



Prices fall for the first time in a year,  
despite a record number of transactions.

Median prices in November



Property prices decline for the first month of this recovery cycle, falling by 1%

As resale market slows Developers seize opportunity with targeted new launches

Strongest November transactions volumes on record and ninth highest month of all time

Year-to-date transaction volumes now at 55,644 and on track to reach levels last seen in 2014

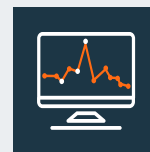
Rental yields resume decline falling to 5.68% after stabilising briefly

Dubai property prices fell by just under 1% in November after recording a 2.51% gain in June, monthly price growth began to taper off, slowly losing momentum, and for the first time in twelve months values have recorded a month-on-month decrease. However, property prices remain 18% up year-on-year and now stand at AED 968 per sq ft. We still predict further growth in 2022 with loose credit policy, pent-up post pandemic demand, inflation and the Expo effect continuing to drive the market through this recovery cycle, which we believe has further to run.

Transactions in November came in at 7,015 jumping by 34.3% on a monthly basis after recording unseasonal and unexpected back-to-back declines of 7.9% in October and 2.2% in September. This makes November not just the highest performing November on record but also the ninth highest month of all time behind October 2013 when 9,040 sales transactions were recorded. Year-to-date transaction volumes now stand at 55,644 and are on track to reach levels last seen in 2014.

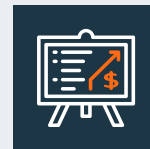
SNAPSHOT

November 2021



**-0.99%**

Dynamic Price Index  
Monthly Change



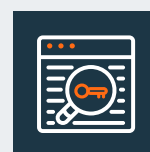
**AED 968/sq ft**

Dynamic Price Index  
Current Property Price



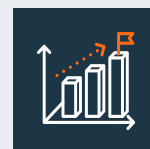
**7,015**

Number of Monthly  
Transactions



**5.68%**

Gross Rental Yield



**AED 92m**

Highest Recorded Sale  
*Villa R-66  
Sector R  
Emirates Hills*



**AED 116k**

Lowest Recorded Sale  
*Apartment 123 – Studio  
Building X-24, England Cluster  
International City*

“ Looking forward, while the Dubai property market has started to show signs of cooling off, particularly in the completed and resale markets, it is most likely that growth will continue, albeit at a slower pace. Monthly changes may rise and fall as supply, demand, the effects of appreciation, and the global pandemic cause turbulence, but overall, we believe prices in 2022 will end the year higher than current levels.

**ZHANN JOCHINKE**  
Chief Operating Officer  
Property Monitor

While this market volume rebound is positive, a deeper look at the composition of transactions shows a market where fundamentals are again changing, and activity may once again be being driven by off-plan and initial developer sales. This is a pattern likely to be repeated in 2022 and could hold back overall price growth outside of the most favoured communities.

As previously reported, the recovery has thus far largely been powered by the strong performance of the villa and townhouse segments, however with inventory scarce and overpriced properties sitting on the market, buyers have been left with little alternative but to explore other options. Developers have seized this opportunity and in recent months have released new launches to cater to the unfulfilled demand. In the past 3 months over 2,000 new off-plan villa and townhouse units have entered the market with new phases at notable projects such as Tilal Al Ghaf, (422 units), Nshama Town Square (364), Arabian Ranches III (353), and The Valley (330), as well as the launch of a new master community, DAMAC Lagoons, where the first of eight phases alone was for over 900 units.

A total of 3,224 off-plan transactions were registered in November, up 55.1% month-on-month and 124.7% on a yearly basis, while completed property sales also increased albeit at a slower pace of 20.5% month-on-month. Off-plan transactions market share grew by 6.2% to 46.0%, the highest level in over a year, and with the significant amount of new development projects being launched this is likely to increase further in the coming months.

Meanwhile, resales transactions—any subsequent sale of a property that follows the initial first-time sale from the developer, for an off-plan or completed project—stood at 2,453 in November representing a market share of 35%. Overall, these transactions have continued to decline since reaching a peak of 51.8% market share in January 2021. This switch back to initial developer sales can be partly attributed to the recent resurgence of new project launches but a lack of resale sellers and affordable properties in the villa and townhouse segments continues to hang over the market. It was these villa and townhouse resales which heavily drove the early phases of recovery.

At 1,841, the volume of mortgages decreased a further 3.3% in November following 14.3% and 19.5% decreases in October and September. The most prominent cause of this month's decrease is the 63.3% month-on-month decline of mortgage transactions for Townhouses. Meanwhile, mortgages for apartments grew marginally by 1.1% and loans for villas increased by 7.5%. This is likely a bumpiness in the market rather than any discernible new trend emerging.

