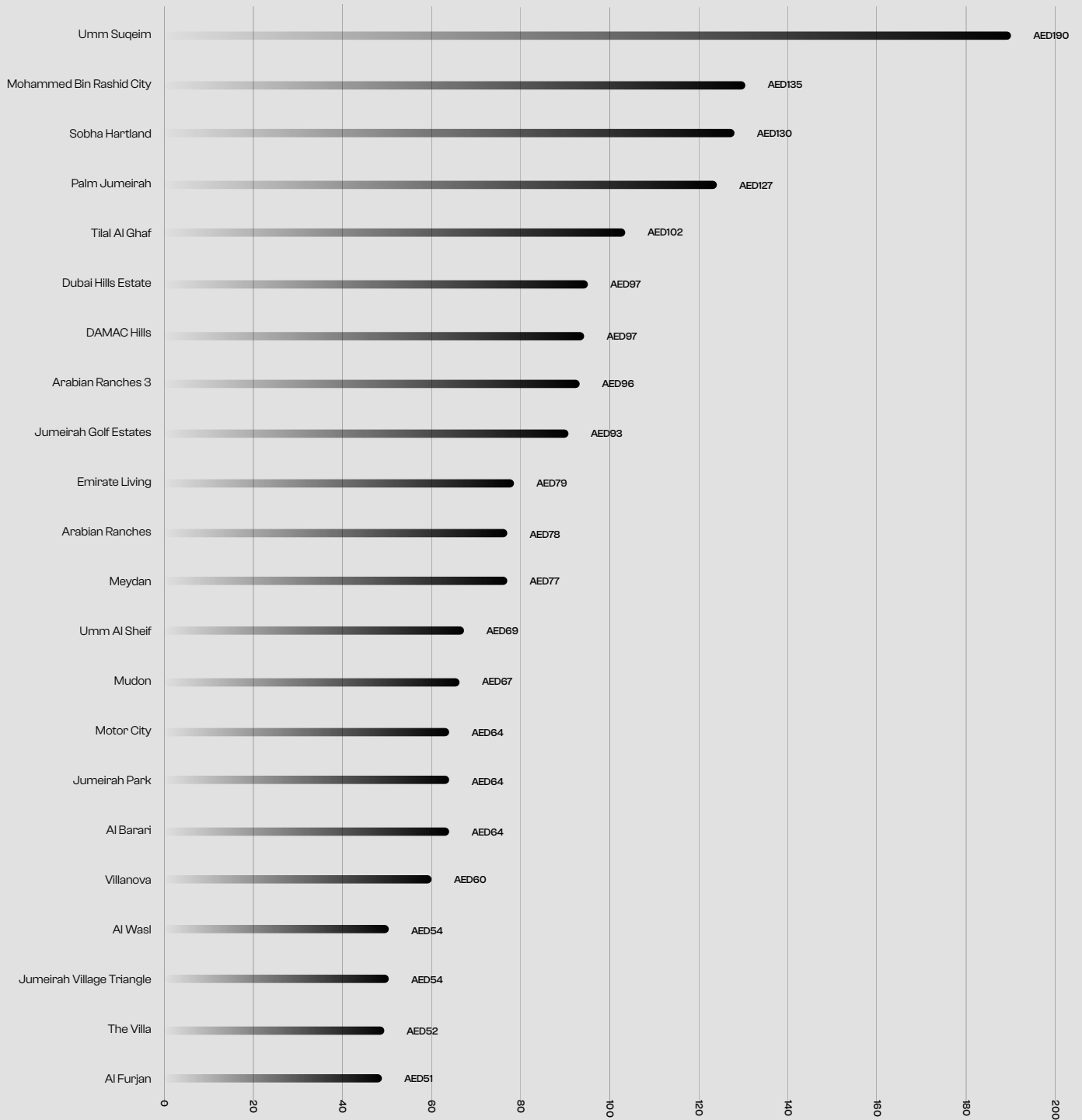
Average Rent Price Per Sq.ft

Apartments





Villas/Townhouses





Rental Yield Assessment

Apartments

Community	Average Gross Investment Yield	Community	Average Gross Investment Yield
Liwan	9.67%	Barsha Heights (Tecom)	7.15%
Remraam	9.40%	Arjan	7.03%
Interantional City	9.33%	Dubai South	7.00%
Dubai Investments Park	9.15%	Dubai Residence Complex	6.88%
Dubai Studio City	8.96%	Al Sufouh	6.82%
Dubai Sports City	8.90%	Dubai Marina	6.56%
Discovery Gardens	8.74%	Living Legends	6.48%
Dubai Silicon Oasis	8.50%	The Hills	6.47%
Motor City	8.23%	Dubai Hills Estate	6.41%
Al Barari	8.10%	Mohammed Bin Rashid City	6.34%
Jumeirah Lakes Towers	8.00%	Business Bay	6.06%
Al Khail Heights	7.69%	Meydan	6.04%
Emirates Living	7.66%	Jumeirah Beach Residence	5.89%
Jumeirah Village Triangle	7.63%	Al Barsha	5.89%
Damac Hills	7.63%	Culture Village	5.79%
Al Furjan	7.47%	Dubai Creek Harbour	5.71%
Zabeel	7.43%	Palm Jumeirah	5.67%
Jumeirah Village Circle	7.41%	City Walk	5.59%
