

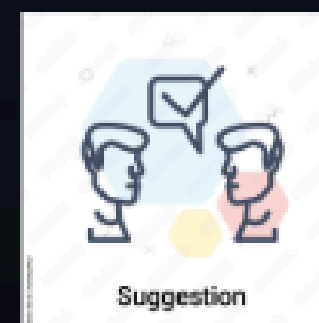
# Dubai Real Estate



**Market  
Overview**



**Property  
Matrix**



**Suggestions**



**Insights**

# Dubai Real Estate

231.85K

Avg\_price

112.34

Avg\_price\_per\_sqft

2.08K

Avg\_size

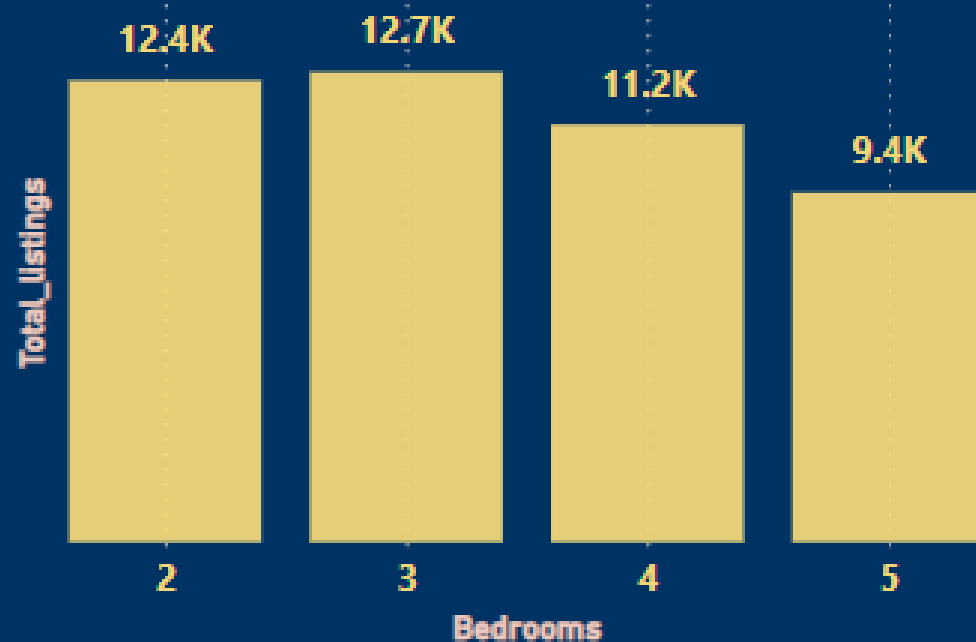
46K

Total\_listings

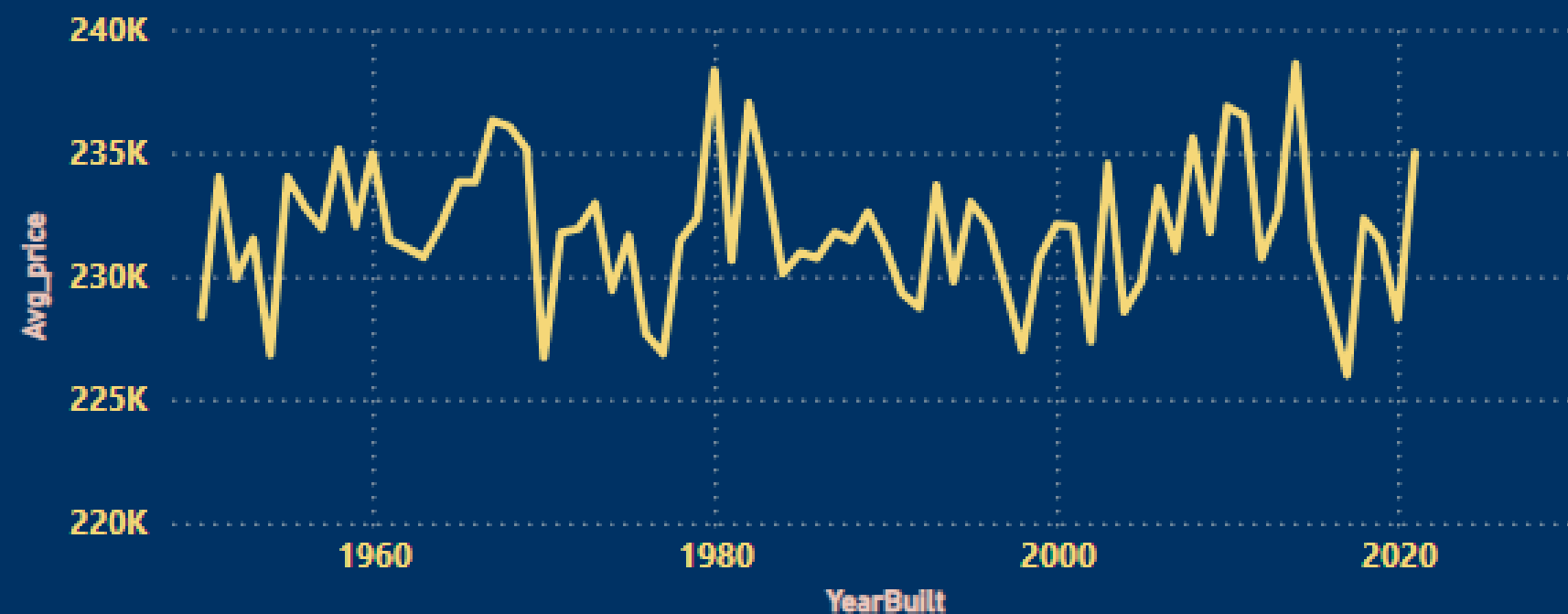
492.20K

Max\_property\_price

Total\_listings by Bedrooms



Avg\_price by YearBuilt



