



UNIQUE HOMES
Worldwide Properties

Real Estate and more • عقارات وأكثر

Abu Dhabi Property Market Insights

SALES REPORT

FEB - MAR 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.

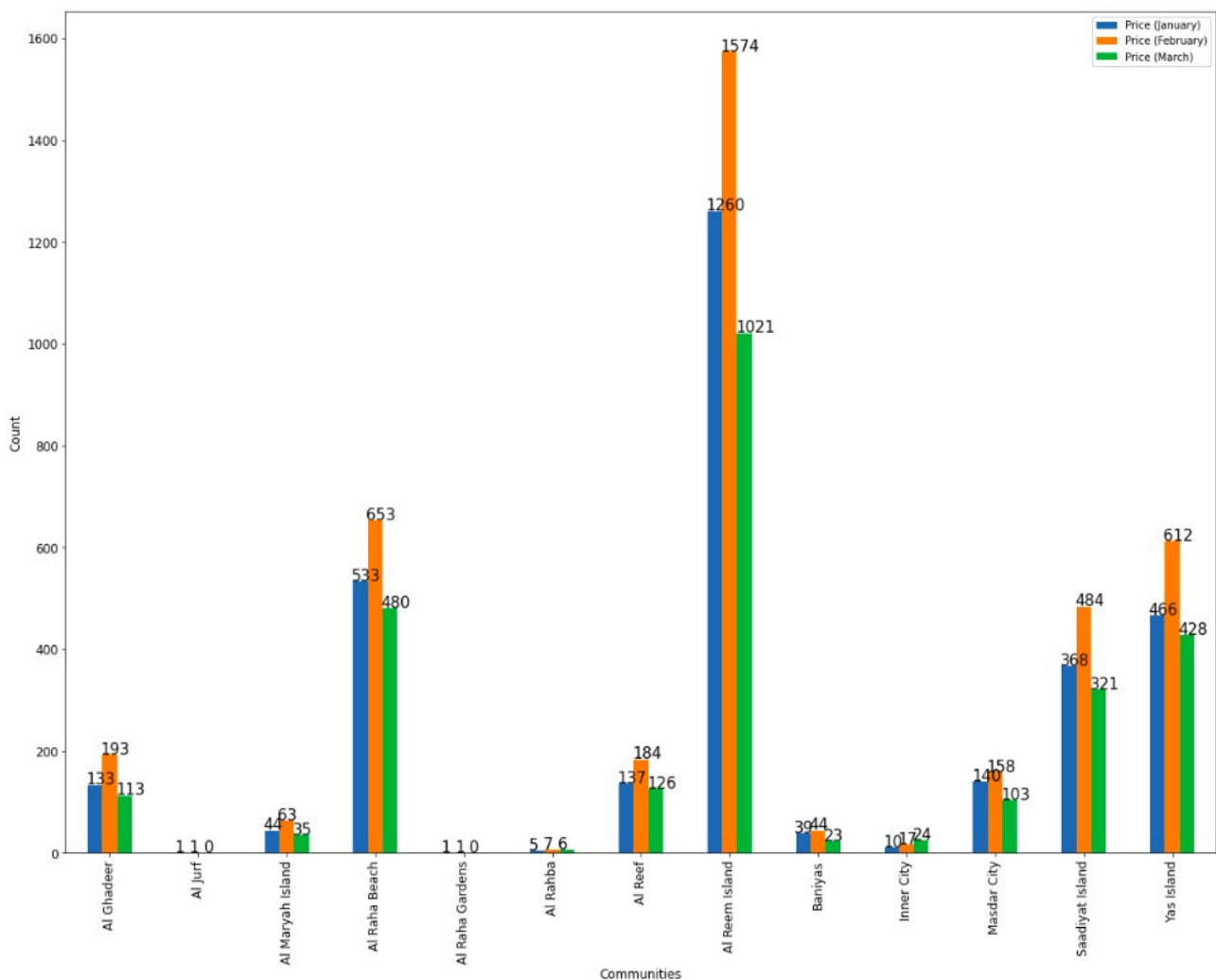
We strive to provide the best solutions to our clients, so investing in hiring skilled and experienced talents and latest technologies along with adopting integrity became a necessity, and it is what makes us different. Success is not an easy task as it takes huge efforts and collaboration; it also requires 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

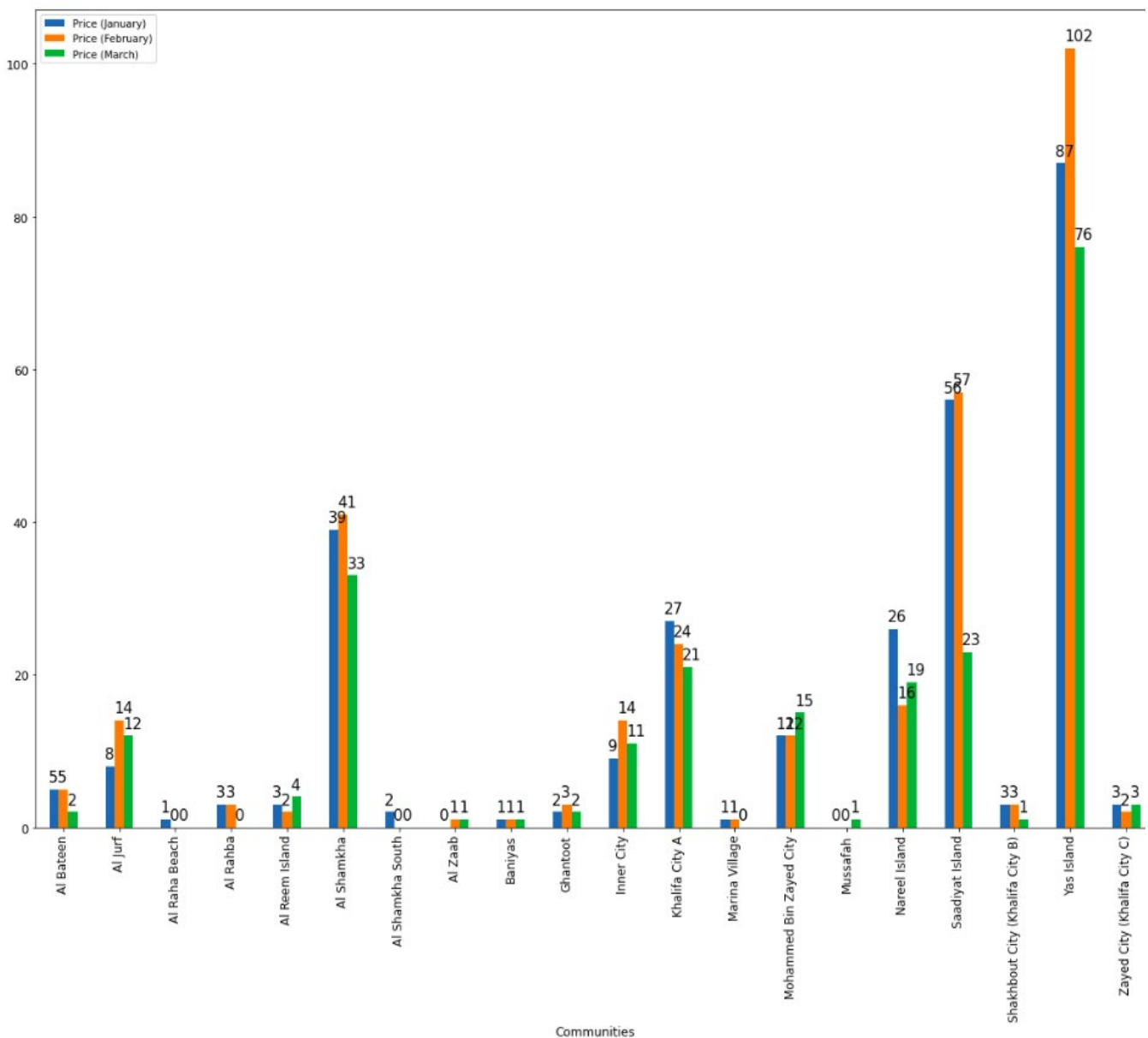
- Al Reem Island went from a massive drop to 1,021 number of apartments in 2 weeks
- Followed by Raha Beach, then Yas Island which had a drop by around 200 in 2 weeks





