

A dark, grayscale silhouette of the Dubai skyline serves as the background. The Burj Khalifa is the most prominent feature, centered vertically and slightly to the left of the horizontal center. Other skyscrapers of varying heights and shapes are visible on either side, creating a dense urban profile. The overall tone is professional and modern.

DUBAI REAL ESTATE MARKET ANALYSIS

This analysis examines trends in Dubai's real estate market, identifies key factors influencing property prices, and highlights active transaction zones. Properties near Dubai Mall command the highest average price per square meter (~20,000 AED/sqm), proximity to Burj Khalifa provides the highest premium among all city landmarks, and 3-bedroom properties deliver the highest average worth at approximately 3 million AED.

Introduction

Objective

To analyze trends in Dubai's real estate market, identify key factors influencing property prices, and highlight active transaction zones.

Key Findings

- Properties near Dubai Mall command the highest average price per square meter (~20,000 AED/sqm).
- Proximity to Burj Khalifa provides the highest premium among all city landmarks.
- 3-bedroom properties deliver the highest average worth at approximately 3 million AED.
- Most transaction activity occurs in Marsa Dubai and Business Bay.
- Over the long term, property prices have shown steady growth from 2012–2024, following recovery from the 2008 downturn.

Methodology & Data Overview

Data Sources and Tools

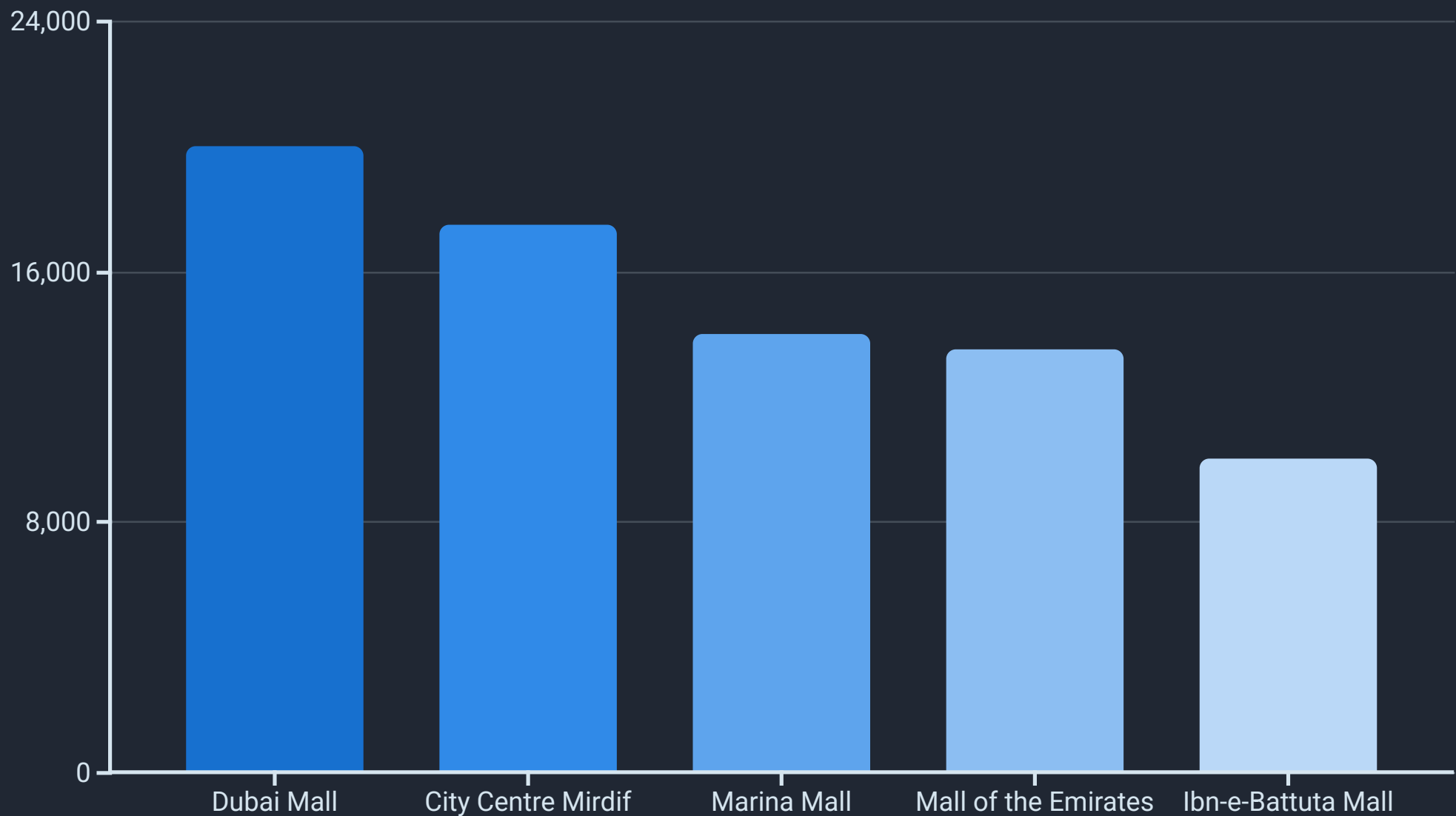
- Data sourced from geo-transactional records (2003–2024), including property prices, provided by Dubai government portals.
- Analytical work was performed with Tableau Public.
- For geospatial insights, Python (Jupyter Notebook) was used to extract missing longitude and latitude coordinates.

