



UNIQUE HOMES
Worldwide Properties

Real Estate and more • عقارات وأكثر

Abu Dhabi Property Market Insights

SALES REPORT

MAR - APR 2021



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SUMMARY

The global Covid-19 pandemic has resulted in a new wave of transformation in Real Estate in Abu Dhabi and across United Arab Emirates.

Abu Dhabi is transforming its infrastructure and striving to keep up with the exceptional increase in demand for Apartments, Land and Villas. Currently, we will be seeing by how much the 4 power-horses Reem Island, Yas Island, Al Raha and Saadiyat Island will be taking control over charts.

Majority of the properties are concentrated on apartments, villas and land. We are taking all the cities within a certain radius of Abu Dhabi as 'Inner City' in our charts as these areas have lower availability in Abu Dhabi.

This report demonstrates the shift of demand to supply, the mean prices of all type of properties, the percentage of apartment in the complete data set, the percentage of apartments in each community against all existing apartments.

Additionally, includes a percentage comparison of apartment availability in the 'Inner City' radius of Abu Dhabi.

Within apartments, all the hot (most demanded) areas are compared against each other in terms of the number of bedrooms (Studio – 5) against their Mean Prices.

Secondly, a comparison in the demand of number of bedrooms within the apartment criteria of all communities Furthermore, the report provides comparison between the month of January to February.

Concluding with

Monthly report with linear graphs predicting future rise and drop in prices, and more precise outcomes coming soon, as our data-set keeps evolving. Subscribe to stay updated and not miss out any opportunity in the market!



COMPANY OVERVIEW

Unique Homes Worldwide Properties (UHP) was established in 2018 to continue to be an active member and one of the leading real estate companies in the UAE.

Committed to provide diverse and complete real estate solutions, equipped with the knowledge and skills in many different dimensions including but not limited to Off-Plan properties (Land, Villas & Apartments), Ready Properties (Commercial & Residential), and Resale in Abu Dhabi & Dubai. Maintaining the growth level over years, created new opportunities to undertake in multiple markets, and allowed us to provide new services to our clients.

UHP as a young ambitious brand succeeded in gaining the trust of our staff, partners, and

clients by taking informed decisions based on market insights through monitoring and deeply analyzing the market variables, client needs, and by coping with the continuously shifting trends.

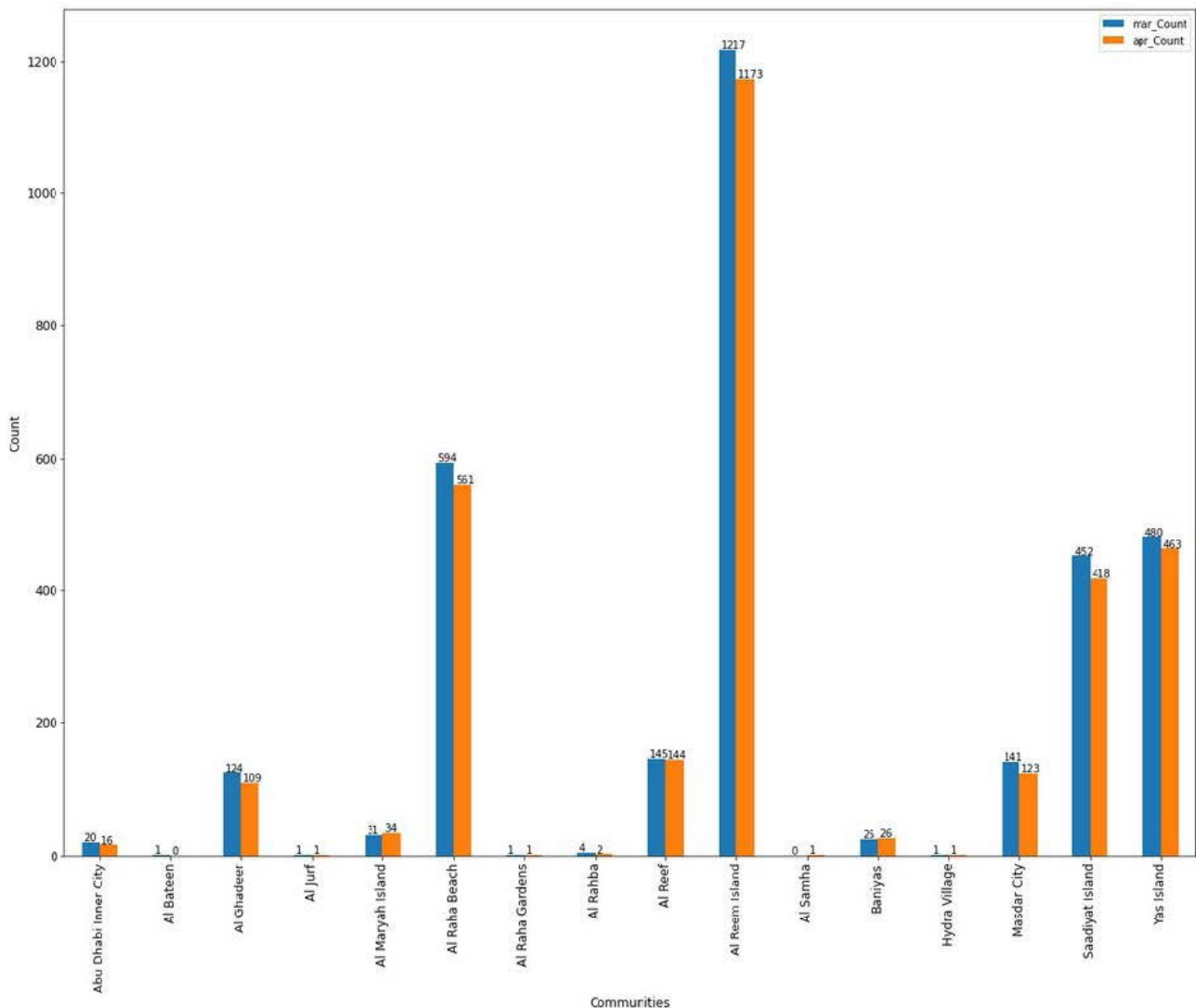
We strive to provide the best solutions to our clients, so investing in hiring skilled and experienced talents and latest technologies along with adopting integrity became a necessity, and it is what makes us different. Success is not an easy task as it takes huge efforts and collaboration; it also requires commitment and a lot of hard work to set ourselves apart, but we are on the right track. We are ready for the next challenge and have full trust in our future.



1 Counts Against Type of Property

1.1) Highest Count of Apartments

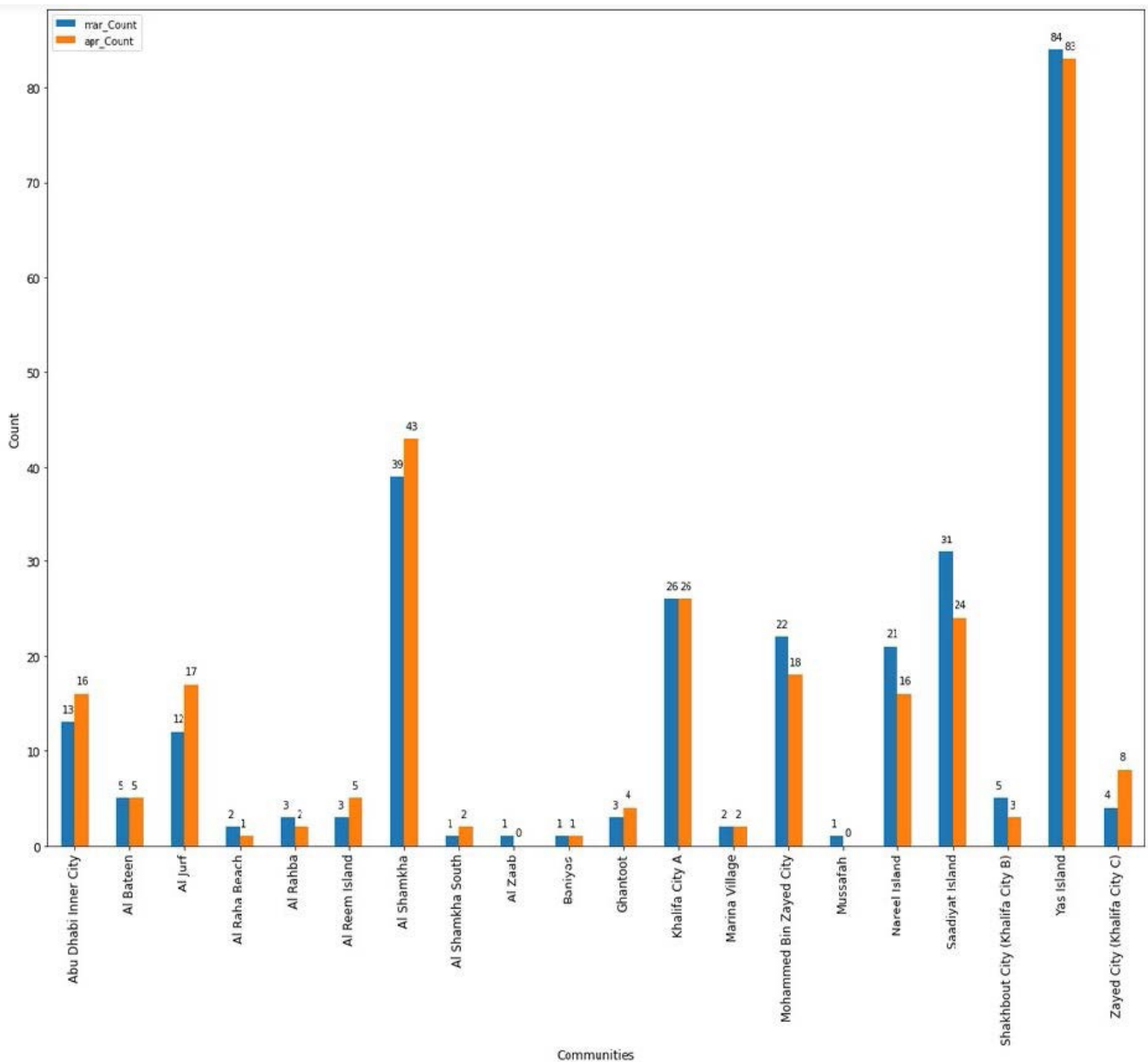
- Al Reem Island dropped to 1,173 number of apartments in 2 weeks
- Followed by Raha Beach, then Yas Island which had a drop by around 30 in 2 weeks