YearBuilt

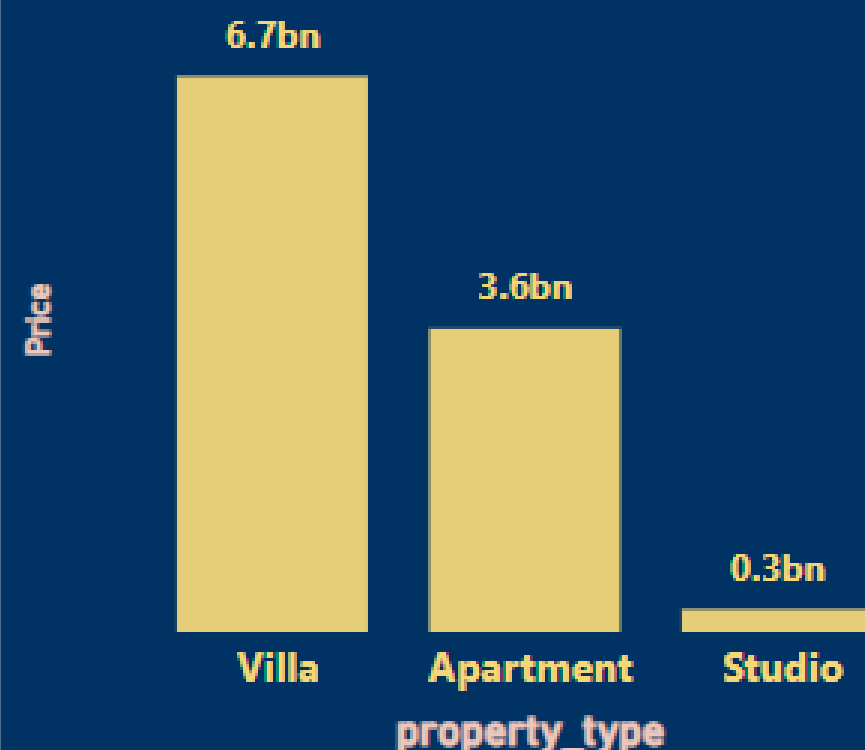
1950

2021

property\_type

- ☐ Apartment
- ☐ Studio
- ☐ Villa

Price by property\_type



Total\_listings by Developers and property\_type



Neighborhood

- ☐ Rural
- ☐ Suburb
- ☐ Urban

listing\_category

- ☐ Budget
- ☐ High-End
- ☐ Mid-Range

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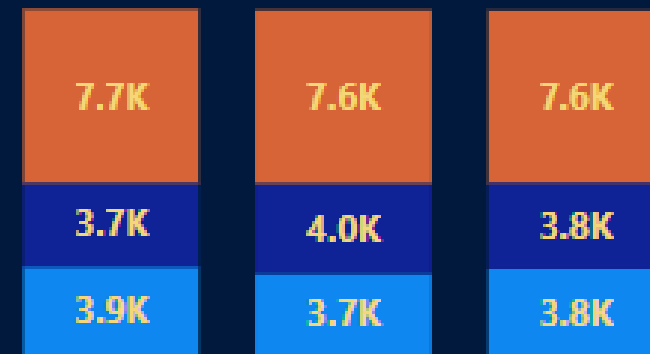
Total\_listin...

