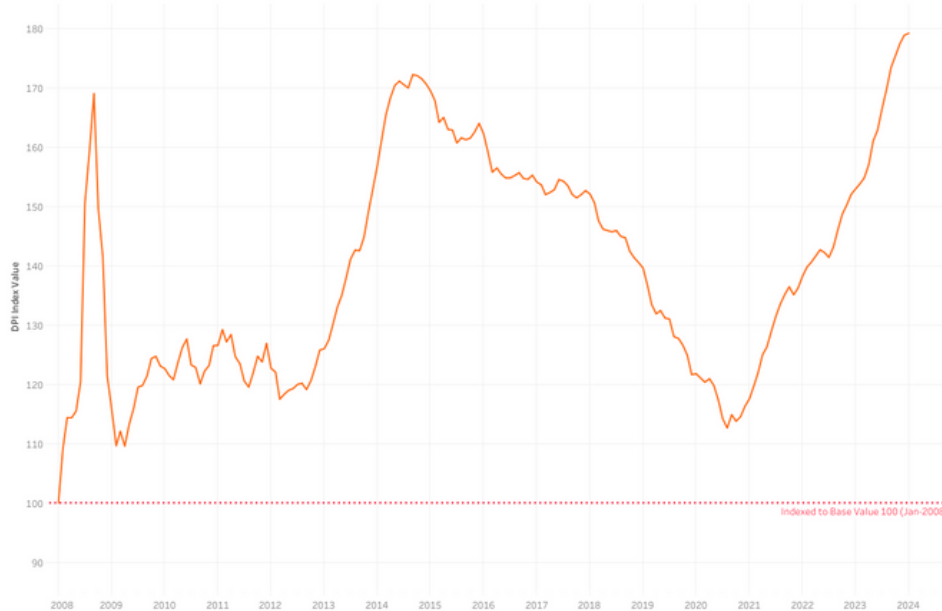


## Dynamic Price Index (DPI)



Following a remarkable 16.4% annual price surge in 2023, the Dubai real estate sector kicked off the new year with a modest 0.2% uptick in average property prices on a monthly basis. According to the latest figures from the [Property Monitor Dynamic Price Index \(DPI\)](#), the current rate stands at AED 1,284 per square foot, marking a slight increase of just over 4% from the previous peak observed in September 2014.

Over the span of 39 months since reaching its lowest point in October 2020, prices have soared by 45.8%, translating to an average monthly growth rate of 1.2%. While we anticipate a continued upward trend in the market, our forecast for 2024 suggests a deceleration in the pace of price appreciation, with projected year-end increases ranging between 5-8%.

