

Dubai Land Data Analysis

Transaction Group

All

Calendar Year

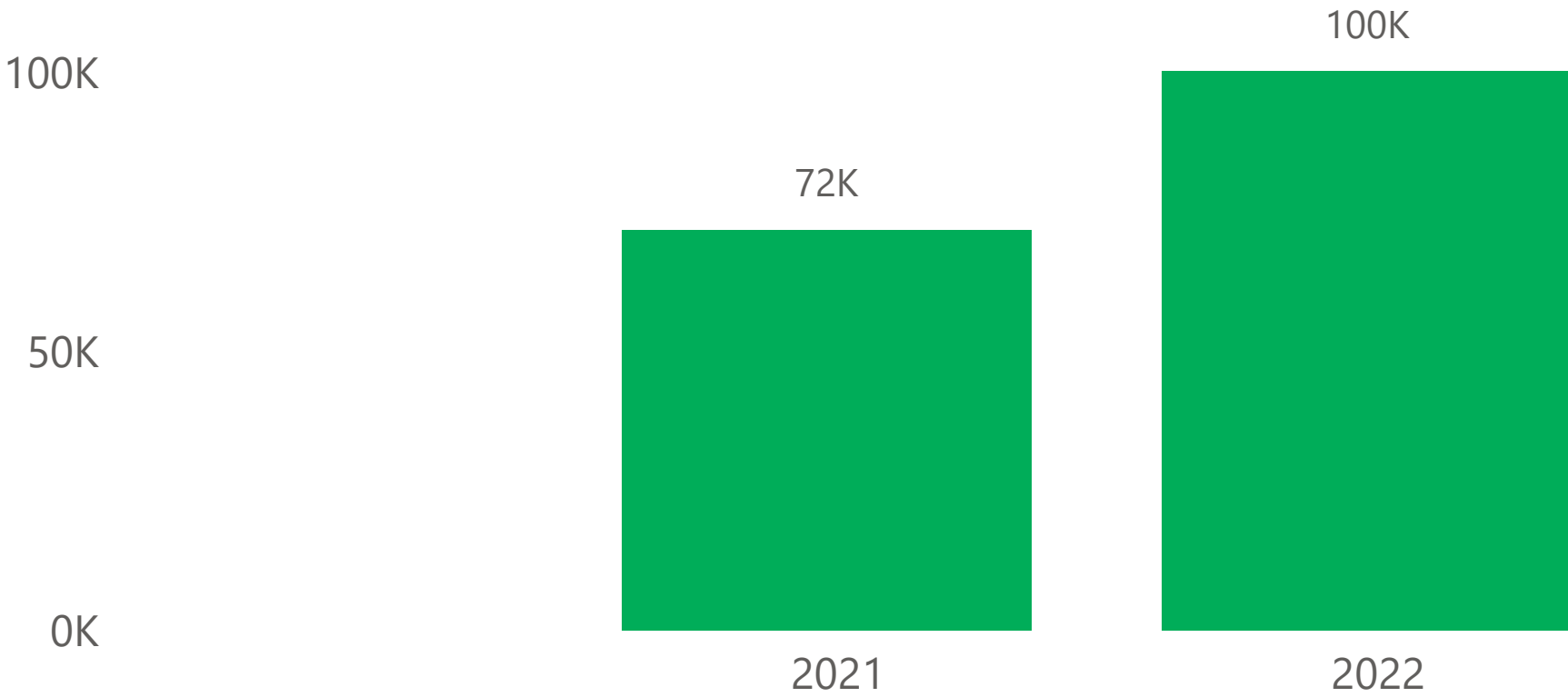
2021

2022

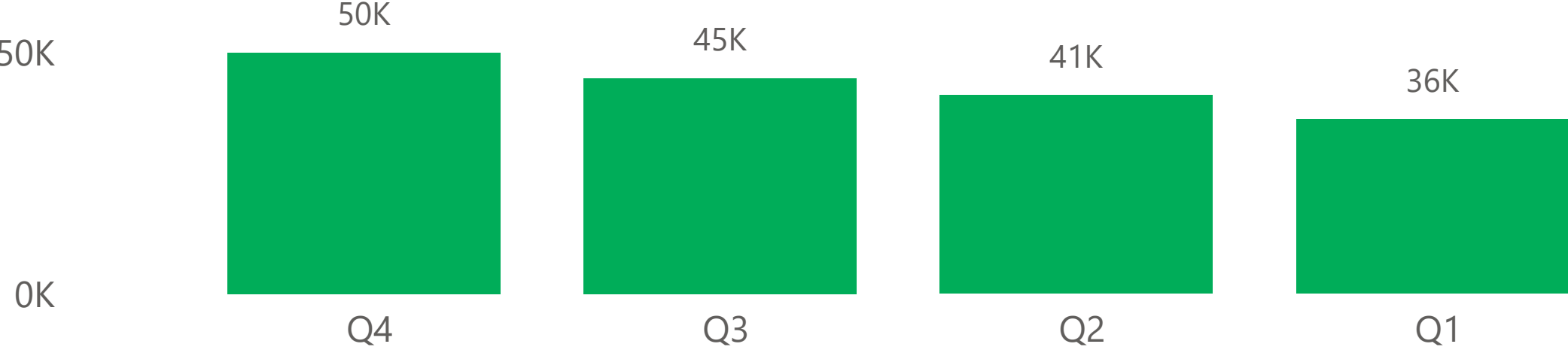
Property Usage Type

Multiple selections

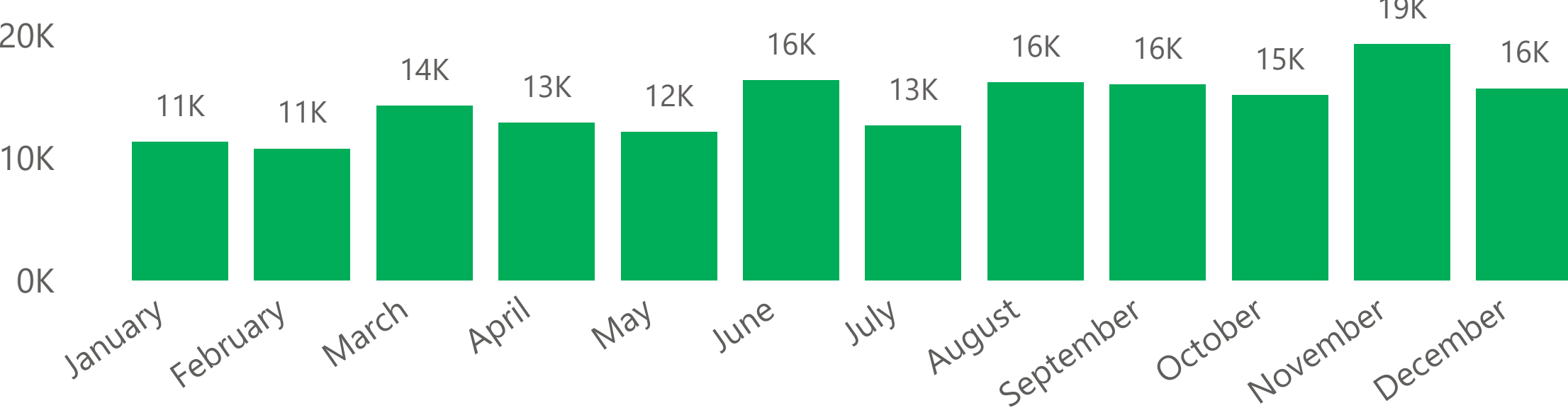
Total Transactions by Calendar Year



Total Transactions by Calendar Quarter



Total Transactions by Calendar Month Name



Summary by Transaction Group

Transaction Group	Total Transactions	Actual Worth	Meter Sale Price	Median Meter Sale Price	Median Actual Worth	Procedure Area
Gifts	6,444	29bn	74M	9,439	1.27M	2.47M
Mortgages	35,778	210bn	387M	6,358	1.38M	25.86M
Sales	129,804	311bn	1,874M	12,261	1.48M	64.08M
Total	172,026	550bn	2,335M	10,673	1.45M	92.42M

Summary by Property Usage

Property Usage Type	Total Transactions	Actual Worth	Meter Sale Price	Median Meter Sale Price	Median Actual Worth	Procedure Ar
Residential	170,981	478bn	2,274M	10,653	1.44M	48.72
Residential / Commercial	1,040	72bn	61M	20,592	24.31M	4.67
Industrial / Commercial / Residential	5	0bn	0M	1,818	19.50M	39.04
Total	172,026	550bn	2,335M	10,673	1.45M	92.42

CAGR by Area (By Median Meter Sale Price)

CAGR represents the year-over-year growth rate of the median meter sale price over the selected period, smoothing out fluctuations to show the average annual increase.