1.2) Highest Count of Residential Plots

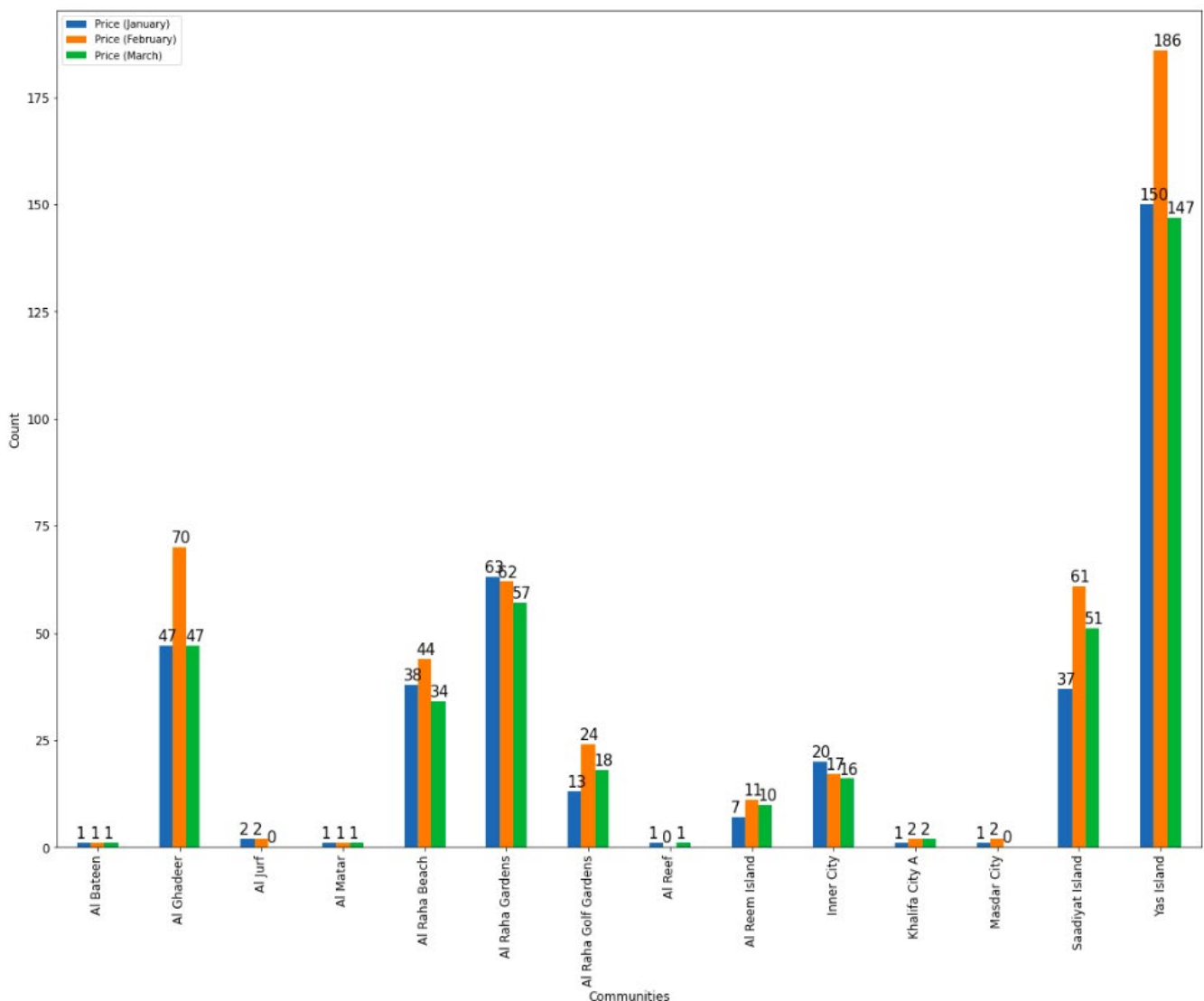
- Yas Island currently holds the highest number of residential plots and went from 102 to 76 plots in 2 weeks
- Followed by Al Shamkha, then Saadiyat Island
- Yas Island had the largest drop





1.3) Highest Count of Townhouse

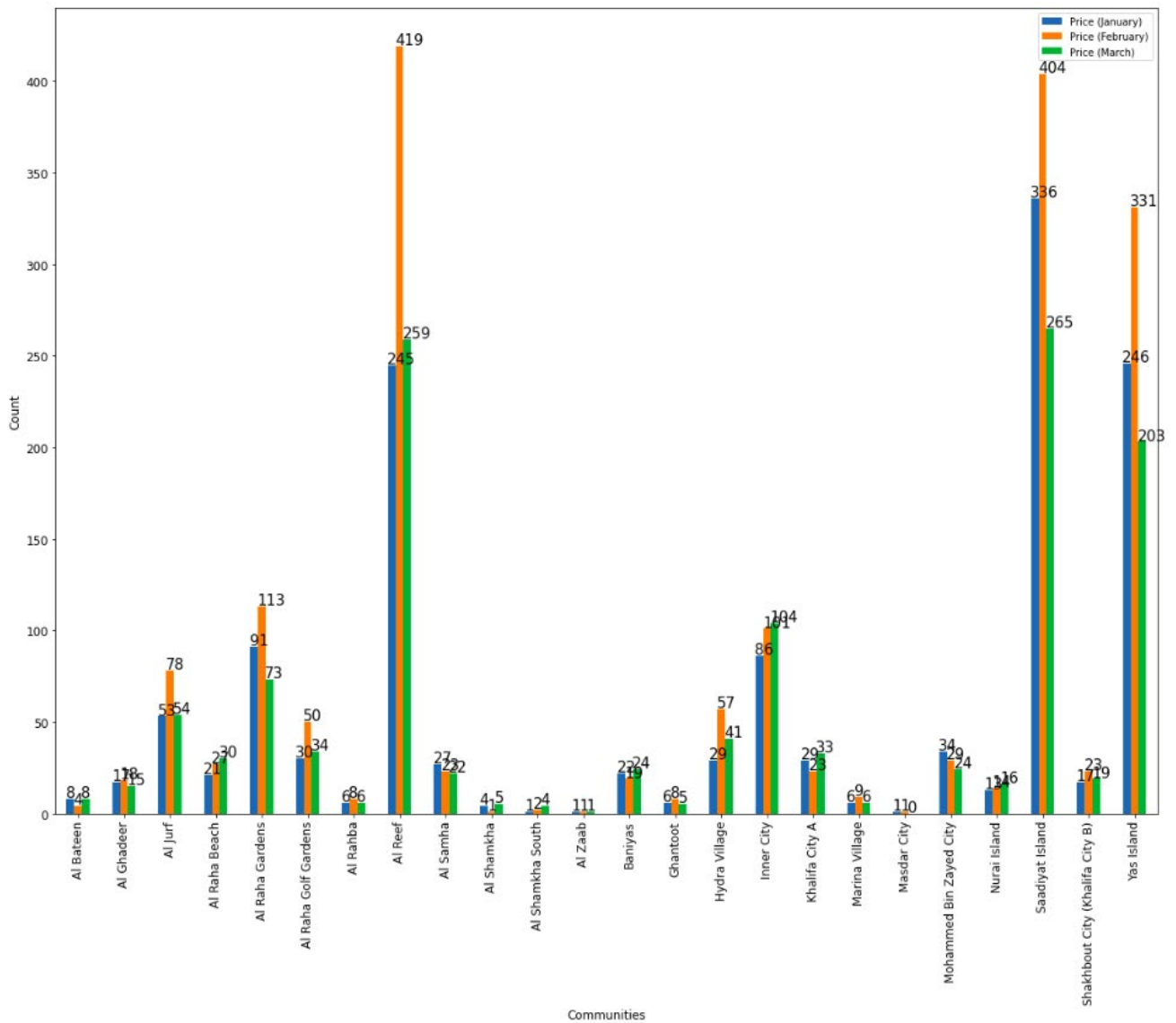
- Yas Island currently holds the highest number of Townhouses and went from 186 to 147 in 2 weeks
- Followed by Al Raha Garden, then Al Ghadeer which has returned to its Jan Count





