



Annual Report of real estate market Emirate of Dubai, UAE

Residential and commercial property

Quarters I-IV 2024

Quarter I, II 2025



Overview for the period from 2024 to the first half of 2025

Residential real estate

2024

- In 2024, approximately 199,500 sales and purchase transactions were registered with a total turnover of AED 510.2 billion (US\$139 billion).
- Demand for apartments and villas remained stable.
- A meteorological event threatening flooding was recorded in April 2024, which was characteristically reflected in the relatively low level of commercial property sales, while residential property sales remained at the level of March 2024.

First half of 2025

- A total of 103,840 sales and purchase transactions were registered with a turnover of AED 279.8 billion (US\$76.3 billion).
- The dynamics confirm the continuing investment interest, moderate price growth and high liquidity.
- Developers continue to add land plots for the construction of residential and commercial properties.

Commercial real estate

2024

- Retail space (shops, showrooms, department stores) accounts for a significant share of the rental structure, which is confirmed by multi-billion dollar transaction volumes in the first quarter of 2024 alone.
- Offices and warehouses demonstrate moderate but stable dynamics: rents are growing in line with demand for workspaces and warehouse logistics.
- Land plots and specialized facilities (offices, retail space, warehouses) remain in the sphere of corporate and institutional demand.
- Already in May 2024, after the April weather event, commercial real estate sales regained their positions and increased growth from month to month.

First half of 2025

- In the rental structure, shops continue to lead, offices and warehouses demonstrate stable dynamics.
- In April 2025, compared to April 2024, commercial real estate sales more than doubled, reaching a peak in the first half of 2025.

Trend in residential real estate sales segment

- The growth trend in residential property sales remains stable month after month.
- The housing market remains the main driver of growth from the volume of transactions.
- The mass segment (apartments) dominates in demand, but the share of villas and complexes is growing, reflecting the demand for luxury housing and projects for living.

Investment risk

- The flooding tested urban infrastructure and highlighted the need to consider climate risks in property valuations.
- Some residential and commercial areas may have experienced a temporary slowdown in activity.
- The market showed a rapid adaptation and recovery after April 2024, as evidenced by the increase in sales and rental flows in the following months.

Trend in the commercial real estate sales segment

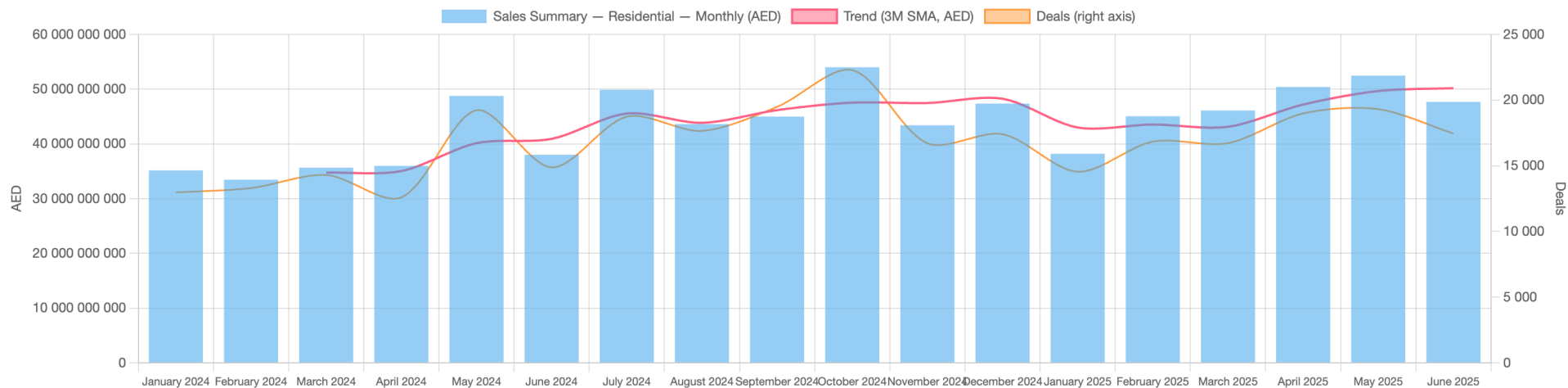
- Renting retail space is a key source of turnover in the commercial segment.
- The warehouse and office space segment supports the trend towards the development of logistics and business.
- In general, the commercial rental market is stable, turnover is growing due to the extension of contracts (extension of contracts).