1.2) Highest Count of Residential Plots

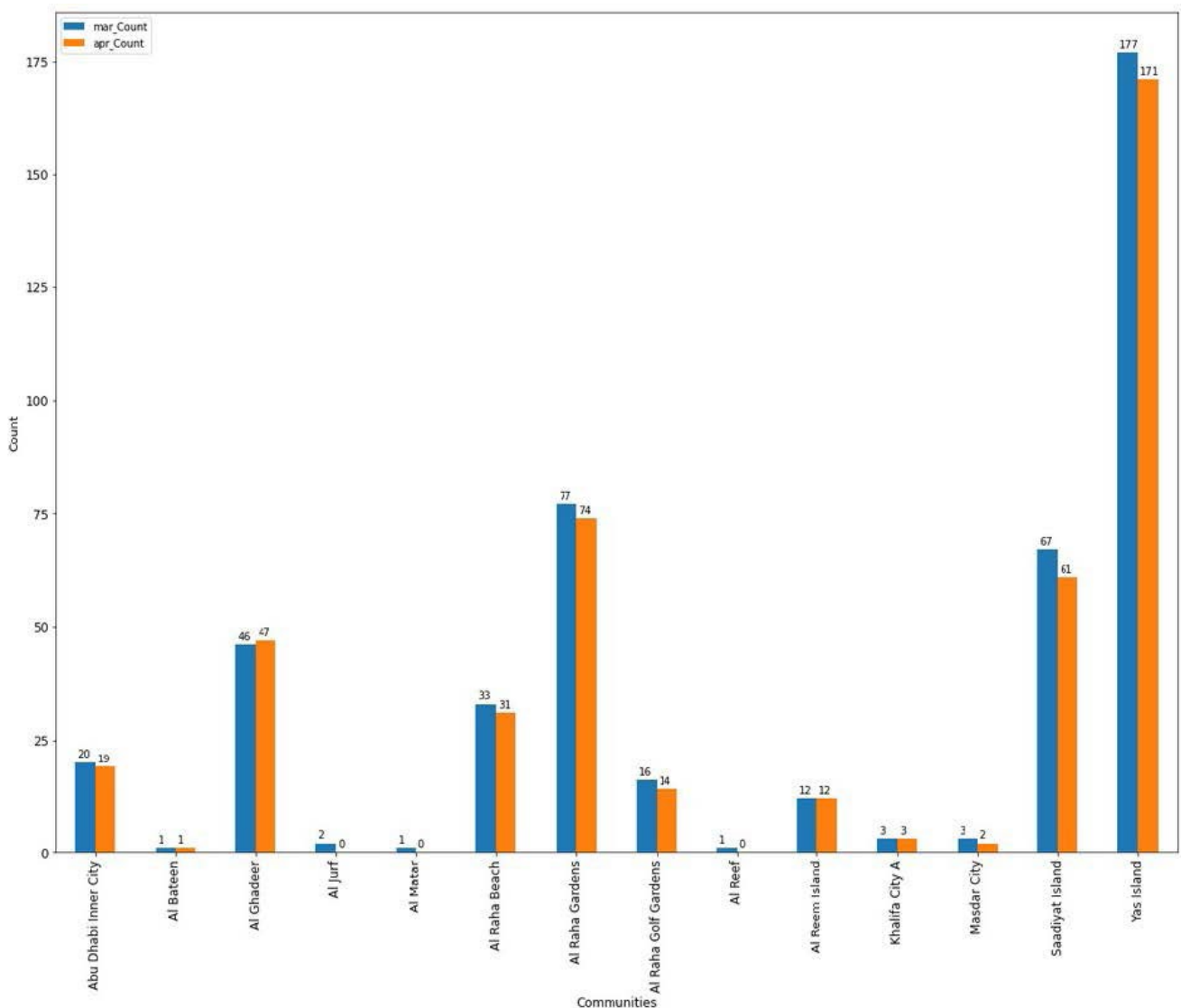
- Yas Island currently holds the highest number of residential plots and went from 84 to 83 plots in 2 weeks
- Followed by Al Shamkha which had the highest rise, then Khalifa City A
- Saadiyat Island had the largest drop





1.3) Highest Count of Townhouse

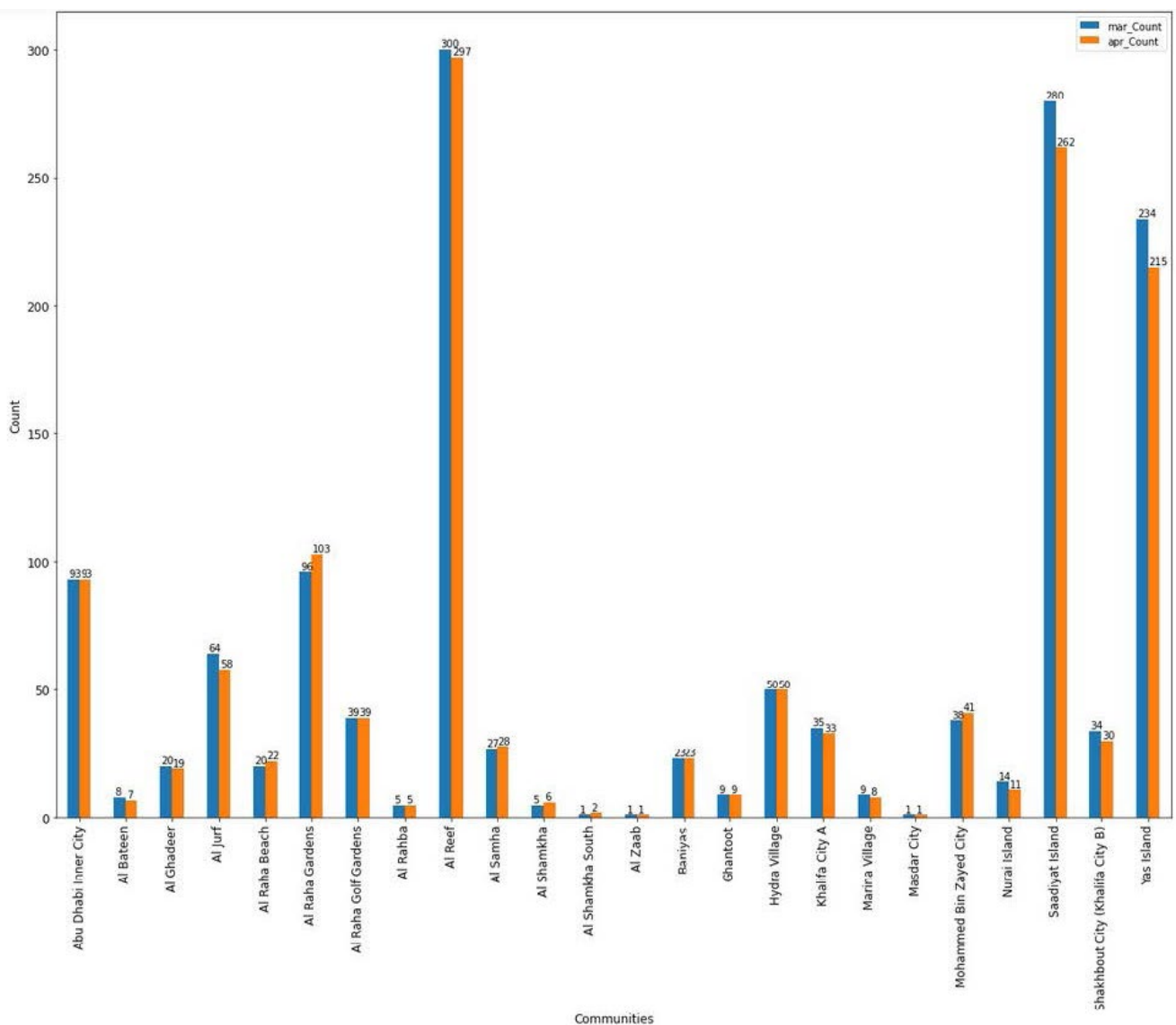
- Yas Island currently holds the highest number of Townhouses and went from 177 to 171 in 2 weeks
- Followed by Al Raha Garden, then Saadiyat Island which have both slightly dropped