1.4) Highest Count of Villa

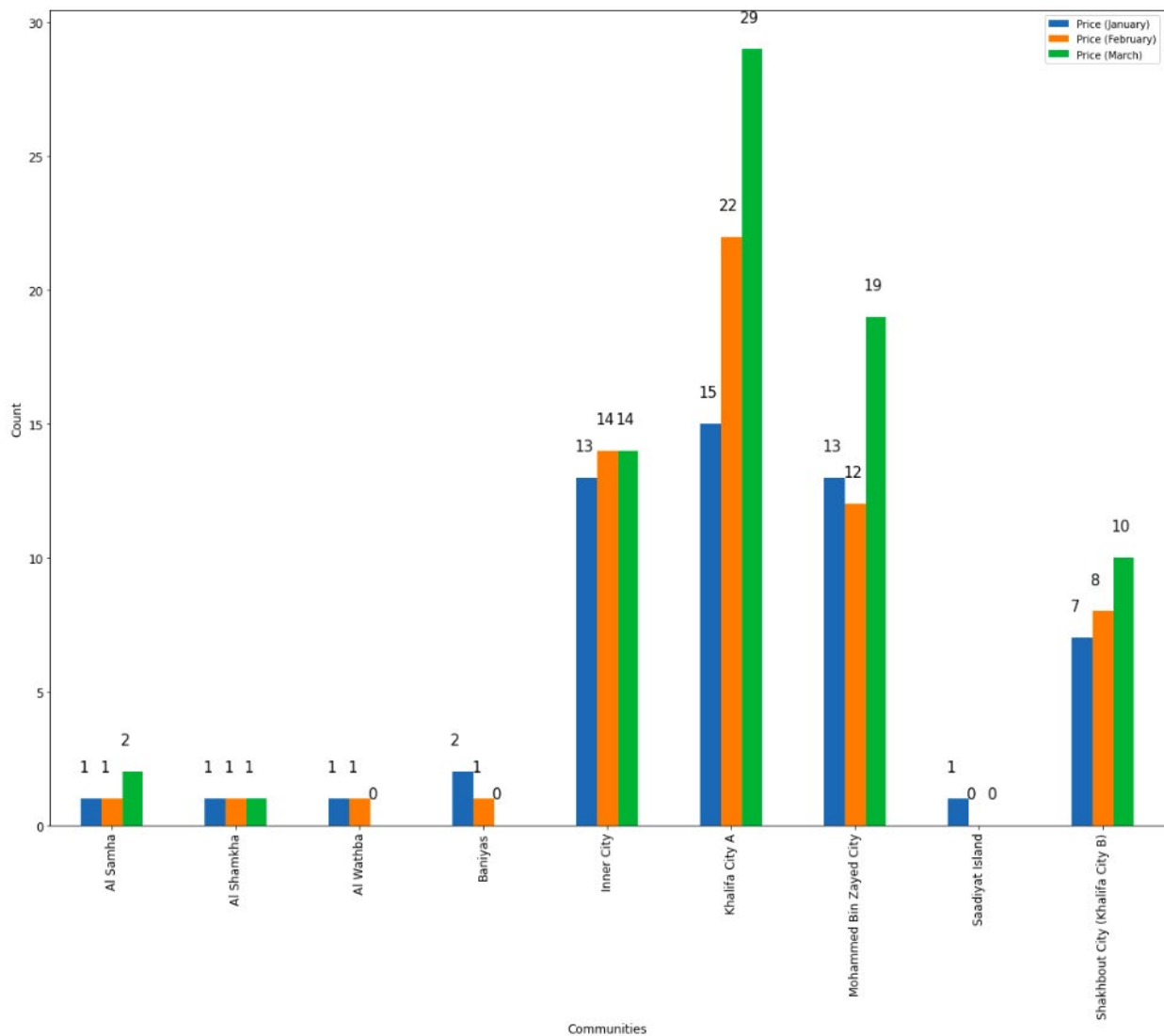
- Saadiyat Island currently holds the highest number of Villas but had a drop from 404 to 265 in 2 weeks
- Followed by Al Reef which had a drop from 419 to 259





1.5) Highest Count of Villa Compounds

- Khalifa City A currently holds the highest number of Compound Villas and had a rise from 22 to 29 in 2 weeks
- Followed by Mohammad Bin Zayed City which had a jump from 12 to 19 in 2 weeks