Briefly

- Residential real estate is the main growth driver, mainly due to premium apartments and villas.
- Commercial real estate is a strong retail rental segment, reflecting the high level of consumer and retail activity in Dubai.
- Trend 2024 - H1 2025: The market maintains high liquidity and sales and rental momentum.

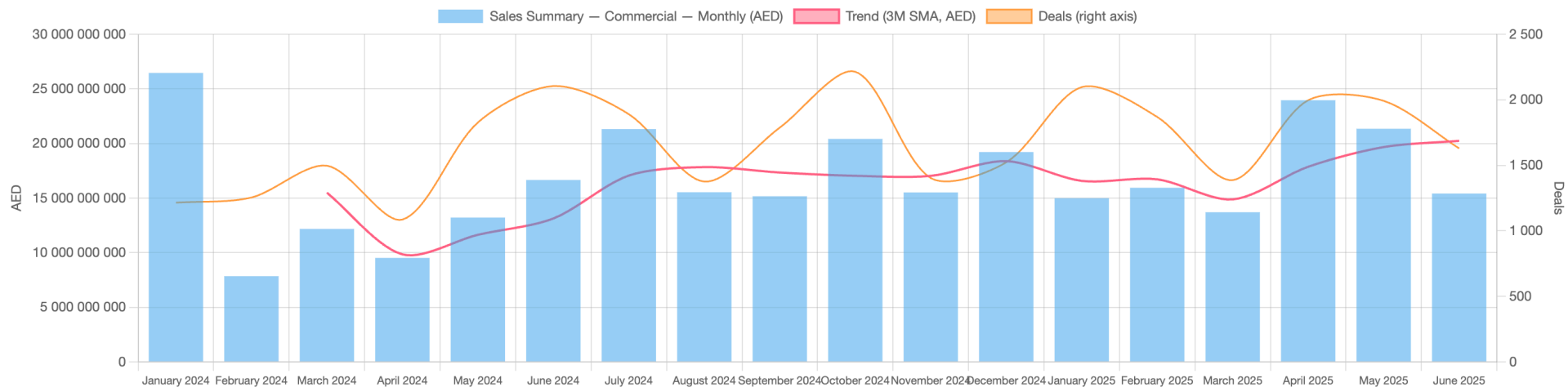
Sales Summary — Residential

Metric	Value
Number of deals, 2024	199,519 deals
Turnover, AED — 2024	AED 510,201,861,900
Turnover, USD — 2024	USD 139,019,580,899
Number of deals, H1 2025	103,840 deals
Turnover, AED — H1 2025	AED 279,848,304,657
Turnover, USD — H1 2025	USD 76,252,944,048