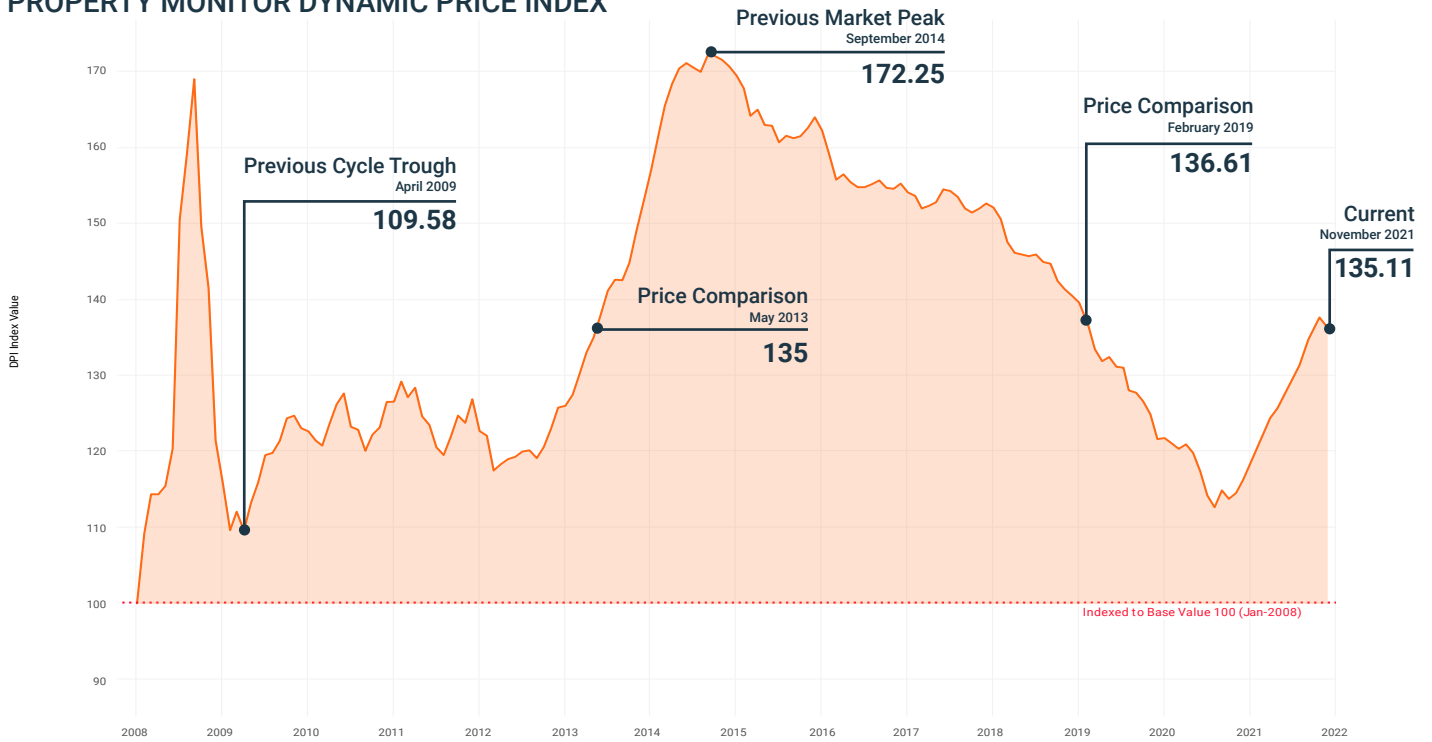
Breaking down the mortgage market further shows that bulk transactions (mortgages taken by developers and larger investors for multiple units) comprised 28.2% of all loans issued (down from 37.4% in October) and were spread across several projects, most notably Centurion Onyx in Meydan City (66), Green Community West in Dubai Investments Park (18), Bloom Towers in Jumeirah Village Circle (17), and Riah Towers in Culture Village (13). Another 35.1% of loans taken were new purchase money mortgages generally for residential properties that were also transferred during November, primarily by end-users with the average amount borrowed being AED 1.82m at a loan-to-value ratio of 76.3%. The remaining 36.7% represents refinancing or new mortgages taken out in the months post transfer.

Rental yields have resumed their fall after momentarily recovering to 6.2% in July, and currently stand at 5.68% in November. The year-to-date average sits at 5.91% after remaining relatively stable at ~6.5% through most of 2020. This suggests that property prices are increasing in several communities—especially where people are buying for end-use—at a more rapid pace than rental prices. Rents are still declining in some communities, particularly those heavily comprised of apartments. Should this continue, rental yields are likely to trend even lower in the coming months.