Limitations

- Some regions lack dense transaction data, limiting granularity.
- Geographic proximity to metro/landmarks was inferred from nearest-named tags, not always absolute distances.
- Rental yield information was excluded from this analysis phase.

Impact of Proximity to Major Malls on Property Pricing

Dubai Mall demonstrates the highest price per square meter among all malls considered. As the second largest mall in the world and a premier tourist destination, properties in its vicinity see a significant premium in land value increases.



The chart clearly shows that properties near Dubai Mall command a significant premium compared to other major shopping centers in the city.

Landmark Proximity and Property Price Premiums

Landmarks such as Burj Khalifa contribute substantially to property price premiums, followed by locations like IMG Worlds and Global Village. This underscores the positive impact of major attractions on real estate pricing in surrounding areas.

22,291

Burj Khalifa

Average price per square meter (AED)

20,500

IMG World Adventurers

Average price per square meter (AED)

19,700

Global Village

Average price per square meter (AED)

Room Type Versus Property Value



Three-bedroom properties typically command the highest average value in the Dubai real estate market, reflecting their larger living spaces and often premium amenities.

\$800K

3 B/R Properties

Consistently highest price per sqm post-2015; sharp increase post-2020 likely tied to larger living space demand after COVID.

\$500K

2 B/R Properties

Stable growth, offering good investment within a secure, middle price range.

\$300K

1 B/R Properties

Low volatility, stable but moderate returns; ideal for new investors or young professionals.

\$160K

Studio Apartments

Highest volatility, with unpredictable price movements over the years.

Transaction Hotspots

Marsa Dubai and Business Bay have emerged as the most active zones by transaction volume, as shown by their significant share of transactions. Al Barsha South also features as a key hotspot.



Marsa Dubai

A leading area for property transactions, ranking first in volume.



Downtown Dubai

A notable area for property dealings.



Business Bay

Another highly active zone for real estate transactions.