Sales Summary — Commercial

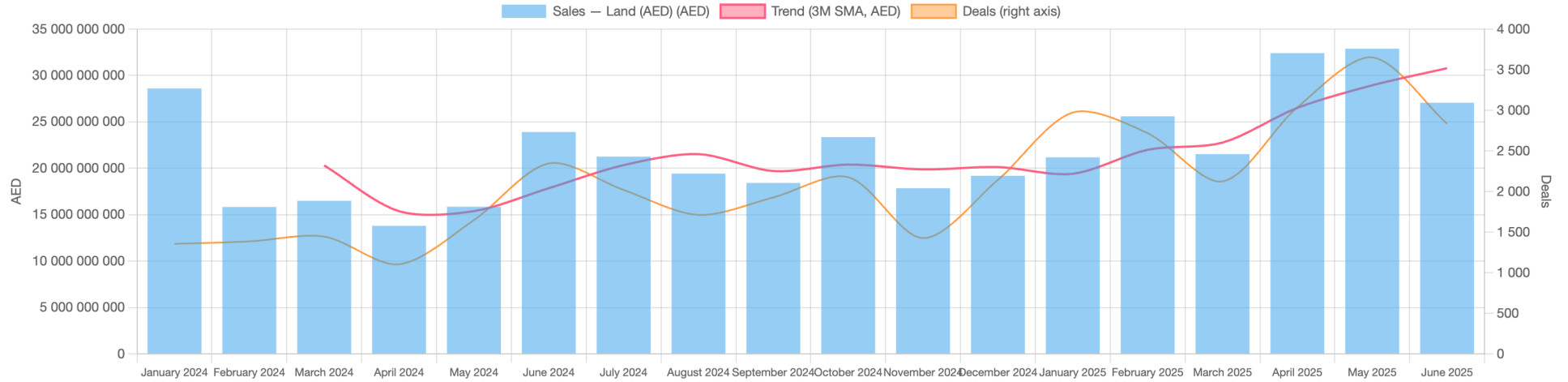
Metric	Value
Number of deals, 2024	19,178 deals
Turnover, AED — 2024	AED 193,050,944,847
Turnover, USD — 2024	USD 52,602,437,288
Number of deals, H1 2025	10,971 deals
Turnover, AED — H1 2025	AED 105,366,443,483
Turnover, USD — H1 2025	USD 28,710,202,584



Sales of Lands by Quarter

Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter I, 2024	Total sales of lands	January 2024	AED 28,605,929,606	AED 28B 605M 929K+	USD 7,794,531,228	USD 7B 794M 531K+	1,355 deals
Quarter I, 2024	Total sales of lands	February 2024	AED 15,831,280,465	AED 15B 831M 280K+	USD 4,313,700,399	USD 4B 313M 700K+	1,385 deals
Quarter I, 2024	Total sales of lands	March 2024	AED 16,496,906,450	AED 16B 496M 906K+	USD 4,495,069,877	USD 4B 495M 69K+	1,445 deals
Quarter I, 2024	Total sales of lands	Total in Quarter I, 2024	AED 60,934,116,521	AED 60B 934M 116K+	USD 16,603,301,504	USD 16B 603M 301K+	4,185 deals
Quarter II, 2024	Total sales of lands	April 2024	AED 13,797,567,925	AED 13B 797M 567K+	USD 3,759,555,293	USD 3B 759M 555K+	1,103 deals
Quarter II, 2024	Total sales of lands	May 2024	AED 15,854,388,924	AED 15B 854M 388K+	USD 4,319,996,982	USD 4B 319M 996K+	1,648 deals
Quarter II, 2024	Total sales of lands	June 2024	AED 23,909,278,560	AED 23B 909M 278K+	USD 6,514,789,798	USD 6B 514M 789K+	2,346 deals
Quarter II, 2024	Total sales of lands	Total in Quarter II, 2024	AED 53,561,235,409	AED 53B 561M 235K+	USD 14,594,342,073	USD 14B 594M 342K+	5,097 deals
Quarter III, 2024	Total sales of lands	July 2024	AED 21,258,803,210	AED 21B 258M 803K+	USD 5,792,589,431	USD 5B 792M 589K+	2,019 deals
Quarter III, 2024	Total sales of lands	August 2024	AED 19,422,332,331	AED 19B 422M 332K+	USD 5,292,188,646	USD 5B 292M 188K+	1,711 deals
Quarter III, 2024	Total sales of lands	September 2024	AED 18,418,309,588	AED 18B 418M 309K+	USD 5,018,612,967	USD 5B 18M 612K+	1,927 deals
Quarter III, 2024	Total sales of lands	Total in Quarter III, 2024	AED 59,099,445,129	AED 59B 99M 445K+	USD 16,103,391,043	USD 16B 103M 391K+	5,657 deals
Quarter IV, 2024	Total sales of lands	October 2024	AED 23,362,549,566	AED 23B 362M 549K+	USD 6,365,817,320	USD 6B 365M 817K+	2,177 deals
Quarter IV, 2024	Total sales of lands	November 2024	AED 17,847,900,974	AED 17B 847M 900K+	USD 4,863,188,276	USD 4B 863M 188K+	1,425 deals
Quarter IV, 2024	Total sales of lands	December 2024	AED 19,191,212,497	AED 19B 191M 212K+	USD 5,229,213,214	USD 5B 229M 213K+	2,144 deals
Quarter IV, 2024	Total sales of lands	Total in Quarter IV, 2024	AED 60,401,663,037	AED 60B 401M 663K+	USD 16,458,218,811	USD 16B 458M 218K+	5,746 deals
Quarter I, 2025	Total sales of lands	January 2025	AED 21,183,212,157	AED 21B 183M 212K+	USD 5,771,992,413	USD 5B 771M 992K+	2,973 deals
Quarter I, 2025	Total sales of lands	February 2025	AED 25,599,892,523	AED 25B 599M 892K+	USD 6,975,447,554	USD 6B 975M 447K+	2,718 deals
Quarter I, 2025	Total sales of lands	March 2025	AED 21,525,993,746	AED 21B 525M 993K+	USD 5,865,393,391	USD 5B 865M 393K+	2,124 deals
Quarter I, 2025	Total sales of lands	Total in Quarter I, 2025	AED 68,309,098,426	AED 68B 309M 98K+	USD 18,612,833,359	USD 18B 612M 833K+	7,815 deals
Quarter II, 2025	Total sales of lands	April 2025	AED 32,411,138,911	AED 32B 411M 138K+	USD 8,831,373,000	USD 8B 831M 373K+	3,037 deals
Quarter II, 2025	Total sales of lands	May 2025	AED 32,886,056,220	AED 32B 886M 56K+	USD 8,960,778,262	USD 8B 960M 778K+	3,652 deals
Quarter II, 2025	Total sales of lands	June 2025	AED 27,060,142,902	AED 27B 60M 142K+	USD 7,373,335,941	USD 7B 373M 335K+	2,834 deals