25%
CAGR (Median Meter Sale Price)

Top 5 Area by CAGR	
Area_Name	CAGR (Median Meter Sale Price)
Oud Al Muteena First	3034%
Al Nahda First	448%
Jabal Ali Industrial First	122%
Jumeirah Second	95%
Island 2	78%

Bottom 5 Area by CAGR	
Area_Name	CAGR (Median Meter Sale Price)
Port Saeed	-40%
Al Ras	-44%
Al Nahda Second	-53%
Saih Shuaib 2	-69%
Wadi Al Safa 4	-69%

Transaction Group

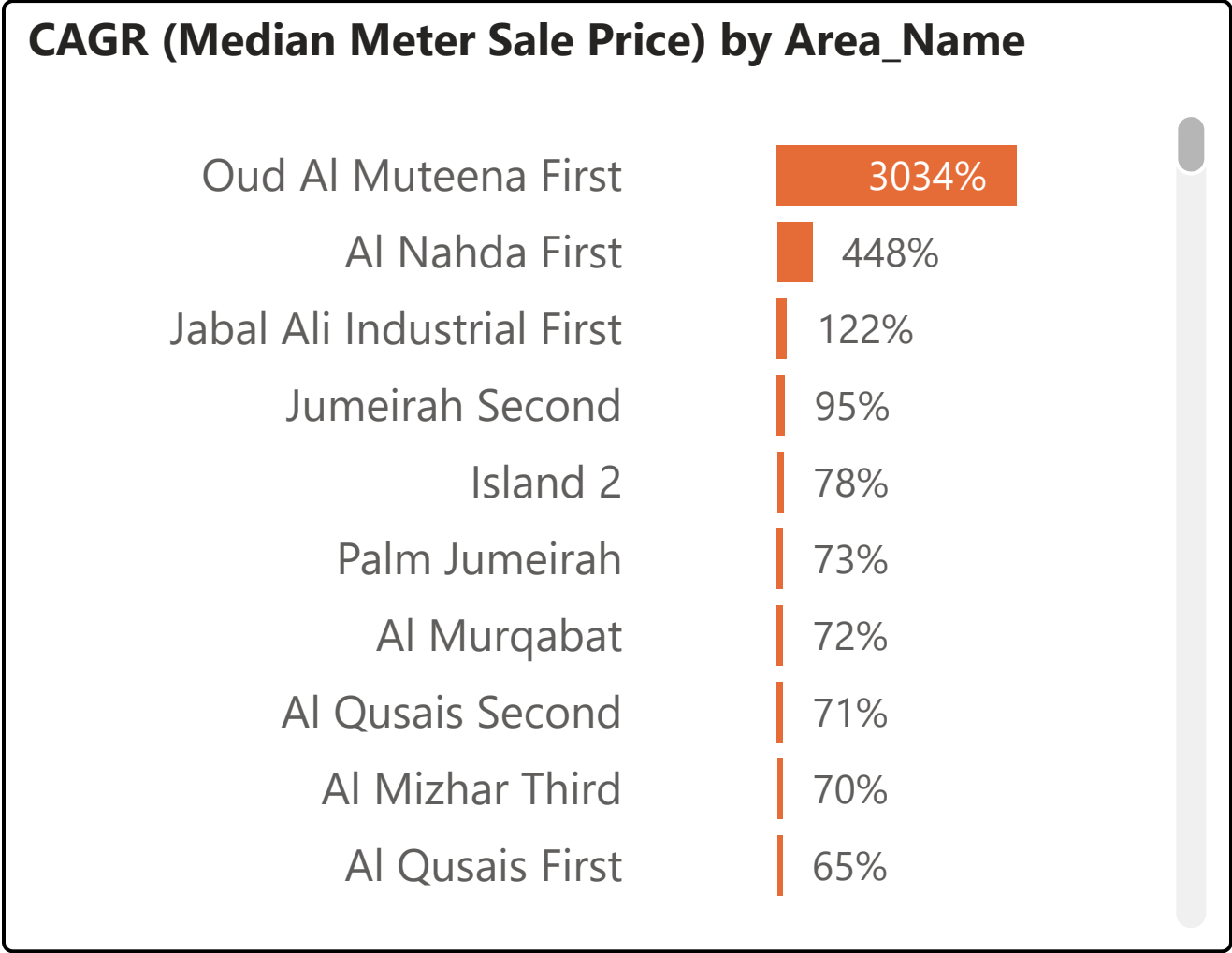
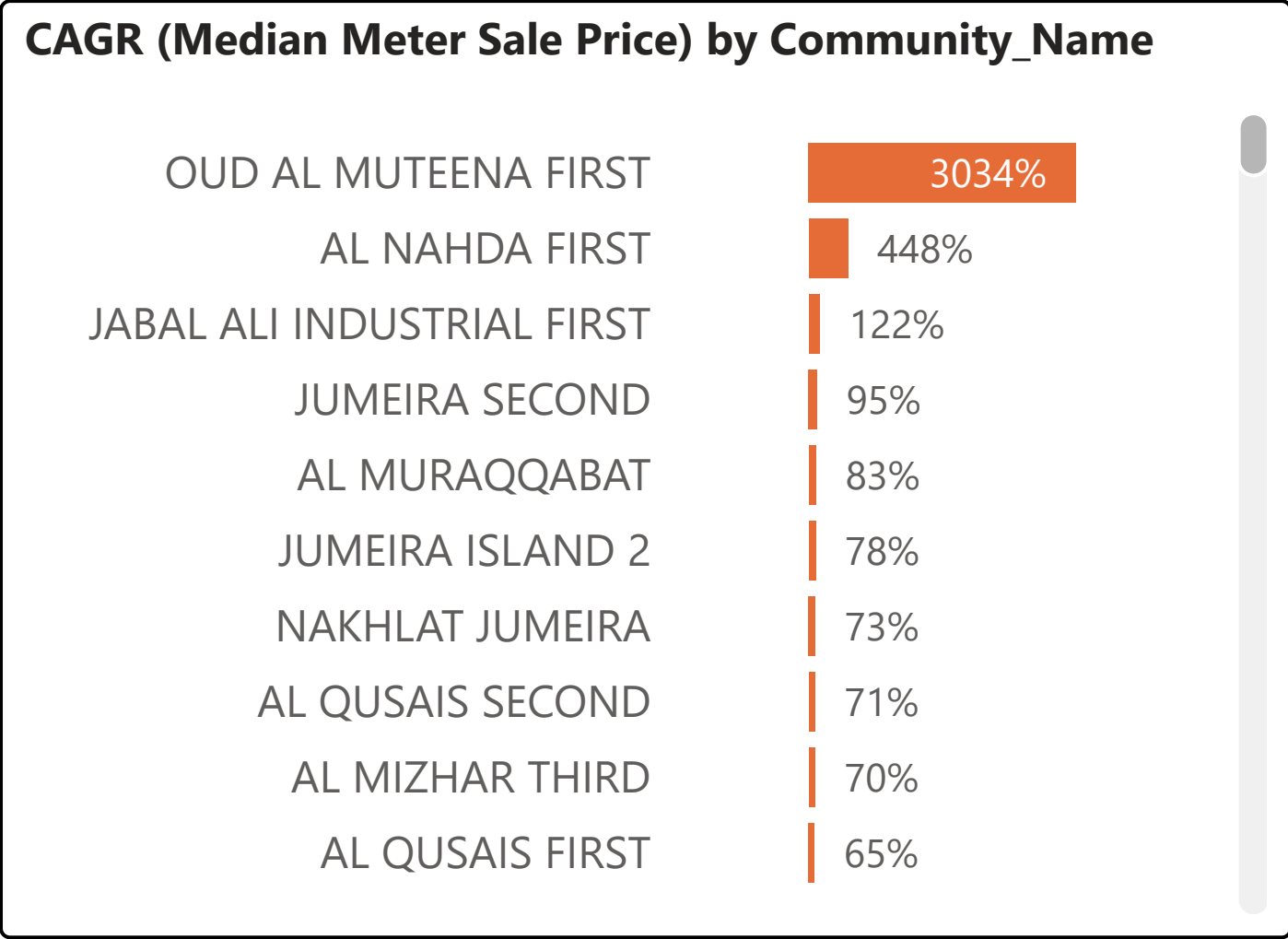
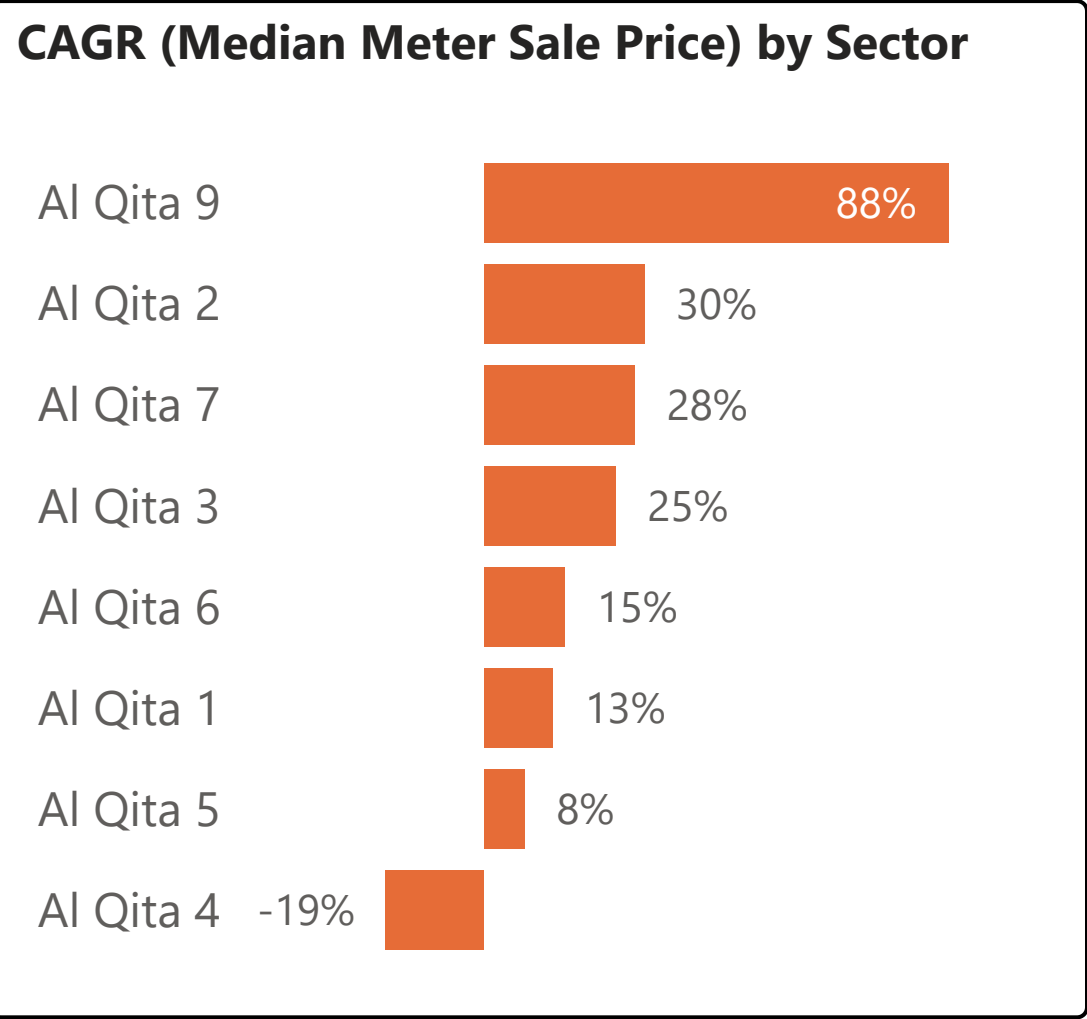
Multiple selections