Dubai Science Park (DuBiotech)	7.41%	Downtown Dubai	5.45%
Jumeirah Golf Estates	7.39%	Dubai Festival City	5.15%
Dubai Production City	7.32%	Al Habtoor City	4.79%
Town Square	7.26%	Bluewaters Island	3.20%

Villas / Townhouses

Community	Average Gross Investment Yield	Community	Average Gross Investment Yield
Jumeirah	9.68%	Mudon	5.53%
Motor City	8.30%	Jumeirah Park	5.27%
Jumeirah Golf Estates	6.30%	Arabian Ranches	5.11%
Dubai South	6.30%	Emirates Living	4.97%
Damac Hills	6.14%	Dubai Investments Park	4.87%
Town Square	6.13%	Falcon City of Wonders	4.85%
Jumeirah Village Circle	6.05%	Jumeirah Village Triangle	4.79%
Mohammed Bin Rashid City	6.00%	Dubai Science Park (DuBiotech)	4.78%
Meydan	5.96%	The Villa	4.65%
Reem	5.83%	Living Legends	4.49%
Dubai Hills Estate	5.62%	Dubai Silicon Oasis	4.18%
Al Furjan	5.57%	Jumeirah Islands	3.93%
Dubai Sports City	5.57%	Palm Jumeirah	3.54%
Arabian Ranches 2	5.55%	Nad Al Sheba	3.51%



Real Estate Supply Analysis

Total projects to be delivered as of June 2023.