Looking forward, while the Dubai property market has started to show signs of cooling off, particularly in the completed and resale markets, it is most likely that growth will continue, albeit at a slower pace. Monthly changes may rise and fall as supply, demand, the effects of appreciation, and the global pandemic cause turbulence, but overall, we believe prices in 2022 will end the year higher than current levels.

While villa and townhouse affordability worsen, demand is expected to continue to gravitate towards off-plan alternatives where buyers will have to sacrifice an immediate move-in but be able to secure a property at a favourable price and with attractive payment options. Likewise, demand is also anticipated to increase for newly completed and ready to move-in apartments.

Market headwinds and downside risks are growing with an inevitable interest rate increases coming in 2022, the first of which whilst small, is likely to occur in Q1. A series of interest rate hikes would affect sentiment and raise a barrier to purchasing for some end-user buyers and would be likely to have a dampening effect on the property market. However, we believe that other positive factors will outweigh any increase in the cost of credit. An unexpected near-term side effect of any interest rate rises may be to prompt a surge in residential mortgage applications in an effort to lock in rates, but the availability of affordable and desirable properties will almost certainly dictate 2022 market transaction volumes.

**PROPERTY MONITOR DYNAMIC PRICE INDEX**


**-0.99%**  
MoM Change



**+1.18%**  
QoQ Change



**+17.95%**  
YoY Change



**AED 968**  
Average Property Price Per Sq Ft

**DPI MONTHLY OVERVIEW**

Month	Index Value	MoM Change	QoQ Change	YoY Change	Index Price (AED/sq ft)
Nov 2021	135.11	-0.99%	1.18%	17.95%	968
Oct 2021	136.46	0.95%	3.81%	19.94%	977
Sep 2021	135.18	1.22%	4.78%	17.66%	968
Aug 2021	133.54	1.60%	5.72%	18.54%	956
Jul 2021	131.45	1.89%	5.15%	15.09%	941
Jun 2021	129.01	2.13%	5.79%	9.92%	924
May 2021	126.32	1.05%	5.44%	5.41%	905
Apr 2021	125.01	2.51%	6.32%	3.36%	895
Mar 2021	121.94	1.79%	4.86%	1.32%	873
Feb 2021	119.80	1.89%	4.58%	-1.04%	858
Jan 2021	117.57	1.10%	3.34%	-3.45%	842
Dec 2020	116.29	1.52%	1.23%	-4.39%	833
Nov 2020	114.55	0.68%	1.68%	-8.30%	820

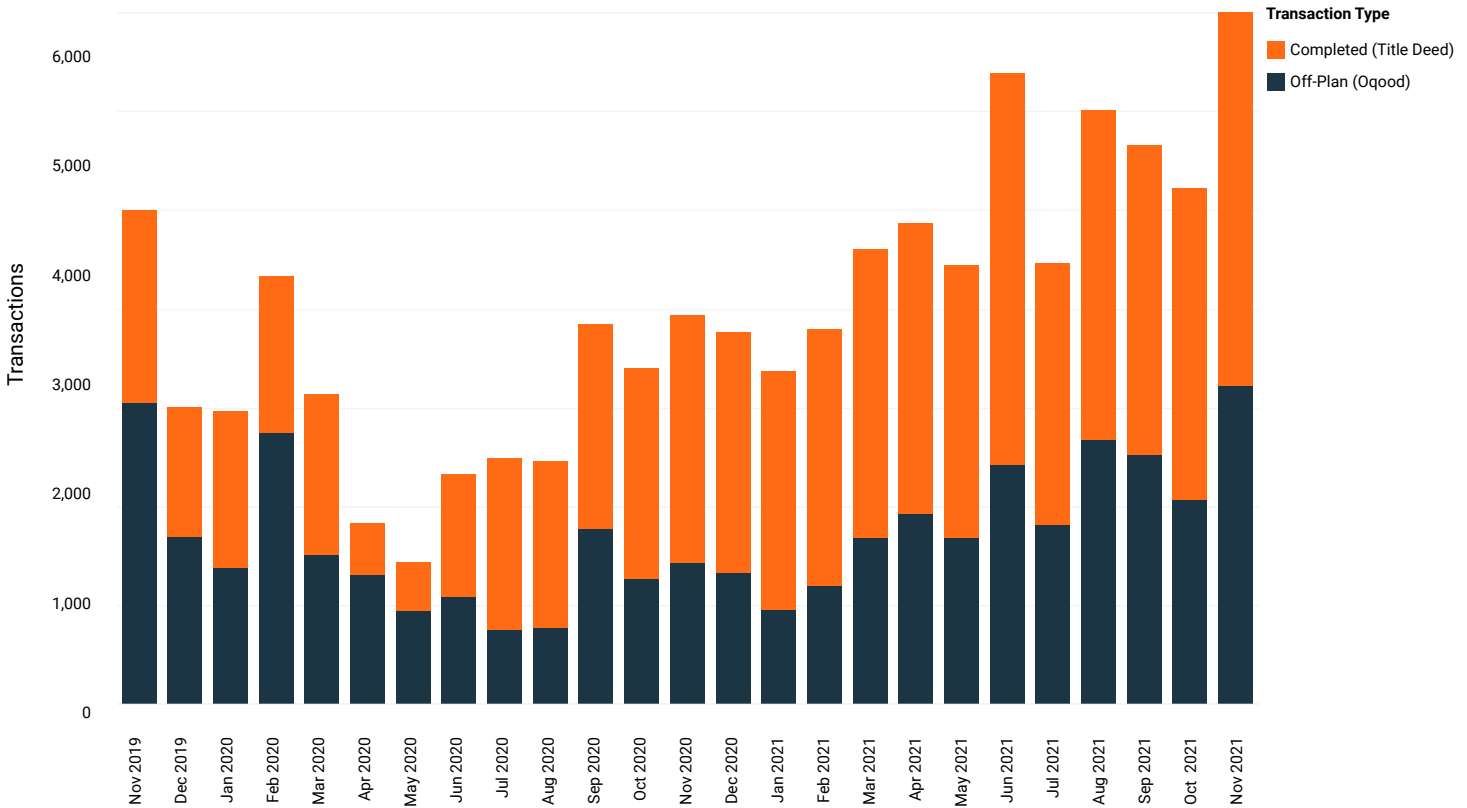
The Property Monitor Dynamic Price Index (DPI) tracks trends of residential property prices throughout 42 key communities in Dubai and is indexed to a base period of January 2008.