1.4) Highest Count of Villa

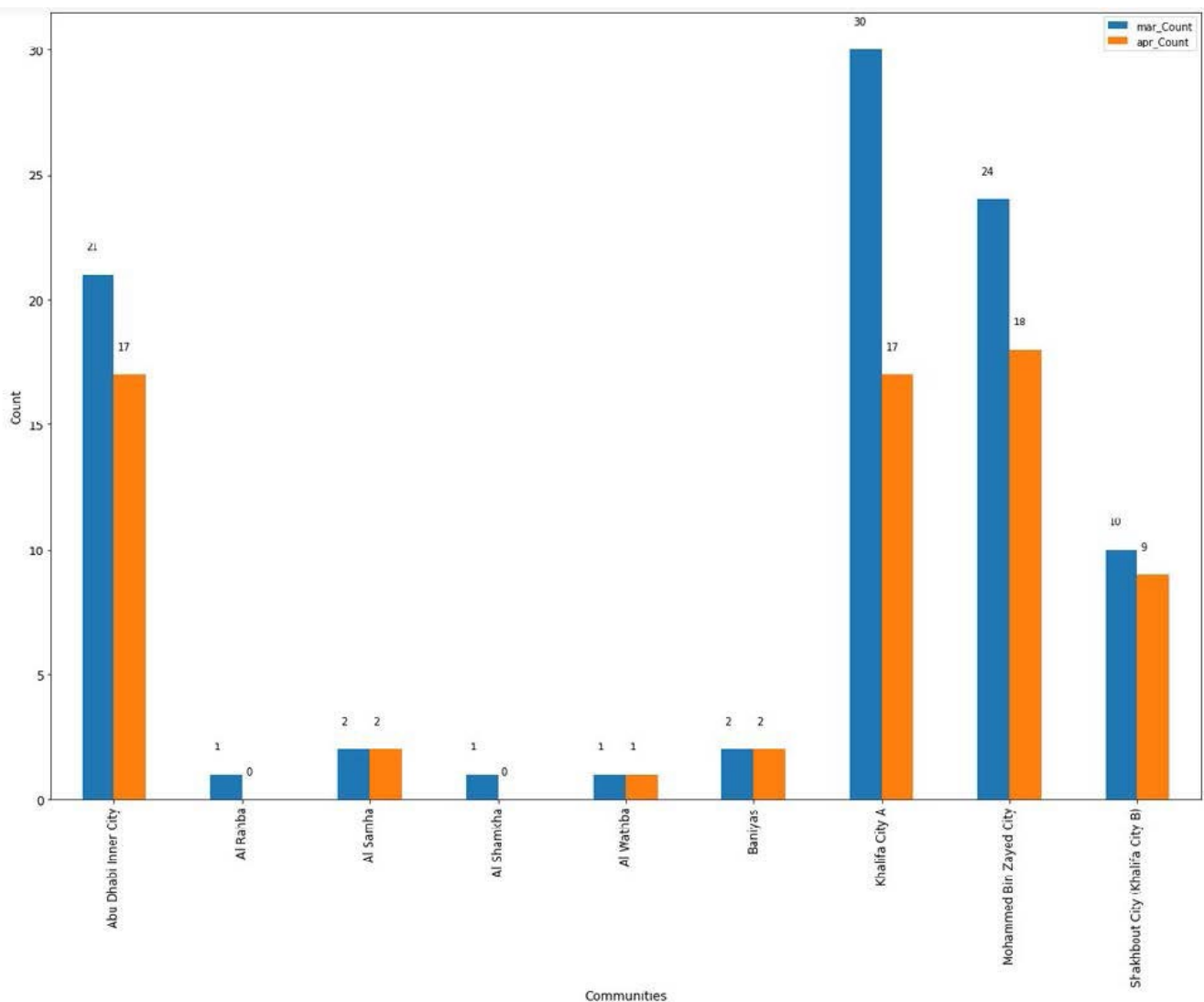
- Al Reef has overtaken Saadiyat Island's continuous run for the highest count which is 297
- Followed by Saadiyat Island which had a drop from 280 to 262





1.5) Highest Count of Villa Compounds

- Mohd Bin Zayed City currently holds the highest number of Compound Villas and had a drop from 24 to 18 in 2 weeks
- Followed by Khalifa City A which had a massive drop from 30 to 17 in 2 weeks