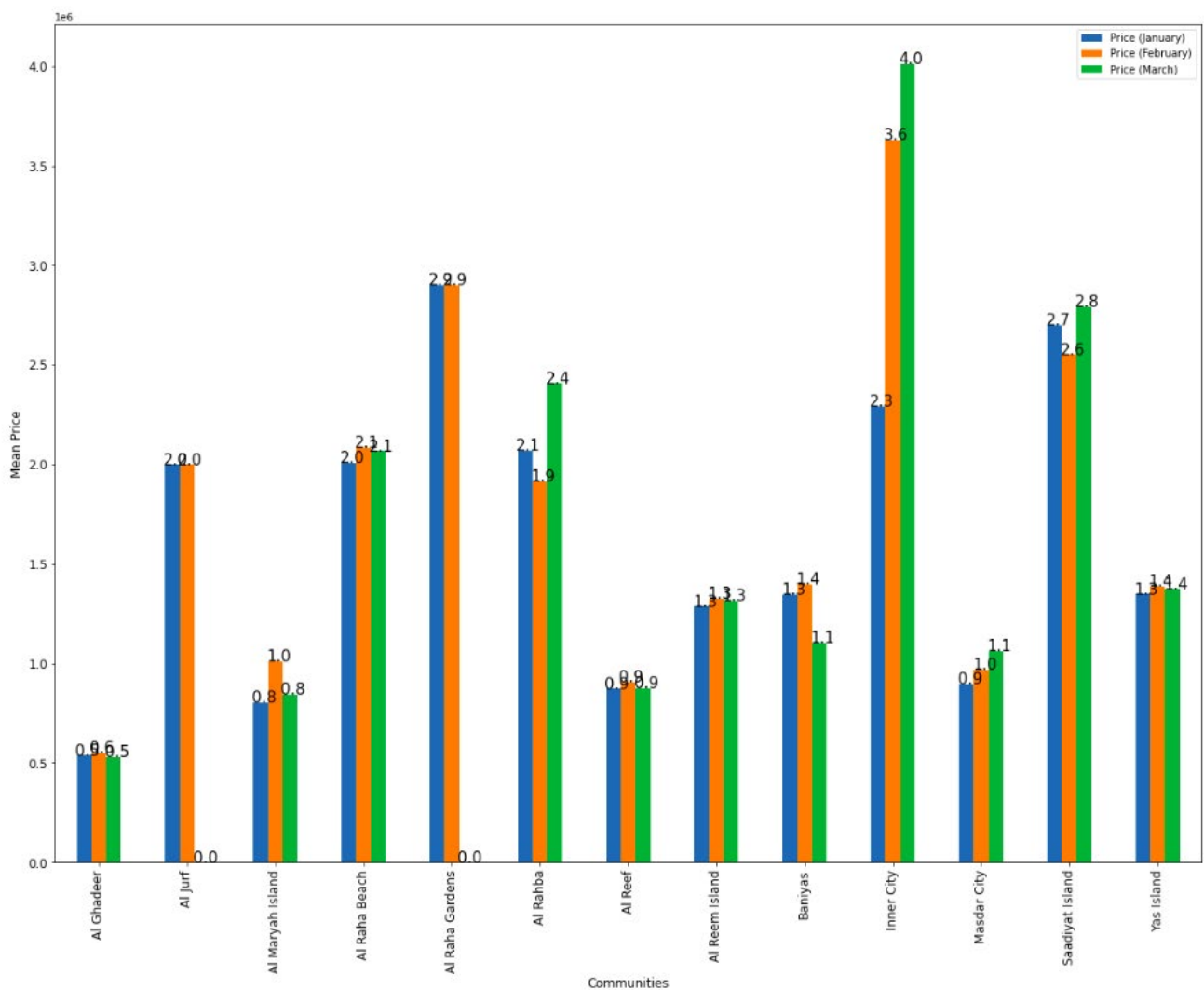




2 Mean Price Against Type of Property

2.1) Highest Mean Price of Apartments

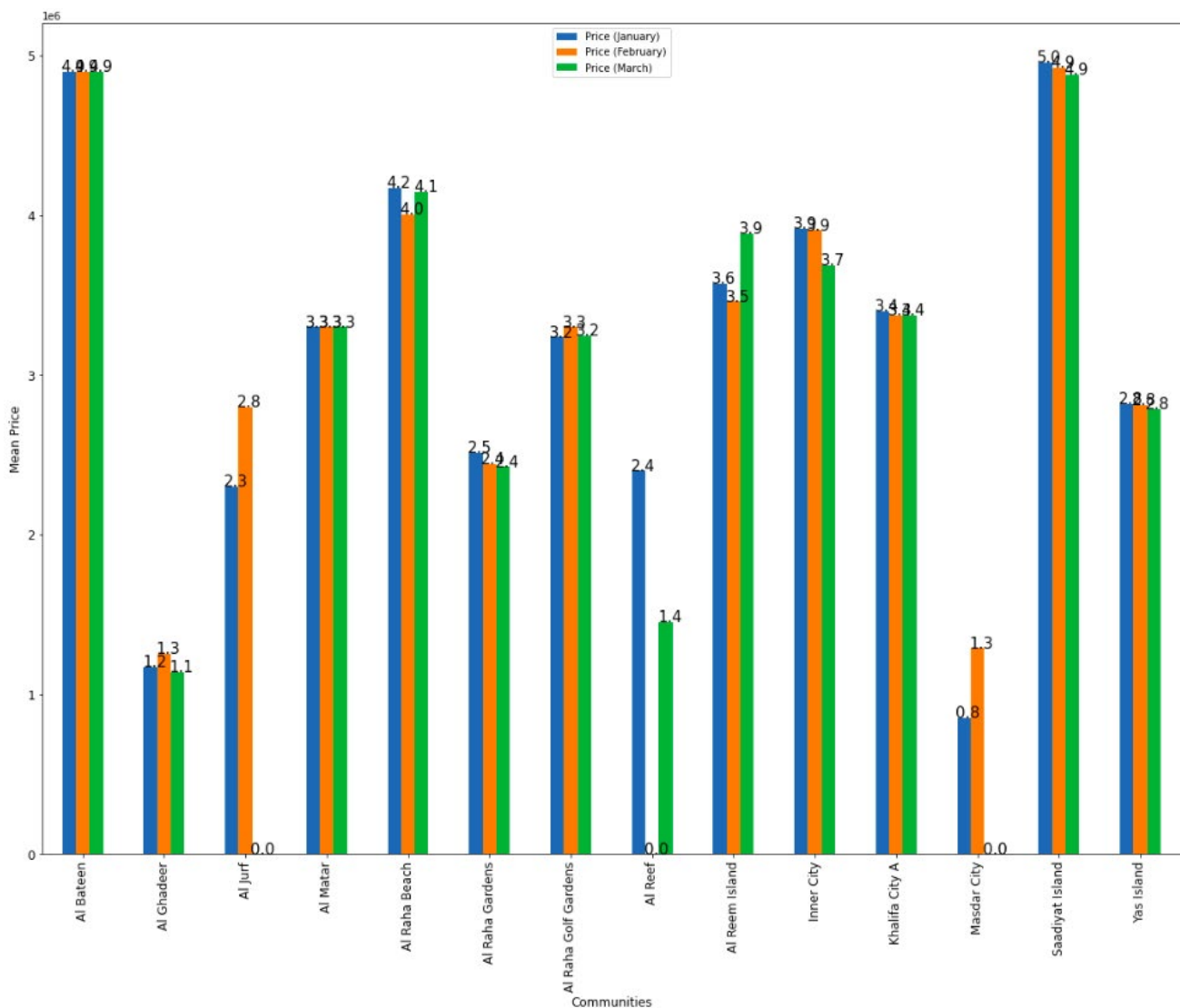
- The Marina currently holds the highest mean price and had a slight increase of 2% in 2 weeks
- Followed by Saadiyat Island
- Al Rahba had a slight increase in mean price from February to March





2.2) Highest Mean Price of Townhouses

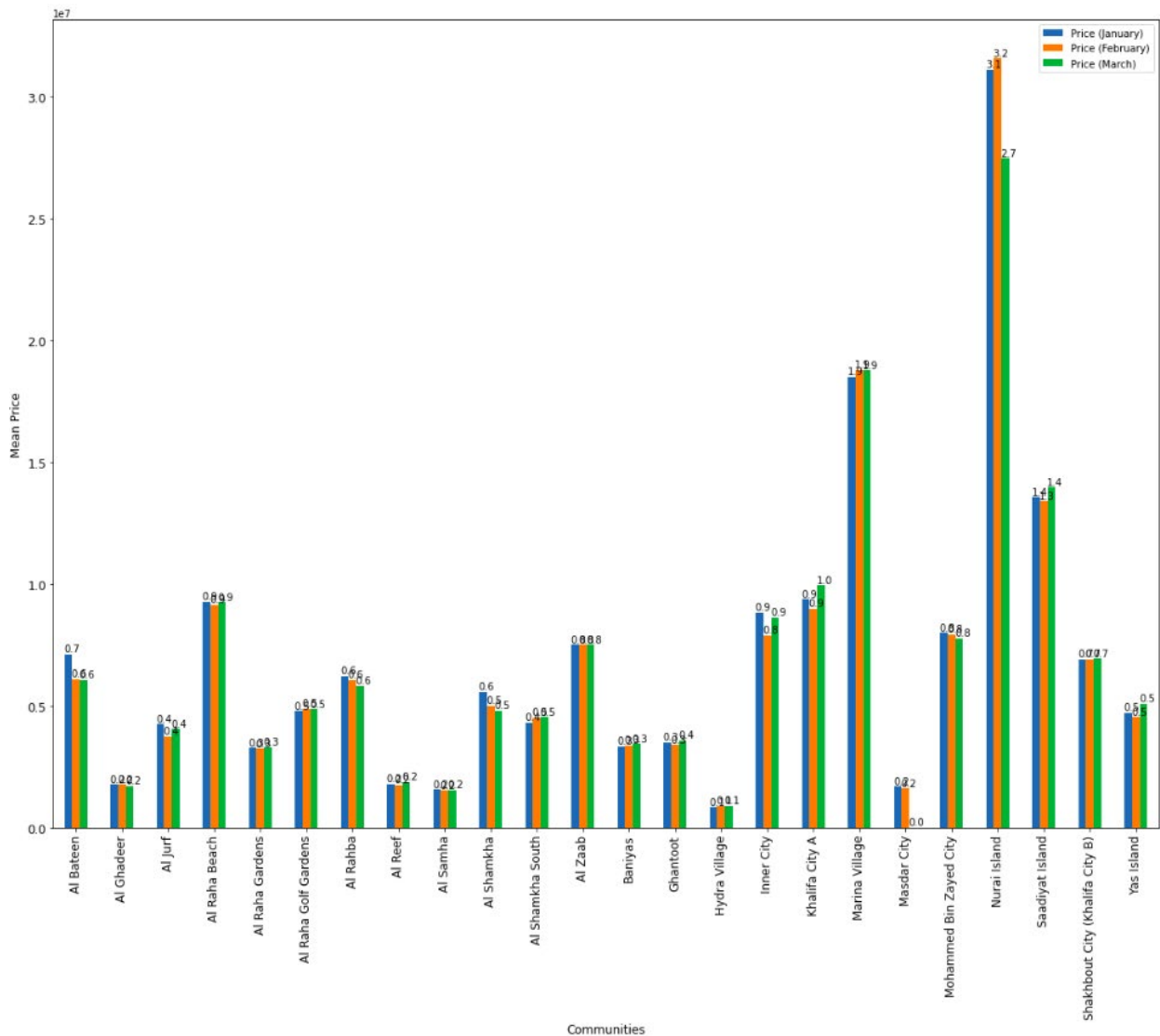
- Al Bateen currently holds the highest mean price and stayed at 4,900,000 4 weeks
- Saadiyat Island comes second with a drop of 1.5% in February
- Al Reem Island had the highest jump





