



Dubai Residential Capital Values

December 2021



The ValuStrat Price Index witnessed monthly capital growth for villas in Dubai stabilise at 2.5%, with apartments just below 1%. The valuation based index which covers Dubai's residential market exceeded expectations as it improved 16.6% annually, an annual growth rate not seen since 2014. However, the index was just 1.3% above the same period in 2019.

Most apartments in Dubai saw single digit annual gains between 0.9% and 8.8%, some areas still in negative territory such as Jumeirah Village (-4.7%) and Dubai Sports City (-1%), however Palm Jumeirah and Jumeirah Beach Residence saw apartment prices rise 19.4% and 15.6% respectively. For villas, top annual performers remained in gated communities such as Arabian Ranches (36.5%), Jumeirah Islands (36.3%), The Lakes (33.6%) and Emirates Hills (32.9%). Villa prices in Dubai surpassed pre-pandemic levels, with Palm Jumeirah just 1.5% away from its 2014 peaks.

December sales transaction volumes were down 20.1% when compared to the previous month but were still 51.7% higher than the same period last year. Month-on-month performance saw cash and mortgage sales of ready properties decline 20.6%, and off-plan Oqood (contract) registrations fall by 19.5%, representing 50.4% of overall transactions. December saw 17 transactions valued over AED 30 million, one such transaction of a villa located in Jumeirah Bay Island sold for AED 92 million.

Topping the sales charts overall were properties developed by Emaar (24.9%), Damac (10%), Nakheel (5.4%), Sobha (4.8%), Dubai Properties (4.6%) and Danube (3%). Top off-plan locations transacted in included projects located in Sobha Hartland (9.4%), Downtown Dubai (9.3%), Business Bay (9.1%), and Dubai Harbour (9%). Most transacted ready homes were in Business Bay (9.4%), Jumeirah Village (7.7%), Dubai Marina (7.6%), Palm Jumeirah (4.3%) and Dubai Hills Estate (4.1%).