At an emirate-wide level, the index value for November 2021 decreased by 1.35 index points to 135.11 from 136.46 in October 2021, representing a month-on-month decline of 0.99%.

In November 2021, property prices stood at AED 968 per sq ft, down 21.6% from the market peak in September 2014 and are 23.3% above the market trough of April 2009. Property prices were last at these levels during the recovery phase of the previous market cycle in May 2013.

On a yearly basis, prices have increased by 18.0% in November 2021. When we compare this to November 2020 when a year-on-year decline of 8.3% was recorded, we can see a definite trend reversal from declines to gains.

## HISTORICAL TRANSACTIONS CHART – COMPLETION STATUS



Transaction volumes in November reached a staggering 7,015, jumping by 34.3% on a monthly basis and recording the strongest November on record and the ninth highest month of all time behind October 2013 when 9,040 sales transactions were recorded. This marks an about-face for the trajectory of transactions following seasonally atypical month-on-month declines in September and October.

During the month, the split between off-plan and completed property transactions remained in favour of the latter with Title Deeds accounting for 54% of all transactions, down 6.2% month-on-month. Completed properties have led the market for 18 months now, however, have begun to weaken and have been declining since their record high in January of 71.5%. The 12-month rolling average remains strong at 61.42% in November for completed properties.

During the month, Emaar Properties dominated the off-plan market with the bulk of developers' Oqood (off-plan) registrations, taking a dominant market share of 31.3%. They recorded just over 950 transactions spread across a myriad of their projects with a higher concentration of sales at Emaar Beachfront Dubai Harbour (339)—most notably Beach Mansion with 146 transactions, and Palace Beach Residence with 129 transactions. This was followed by Arabian Ranches III with 223

transactions in total, and the Caya and Bliss sub-communities most favoured recording 88 and 83 transactions, respectively, and then by The Valley with Nara recording 52 transactions and Eden 36.

Deyaar was next at 11.8% of all Oqood registrations with the bulk of their sales occurring at Regalia in Business Bay (357). This was followed by Majid Al Futtaim taking 11.6% market share with the most notable activity in Aura and Aura Gardens (346) and Harmony (124) in the Tilal Al Ghaf master community.

In the ongoing trend that emerged in 2020, a significant portion of Title Deed transactions were initial sales registered directly by developers for unsold inventory in completed projects. Out of a total of 4,562 initial developer sales recorded in November, 33.3% were in completed projects. At a year-to-date average of 39.9%, this figure has now started to move back closer to 2020 average of 33.6% although remains well above the 2019 average of 20.5%.