4831

Renovation\_targe...

Total\_listings by Neighborhood and listing\_category

Total\_listings



Suburb

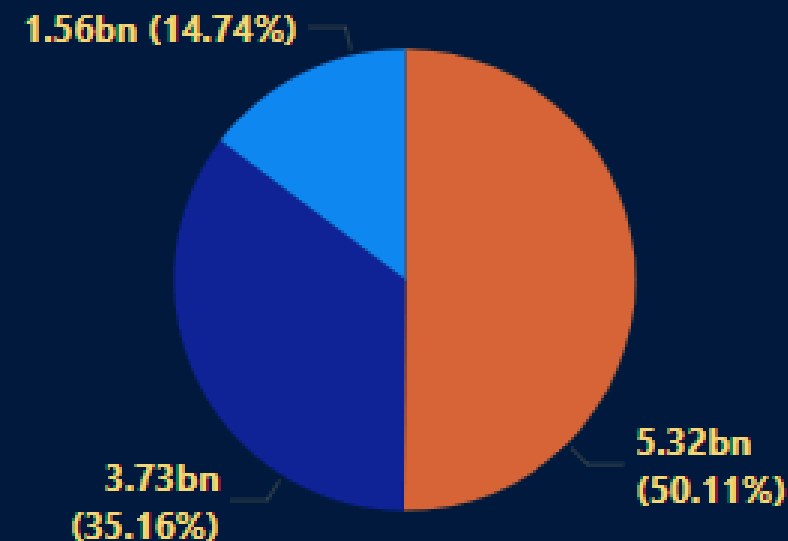
Urban

Rural

Neighborhood

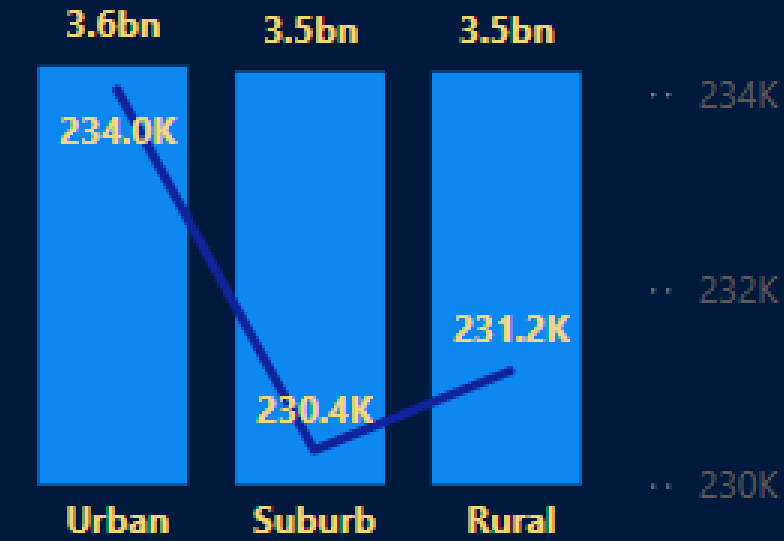
listing\_c... ● Budget ● High-End ● Mid-Range