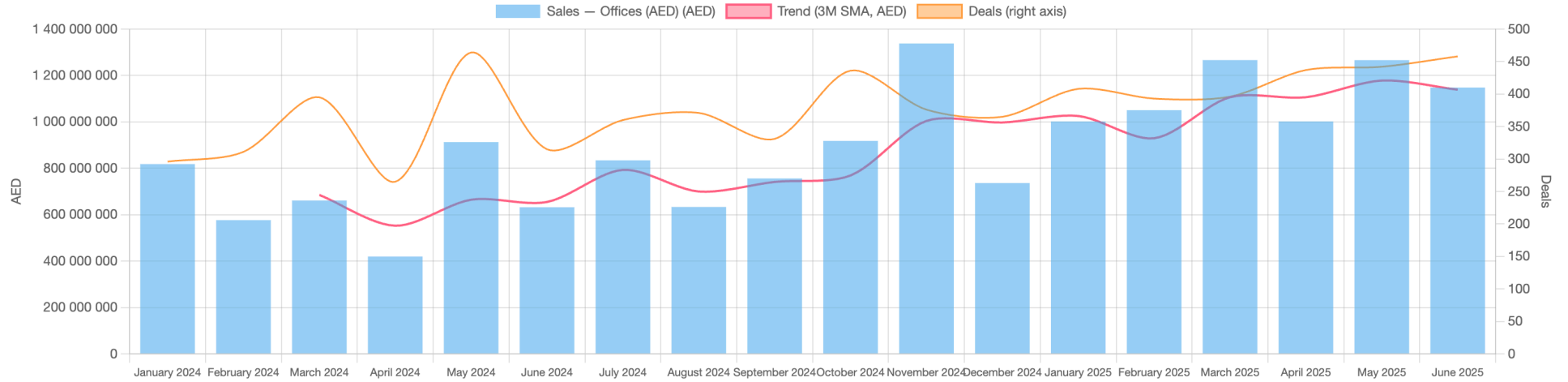
Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter II, 2025	Total sales of lands	Total in Quarter II, 2025	AED 92,357,338,033	AED 92B 357M 338K+	USD 25,165,487,202	USD 25B 165M 487K+	9,523 deals