2.3) Highest Mean Price of Villas

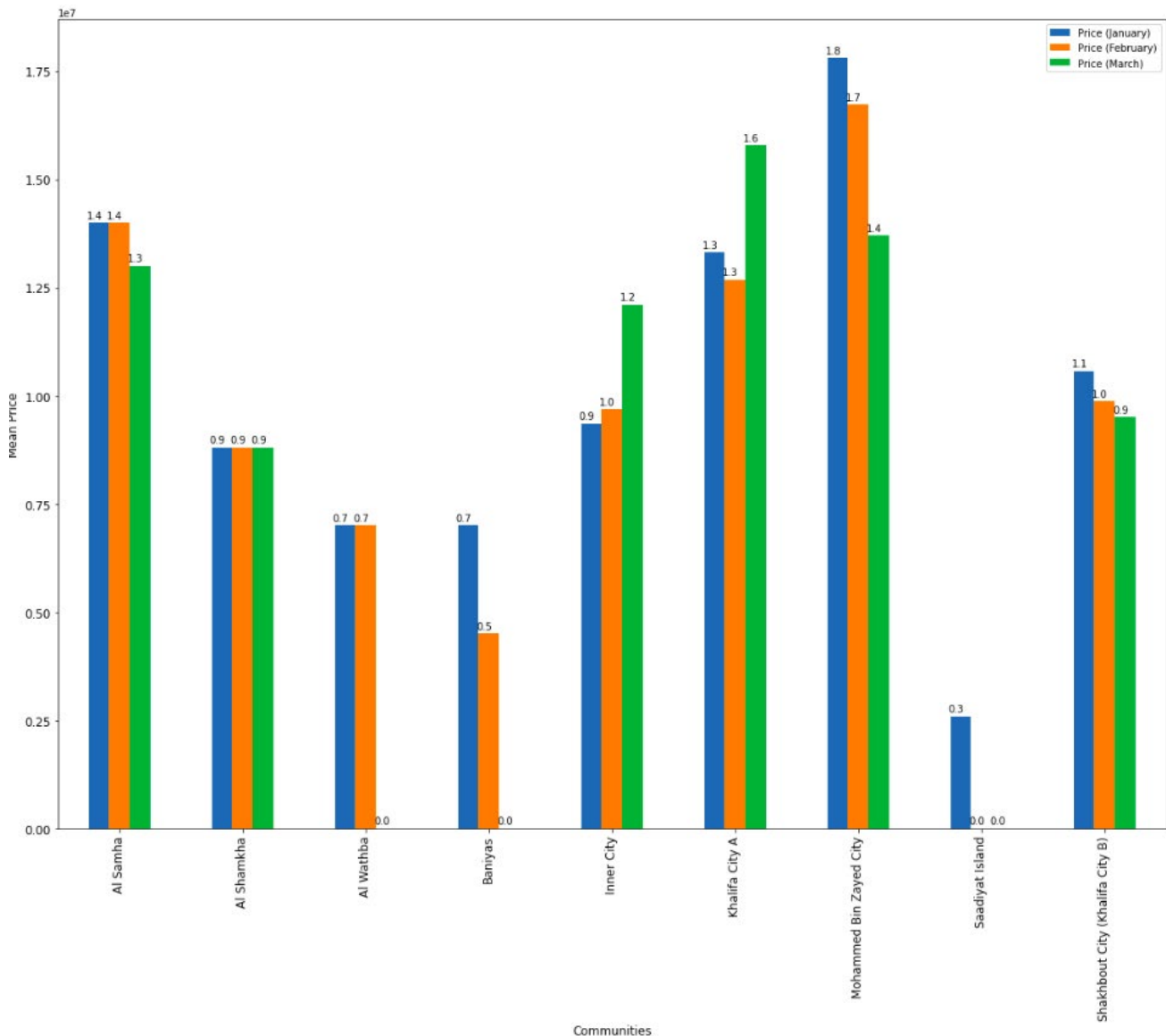
- Nurai Island currently holds the highest mean price and had a massive drop of 4% in 4 weeks
- Marina Village comes second
- Khalifa City A had the highest jump but 1%





2.4) Highest Mean Price of Villa Compound

- Khalifa City A currently holds the highest mean price
- Followed by Mohammad Bin Zayed City which has a drop by 3%

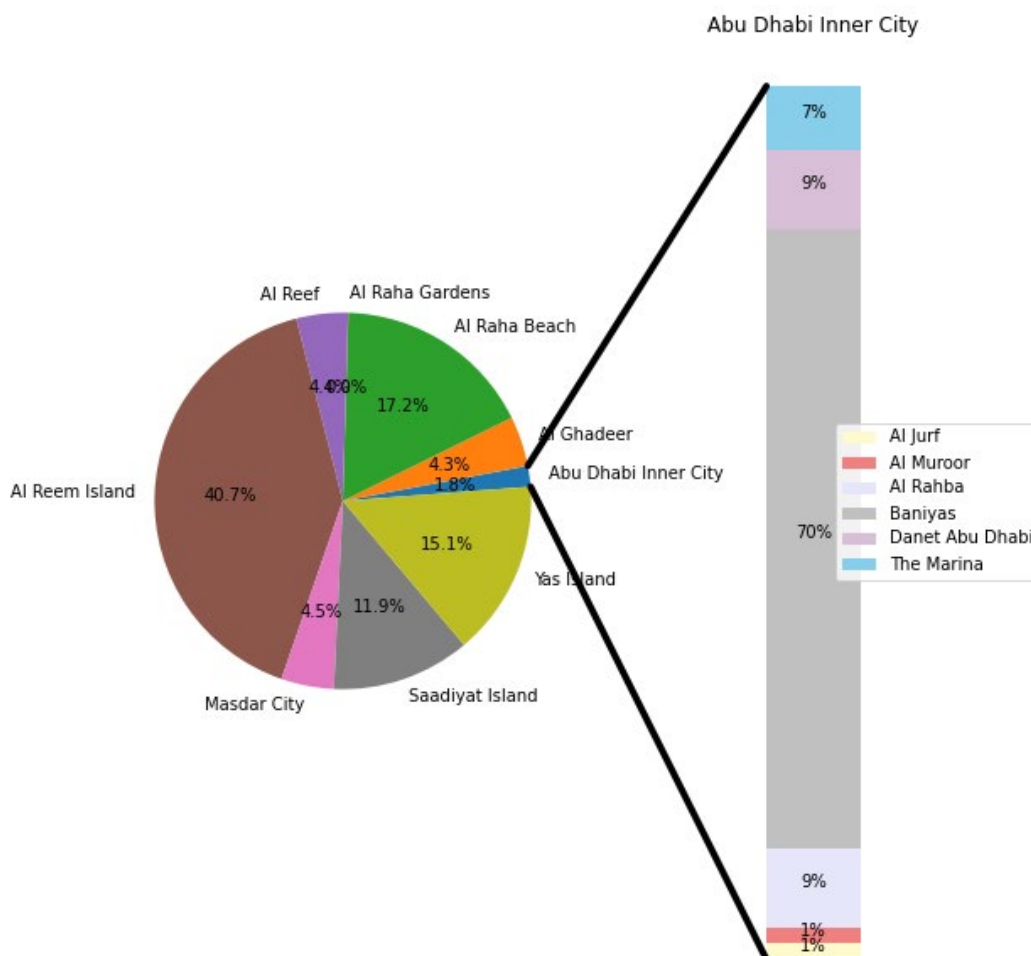




3 Apartments Detailed Report (Feb – Jan)

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

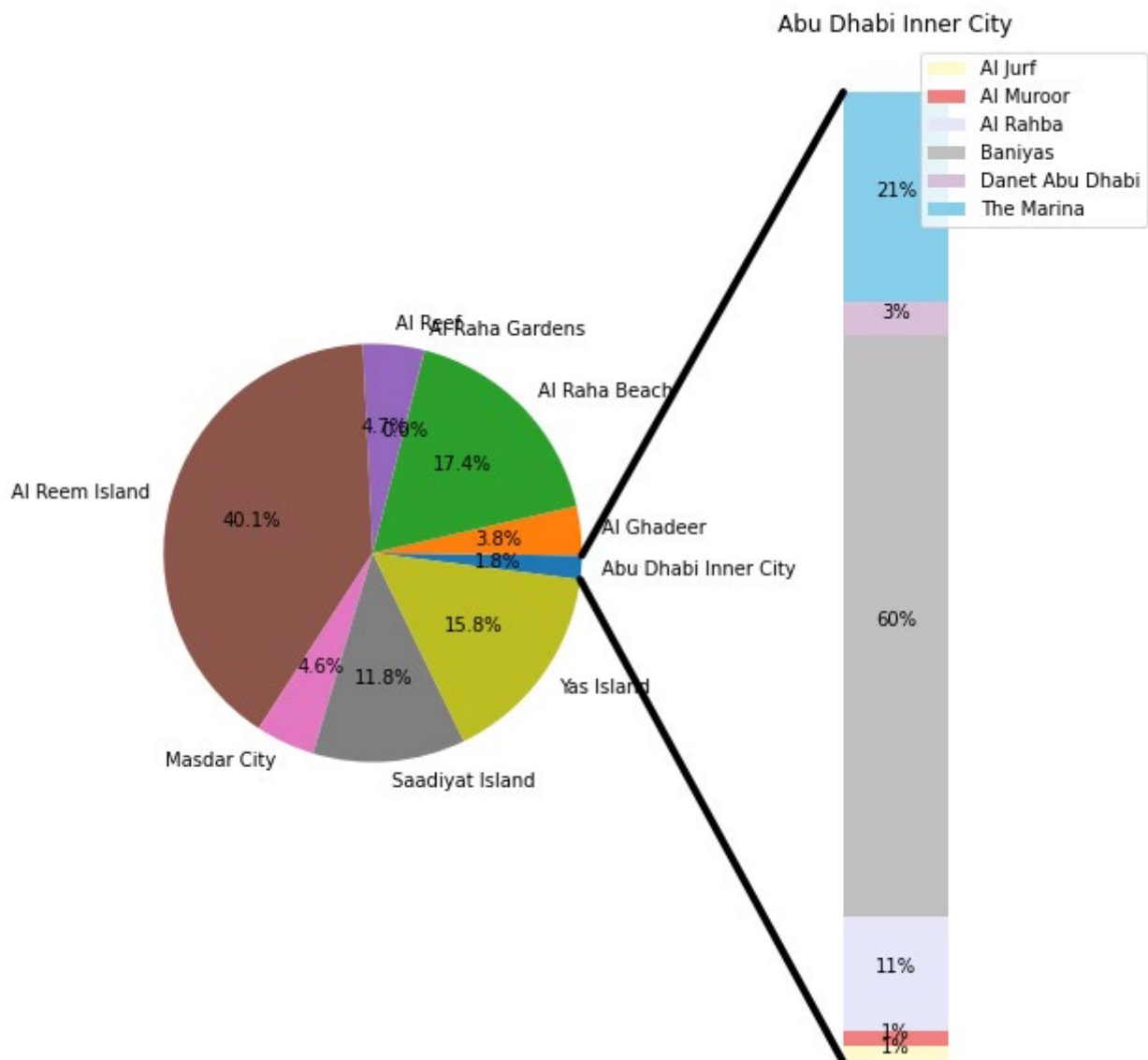
Reem Island contains 40.7% Apartments from overall apartments (3137 in January) which is the highest. Raha Beach comes second with 17.2%, moving to Yas Island which contains 15.1% and Saadiyat with 11.9% from overall apartments. The inner city of Abu Dhabi contains only 1.8% of apartments in which Baniyas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