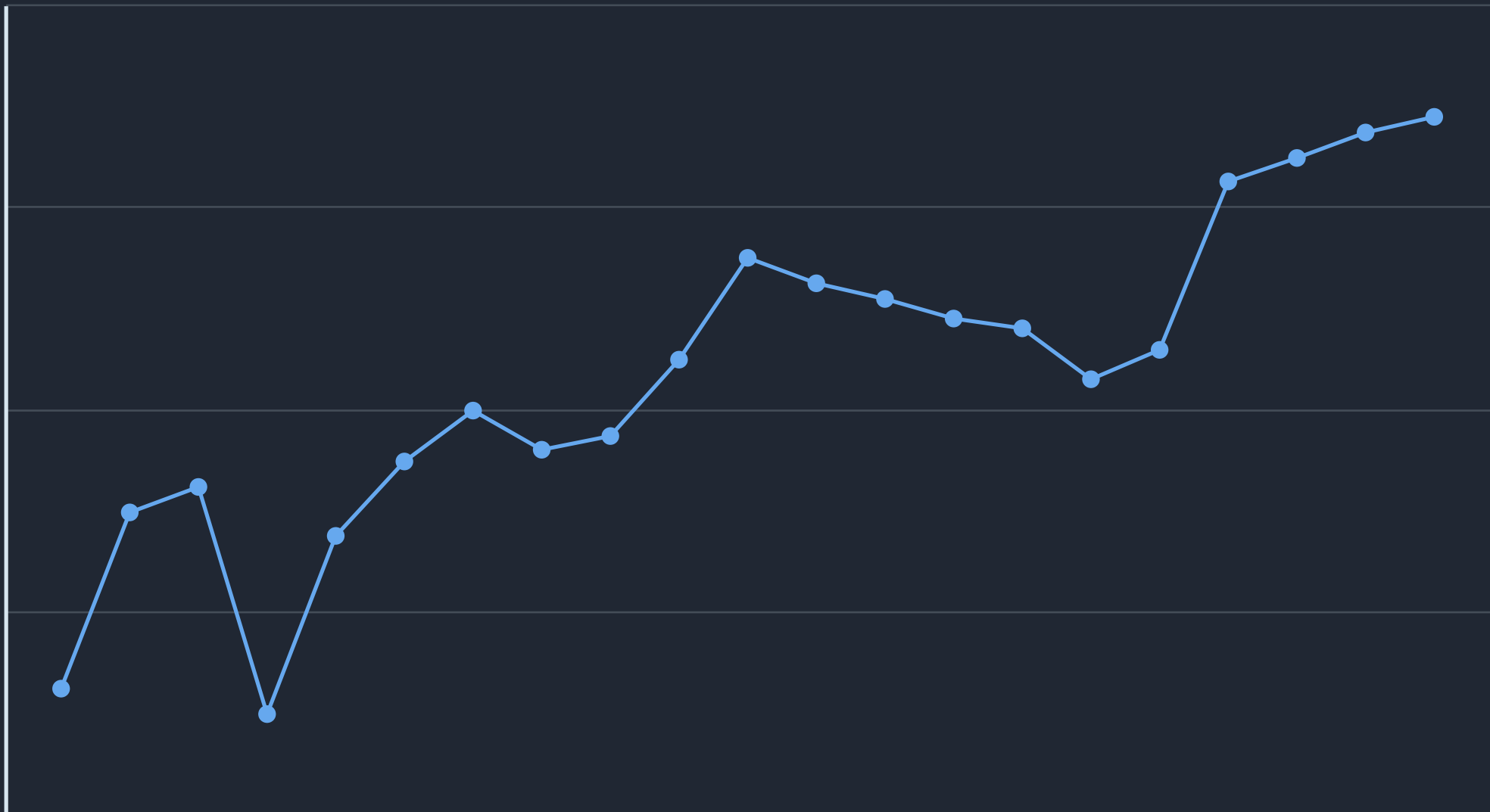


Al Barsha South

A significant and active zone for real estate transactions.

Price Trends Over Time (2003–2024)

Analysis shows a sharp increase in property prices from 2003–2006 due to rapid urbanization and investor optimism, peaking in 2006–2007 (14K–15K AED/sqm). The 2008–09 economic crisis saw prices drop below 8K AED/sqm, followed by a period of modest fluctuation. Since 2020, prices have grown exponentially, exceeding 20K AED/sqm by 2024. This recent surge reflects post-pandemic population inflows, global events like Expo 2020, and increased investment demand.



Conclusion & Recommendations

Summary of Insights

- Highest-value real estate: Dubai Mall and Burj Khalifa vicinities.
- Most lucrative formats: 3-bedroom units.
- Top transaction zones: Marsa Dubai and Business Bay.
- Long-term trends indicate positive price growth.

Strategic Insights & Recommendations

- Prioritize investments near Dubai Mall and major landmarks for capital appreciation.
- Focus development on mid-to-large residential units (2B/R and 3B/R) for high returns.
- Target rising liquidity in Marsa Dubai and Business Bay for development and sales strategies.

Future Research Directions

- Incorporate rental yield analysis and metro accessibility.
- Expand to analyze emerging zones and future developments as new data becomes available.

The data dictionary includes: **Nearest Mall En** (Closest mall to property), **Rooms En** (Number of bedrooms), **Actual Worth** (Total property value in AED), **Meter Sale Price** (Price per square meter), **Area Name En** (Named region of property), **Latitude** (Geographic north-south coordinate), and **Longitude** (Geographic east-west coordinate).