Calendar Year

20212022

Property Usage Type

Multiple selections



Year wise Median Meter Sale Price				
Sector	Community_Name	Area_Name	2021	2022
Al Qita 1	ABU HAIL	Abu Hail	6,332	5,832
	AL BARAHA	Al Baraha	27,755	29,004
	AL BUTEEN	Al Buteen		63,691
	AL CORNICHE	Palm Deira	7,153	7,188
		Al-Cornich	100	
	AL DAGHAYA	Al Dhagaya	29,933	44,019
	AL MAMZAR	Al Mamzer	3,660	4,736
	AL MURAQQABAT	Rega Al Buteen	6,997	7,040
		Al Murqabat	13,047	22,419
	AL MURAR	Al Thanayah Fourth	8,226	9,455
		Al Mararr	31,101	26,635
	AL MUTEENA	Al Muteena	6,498	8,631
	AL RAS	Al Ras	66,208	37,296
	AL RIGGA	Al Rega	44,565	29,363
	AL SABKHA	Al Sabkha		59,534
	AL WUHEIDA	Al Waheda	3,429	3,572
	AYAL NASIR	Eyal Nasser	40,051	29,716
	HOR AL ANZ	Hor Al Anz	7,739	8,611
	HOR AL ANZ EAST	Hor Al Anz East	3,229	2,541

CAGR by Area By Median Meter Rent Price

CAGR represents the year-over-year growth rate of the median meter rent price over the selected period, smoothing out fluctuations to show the average annual increase.