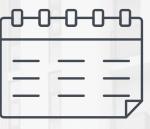


76.3

Base: Jan 2014 = 100

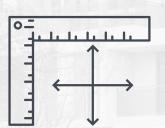


VPI Annual Change



VPI Monthly Change

+16.6%



VPI Weighted Average Value per Sq Ft

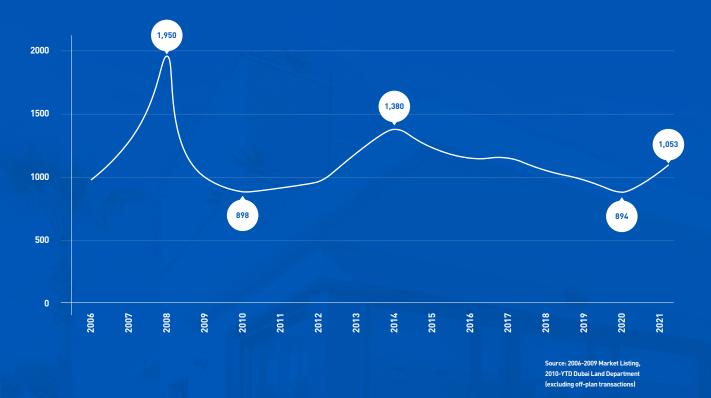


VPI Weighted Average Capital Values

AED

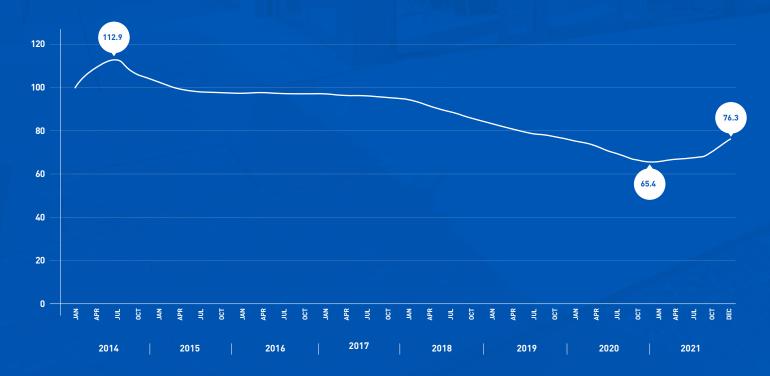
TRANSACTIONS DUBAI RESIDENTIAL PRICES

AED per Square Foot Annual Average



VALUSTRAT PRICE INDEX DUBAI RESIDENTIAL CAPITAL VALUES

Base: Jan 14 = 100



Source: ValuStrat



VALUSTRAT PRICE INDEX – DUBAI RESIDENTIAL CAPITAL VALUES

December 2021





Location	VPI	Capital Value (AED)	Monthly Change	Annual Change
Al Furjan	75.9	3,831,240	2.4%	23.3%
Arabian Ranches	81.4	3,666,240	2.7%	34.1%
Dubai Hills Estate	90.2	6,875,000	2.1%	28.3%
Emirates Hills	108.1	38,080,000	2.5%	29.7%
Green Community	86.7	5,525,000	2.4%	21.4%
Jumeirah Islands	79.7	6,393,640	2.8%	33.9%
Jumeirah Park	81.9	4,767,400	2.5%	27.0%
Jumeirah Village	82.3	2,047,371	2.7%	28.3%
Meadows	80.8	4,687,760	2.6%	29.9%
Mudon	84.2	1,899,000	1.0%	19.4%
Palm Jumeirah	118.4	14,000,000	2.6%	27.6%
The Lakes	88.9	3,733,530	2.7%	31.2%
Victory Heights	81.4	5,829,750	2.7%	25.1%



VALUSTRAT PRICE INDEX – DUBAI RESIDENTIAL CAPITAL VALUES

December 2021

Typical Apartme



Location	VPI	Capital Value (AED)	Monthly Change	Annual Chan
Al Furjan	72.5	372,800	0.0%	6.5
Al Quoz Fourth	72.0	339,000	0.6%	5.2
Burj Khalifa	71.5	2,227,680	0.8%	10.2
Business Bay	77.1	919,990	1.0%	8.8
Discovery Gardens	64.3	307,340	0.0%	0.0
Downtown Dubai	67.9	1,244,680	1.5%	4.6
Dubai Marina	64.5	1,592,800	1.2%	3.4
Dubai Production City	67.2	279,440	0.0%	-0.9
Dubai Silicon Oasis	71.7	383,691	0.0%	5.8
Dubai Sports City	68.4	730,270	0.0%	-1.0
Dubailand Residence Complex	71.2	546,975	0.0%	6.8
International City	65.9	316,030	0.0%	6.5
Jumeirah Beach Residence	73.8	2,274,015	0.9%	15.6
Jumeirah Lake Towers	62.1	1,422,440	1.1%	9.5
Jumeirah Village	61.1	552,330	0.0%	-4.7
Motor City	78.0	1,067,650	0.0%	1.6
Palm Jumeirah	84.6	2,028,780	1.3%	19.4
Remraam	71.5	392,350	0.0%	1.2
The Greens	67.0	700,245	1.1%	8.0
The Views	73.6	1,375,500	1.0%	7.7
Town Square	70.6	502,560	0.7%	3.7



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About VPI

The ValuStrat Price Index for Dubai's residential capital values is a valuation-based index constructed to represent the monthly price change experienced by typical residential units within Dubai. The ValuStrat Price Index for Dubai's residential rental values represents the quarterly rental change experienced by typical residential units within Dubai. The ValuStrat Price Index for Dubai's office capital values is a valuation-based index developed to correspond to the quarterly price change experienced by typical office space within Dubai. The VPI applies weighted averages using data samples representing up to 95% of all property types across the city's freehold locations and is built by our expert RICS Registered Valuers.



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