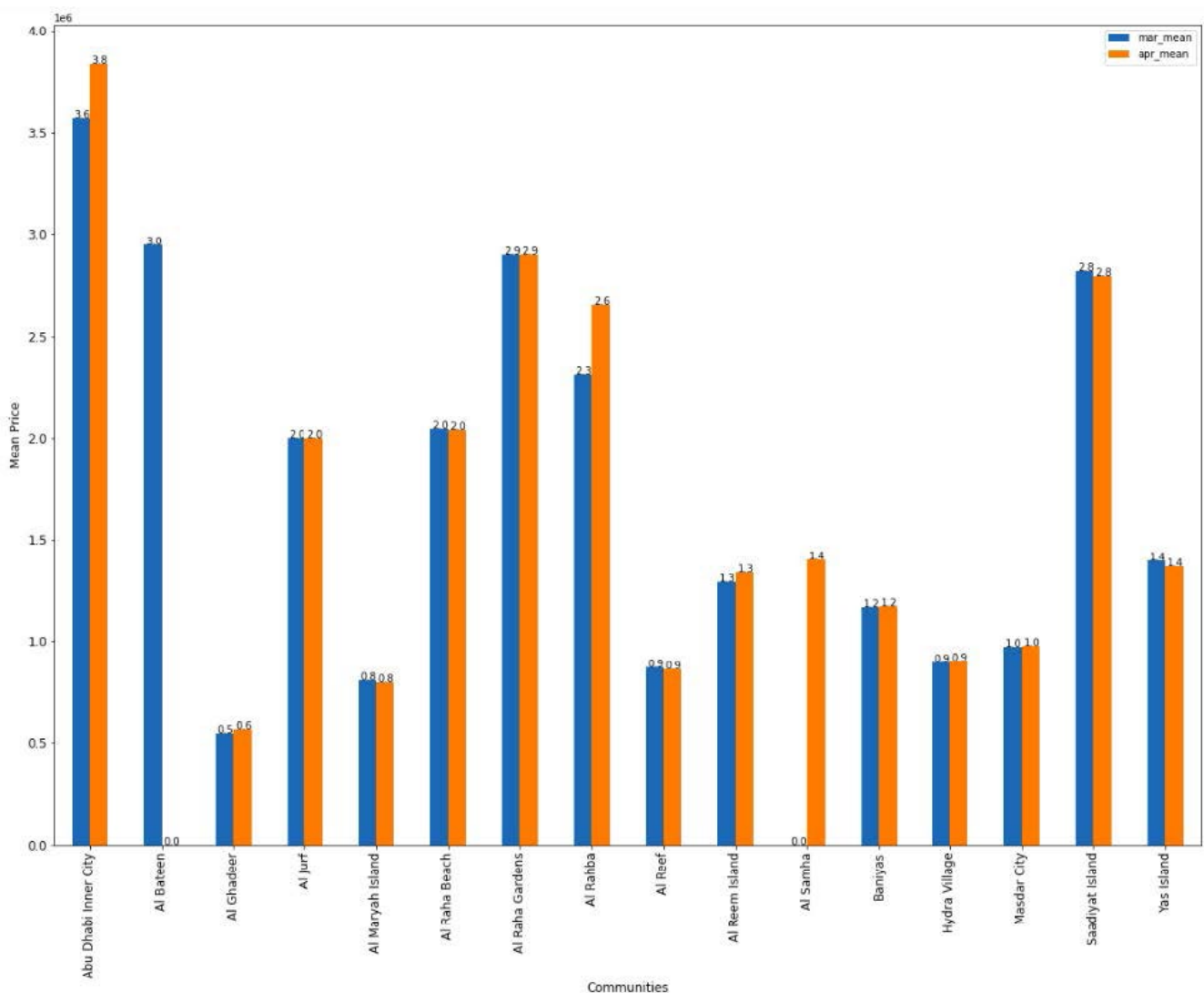




2 Mean Price Against Type of Property

2.1) Highest Mean Price of Apartments

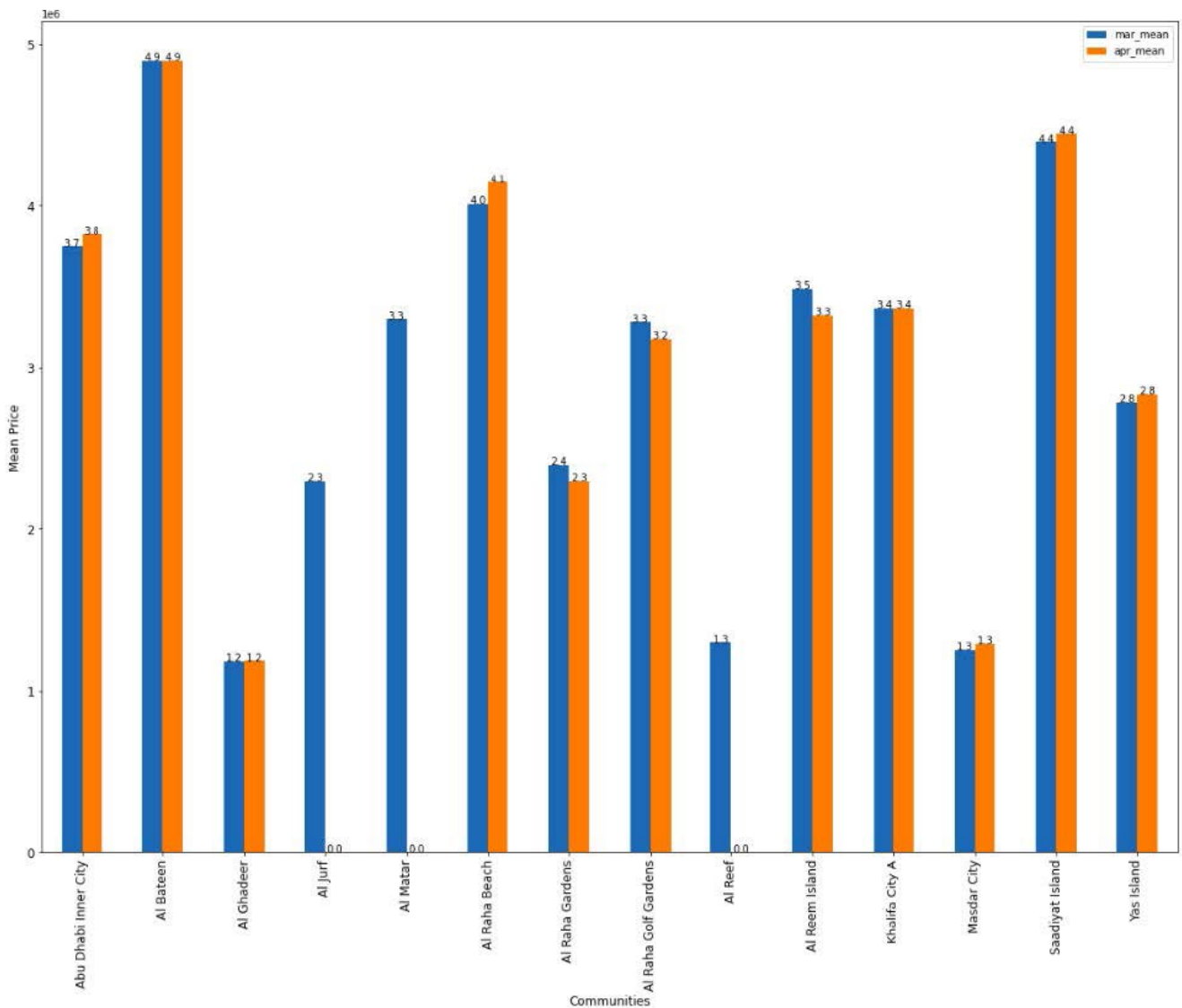
- Al Raha Gardens currently holds the highest mean price and had stayed constant in 2 weeks
- Followed by Saadiyat Island
- Al Rahba had a large increase in mean price from March to April





2.2) Highest Mean Price of Townhouses

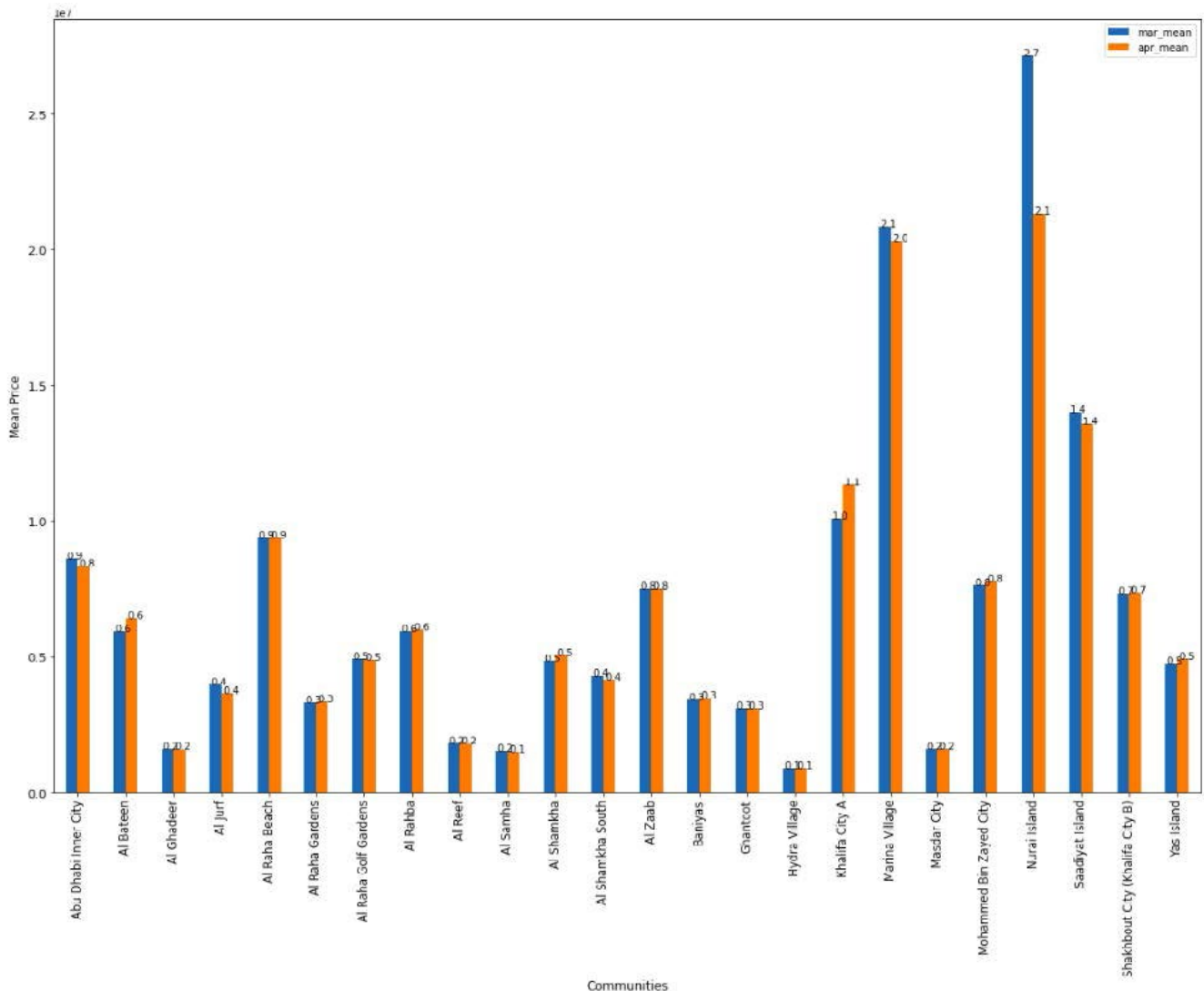
- Al Bateen currently holds the highest mean price and stayed at 4,900,000 for 6 weeks
- Saadiyat Island comes second with a slight increase of 1.5% in April
- Al Reem Island had the highest drop by 0.2%





