

Methodology

Data source

- Open source of the Dubai Land Department.
- Period: full 2024 + H1 2025.
- Types of transactions: rent (Rent Contracts) and purchase / sale (Sales Transactions).

Filtering and inclusion

- Time range: transactions with start date from 01-01-2024 to 30-06-2025.
- Registration type: New and Renew only.
- Amount: only lines with a positive amount of the annual lease contract are taken into account (annual_amount).

Deduplication

- Sales transactions: unique lines (transaction_id).
- Rent contracts:
 - Flats и Villas — all contracts with contract_id (accounting for turnover for each contract, including extensions).
 - Shops — we take into account all lines (New + Renew), even with the same contract_id → we reflect the full cash turnover for the segment.
 - For other segments (offices, warehouses, land) soft deduplication is applied by contract_id | start_date | annual_amount.

Important clarifications

- For leases, we use the "turnover" method: the amounts reflect the actual cash flow of the registered transactions, including renewals (Renew).
- This explains the difference between the number of unique contracts and the total number of transactions in the sample for the period.

Classification of object types

- Villas: ejari_property_type_en or sub_type contains the word Villa (wide mode also takes bus_type into account).
- Flats: ejari_property_type_en = Flat.
- Shops: strict whitelist by types and subtypes: Shop, Kiosk, Showroom, Store, Supermarket, Supermarket a multi-section and their valid variations.
- Offices: type or sub_type = Office.
- Warehouses, Land: separate whitelist filters (Warehouse, Open Land, Land Parking, etc.).

Data aggregation

- Amounts in AED are converted to USD at the rate of 1 USD = 3.67 AED.
- Indicators are displayed monthly, quarterly and annually.
- Formats:
 - Sum, AED / USD — total amount of transactions.
 - Deals — number of contracts/lines according to the rules above.
 - Sum interpretation — human-readable form (e.g. AED 1B 450M+).