## TOP 5 COMMUNITIES TABLE – OFF-PLAN AND COMPLETED

### Off-Plan / Oqood

#### Off-Plan Apartments

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	Studio (Median Price)	1BR (Median Price)	2BR (Median Price)	3BR (Median Price)
1	1	4	Business Bay	559	659,811	1,004,028	2,200,464	2,570,607
2	3	8	Dubai Harbour	340	-	1,866,888	3,598,888	5,327,888
3	4	5	Dubai Creek Harbour	128	-	1,258,888	1,963,888	2,847,888
4	-	-	Al Barari	126	568,721	1,119,282	1,704,033	-
5	5	3	Downtown Dubai	124	800,000	1,730,444	2,516,772	5,284,050

#### Off-Plan Villas

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	3BR (Median Price)	4BR (Median Price)
1	6	-	Dubai South	37	1,110,000	1,330,000
2	4	1	Dubai Hills Estate	12	3,395,888	-
3	3	-	Rukan	9	1,600,000	-
4	1	-	The Valley	7	1,423,888	1,759,888
5	-	-	Dubai Sports City	5	-	1,875,000

#### Off-Plan Townhouses

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	2BR (Median Price)	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	4	1	Tilal Al Ghaf	354	-	1,847,000	2,929,000	-
2	2	2	Arabian Ranches 3	145	-	1,847,888	2,352,888	4,057,888
3	3	8	Villanova	83	1,370,000	1,526,000	1,910,000	-
4	1	5	The Valley	81	-	1,413,888	1,715,888	-
5	-	4	Town Square	44	-	1,725,888	1,870,888	-

### Completed / Title Deed

#### Completed Apartments

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	Studio (Median Price)	1BR (Median Price)	2BR (Median Price)	3BR (Median Price)
1	3	5	Jumeirah Village Circle	222	376,358	652,103	945,816	1,373,692
2	1	3	Dubai Marina	209	655,000	1,066,802	1,895,000	2,855,000
3	2	1	Business Bay	206	726,500	1,135,000	1,964,911	2,387,500
4	5	7	Downtown Dubai	133	1,071,500	1,192,500	2,295,000	4,600,000
5	4	9	Jumeirah Lakes Towers	111	410,000	890,000	1,607,500	3,873,125