2.3) Highest Mean Price of Villas

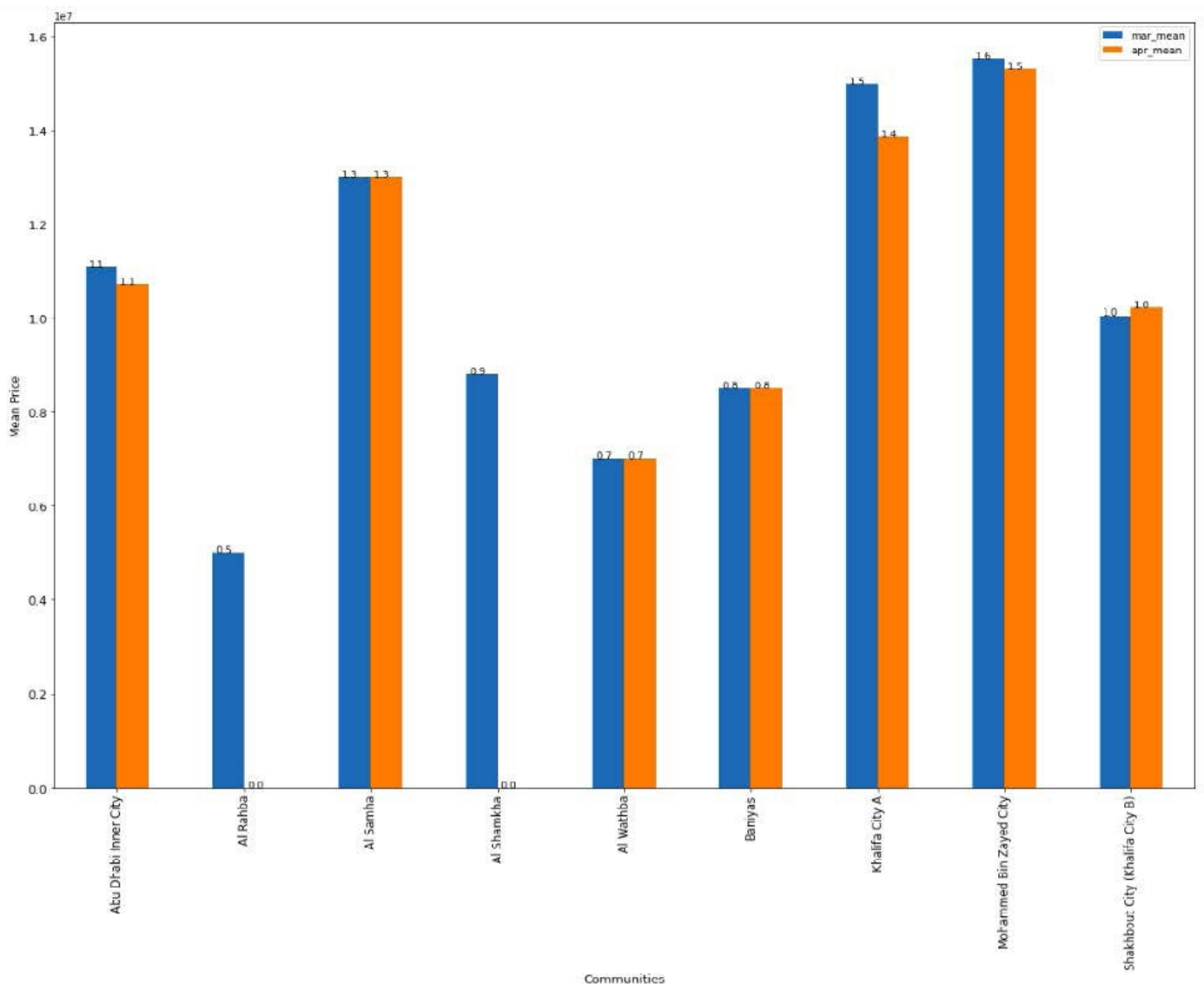
- Nurai Island currently holds the highest mean price and had a massive drop of 5% again in April
- Marina Village comes second
- Khalifa City A had the highest jump but by 1%





2.4) Highest Mean Price of Villa Compound

- Mohammad Bin Zayed City currently holds the highest mean price but had a drop by 1%
- Followed by Khalifa City A which has a drop by 1%

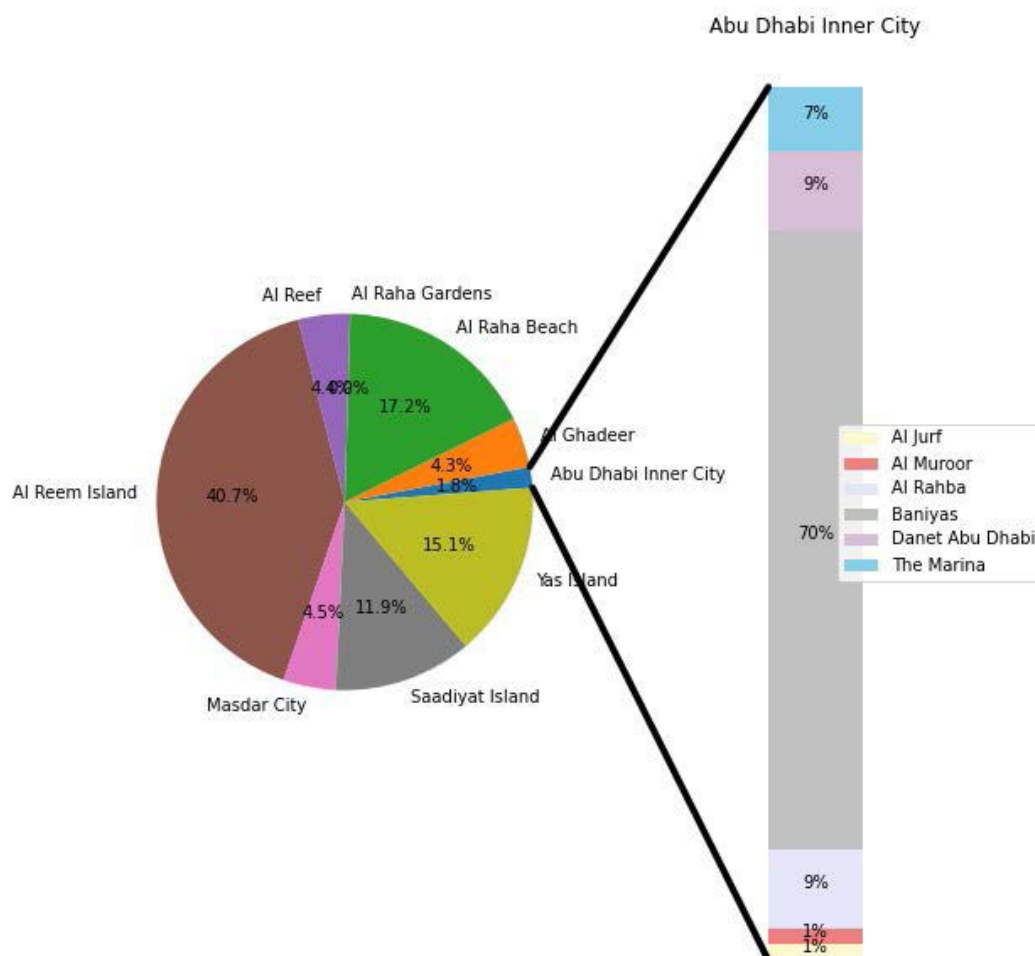




3 Apartments Detailed Report (Feb – Jan)

3.1) Apartment (January) | All Apartments (January)