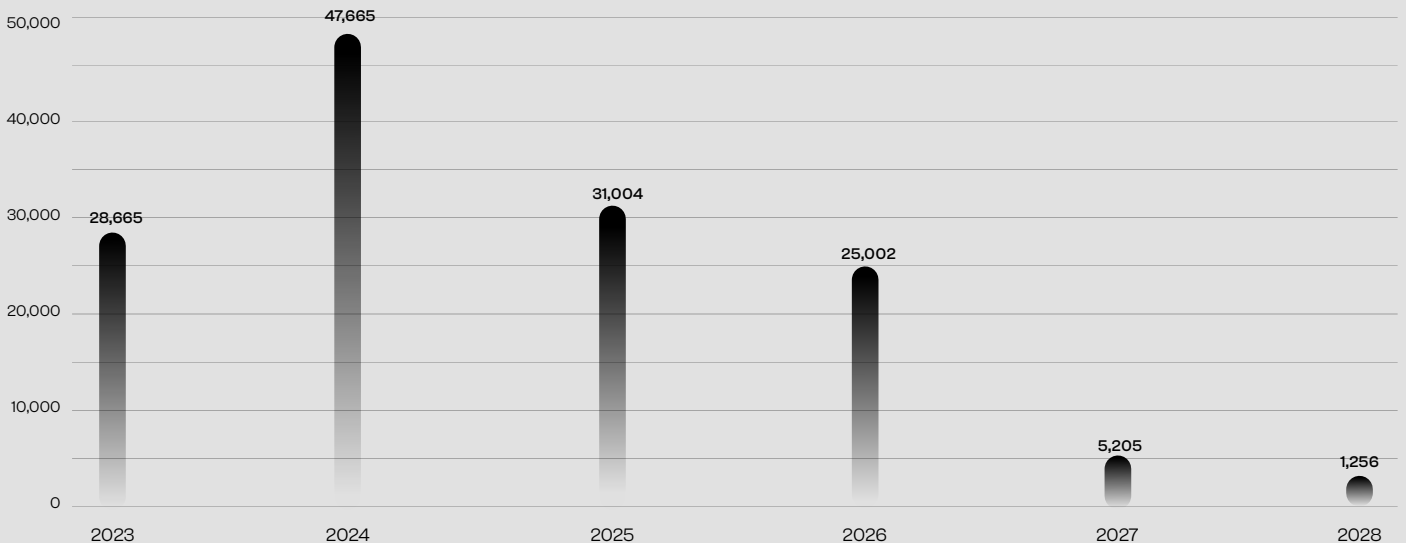
468
Total Projects

138,797
Total Units

Supply by property type

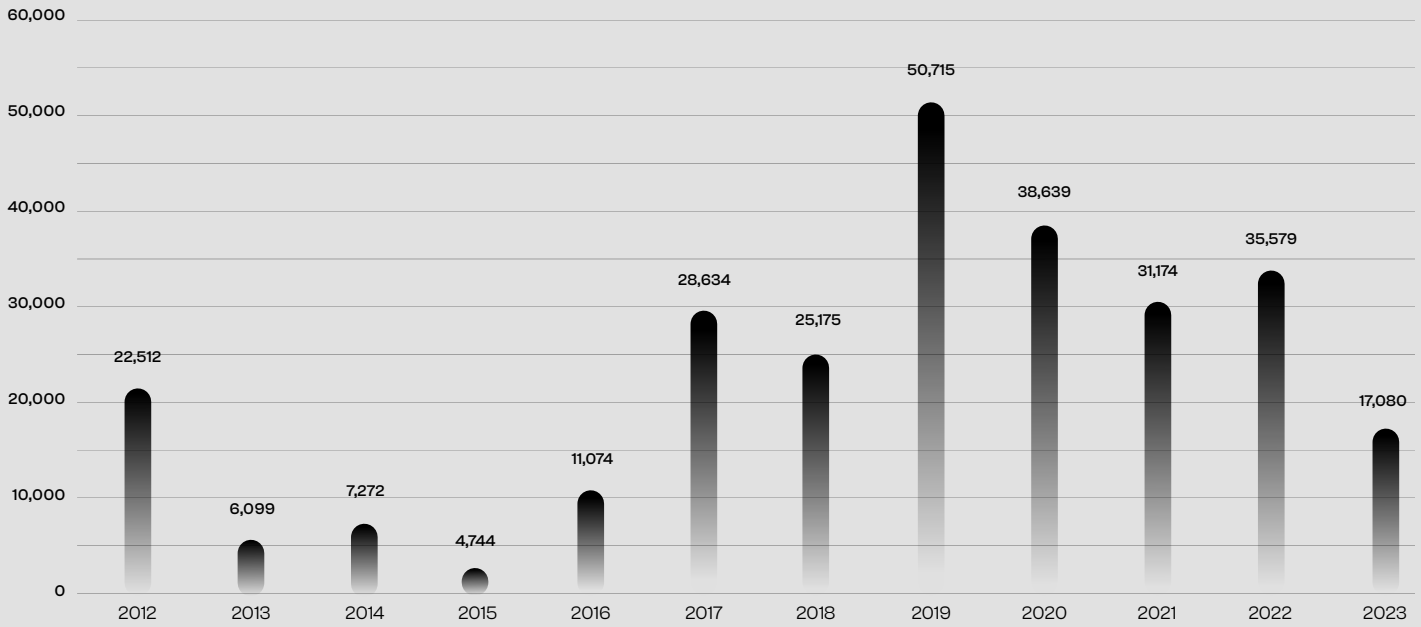


Future planned property supply

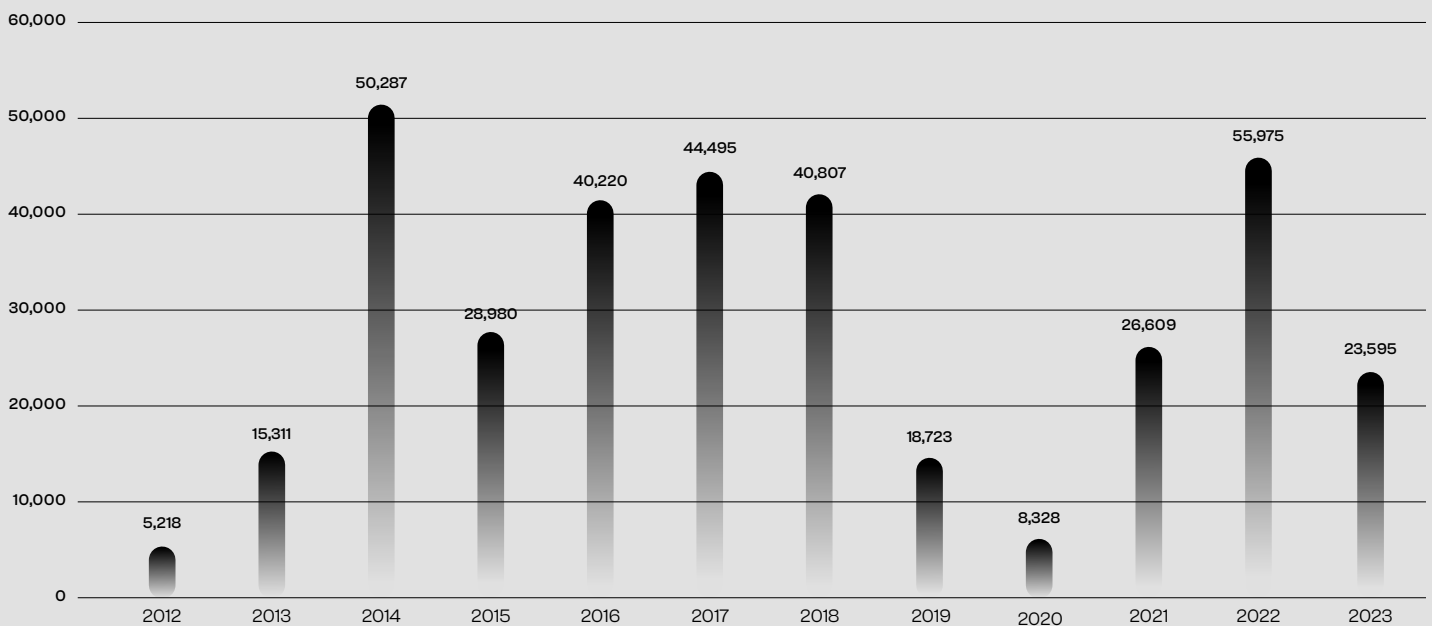




Number of Yearly Delivered Units

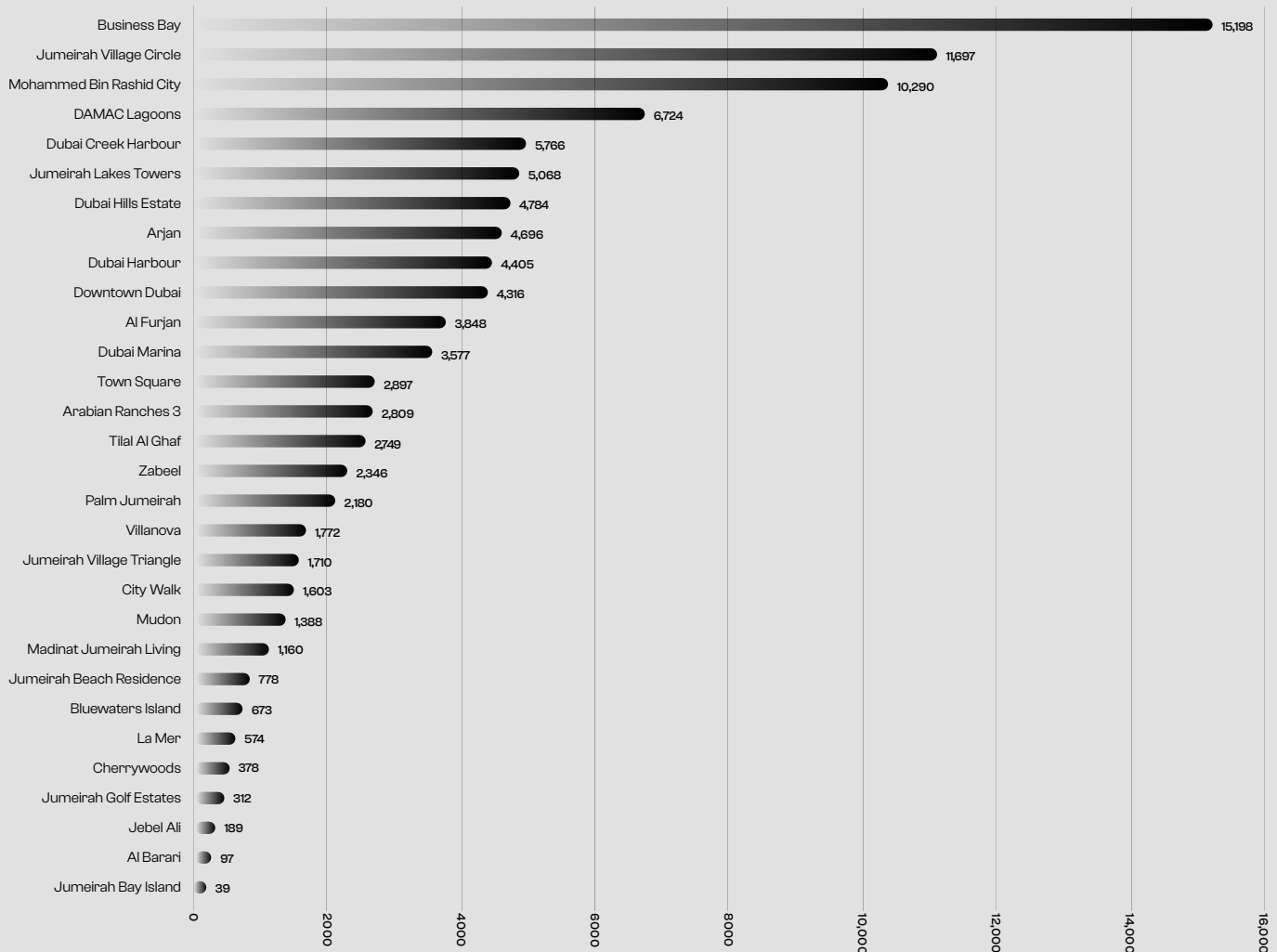


Number of Yearly Launched Properties





Supply Per Area





Analyst's Note

Elias Hannoush
Managing Director



Despite trading at a 4% discount compared to the previous quarter, the commercial property sector demonstrated resilience with a 3% increase in activity QoQ and a remarkable 30% increase YoY. The occupancy rates of commercial properties continued to rise, bolstering the segment's positive trend.

The Dubai real estate market experienced an impressive surge in the second quarter of 2023, generating waves of excitement among investors. With soaring real estate prices and record-breaking transaction values, the market demonstrated its resilience and potential for lucrative opportunities. In May alone, property values soared a staggering 2.51 percent, which was a significant factor. The rapid growth mirrored the hot pace observed in April 2021, marking a pivotal moment in the current market growth cycle. This surge had not been seen since the market's peak in March 2014, just before it entered a six-year downturn. Investors and industry experts are keenly observing the market dynamics, as current property values are only a fraction lower than their September 2014 peak.