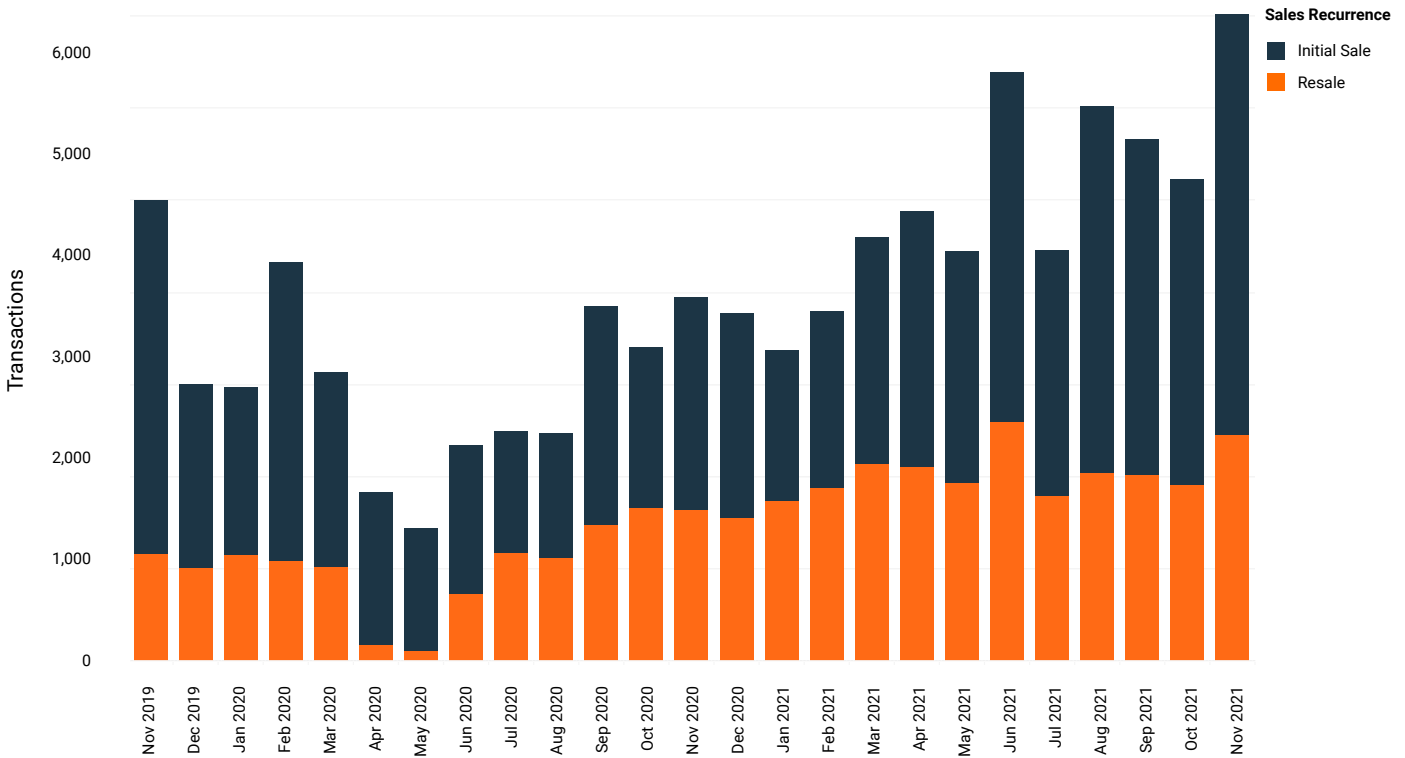
#### Completed Villas

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	2	-	DAMAC Hills 2	168	980,000	1,260,000	1,686,350
2	3	-	Tilal Al Ghaf	129	-	3,914,000	5,190,000
3	8	9	Al Furjan	118	2,270,000	2,800,000	1,440,000
4	1	4	Damac Hills	78	2,360,000	3,510,000	4,291,280
5	5	3	Nad Al Sheba	75	-	2,678,000	2,200,000

#### Completed Townhouses

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	2BR (Median Price)	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	2	-	Arabian Ranches 3	85	-	-	-	-
2	4	3	Dubai Hills Estate	22	-	2,645,000	3,100,000	3,750,000
3	9	5	Reem	20	-	1,800,000	2,525,000	-
4	10	4	Mudon	15	-	1,609,000	1,900,000	-
5	7	9	Serena	14	1,350,000	2,125,000	-	-

### HISTORICAL TRANSACTIONS CHART – SALES RECURRENCE



In November 2021, the market share of initial developer sales grew by 1.6% to 65.0% versus resale transactions. Throughout the year initial developer sales have slowly been clawing back market share after resales gaining popularity in June 2020 following the lifting of COVID-19 mobility restriction. The 12-month rolling average now stands at 41.4% for resale, which still remains considerably higher than the 2019 and 2020 of 33.2% and 33.8% respectively.

Business Bay was the most popular master development for initial sales where 15.4% of all such transactions occurred. This was led by Regalia which had the highest demand in the master development with a total of 357 initial sales.

Taking second place was Tilal Al Ghaf, where initial sales held 10.2% market share. Aura Gardens was the most sought-after sub-community in the master development, recording a total of 280 initial sales.

Coming in third for November was Dubai Harbour which claimed 7.4% market share with 339 sales spread across a myriad of projects, most notably Beach Mansion and Palace Beach Residence with 146 and 129 transactions respectively.

The top master developments for resale transactions were Jumeirah Village Circle with 7.8% of such transactions across multiple projects—the highest level of sales occurred at Bloom Towers (44). This was followed by Jumeirah Lakes Towers with 7.6% share and the highest number of transactions in Preatoni Tower (15) and lastly Business Bay taking a 7.3% share with DAMAC Towers by Paramount (17) being the most popular in the community.

## TOP 5 COMMUNITIES TABLE – INITIAL SALE AND RESALE

### Initial Sale

#### Initial Sale Apartments

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	Studio (Median Price)	1BR (Median Price)	2BR (Median Price)	3BR (Median Price)
1	1	2	Business Bay	676	670,000	1,008,863	2,040,337	2,885,544
2	4	10	Dubai Harbour	339	-	1,871,888	3,588,388	5,317,888
3	3	7	Dubai Creek Harbour	172	-	1,380,888	1,994,388	3,092,888
4	5	1	Jumeirah Village Circle	161	460,655	608,190	733,116	960,000
5	41	42	Al Barari	125	568,721	1,119,282	1,710,246	-

#### Initial Sale Villas

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	2	-	Tilal Al Ghaf	124	-	3,919,500	5,190,000
2	3	-	DAMAC Hills 2	121	1,005,000	1,295,000	1,769,000
3	9	18	Al Furjan	96	2,438,000	3,309,400	-
4	1	2	Damac Hills	65	2,599,000	4,053,630	4,291,280
5	6	-	Dubai South	50	1,719,391	3,495,823	-