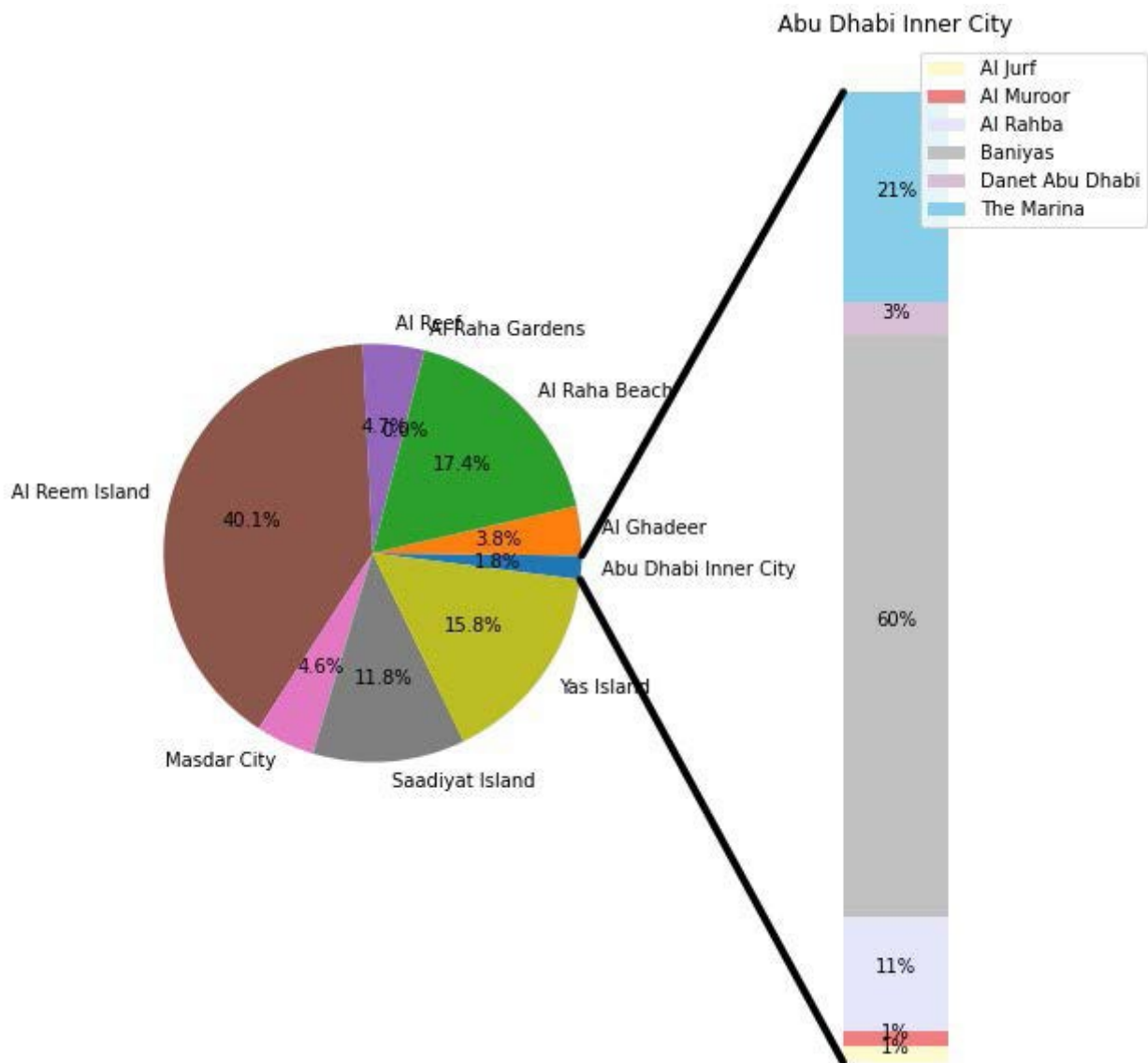
Reem Island contains 40.7% Apartments from overall apartments (3137 in January) which is the highest. Raha Beach comes second with 17.2%, moving to Yas Island which contains 15.1% and Saadiyat with 11.9% from overall apartments. The inner city of Abu Dhabi contains only 1.8% of apartments in which Baniyas takes 70% of it





3.2) Apartment (February) | All Apartments (February)

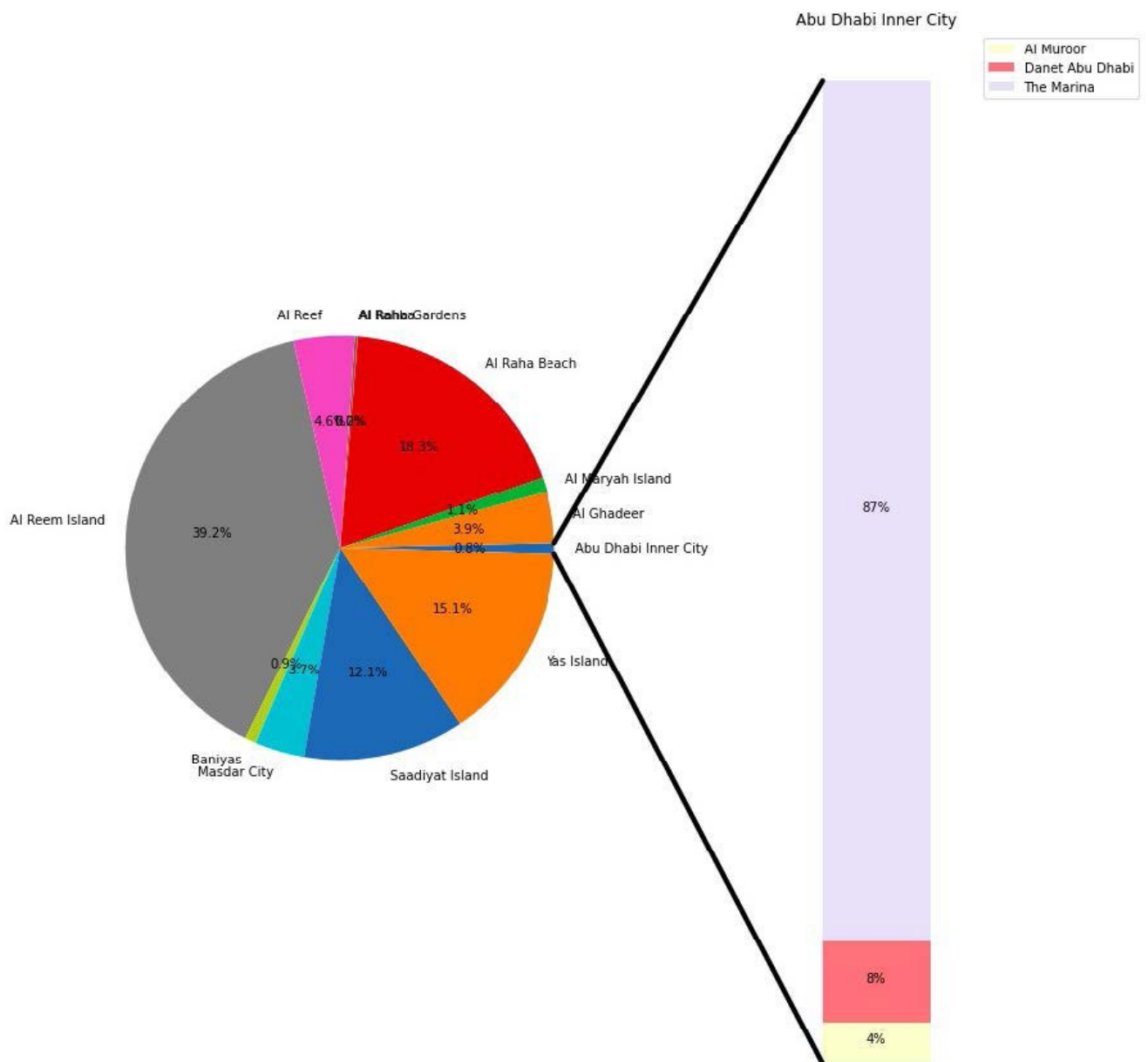
The overall number of apartments increased (3319 in February) from which the highest is Reem Island containing 40.1% Apartments (0.6% less than January) from overall apartments. Raha Beach comes second with 17.4%, increasing slightly. Moving to Yas Island which contains 15.8%, increasing by 0.7% and Saadiyat Island with 11.8% from overall apartments. The inner city of Abu Dhabi still contains only 1.8% of apartments in which Baniyas takes 60%, dropping by 20%, and a rise of 21% in Marina.





3.3) Apartment (March) | All Apartments (March)

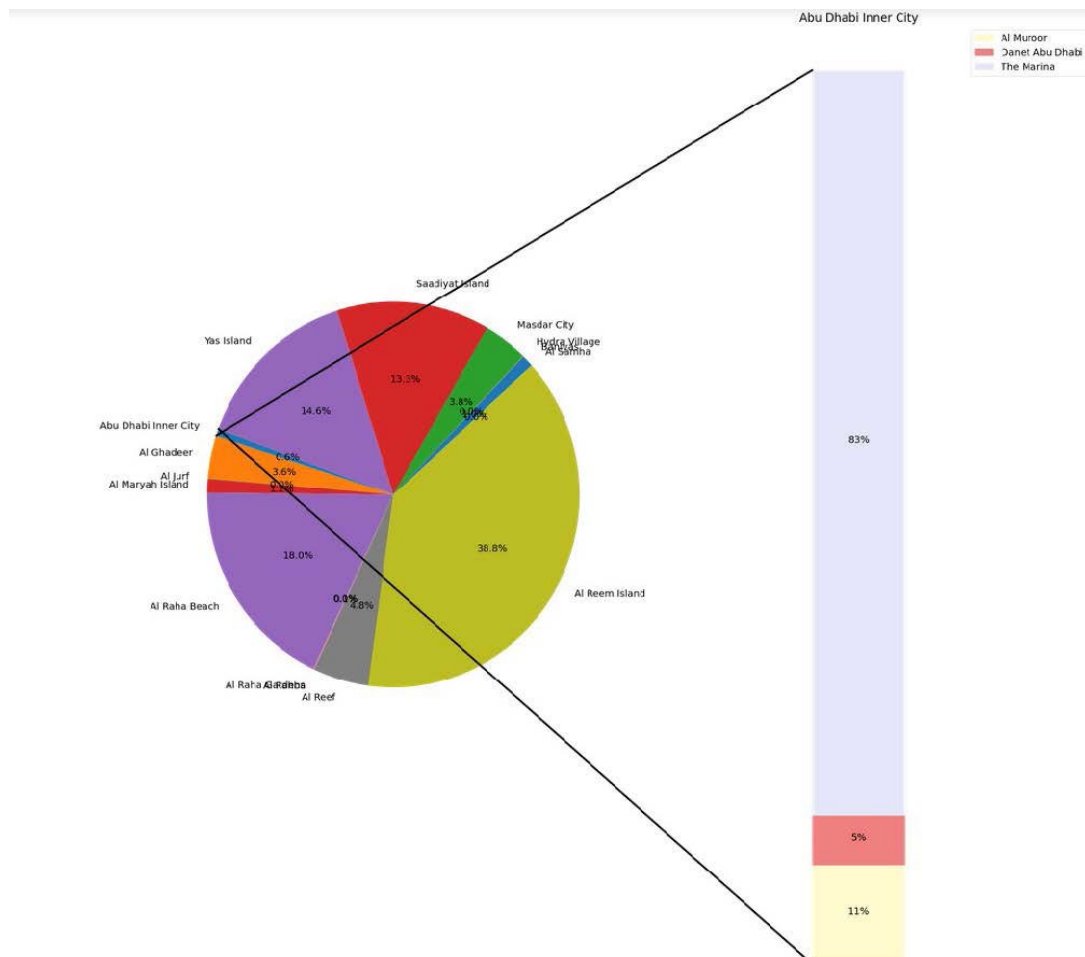
The overall number of apartments increased (5172 in March) from which the highest is Reem Island containing 39.2% Apartments (1% less than January) from overall apartments. Raha Beach comes second with 18.3%, increasing slightly. Moving to Yas Island which contains 15.1%, increasing by 0.7% and Saadiyat Island with 12.1% from overall apartments. The inner city of Abu Dhabi still contains only 0.8% of apartments in which Marina takes 87%





