

# ZAYA Properties

Dubai Real Estate data-driven insights

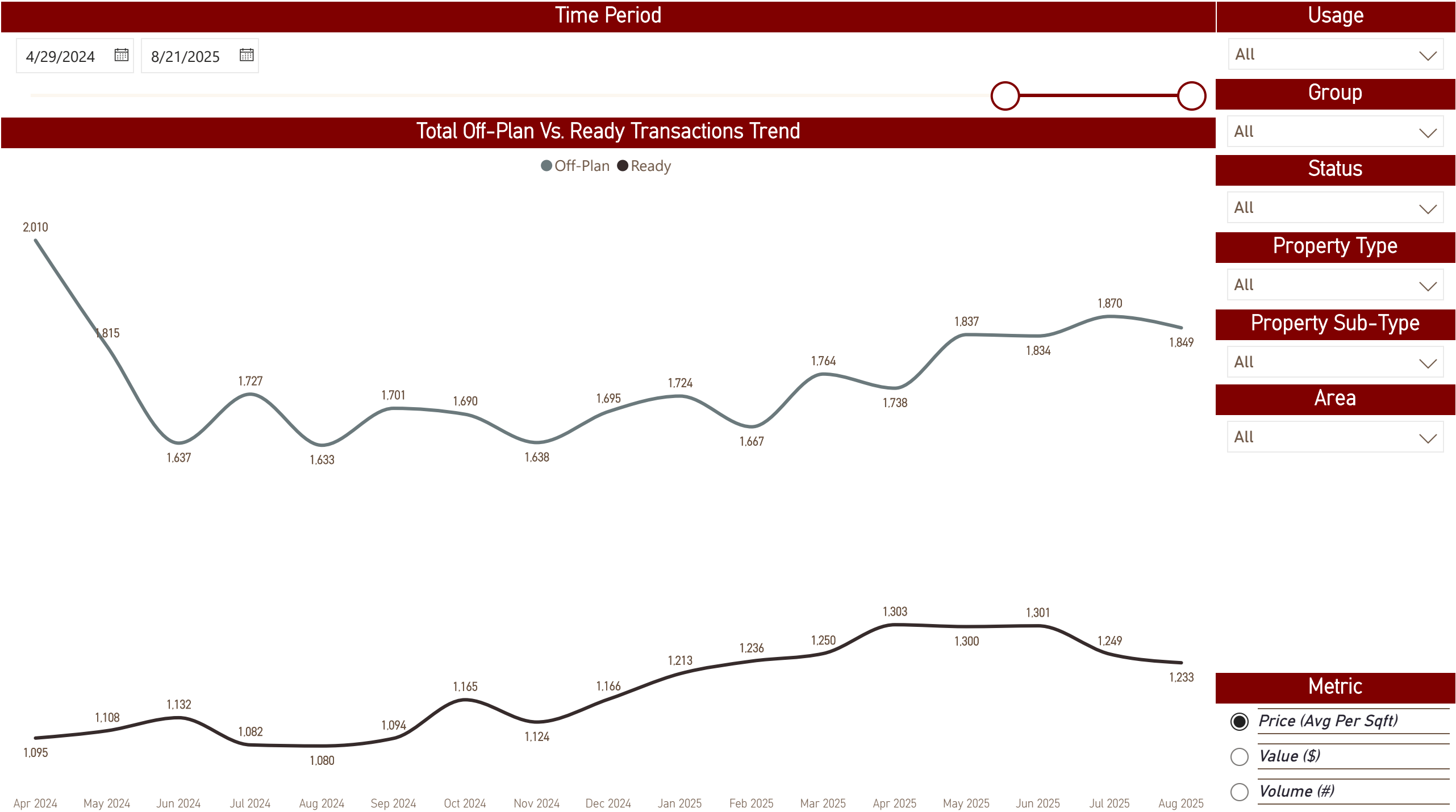
9/1/2025



- All of the data came from DLD real estate data ([dubailand.gov.ae/en/open-data/real-estate-data/](https://dubailand.gov.ae/en/open-data/real-estate-data/))