Sales of Offices by Quarter

Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter I, 2024	Total sales of offices	January 2024	AED 818,141,879	AED 818M 141K+	USD 222,926,943	USD 222M 926K+	296 deals
Quarter I, 2024	Total sales of offices	February 2024	AED 576,620,370	AED 576M 620K+	USD 157,117,267	USD 157M 117K+	311 deals
Quarter I, 2024	Total sales of offices	March 2024	AED 661,158,067	AED 661M 158K+	USD 180,152,062	USD 180M 152K+	395 deals
Quarter I, 2024	Total sales of offices	Total in Quarter I, 2024	AED 2,055,920,316	AED 2B 55M 920K+	USD 560,196,271	USD 560M 196K+	1,002 deals
Quarter II, 2024	Total sales of offices	April 2024	AED 419,610,875	AED 419M 610K+	USD 114,335,388	USD 114M 335K+	265 deals
Quarter II, 2024	Total sales of offices	May 2024	AED 913,033,074	AED 913M 33K+	USD 248,782,854	USD 248M 782K+	464 deals
Quarter II, 2024	Total sales of offices	June 2024	AED 632,108,201	AED 632M 108K+	USD 172,236,567	USD 172M 236K+	315 deals
Quarter II, 2024	Total sales of offices	Total in Quarter II, 2024	AED 1,964,752,150	AED 1B 964M 752K+	USD 535,354,809	USD 535M 354K+	1,044 deals
Quarter III, 2024	Total sales of offices	July 2024	AED 834,263,439	AED 834M 263K+	USD 227,319,738	USD 227M 319K+	360 deals
Quarter III, 2024	Total sales of offices	August 2024	AED 633,288,223	AED 633M 288K+	USD 172,558,099	USD 172M 558K+	371 deals
Quarter III, 2024	Total sales of offices	September 2024	AED 756,179,013	AED 756M 179K+	USD 206,043,328	USD 206M 43K+	331 deals
Quarter III, 2024	Total sales of offices	Total in Quarter III, 2024	AED 2,223,730,675	AED 2B 223M 730K+	USD 605,921,165	USD 605M 921K+	1,062 deals
Quarter IV, 2024	Total sales of offices	October 2024	AED 918,114,574	AED 918M 114K+	USD 250,167,459	USD 250M 167K+	436 deals
Quarter IV, 2024	Total sales of offices	November 2024	AED 1,337,943,627	AED 1B 337M 943K+	USD 364,562,296	USD 364M 562K+	376 deals
Quarter IV, 2024	Total sales of offices	December 2024	AED 736,442,174	AED 736M 442K+	USD 200,665,443	USD 200M 665K+	365 deals
Quarter IV, 2024	Total sales of offices	Total in Quarter IV, 2024	AED 2,992,500,375	AED 2B 992M 500K+	USD 815,395,198	USD 815M 395K+	1,177 deals
Quarter I, 2025	Total sales of offices	January 2025	AED 1,001,968,372	AED 1B 1M 968K+	USD 273,015,905	USD 273M 15K+	408 deals
Quarter I, 2025	Total sales of offices	February 2025	AED 1,050,504,289	AED 1B 50M 504K+	USD 286,240,951	USD 286M 240K+	393 deals
Quarter I, 2025	Total sales of offices	March 2025	AED 1,266,421,368	AED 1B 266M 421K+	USD 345,073,942	USD 345M 73K+	396 deals
Quarter I, 2025	Total sales of offices	Total in Quarter I, 2025	AED 3,318,894,029	AED 3B 318M 894K+	USD 904,330,798	USD 904M 330K+	1,197 deals
Quarter II, 2025	Total sales of offices	April 2025	AED 1,001,992,263	AED 1B 1M 992K+	USD 273,022,415	USD 273M 22K+	437 deals
Quarter II, 2025	Total sales of offices	May 2025	AED 1,266,148,223	AED 1B 266M 148K+	USD 344,999,516	USD 344M 999K+	442 deals
Quarter II, 2025	Total sales of offices	June 2025	AED 1,148,117,863	AED 1B 148M 117K+	USD 312,838,655	USD 312M 838K+	458 deals

