

Real Estate Market Dashboard Insights

Executive Summary

This dashboard analyzes real estate listing data by examining pricing trends, property size, listing categories, and neighborhood types. Key insights were drawn from 99,729 listings covering price, area, age, and category distribution.

Key Insights

1. Average and Maximum Property Prices

- Average Price: AED 224.93K
- Maximum Price: AED 492.20K
- Suburbs and High-End listings show higher prices.
- Urban Budget listings show lower prices but higher price per sqft.

2. Property Size & Price Correlation

- Average Size: ~2,010 sqft
- Larger homes = higher total price but lower price/sqft.
- Size is a strong value driver.

3. Price Per Square Foot by Category & Neighborhood

- Average Price per Sqft: AED 113.36
- Urban Budget: ~AED 171.7/sqft
- Rural Mid-Range: ~AED 129.3/sqft
- High-End Suburb: ~AED 161.6/sqft

4. Distribution of Bedrooms

- Most common: 3-bed & 5-bed homes (~25% each)
- Uniform spread shows diverse family targeting.

5. Distribution of Bathrooms

- Nearly even split among 1, 2, 3 bathrooms (~33% each)
- Balanced product development strategy.

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6. Property Age & Year Built Analysis

- Most properties built after 2000
- Price trend is flat over time, construction year has minimal effect.

Summary Table (Select View)

Listing Category | Neighborhood | Total Price | Avg Price/Sqft | Total Sqft

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Budget	Rural	AED 778M	AED 582.5	8.3M
High-End	Suburb	AED 1.7B	AED 691.6	13.8M
Mid-Range	Urban	AED 1.2B	AED 608.2	11.0M
Overall Total	-	AED 11.24B	AED 565.5	100.3M

Recommendations

1. Target Urban Budget buyers with affordable, compact homes.
2. Focus on 3 and 5-bedroom units due to demand.
3. Invest in High-End Suburb projects for strong ROI.
4. Minimize emphasis on Year Built in pricing.
5. Use data on property size and location to guide development.

AED224.93K

Average of Price

2.01K

Average of SquareFeet

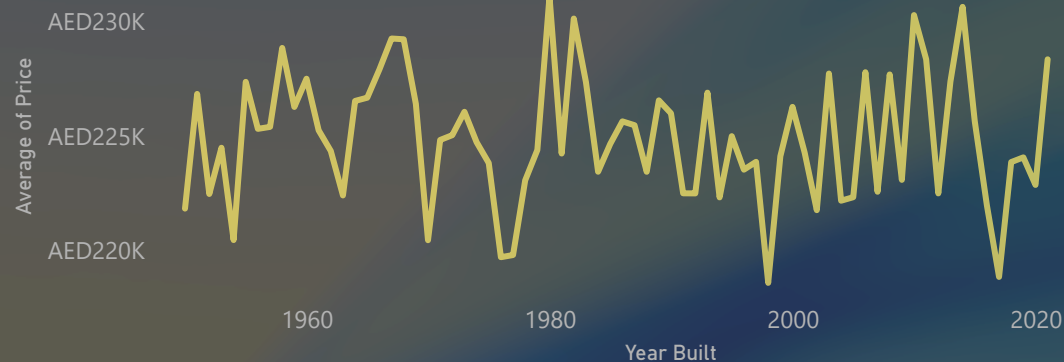
AED492.20K

Max of Price

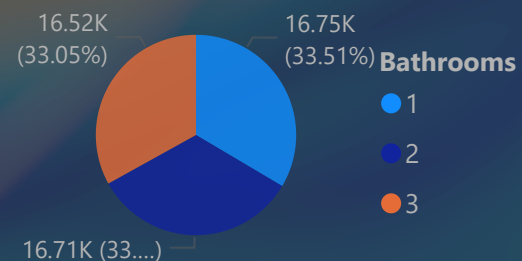
AED113.36

Average of Price Per Sqft

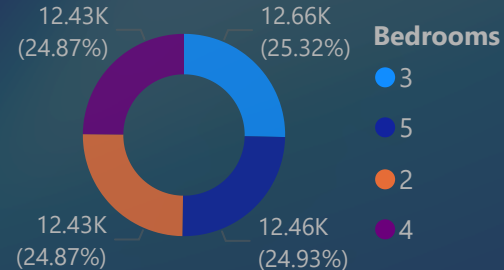
Average of Price by Year Built



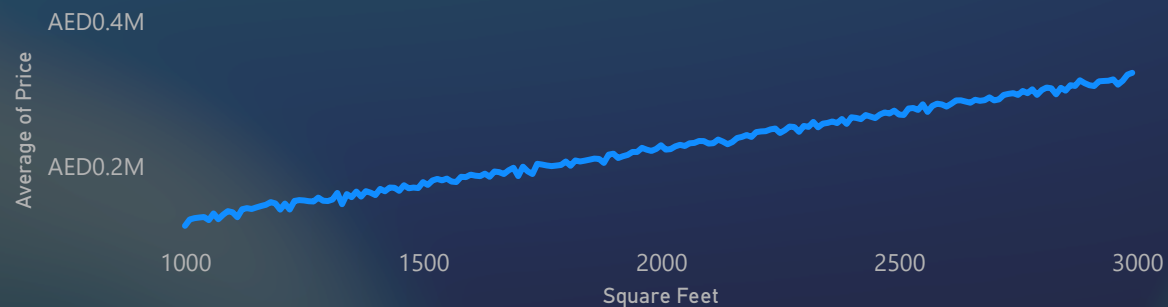
Count of Bathrooms by Bathrooms



Count of Bedrooms by Bedrooms



Average of Price by Square Feet



All

Average of Price Per Sqft by Neighborhood and Category

Categ... ● Budget ● High-End ● Mid-Ra...