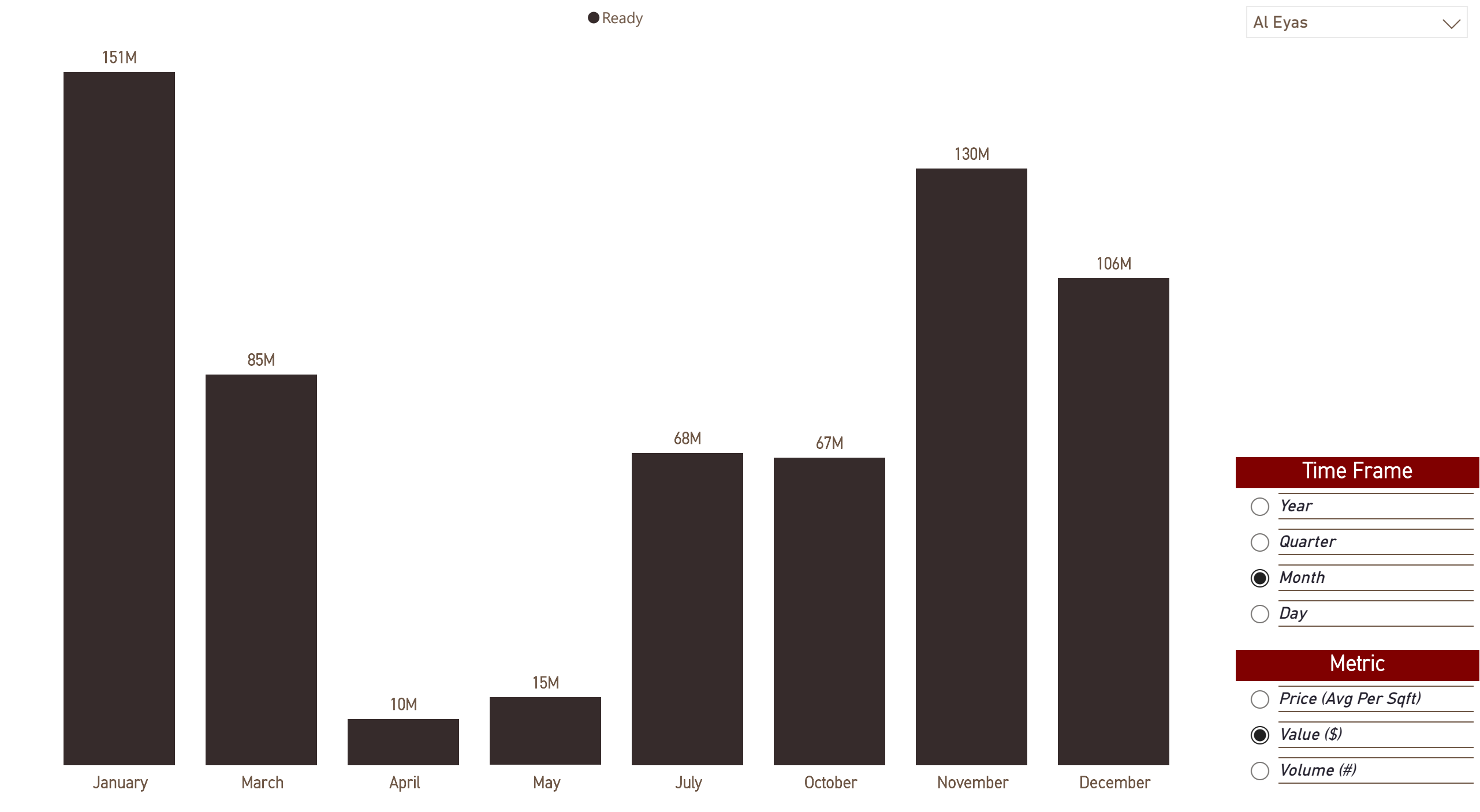
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Top 10% Transactions	Villa Vs. Apartment	Share of Transactions
Future Supply	Beds Insights	