3.4 Apartment (April) | All Apartments (April)

- The overall number of apartments increased (3201 in March) from which the highest is Reem Island containing 38.8% Apartments (1% less than March) from overall apartments. Raha Beach comes second with 18%, decreasing slightly by 3%. Moving to Yas Island which contains 14.6%, decreasing by 0.5% and Saadiyat Island with 13.3% from overall apartments. The inner city of Abu Dhabi contains only 0.6% of apartments in which Marina takes 83%

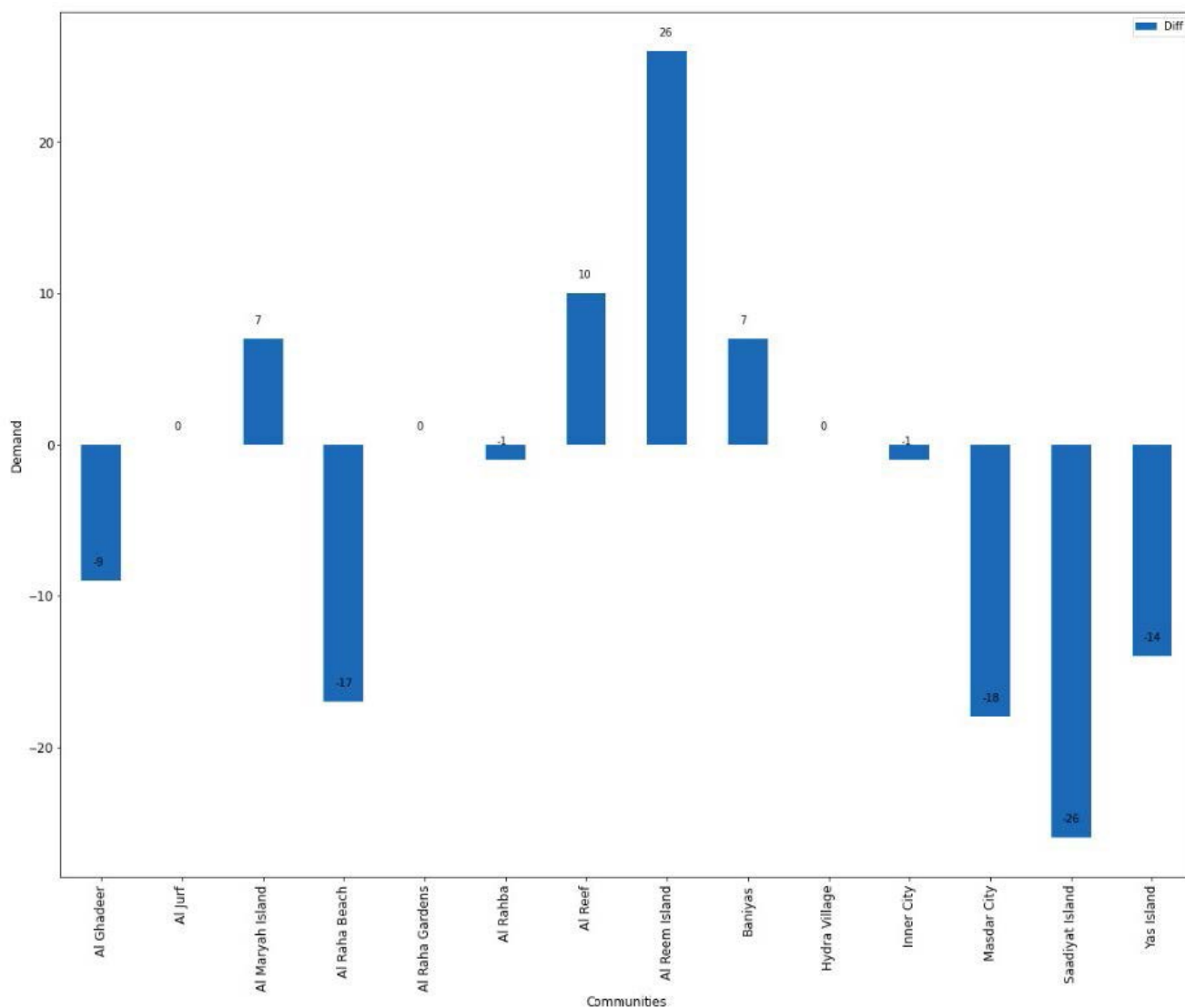




4 Demands

4.1) Apartment Demand

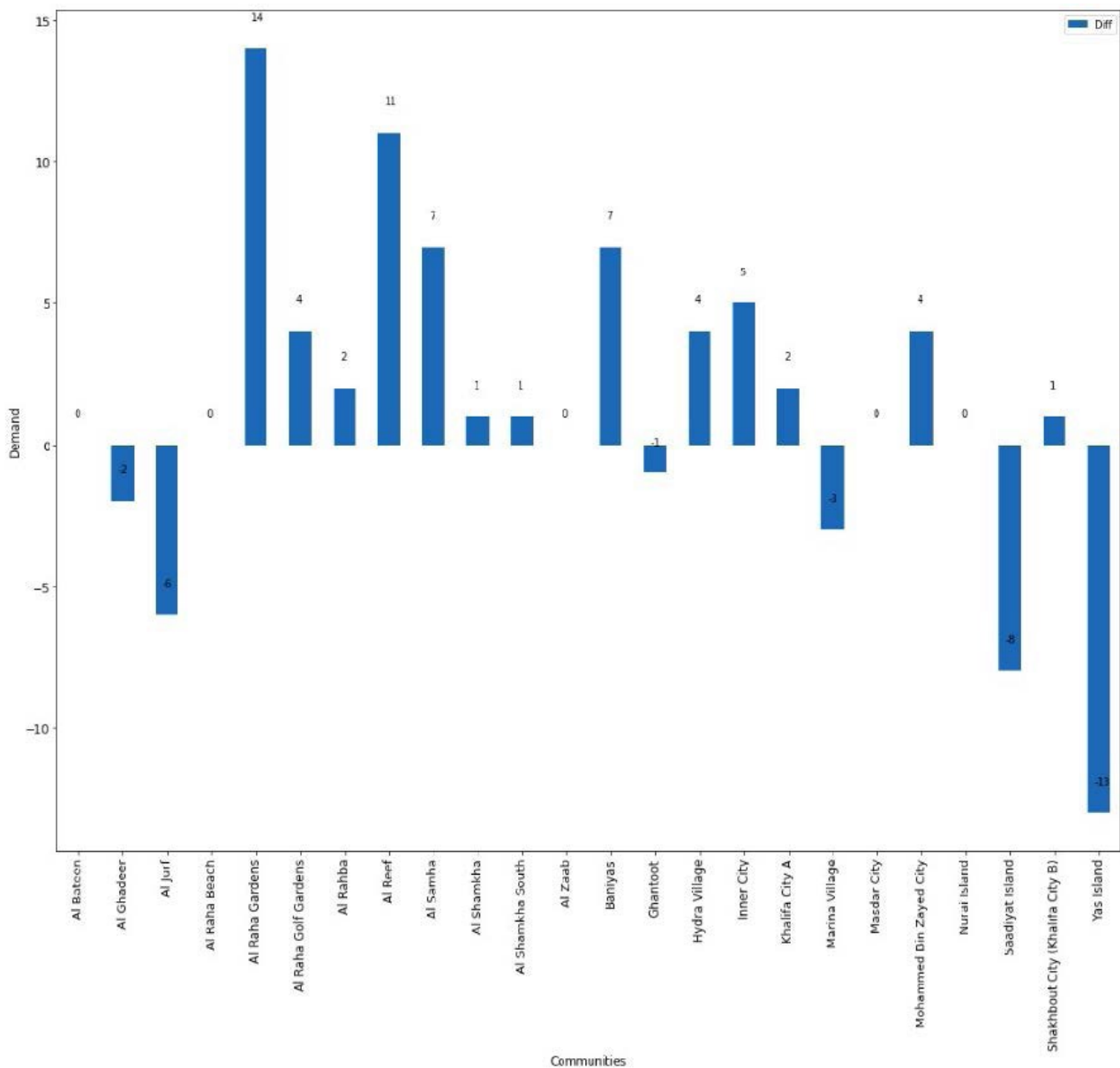
- Greatest Demand rise for Reem Island
- Greatest Drop for Saadiyat Island