Price by listing\_category



listing\_... ● Mid-Ra... ● High-End ● Budget

Price and Avg\_price by Neighborhood



● Price ● Avg\_price

YearBuilt

1950

2021

property\_type

- ☐ Apartment
- ☐ Studio
- ☐ Villa

Neighborhood

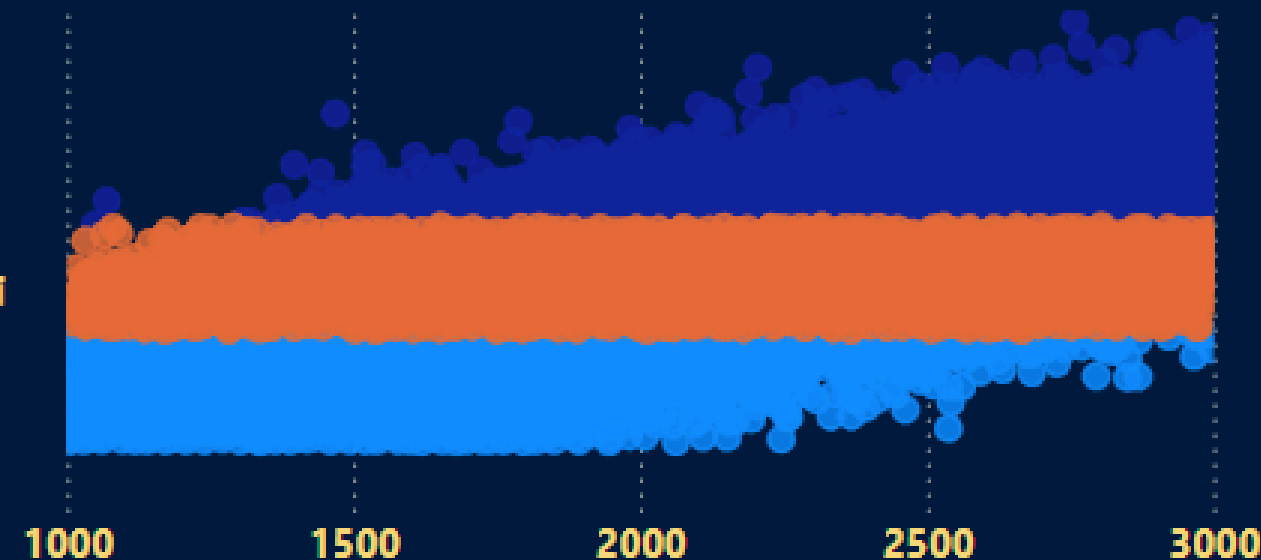
- ☐ Rural
- ☐ Suburb
- ☐ Urban

listing\_category

- ☐ Budget
- ☐ High-End
- ☐ Mid-Range

listing\_category, SquareFeet and R\_price

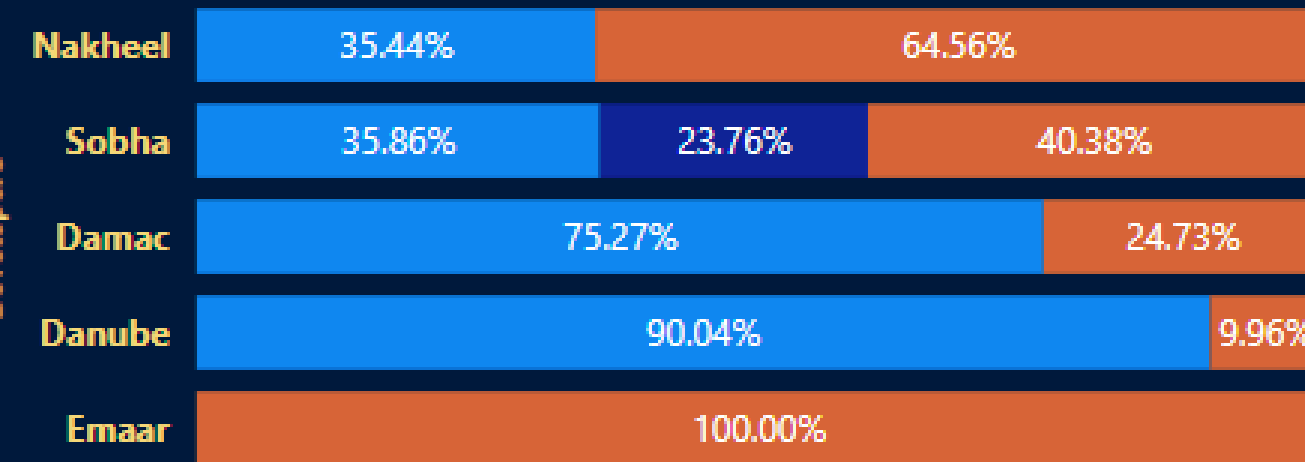
R\_price



listing\_category ● Budget ● High-End ● Mid-Range

Total\_listings and Avg\_price\_per\_sqft by Developers and property\_type

Developers



Total\_listings

property\_type ● Apartment ● Studio ● Villa

# Dubai Real Estate



231.85K

Avg\_price

112.34

Avg\_price\_per\_sqft

2.08K

Avg\_size

46K

Total\_listin...

4831

Renovation\_targe...

Under valued properties based on the  
Price\_per\_sqft and Neighborhood sqft\_avg

identifying undervalued, older, large properties that are worth  
renovating.