Time Period					Group
<div><div>8/12/2023</div><div>8/21/2025</div></div> <div></div>					<div>All</div>
Key Metrics					Status
Area	%Price (Per Sqft)	Avg Price (Per Sqft)	\$Transactions	#Transactions	<div>All</div>
AL TWAR FIFTH	5582%	503	475,220,933	21	<div>Property Type</div>
Lehbab Second	2567%	222	57,429,684	6	<div>All</div>
Al Twar Second	1552%	224	37,339,993	15	<div>Property Sub-Type</div>
Dubai Investment Park Second	1212%	1,403	24,431,947,704	5,457	<div>All</div>
Al Barsha Second	931%	378	1,231,738,391	165	<div>Area</div>
Ras Al Khor Industrial First	918%	2,186	8,438,270,711	3,163	<div>All</div>
Al Lusaily	841%	78	19,473,000	9	
Al Nahda Second	815%	1,963	3,258,176,669	65	
Wadi Al Safa 4	812%	1,680	7,087,589,601	2,931	
Hor Al Anz East	674%	1,112	1,320,801,884	33	
Nad Al Hamar	659%	595	2,137,529,073	289	
Al Qusais Industrial Third	396%	1,160	107,458,223	4	
Rega Al Buteen	349%	1,886	703,056,221	24	
Al Jafliya	341%	459	143,710,833	47	
Palm Deira	324%	2,152	31,009,337,751	4,750	
Al Ttay	304%	550	183,662,690	16	
Trade Center Second	286%	3,006	3,605,335,079	229	
Al Twar First	264%	270	102,074,502	30	
Dmcc-Ez2	258%	2,758	2,015,364,829	253	



Total Off-Plan Vs. Ready Transactions

Area



Time Period

Top 10% Transactions By Status

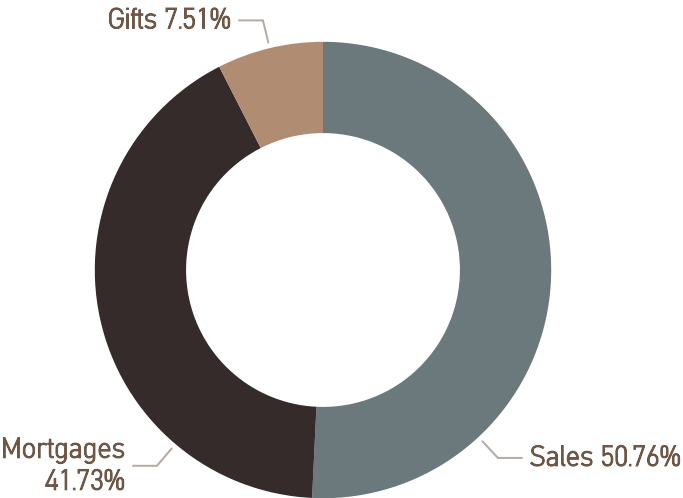
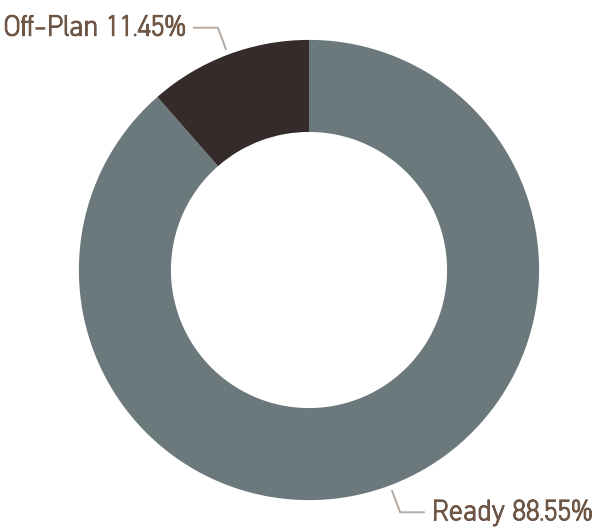
Top 10% Transactions By Group