The value of transactions was uplifting, increasing by an impressive 2% QoQ and a staggering 54% YoY. Such robust expansion is indicative of a thriving market in which investors have strong faith. In addition, the average transactional price per square foot increased by 8% during the quarter for residential properties. In contrast, average prices for commercial real estate decreased by a marginal 4% from the previous quarter. This disparity

between the two sectors adds intrigue to the market environment. The market was dominated by cash transactions, which accounted for 61% of all transactions, while mortgage transactions accounted for 39%. This demonstrates a strong cash-driven market, as investors have a marked preference for such transactions.

In addition, primary market transactions comprised 49% of the total, trailing the secondary market by a small margin (51%). Despite an 8% quarterly decline, primary market activity remained an impressive 63% higher than the same quarter last year. In the meantime, the secondary market remained robust, exhibiting a 3% QoQ increase and a notable 15% YoY increase. The addition of 7,678 units to the housing market during the quarter contributed to the expansion of the primary market. In addition, 17,000 units have been delivered this year, and 23,000 units have been introduced so far in 2023. These numbers demonstrate the market's consistent supply expansion, which fulfills the rising demand. The luxury real estate market took center stage, exhibiting a remarkable 4% QoQ increase and a staggering 56% YoY growth. Those with a high net worth were attracted to the market by the exclusive and opulent properties that Dubai has to offer.

Palm Jumeirah emerged as the top among Dubai's communities in terms of transaction values, achieving a total of AED 6.8 billion in property sales through only 640 transactions. This highlights the strong demand and enduring appeal of luxury properties in this prestigious area.

Bulgari Residences in Jumeirah Bay Island secured its prominence in the realm of apartment transactions by hosting four of the top five high-

value transactions. Exceptionally, each of these transactions exceeded the illustrious AED 100 million mark, further enhancing the allure of luxury apartments within this captivating development.

Despite trading at a 4% discount compared to the previous quarter, the commercial property sector demonstrated resilience with a 3% increase in activity QoQ and a remarkable 30% increase YoY. The occupancy rates of commercial properties continued to rise, bolstering the segment's positive trend.

As the market continues to evolve, it is essential for investors, developers, and regulatory authorities to keep a close eye on conditions and navigate the environment with prudence. As rapid price appreciation raises questions about the long-term viability and potential risks associated with such growth rates, it is crucial to ensure a balanced and sustainable growth trajectory.

In conclusion, the Dubai real estate market in the second quarter of 2023 was distinguished by an enthralling increase in property prices and buoyant transaction values. Dubai's real estate landscape is vibrant and dynamic, as evidenced by the market's resilience, the influx of luxury property seekers, and the steady supply of new developments. As stakeholders navigate this thriving market, strategic decision-making and prudent investments will pave the way for success in Dubai's ever-evolving real estate industry.

AED 6.8B

Palm Jumeirah emerged as the top among Dubai's communities in terms of transaction values, achieving a total of AED 6.8 billion in property sales through only 640 transactions. This highlights the strong demand and enduring appeal of luxury properties in this prestigious area.

About Us

Morgan's International Realty is a luxury real estate brokerage and property investment consultancy firm. Established in Dubai at a tipping point of the industry, to create an impact in a market which was just evolving empowered by a joint effort of the public and private sectors, aiming to change the perception of the market and market players.

We chose to participate in setting a benchmark of higher levels of transparency, professionalism and investor protection. Believing that client satisfaction and retention are the key factors of sustainability and organic growth in a market nearing maturity, we laid down the corner blocks of an organization that reflects the history of its' founders. We share this belief with each of our team members who aim to leave clients with a pleasant memory of their past, standing by and guiding them in their present and planning for their future.

Services

Our firm provides a whole spectrum of consulting services, enabling our customers access to our knowledge, expertise, and tailored recommendations.

Our studies are detailed, well-recognized, and widely covered. We conduct bespoke research for clients seeking to enhance their property investment performance. Services you may be interested in:

- Investment Advisory
- Development Advisory
- Property Management
- Project Management
- Private Retreats
- Buying & Selling
- Leasing
- Research

Franchise

Morgan's International Realty franchisees will massively benefit from partnership with a very reputable and prestigious association. Morgan's International Realty's headquarters supports its franchisees with operational resources, marketing resources, sales through a referral program, training and supervising and business development resources.

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