#### Initial Sale Townhouses

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	3BR (Median Price)	4BR (Median Price)	4BR (Median Price)
1	3	1	Tilal Al Ghaf	342	1,847,000	2,965,500	-
2	2	2	Arabian Ranches 3	218	1,859,388	2,358,888	4,057,888
3	1	8	The Valley	81	1,413,888	1,715,888	-
4	4	13	Villanova	69	1,549,000	1,921,000	-
5	-	5	Town Square	44	1,725,888	1,870,888	-

### Resale

#### Resale Apartments

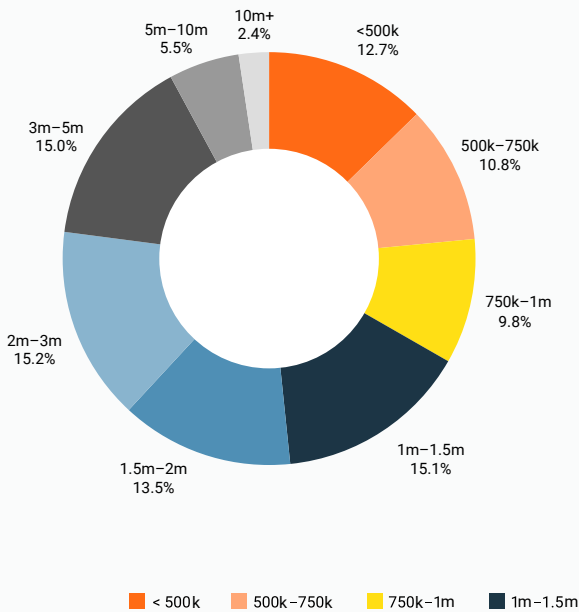
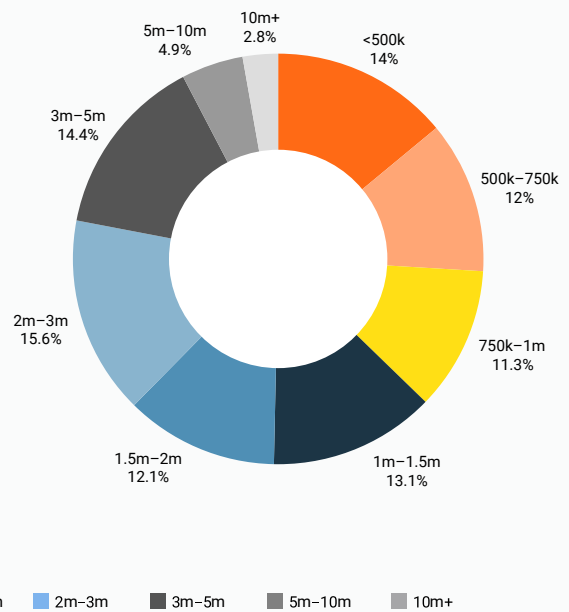
Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	Studio (Median Price)	1BR (Median Price)	2BR (Median Price)	3BR (Median Price)
1	1	1	Dubai Marina	167	655,000	1,000,000	1,552,500	2,760,000
2	2	6	Jumeirah Village Circle	165	357,390	625,050	947,208	1,487,983
3	4	3	Downtown Dubai	135	1,071,500	1,200,000	2,287,500	4,272,500
4	3	2	International City	90	216,666	306,000	462,500	510,000
5	5	4	Business Bay	89	665,000	850,000	1,450,000	2,327,500

#### Resale Villas

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	2	3	Nad Al Sheba	66	-	2,678,000	2,200,000
2	1	1	Emirates Living	62	2,902,500	4,660,000	6,137,500
3	3	-	DAMAC Hills 2	47	865,000	1,100,000	1,200,000
4	4	2	Arabian Ranches	31	4,500,000	3,675,000	6,850,000
5	5	8	Dubai Hills Estate	28	3,950,000	4,675,000	5,800,000

#### Resale Townhouses

Rank (this month)	Rank (last month)	Rank (last year)	Community	Total # Transactions	2BR (Median Price)	3BR (Median Price)	4BR (Median Price)	5BR (Median Price)
1	1	7	Villanova	25	1,347,500	1,517,500	1,875,000	-
2	7	3	Reem	19	-	1,800,000	2,525,000	-
3	4	4	Dubai Hills Estate	18	-	2,645,000	3,000,000	3,687,500
4	10	17	Arabian Ranches 2	14	-	2,240,000	2,312,500	-
5	6	-	Tilal Al Ghaf	12	-	1,630,000	2,600,000	-