1/1/2022

12/31/2024

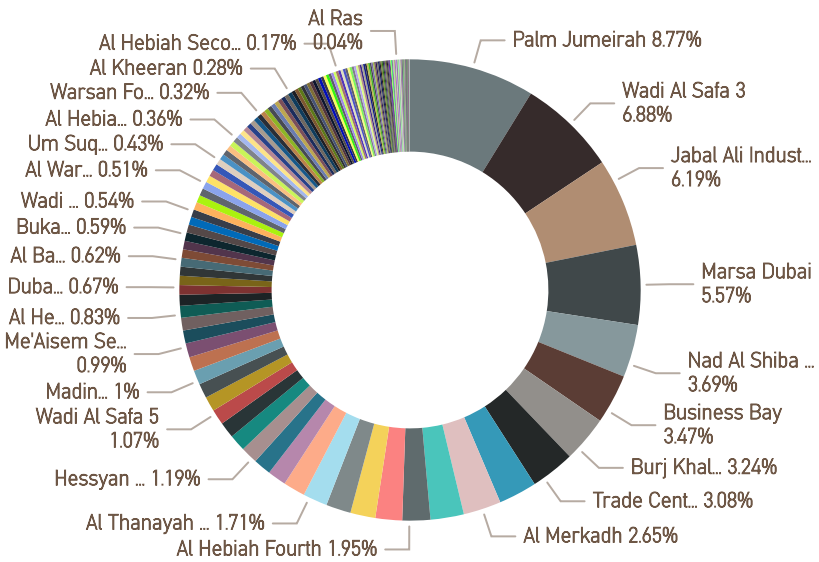
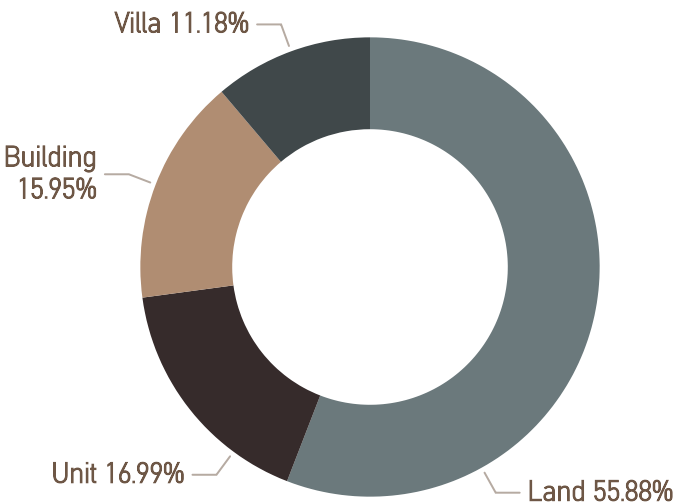
Top 10% Transactions

ID	\$ Transaction
2-13-2022-18064	13,786,936,424
2-43-2022-117	13,786,936,424
2-43-2022-147	13,786,936,424
2-43-2022-148	13,786,936,424
2-43-2022-149	13,786,936,424
2-43-2022-151	13,786,936,424
2-43-2023-12	13,786,936,424
2-49-2022-37	13,786,936,424
2-49-2022-50	13,786,936,424
2-49-2023-13	13,786,936,424
2-49-2023-71	13,786,936,424
2-49-2023-92	13,786,936,424
2-49-2023-95	13,786,936,424
2-49-2024-6	13,786,936,424
2-39-2024-153	4,248,836,158
2-14-2022-748	4,000,000,000
2-14-2024-1665	4,000,000,000
1-11-2023-10766	3,869,204,024
1-11-2024-5418	3,579,358,035
2-39-2024-122	3,201,198,284