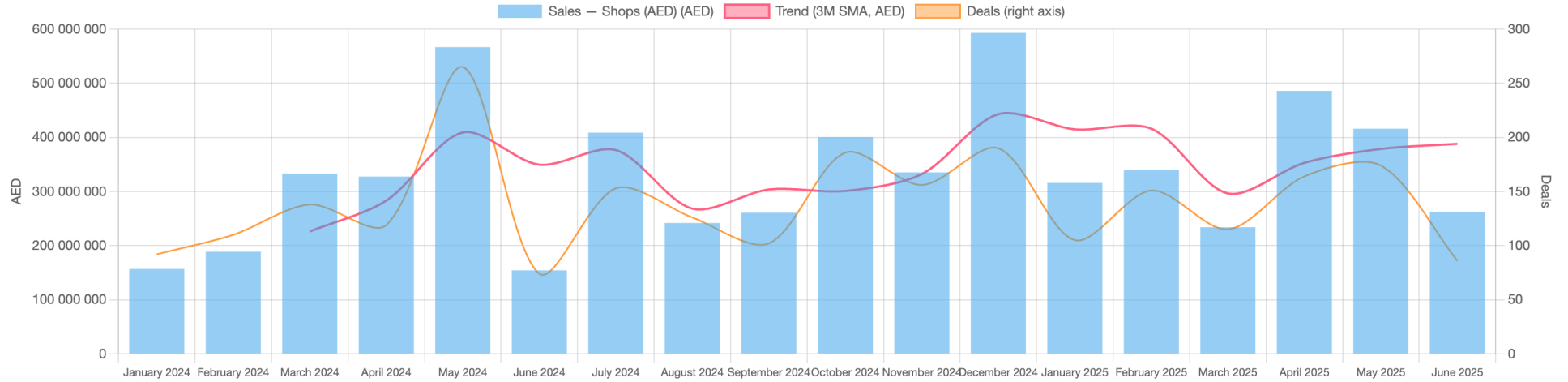
Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter II, 2025	Total sales of offices	Total in Quarter II, 2025	AED 3,416,258,349	AED 3B 416M 258K+	USD 930,860,586	USD 930M 860K+	1,337 deals