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

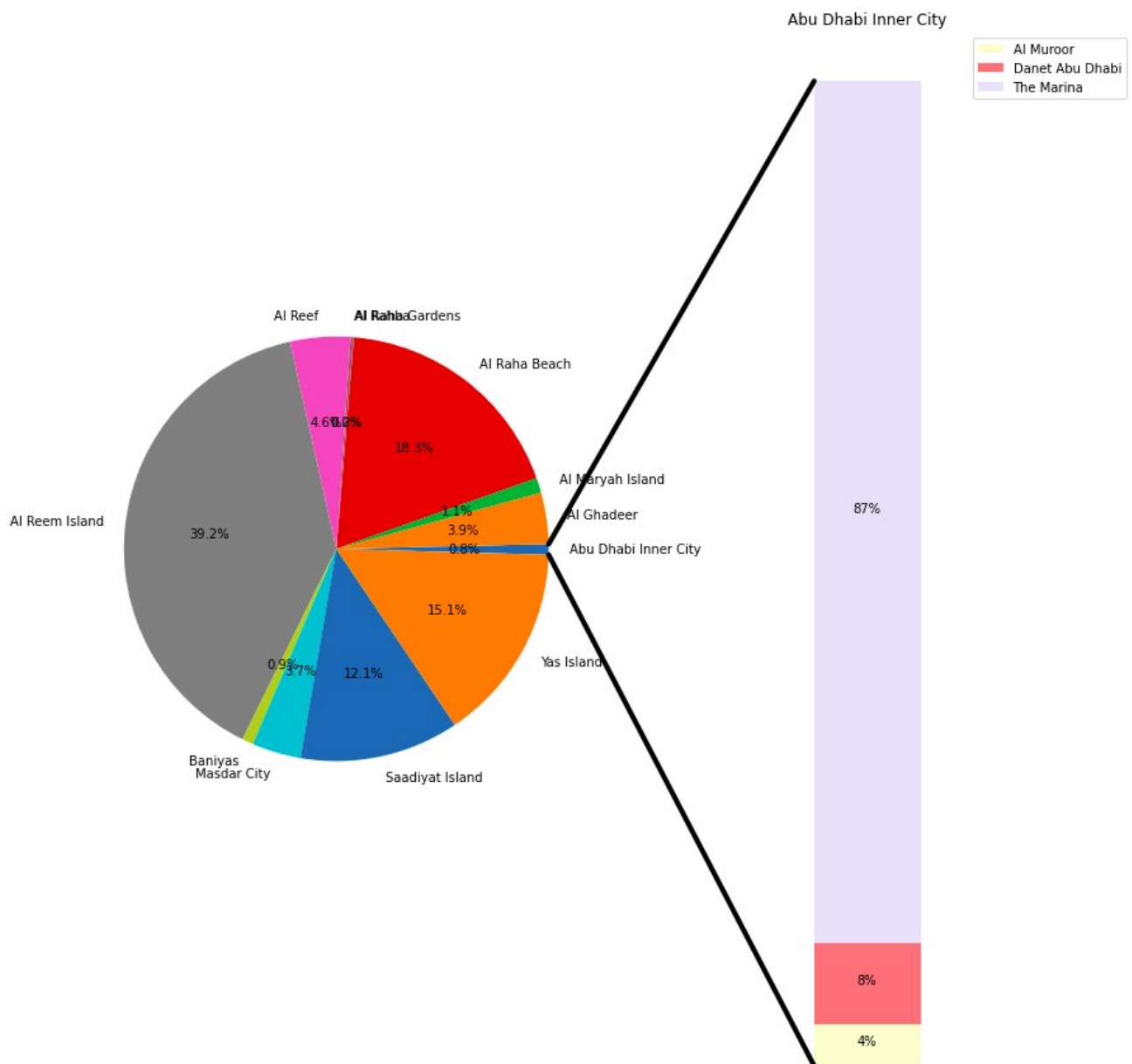
The overall number of apartments increased (3319 in February) from which the highest is Reem Island containing 40.1% Apartments (0.6% less than January) from overall apartments. Raha Beach comes second with 17.4%, increasing slightly. Moving to Yas Island which contains 15.8%, increasing by 0.7% and 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)

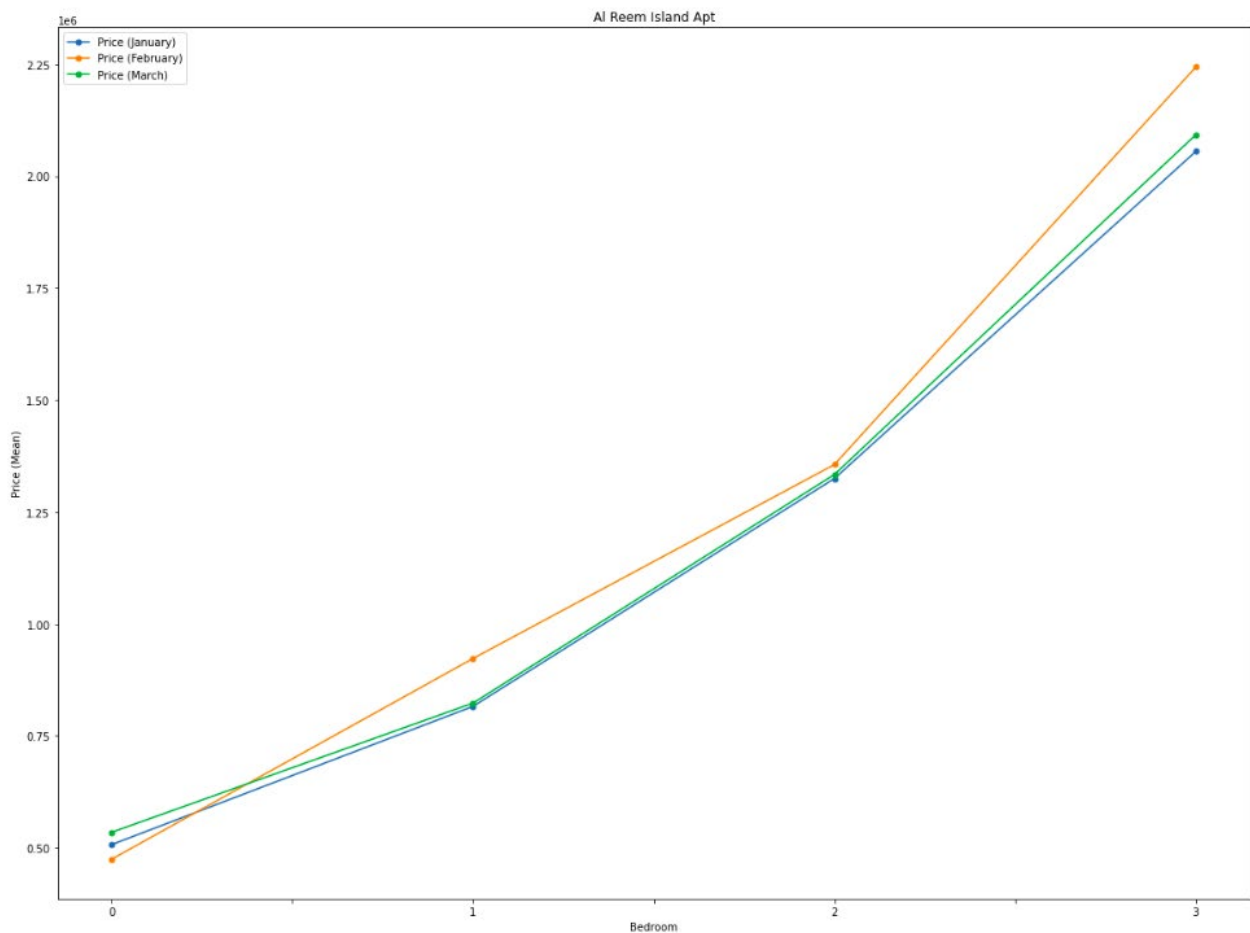
The overall number of apartments increased (5172 in March) from which the highest is Reem Island containing 39.2% Apartments (1% less than January) from overall apartments. Raha Beach comes second with 18.3%, increasing slightly. Moving to Yas Island which contains 15.1%, increasing by 0.7% and Saadiyat 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 (Hot Area) Reem Island Apt Comparison