Top 10% Transactions By Type

Top 10% Transactions By Area



Time Period

Group

1/1/2022

8/21/2025

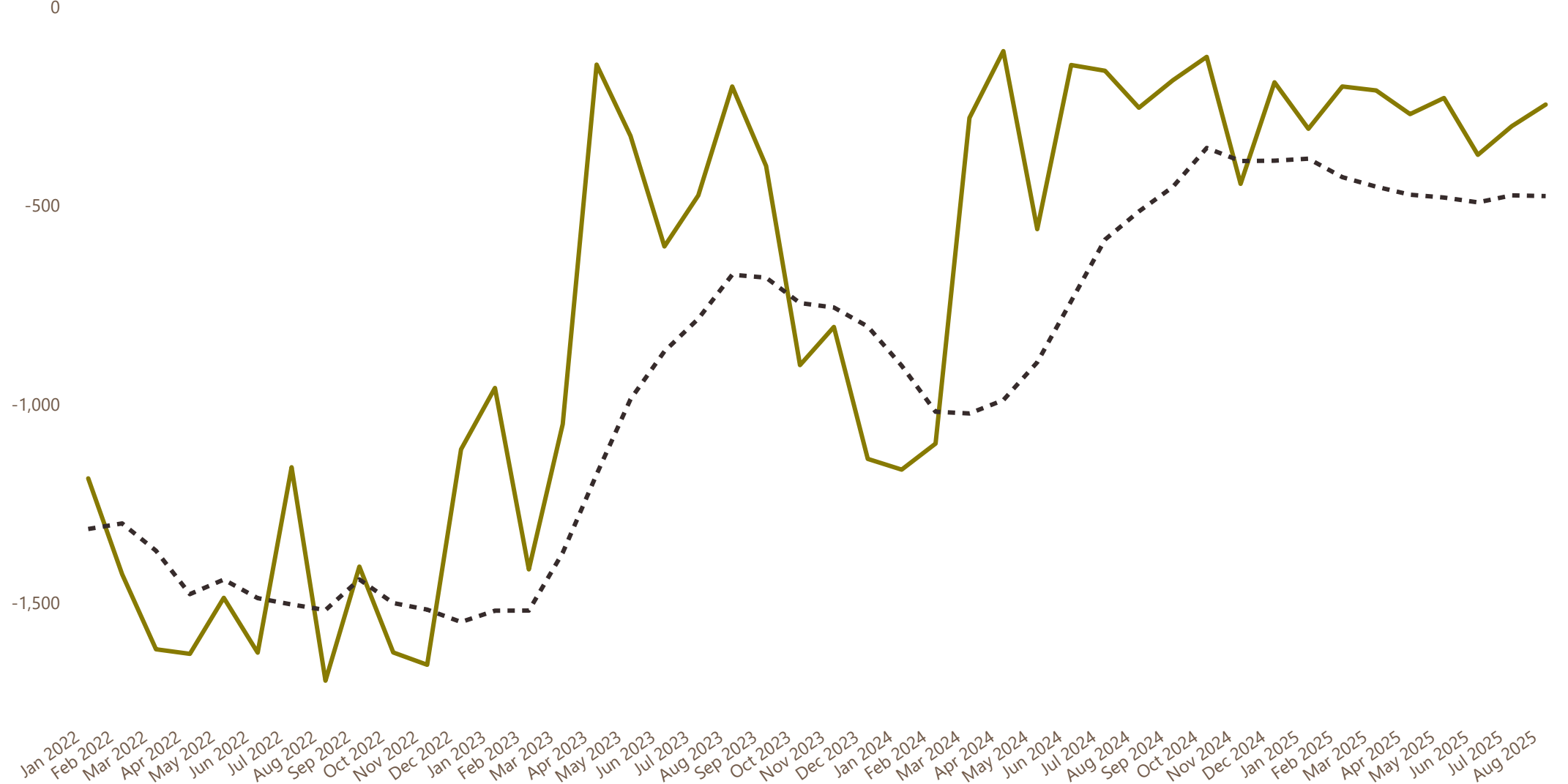
All

Status

Spread (Villa - Apartments)