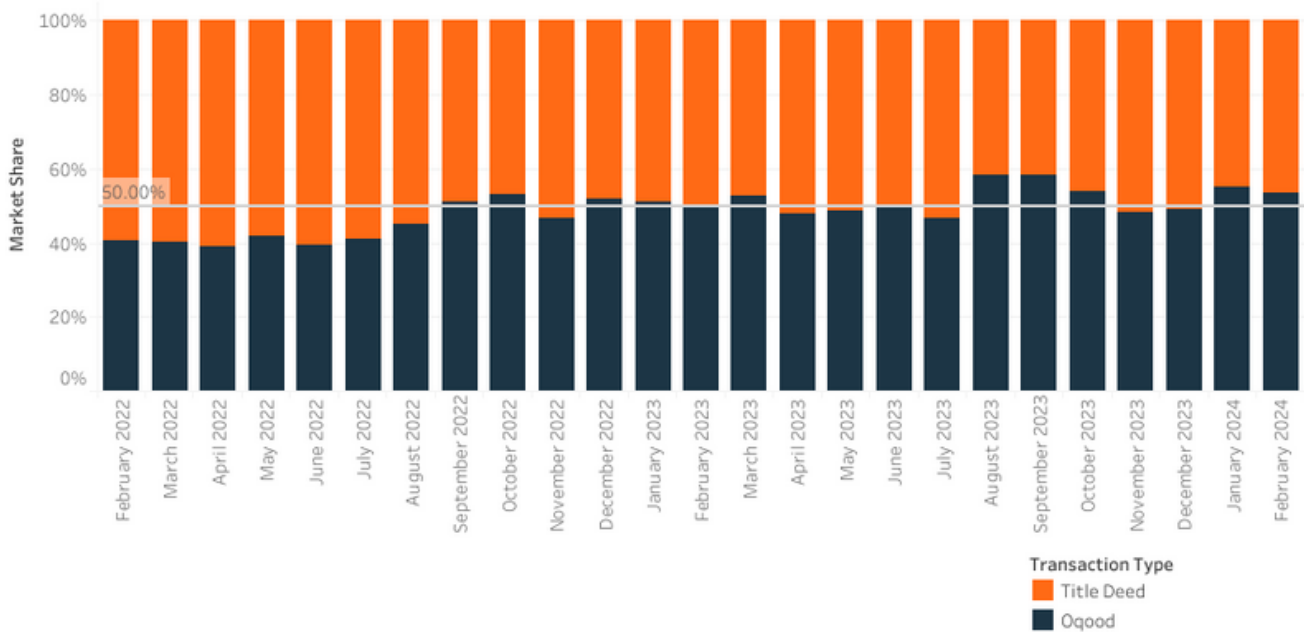
In January, the total number of sales transactions witnessed a 5.4% month-on-month uptick, reaching a record-breaking 11,615 sales—the highest ever recorded for the month of January, surpassing last year's record by 16.8%. Residential transactions, including apartments, townhouses, and villas, constituted the majority at 91.7% (10,647 transactions), while the most notable commercial property transactions comprised hotel apartments (3.4%), land sales (1.9%), and office spaces (1.8%).



## The Year So Far, January

**Looking ahead, we anticipate the real estate market to maintain its upward trajectory, with prices in 2024 expected to surpass current levels by year-end. However, we also foresee a continued slowdown in the pace of price appreciation, accompanied by a widening gap between the off-plan and existing homes markets.**

Registration Type | Market Share



In January, a total of 6,413 off-plan Oqood transactions were recorded, marking an 18.8% month-on-month surge in volume. These transactions also saw a 6.2% increase in market share, reaching 55.2%. Meanwhile, Title Deed sales volumes experienced a decline, dropping by 7.4% and now constituting 44.8% of all sales transactions.

While Oqood transactions typically gauge the off-plan market, it's worth noting that some villa and townhouse sales are classified in Dubai Land Department data as Title Deed sales, indicating completed properties rather than those under construction and sold off-plan. Adjusting for this, off-plan transactions command an even more significant market share of 61.8%, returning to pre-pandemic levels.