4.2) Villa Demand

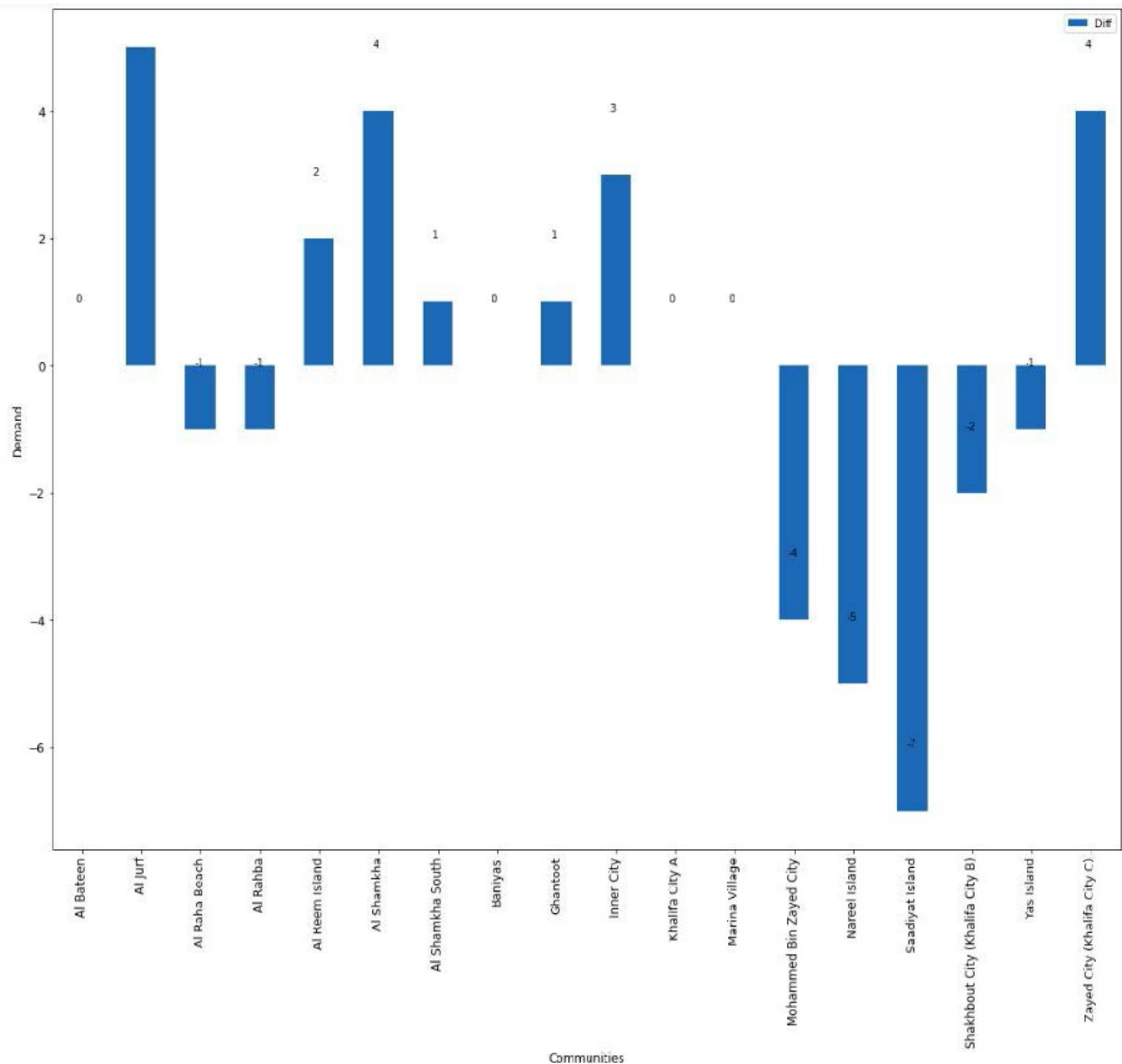
- Greatest Demand drop for Yas Island, followed by Saadiyat Island
- Highest Demand for Al Raha Beach





4.3) Residential Plot Demand

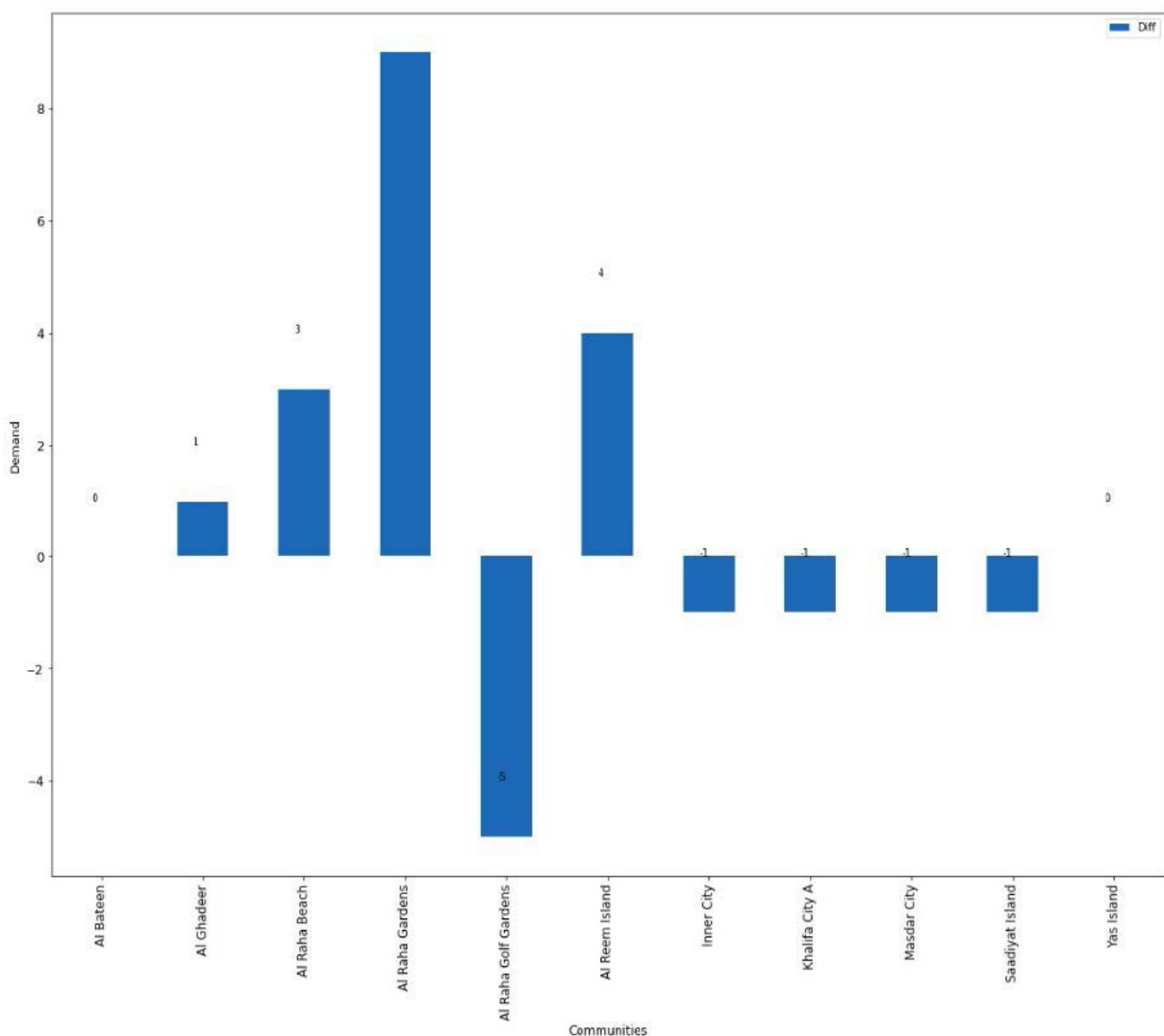
- Greatest Demand drop for Saadiyat Island and Nareel Island
- Highest demand for Al Jurf





4.4) Townhouse Demand

- Greatest Demand dropped for Al Raha Golf Gardens
- Demand increased for Al Raha Gardens and Reem Island





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