All

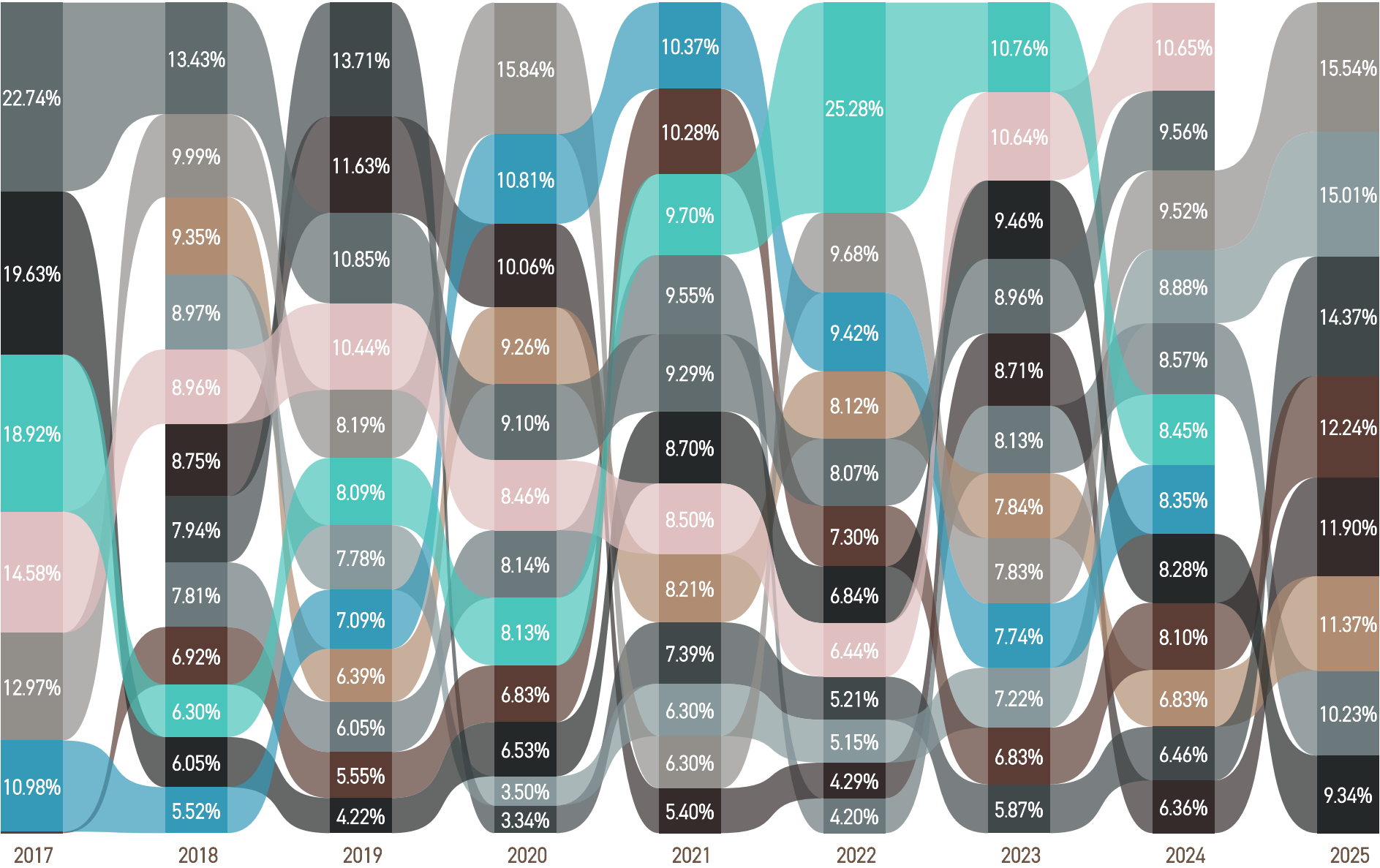
Area



\$Transactions per Year by Group

Group

● January ● February ● March ● April ● May ● June ● July ● August ● September ● October ● November ● December



All

Status

All

Property Type

All

Property Sub-Type

All

Area

All

Metric

☒ Value (\$)

☐ Volume (#)