10%

CAGR (Median Meter Rent Price)

Top 5 Area by CAGR

Area_Name	CAGR (Median Meter Rent Price)
Wadi Al Safa 3	132%
Al Warsan First	131%
Wadi Al Safa 5	50%
Al Thanayah Fourth	45%
Al Hebiah Fourth	44%

Bottom 5 Area by CAGR

Area_Name	CAGR (Median Meter Sale Price)
Jumeirah First	83%
Madinat Al Mataar	25%
Wadi Al Safa 6	21%
Al Hebiah First	-2%
Nad Al Shiba	-35%

Transaction Group

Mortgages

Calendar Year

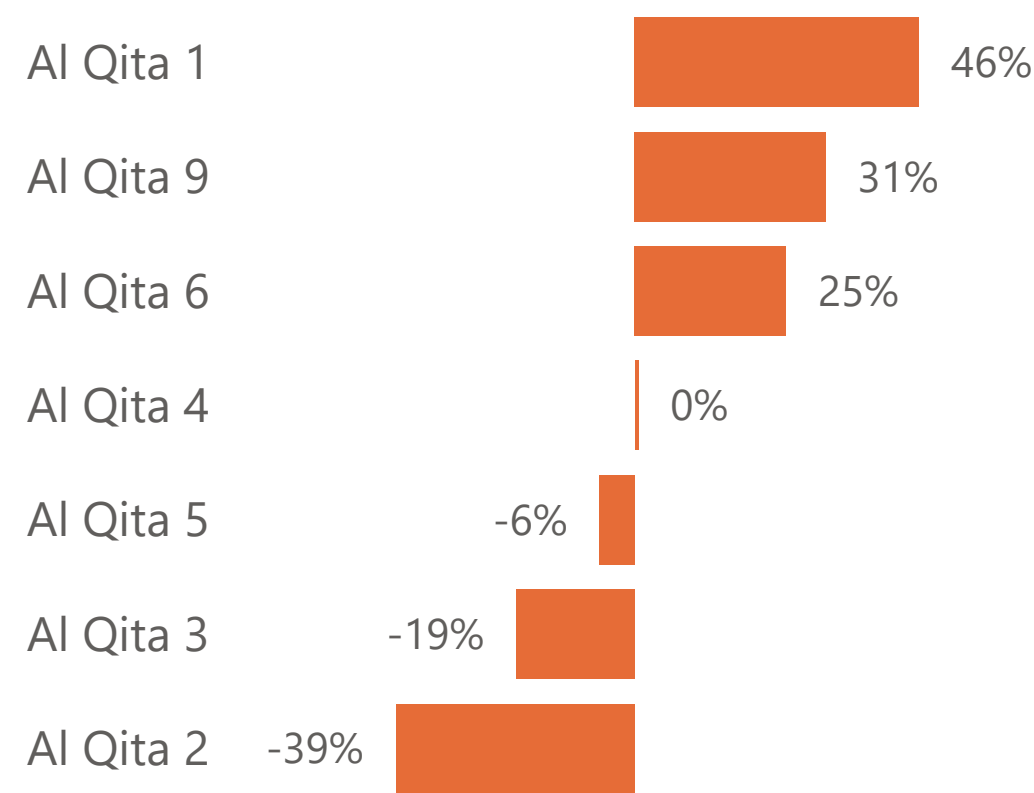
2021

2022

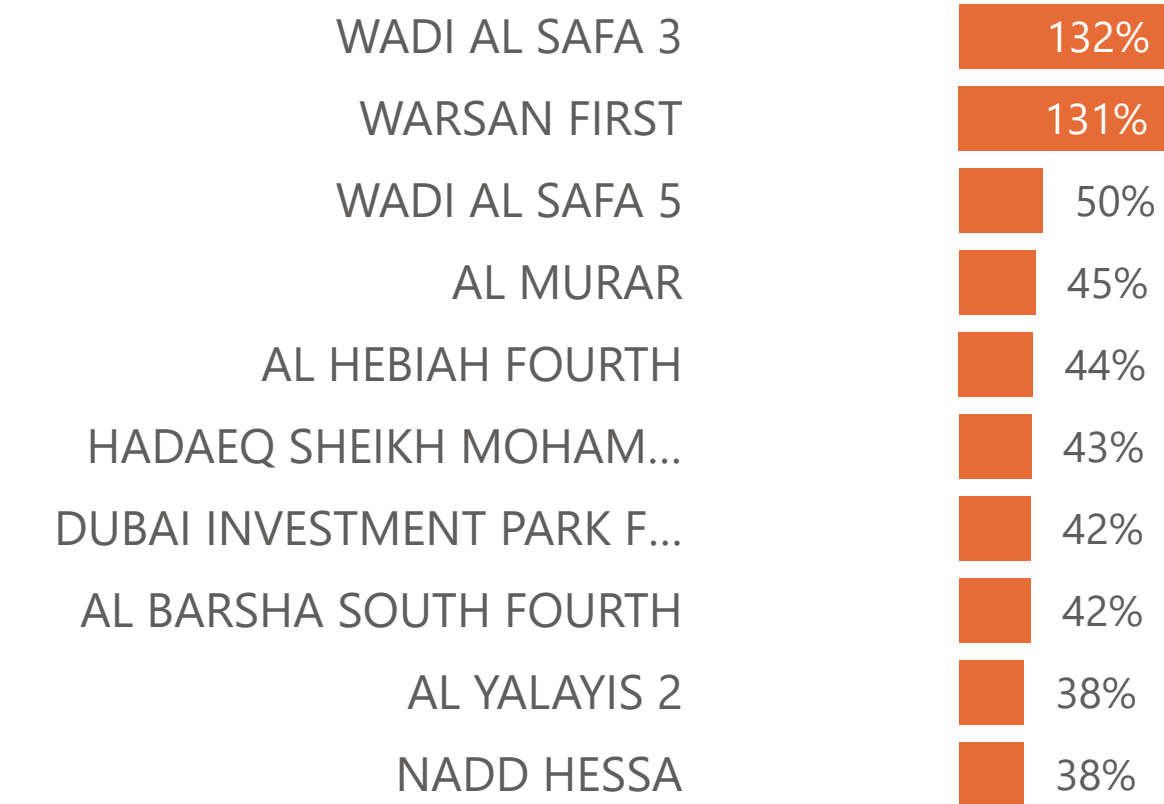
Property Usage Type

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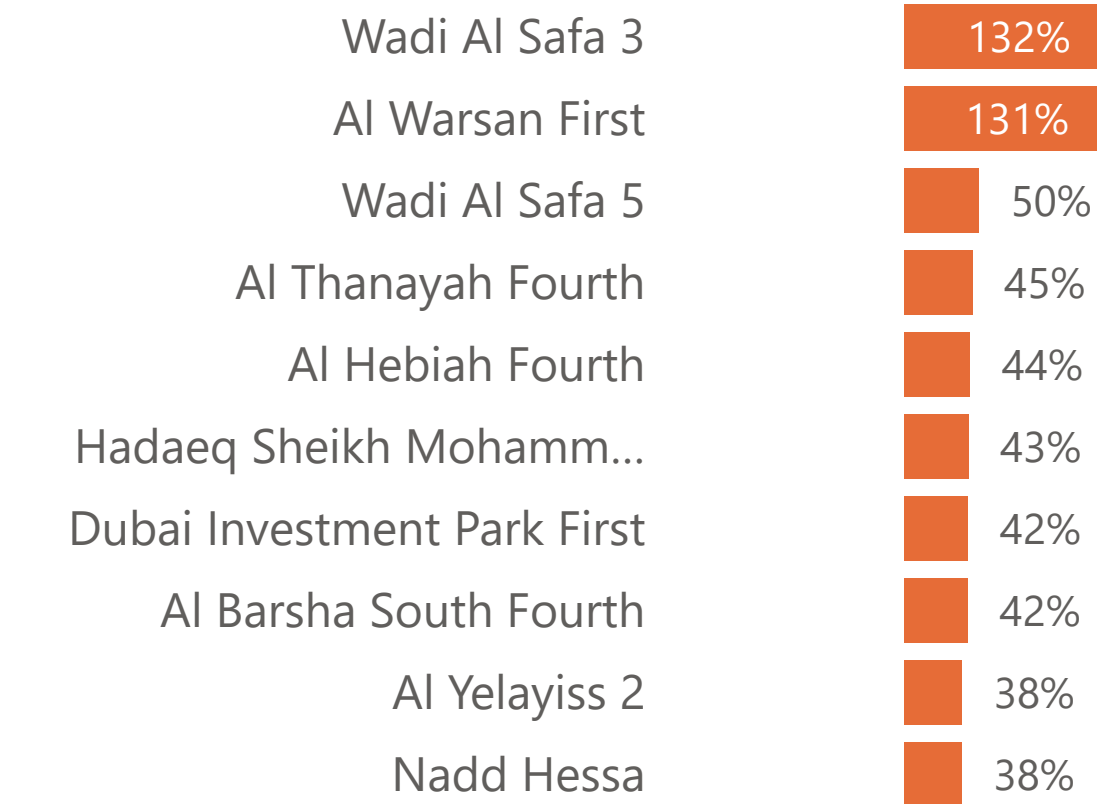
CAGR (Median Meter Rent Price) by Sector