YearBuilt

1950

2021

Property _Index	YearBuilt	Neighborhood	Price_per_sqft	Neighborhood Avg
1	1950	Suburb	105.57	111.92
2	1950	Rural	98.51	112.18
3	1950	Suburb	88.13	111.92
7	1950	Urban	105.58	112.93
8	1950	Urban	95.72	112.93
9	1950	Rural	100.14	112.18
11	1950	Urban	89.37	112.93
14	1950	Rural	79.40	112.18
17	1950	Suburb	104.16	111.92
18	1950	Urban	97.65	112.93
19	1950	Suburb	111.46	111.92
22	1950	Rural	88.65	112.18
23	1950	Rural	80.30	112.18
24	1950	Urban	79.52	112.93
25	1950	Urban	97.27	112.93
27	1950	Suburb	91.95	111.92
29	1950	Rural	51.91	112.18
30	1950	Suburb	99.87	111.92
31	1950	Urban	81.10	112.02
Total			21,82,080.46	112.34

Property _Index	YearBuilt	Neighborhood	property_age	SquareFeet	Price
1	1950	Suburb	75	2186	2,30,771.92
2	1950	Rural	75	2840	2,79,761.35
7	1950	Urban	75	2835	2,99,332.08
9	1950	Rural	75	2832	2,83,583.06
11	1950	Urban	75	2692	2,40,595.09
14	1950	Rural	75	2607	2,06,996.73
17	1950	Suburb	75	2827	2,94,455.69
18	1950	Urban	75	2528	2,46,846.80
19	1950	Suburb	75	2622	2,92,242.82
23	1950	Rural	75	2137	1,71,603.21
24	1950	Urban	75	2539	2,01,912.67
25	1950	Urban	75	2540	2,47,069.26
27	1950	Suburb	75	2657	2,44,310.05
31	1950	Urban	75	2072	1,88,769.40
35	1950	Urban	75	2525	2,46,085.77
Total					1,15,89,46,345.67

Parameters for identifying undervalued, older, large properties-

Square ft > 2000 // Property age > 50 // Price per sqft < Neighborhood avg

property\_type

- ☐ Apartment
- ☐ Studio
- ☐ Villa

Neighborhood

- ☐ Rural
- ☐ Suburb
- ☐ Urban

listing\_category

- ☐ Budget
- ☐ High-End
- ☐ Mid-Range

## Market Overview

### 1. 🏠 Bedrooms Distribution is Balanced

- Most properties have **2–3 bedrooms**, with each category having **12K+ listings**.
- Listings decline gradually as bedroom count increases.

### 2. 🏡 Villas Dominate Market Value

- **Villas account for 6.7 billion** in total value — **nearly double** that of apartments.
- **Studios are a very small segment** (just 0.3 billion).

### 3. 📈 Stable Price Trends Over Time

- Despite fluctuations, **average property prices** have hovered between **220K–240K AED** from **1950 to 2021**.
- Recent years show **stable demand** with minor dips.

### 4. 🏢 Developer Share: Nakheel Leads

- **Nakheel has the highest number of listings**, especially in villas (**20K+**).
- **Sobha follows** with a good mix of apartments and villas.
- Emaar and Danube have focused portfolios with niche counts.

### 5. 📊 Property Type Pricing Insight

- **Average price per sqft is highest for villas**, followed by apartments, then studios.
- Highlights the **luxury pricing nature of villas** despite fewer units.

### 6. 📈 Developer Specialization

- **Sobha and Nakheel** cover **diverse property types**.
- **Emaar is solely focused on villas**.

## Property Matrix

### 1. 🗺️ Neighborhood Insights

- Listings are evenly distributed across **Suburb, Urban, and Rural** (~7.6K each).
- **Urban** properties have the **highest average price per sqft (234 AED)**.

### 2. 🏷️ Listing Category Breakdown

- **Mid-Range listings dominate** (50% market share).
- **High-End** accounts for 35%, and **Budget** only 15%.

### 3. 🏢 Developer Focus

- **Nakheel** leads in total listings (mostly Villas).
- **Sobha** offers diverse property types (Apartment, Studio, Villa).
- **Emaar** focuses entirely on high-end Villas.

### 4. 📊 Price vs Size Trend

- **Positive correlation** between SquareFeet and R\_price.
- **High-End** listings clearly have larger sizes and higher prices.

### 5. 🛠️ Investment Opportunity

- Identified **4.8K+ properties** ideal for renovation (old, large, low-priced).
- Great potential for **high ROI** through upgrades.