Per

☐ Usage

☐ Group

☐ Type

☐ Status

☐ Rooms

☐ Quarter

☒ Month

☐ Day

☐ Area



Time Period

Status

9/30/2025

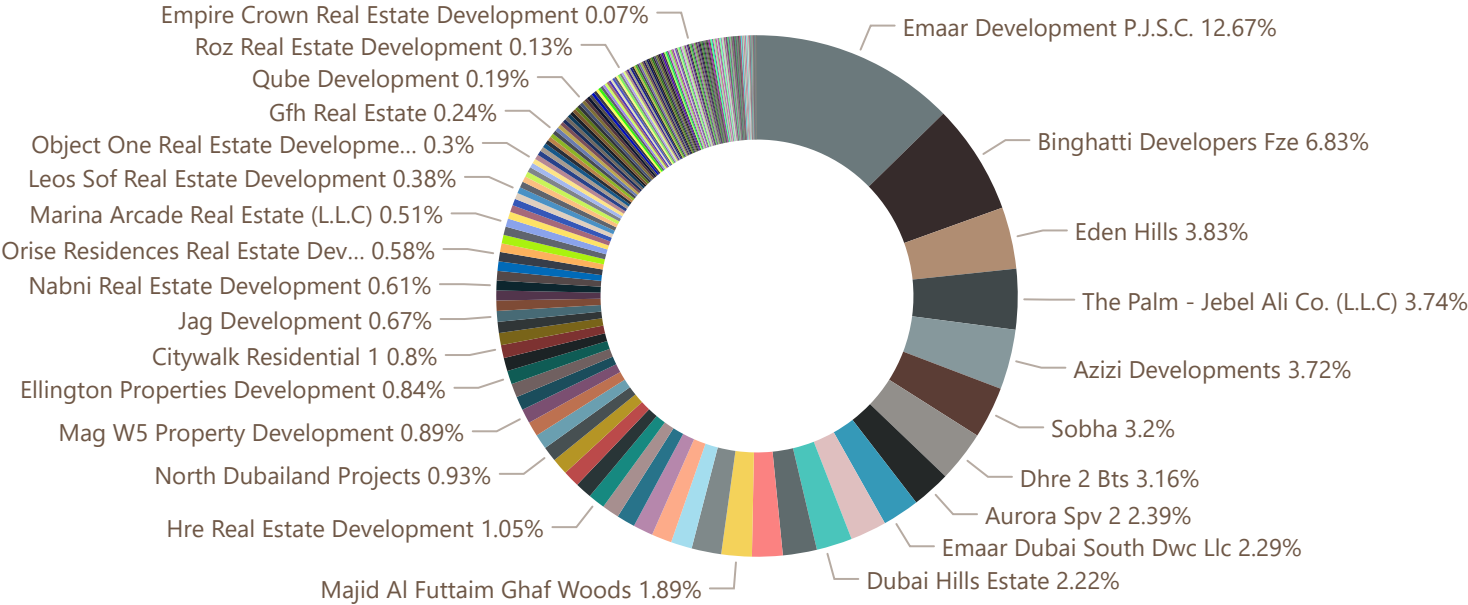
12/31/2030

All

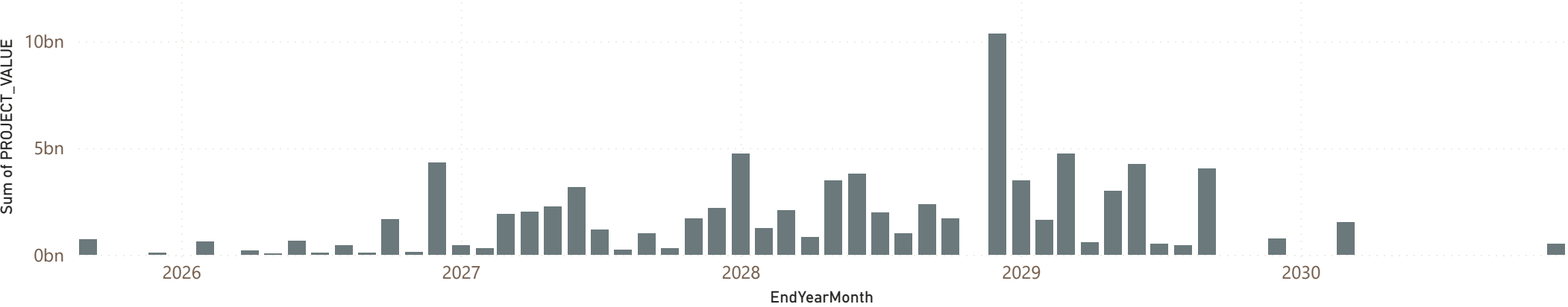
Area

\$ Projects per Developer

All



\$ Projects End Dates



Time Period

1/1/2024

8/21/2025

Group

Sales

Status

Ready

Property Type

Unit

Property Sub-Type

All

Area

All

Prices Per Bedroom

Beds	Median Value	Median Price (Per Sqft)
	1,068,696	1,342
1 B/R	950,000	1,229
2 B/R	1,804,000	1,386
3 B/R	3,374,191	1,656
4 B/R	7,000,000	1,827
5 B/R	12,100,000	1,720
6 B/R	29,750,000	3,500
GYM	7,600,000	2,590
NA	1,300,000	1,429
Office	1,420,000	1,350
PENTHOUSE	4,800,000	1,614
Shop	1,588,754	1,568
Single Room	125,000	1,025
Studio	524,844	1,235