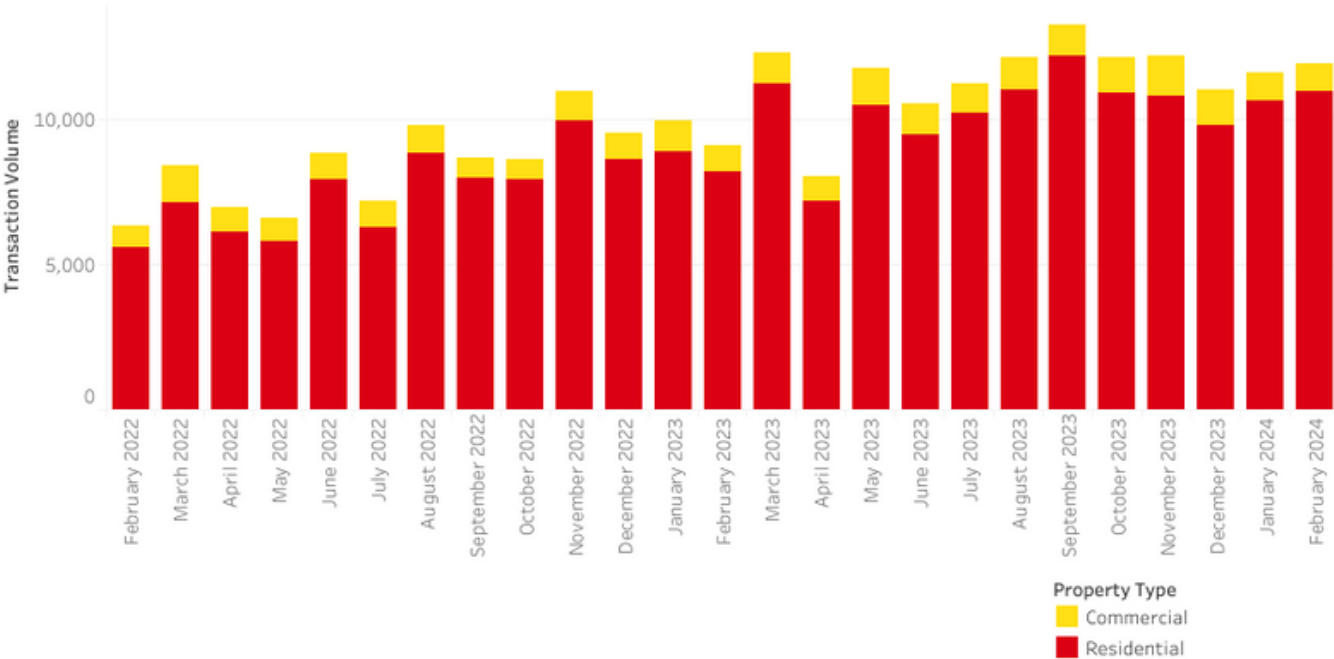
# The Year So Far, January

Resales transactions, referring to subsequent sales of properties following the initial developer sale for off-plan or completed projects, totaled 4,851 in January, maintaining a market share of 41.8%, unchanged from the previous month. Initial developer sales continue to dominate the market.

New off-plan development project launches remained at record highs in January, with over 11,500 off-plan units introduced to the market for sale, expected to generate a combined gross sales value of approximately AED 31.1 billion. Apartments make up the majority of this new inventory at 93.3%, while townhouses and villas represent 6.2% and 0.5%, respectively.

In 2023, new project launches surpassed 95,000 units and AED 272 billion in aggregate sales value. Upon completion, this will increase the total number of residential dwellings by almost 13%, contributing to an already robust pipeline of units entering the market in the coming years.

Sales Transactions



## The Year So Far, February

In February, Dubai's property prices continued their gradual ascent, registering a monthly increase of 0.83%. This follows a slight 0.2% uptick last month and aligns with our projection of a broader deceleration in price appreciation, with annual gains expected to fall within the range of 5-8%. According to the Property Monitor Dynamic Price Index (DPI), current property prices in Dubai stand at AED 1,294 per square foot, approaching 5% above the previous all-time high and market peak observed in September 2014.

While the pace of price growth remains subdued, the monthly volume of sales transactions remains robust, climbing by 2.6% in February to reach a total of 11,913 sales—the highest ever recorded for the month of February. This surpasses last year's record by an impressive 30.4%. Residential transactions, covering apartments, townhouses, and villas, dominated the market, accounting for 92.1% of all sales (10,966 transactions). Among commercial property types, hotel apartments (2.8%), office spaces (2.2%), and land sales (1.7%) were the most transacted.

The consistently high sales volume is largely driven by persistent demand for off-plan properties, particularly evident in the apartment segment where sales volumes continue to trend upwards steadily. Meanwhile, activity in the villa and townhouse sector remains relatively stable, which we attribute more to supply constraints than any lack of buyer demand.




### JEFF XOLIE


Senior Consultant

Exceed Real Estate

[J.xolje@exceed-re.ae](mailto:J.xolje@exceed-re.ae)

### Contact Me

 +46702772364

 [j.xolje@exceed-re.ae](mailto:j.xolje@exceed-re.ae)

 [www.Jeffxolie.com](http://www.Jeffxolie.com)