CAGR (Median Meter Rent Price) by Community_Name



CAGR (Median Meter Rent Price) by Area_Name



Year wise Median Meter Sale Price

Sector	Community_Name	Area_Name	2021	2022
Al Qita 1	AL BARAHA	Al Baraha		19,118.63
	AL MURAR	Al Thanayah Fourth	4,666.22	6,779.00
	AL KHWANEEJ FIRST	Al Khawaneej First	1,614.59	
Al Qita 2	AL KHWANEEJ SECOND	Al Khawaneej Second	2,306.79	
	AL MIZHAR FIRST	Al Mizhar First		3,547.70
	AL QUSAIS IND. FOURTH	Al Qusais Industrial Fourth		3,945.28
	MIRDIF	Mirdif	4,579.14	5,983.22
	MUHAISNAH FIRST	Muhaisanah First	8,072.93	7,560.18
Al Qita 3	AL BARSHA FIRST	Al Barshaa South Second	8,349.81	8,809.33
		Al Barsha First	6,279.77	
	AL BARSHA SECOND	Al Barsha Second	3,673.17	
	AL JADAF	Al Jadaf		8,294.89
	AL MANARA	Al Manara	3,632.82	
	AL MERKADH	Al Merkadh		12,423.39
	Al Quoz First	Al Goze First	3,013.90	
	Al Quoz Fourth	Al Goze Fourth	4,164.87	4,187.41
	AL THANYAH FIFTH	Al Thanyah Fifth	5,663.58	6,423.63
	AL THANYAH THIRD	Al Thanyah Third	7,916.95	8,911.82
	AL WASL	Al Wasl	13,214.09	11,650.77

Clustering 101

Transaction Group

Sales

Calendar Year

2020

2025

Transaction Group

Residential

Area Name	Area name clusters	Total Transactions	Median Meter Sale Price	CAGR (Median Meter Sale Price)	CAGR (Median Meter Rent Price)
Jumeirah Second	Cluster4	218	49,888	64%	
Island 2	Cluster4	376	46,299	28%	
Al Safouh Second	Cluster4	1,207	30,466	8%	
Zaabeel First	Cluster4	2,024	29,398	-9%	
Palm Jumeirah	Cluster4	9,253	26,807	17%	
Al Baraha	Cluster4	31	26,265	7%	
Al Nahda Second	Cluster4	8	25,767	-25%	
Bukadra	Cluster4	5,188	25,726	0%	
Zaabeel Second	Cluster4	2,002	25,565	8%	
Burj Khalifa	Cluster2	18,614	24,565	9%	
Madinat Dubai Almelaheyah	Cluster4	8,322	24,501	14%	
Palm Deira	Cluster4	2,304	24,312	36%	
Al Wasl	Cluster4	5,881	24,118	17%	
Total		472,687	14,918	12%	

Area name clusters	Total Transactions	Median Meter Sale Price	Median Actual Worth	Actual Worth	Meter Sale Price	Procedure Area
1	1,072	4.80M	0bn	0M	0.00M	
Cluster1	162,601	11,739	1.20M	308bn	1,980M	29.13M
Cluster2	247,575	16,765	1.40M	525bn	4,574M	29.86M
Cluster3	17,065	6,222	1.00M	43bn	115M	38.47M
Cluster4	45,445	25,080	2.57M	227bn	1,295M	8.35M
Total	472,687	14,918	1.44M	1,103bn	7,965M	105.82M