- We can see that prices of Reem Island have significantly decreased in March when compared to February
- For Studio Apartments however it is the highest in March

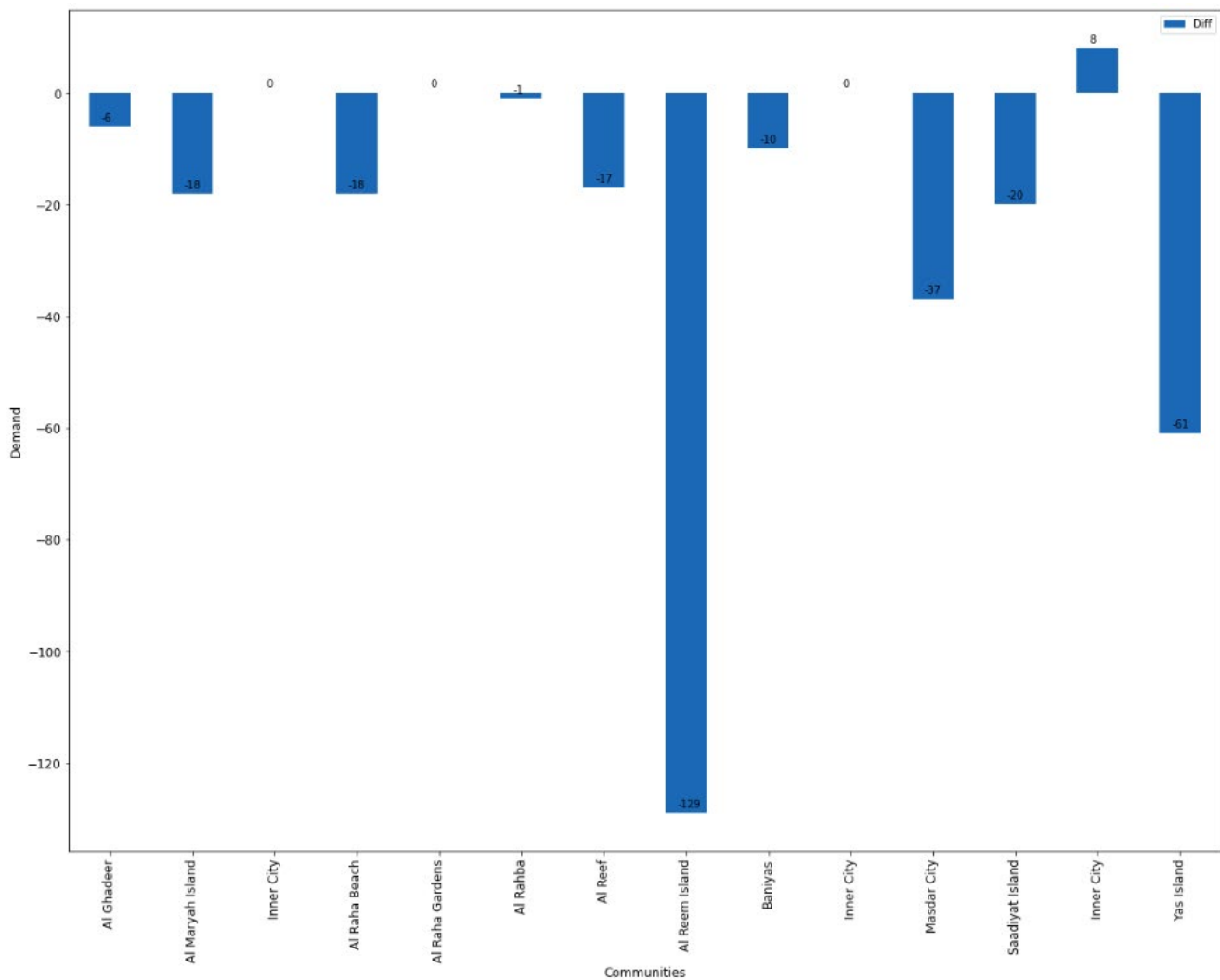




4 Demands

4.1) Apartment Demand

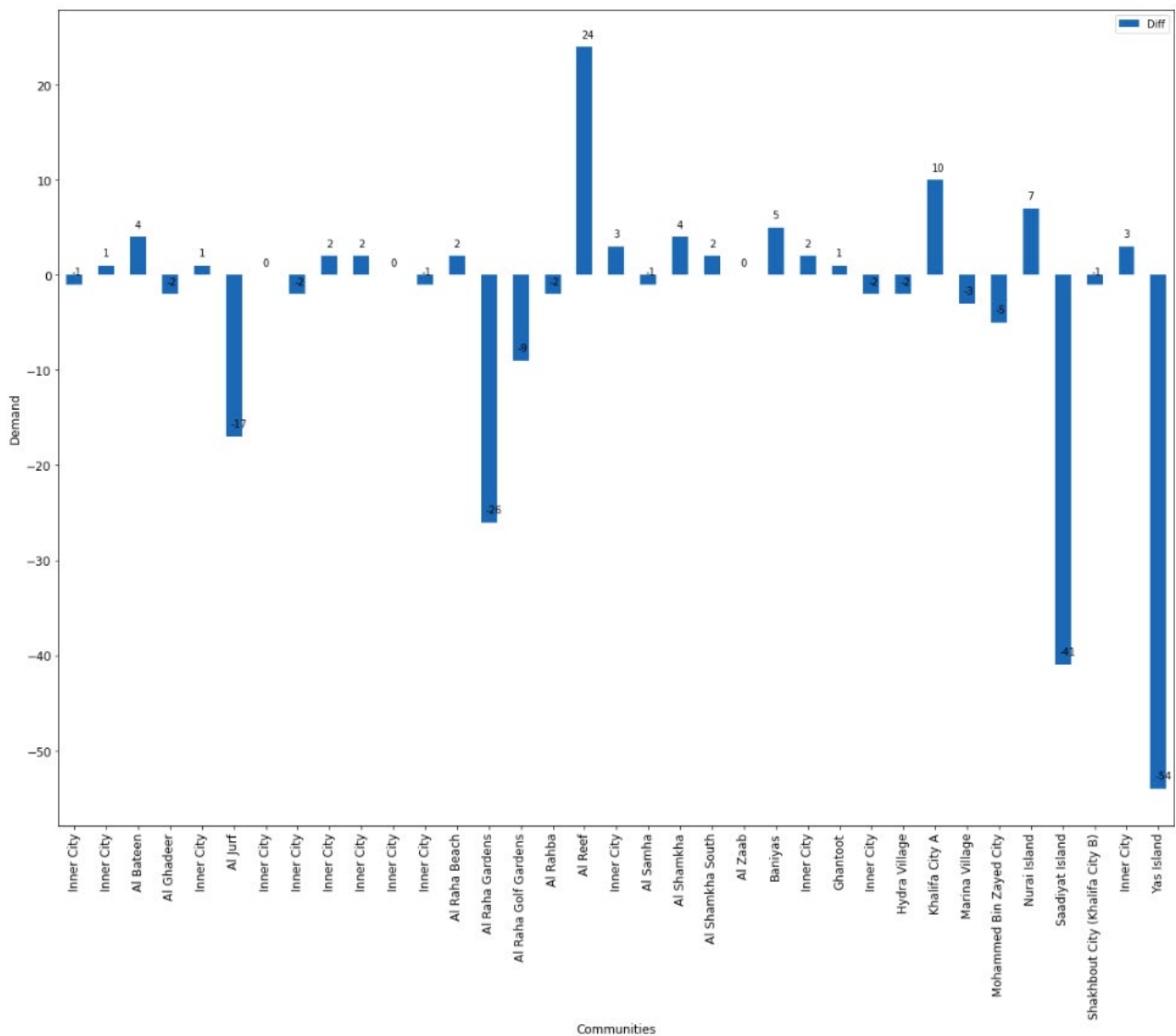
- Greatest Demand drop for Reem Island , followed by Yas Island