**PRICE TIERS (AED) – NOVEMBER 2021**

**PRICE TIERS (AED) – OCTOBER 2021**

**PRICE TIERS (AED) MONTHLY COMPARISON**

	November 2021	October 2021	MoM Change
<500K	12.7%	14.0%	-1.33%
500K-750K	10.8%	12.0%	-1.19%
750K-1M	9.8%	11.3%	-1.50%
1M-1.5M	15.1%	13.1%	1.99%
1.5M-2M	13.5%	12.1%	1.43%
2M-3M	15.2%	15.6%	-0.44%
3M-5M	15.1%	14.3%	0.75%
5M-10M	5.5%	4.8%	0.73%
10M+	2.4%	2.8%	-0.42%

As forecast in our previous reports, during the month there was growth in the mid-tier segments specifically the AED 1m-1.5m and AED 1.5m-2m price tiers. This growth was led primarily by off-plan sales at Regalia in Business Bay, Palace Beach Residence and Beach Mansion in Emaar Beachfront, Executive Residences in Dubai Hills, and Cavalli Tower in Media City.

The AED 3m-5m and 5m-10m also experienced growth in monthly market share, both increasing by approximately three-quarters of a percent owing to off-plan sales registration at Harmony in Tilal Al Ghaf as well as Palace Beach Residence and Beach Mansion in Emaar Beachfront.

In November, properties mid-tier of AED 1m-3m accounted for the largest share of the market at 43.8%, increasing from 40.8% last month. The high-price tiers with property values greater than AED 3m now represents 22.9% of the market, up from 21.9% in October and now at their highest market share since July 2016, while the lower price tiers of properties under AED 1m displayed their weakest performance since March 2015, shrinking a further 4% month-on-month to 33.3%.

**Property Flip**

**Date:** 7 November 2021

**Property:** Villa R-66, Emirates Hills

**Price:** AED 92m

After transacting for AED 72.38m earlier this year in April, villa R66 in Emirates Hills has changed hands again, increasing in value by over AED 19.5m in 207 days.



## METHODOLOGY AND METRICS

### Dynamic Price Index

The Property Monitor Dynamic Price Index family (DPI) are calculated using a moving average algorithm of median prices and the Dutot price index formula with cleansing of extreme values and outliers. The indices are published at the end of each calendar month and are subject to backward revision should any new datapoint or datasets become available. This is a unique feature of the Property Monitor DPI as it always uses the fullest data set available and takes into account data which was not available at the point of original index compilation. Detailed index methodology and notes are available at [propertymonitor.com/pmddpi.html](http://propertymonitor.com/pmddpi.html)

### Completed Transaction

Consists of transactions that are recorded on the Dubai Land Department's official Title Deed register for all sales of completed property which has been issued a building completion certificate (BCC) and is available to purchase and occupy. Typically, it refers to the subsequent resale(s) of a property and transfer of ownership which takes place between two or more private parties, however, it may also include any initial first-time transfers between developers and buyers whereby a BCC has been issued and the developer had not previously sold the property.

### Gross Rental Yield

Is the annual rent as a percentage of the purchase price or value of a property and is presented in this report as a value that represents the blended average rental yield of properties in Dubai across all communities.

### Highest Recorded Sale

The single transaction of an apartment or villa that achieved the highest recorded transferred sales price during the month either in the off-plan or completed segment. Excludes plot/raw land only sales.

### Initial Sale

The first sale of a property, usually directly from the developer or project sponsor to a buyer. Typically, an initial sale would occur during the construction phase of a project and get registered as an off-plan transaction with an Oqood. However, should the developer hold unsold units after the project is completed, an initial sale would be recorded with a Title Deed. An initial sale only occurs once and every subsequent sale thereafter is a 'resale'.

### Lowest Recorded Sale

The single transaction of an apartment or villa that achieved the lowest recorded transferred sales price during the month either in the off-plan or completed segment.

## ABOUT PROPERTY MONITOR

Property Monitor is the region's leading real estate intelligence platform and the only data source powered by RICS-accredited professionals, bringing unprecedented transparency and accuracy to local property markets. Through Property Monitor, market stakeholders can directly access real-time, transparent and accurate intelligence, unmatched anywhere else in the region. The platform empowers investors, property specialists and banking professionals with authoritative data, analytics and insights that closely correlate with market movements, empowering confident and informed property-related decisions.

Please get in touch with us for our detailed community reports and any other specific requirements you might have.



**ZHANN JOCHINKE**  
Chief Operating Officer  
[zhann.jochinke@propertymonitor.com](mailto:zhann.jochinke@propertymonitor.com)

### CONTACT US

+971 4 453 9525  
[info@propertymonitor.com](mailto:info@propertymonitor.com)  
2205 Marina Plaza, Dubai Marina,  
P.O. Box 118624, Dubai, United Arab Emirates

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