

Insights & Recommendations – Dubai Housing Market Analysis

Key Insights:

- **50,000 listings** analyzed with an average price of **AED 224.9K** and average size of **2,010 sqft**.
- **Urban properties** are slightly more expensive (**AED 227K**) than **Rural (AED 224K)** and **Suburban (AED 223K)**.
- **Price per sqft** is stable across areas (~**AED 113–114/sqft**), indicating consistent demand.
- Listings are well-distributed: **High-End (~17K)**, **Mid-Range (~16K)**, and **Budget (~16K)**.
- **2–3 bedroom units** dominate listings, while **4+ bedrooms** are more common in the high-end segment.

Strategic Recommendations:

- Buyers seeking **value** should explore **Suburban properties**, which offer similar PPSF at lower overall prices.
- Focus on **mid-range 2–3 BR properties** for a balance of affordability and rental potential.
- Developers should prioritize **mid-range projects** in urban and suburban areas to align with demand.
- Investors can target **4+ BR high-end urban properties** for capital growth and **mid-range suburban units** for steady income.

Summary:

The Dubai housing market shows a **stable and balanced ecosystem** with opportunities across all segments. Urban areas lead in pricing, but suburban regions present strong value propositions. Mid-range, 2–3 bedroom properties remain the most attractive segment for a wide buyer base.