4.2) Villa Demand

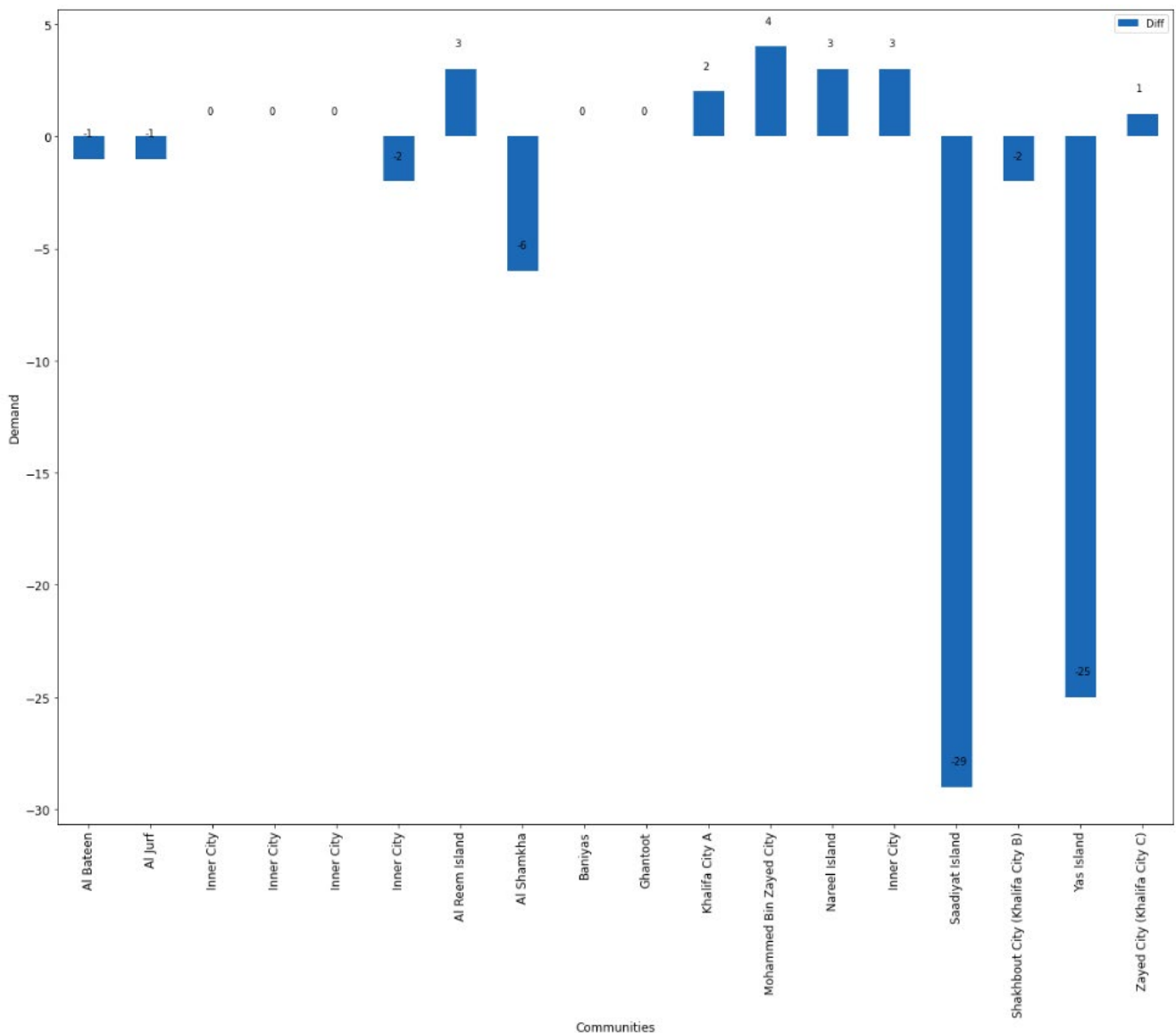
- Greatest Demand drop for Yas Island, followed by Saadiyat Island
- Highest Demand for Al Reef





4.3) Residential Plot Demand

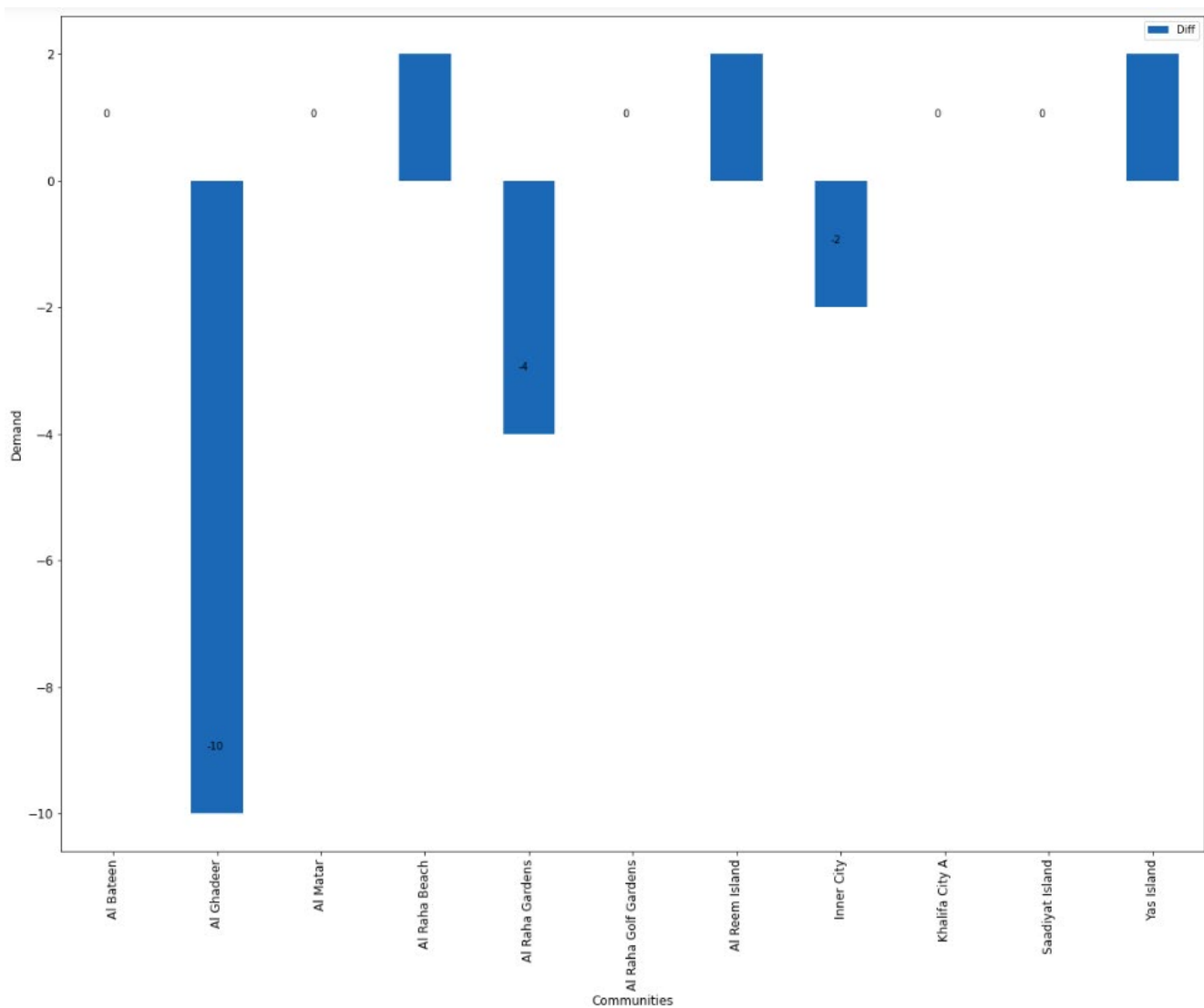
- Greatest Demand for Saadiyat Island and Yas Island
- Highest demand for Mohd Bin Zayed City





4.4) Townhouse Demand

- Greatest Demand dropped for Al Ghadeer
- Demand increased for Yas and Reem Island





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