Sales of Shops by Quarter

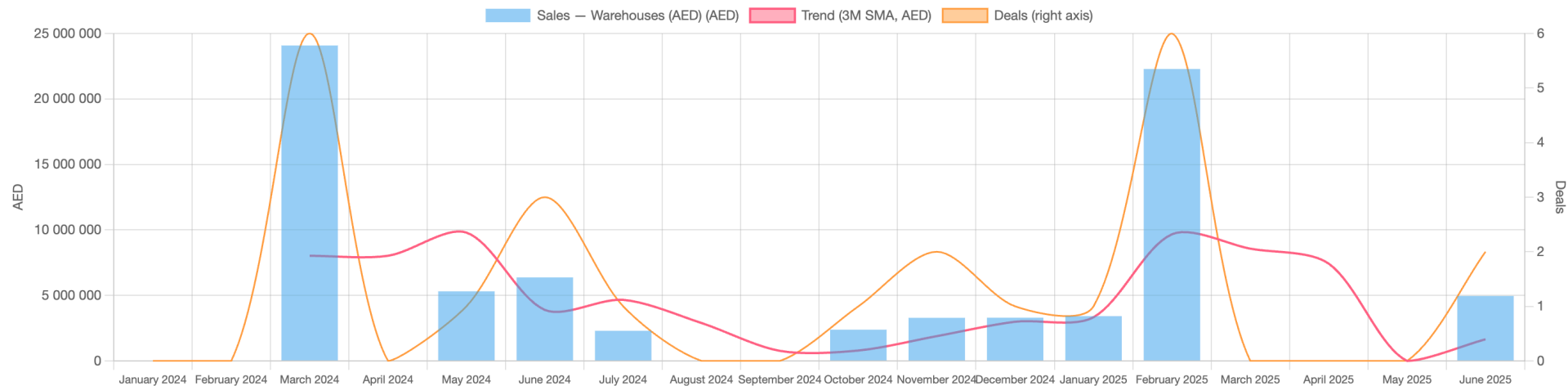
Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter I, 2024	Total sales of shops	January 2024	AED 156,835,162	AED 156M 835K+	USD 42,734,377	USD 42M 734K+	92 deals
Quarter I, 2024	Total sales of shops	February 2024	AED 188,729,785	AED 188M 729K+	USD 51,425,010	USD 51M 425K+	110 deals
Quarter I, 2024	Total sales of shops	March 2024	AED 333,078,389	AED 333M 78K+	USD 90,757,054	USD 90M 757K+	138 deals
Quarter I, 2024	Total sales of shops	Total in Quarter I, 2024	AED 678,643,336	AED 678M 643K+	USD 184,916,440	USD 184M 916K+	340 deals
Quarter II, 2024	Total sales of shops	April 2024	AED 327,570,058	AED 327M 570K+	USD 89,256,147	USD 89M 256K+	119 deals
Quarter II, 2024	Total sales of shops	May 2024	AED 566,741,186	AED 566M 741K+	USD 154,425,391	USD 154M 425K+	265 deals
Quarter II, 2024	Total sales of shops	June 2024	AED 154,258,824	AED 154M 258K+	USD 42,032,377	USD 42M 32K+	74 deals
Quarter II, 2024	Total sales of shops	Total in Quarter II, 2024	AED 1,048,570,068	AED 1B 48M 570K+	USD 285,713,915	USD 285M 713K+	458 deals
Quarter III, 2024	Total sales of shops	July 2024	AED 408,694,335	AED 408M 694K+	USD 111,360,854	USD 111M 360K+	153 deals
Quarter III, 2024	Total sales of shops	August 2024	AED 241,825,951	AED 241M 825K+	USD 65,892,630	USD 65M 892K+	126 deals
Quarter III, 2024	Total sales of shops	September 2024	AED 260,720,527	AED 260M 720K+	USD 71,041,016	USD 71M 41K+	102 deals
Quarter III, 2024	Total sales of shops	Total in Quarter III, 2024	AED 911,240,813	AED 911M 240K+	USD 248,294,499	USD 248M 294K+	381 deals
Quarter IV, 2024	Total sales of shops	October 2024	AED 400,481,884	AED 400M 481K+	USD 109,123,129	USD 109M 123K+	186 deals
Quarter IV, 2024	Total sales of shops	November 2024	AED 335,322,412	AED 335M 322K+	USD 91,368,505	USD 91M 368K+	156 deals
Quarter IV, 2024	Total sales of shops	December 2024	AED 592,981,135	AED 592M 981K+	USD 161,575,241	USD 161M 575K+	190 deals
Quarter IV, 2024	Total sales of shops	Total in Quarter IV, 2024	AED 1,328,785,431	AED 1B 328M 785K+	USD 362,066,875	USD 362M 66K+	532 deals
Quarter I, 2025	Total sales of shops	January 2025	AED 315,857,223	AED 315M 857K+	USD 86,064,638	USD 86M 64K+	105 deals
Quarter I, 2025	Total sales of shops	February 2025	AED 339,323,890	AED 339M 323K+	USD 92,458,826	USD 92M 458K+	151 deals
Quarter I, 2025	Total sales of shops	March 2025	AED 233,962,912	AED 233M 962K+	USD 63,750,112	USD 63M 750K+	115 deals
Quarter I, 2025	Total sales of shops	Total in Quarter I, 2025	AED 889,144,025	AED 889M 144K+	USD 242,273,576	USD 242M 273K+	371 deals
Quarter II, 2025	Total sales of shops	April 2025	AED 485,853,841	AED 485M 853K+	USD 132,385,243	USD 132M 385K+	164 deals
Quarter II, 2025	Total sales of shops	May 2025	AED 415,999,647	AED 415M 999K+	USD 113,351,402	USD 113M 351K+	174 deals
Quarter II, 2025	Total sales of shops	June 2025	AED 262,293,794	AED 262M 293K+	USD 71,469,699	USD 71M 469K+	86 deals

Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter II, 2025	Total sales of shops	Total in Quarter II, 2025	AED 1,164,147,282	AED 1B 164M 147K+	USD 317,206,344	USD 317M 206K+	424 deals



Sales of Warehouses by Quarter

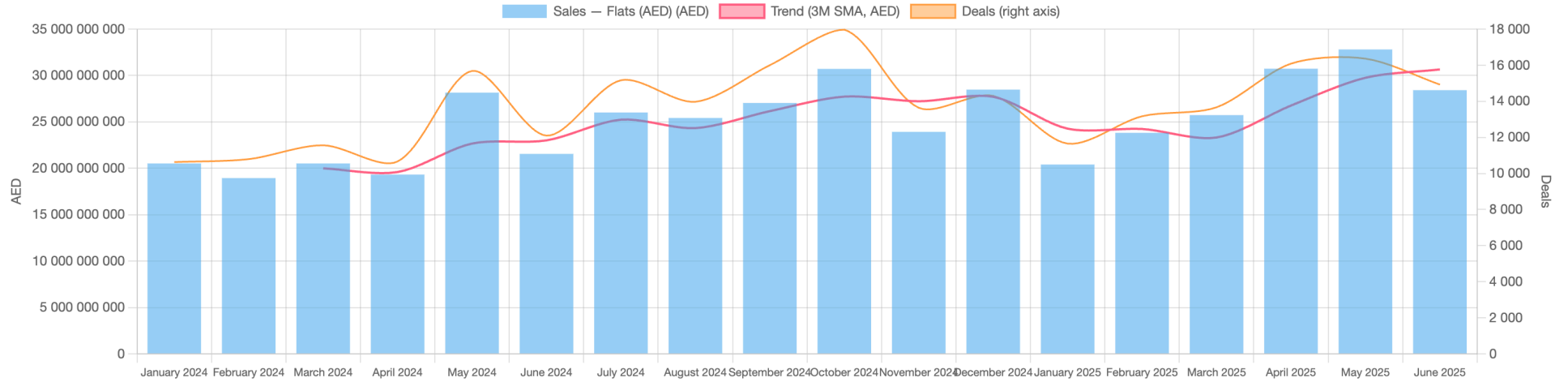
Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter I, 2024	Total sales of warehouses	March 2024	AED 24,079,845	AED 24M 79K+	USD 6,561,266	USD 6M 561K+	6 deals
Quarter I, 2024	Total sales of warehouses	Total in Quarter I, 2024	AED 24,079,845	AED 24M 79K+	USD 6,561,266	USD 6M 561K+	6 deals
Quarter II, 2024	Total sales of warehouses	May 2024	AED 5,311,160	AED 5M 311K+	USD 1,447,183	USD 1M 447K+	1 deals
Quarter II, 2024	Total sales of warehouses	June 2024	AED 6,375,000	AED 6M 375K+	USD 1,737,057	USD 1M 737K+	3 deals
Quarter II, 2024	Total sales of warehouses	Total in Quarter II, 2024	AED 11,686,160	AED 11M 686K+	USD 3,184,240	USD 3M 184K+	4 deals
Quarter III, 2024	Total sales of warehouses	July 2024	AED 2,300,000	AED 2M 300K+	USD 626,703	USD 626K+	1 deals
Quarter III, 2024	Total sales of warehouses	Total in Quarter III, 2024	AED 2,300,000	AED 2M 300K+	USD 626,703	USD 626K+	1 deals
Quarter IV, 2024	Total sales of warehouses	October 2024	AED 2,383,956	AED 2M 383K+	USD 649,579	USD 649K+	1 deals
Quarter IV, 2024	Total sales of warehouses	November 2024	AED 3,290,000	AED 3M 290K+	USD 896,458	USD 896K+	2 deals
Quarter IV, 2024	Total sales of warehouses	December 2024	AED 3,300,000	AED 3M 300K+	USD 899,183	USD 899K+	1 deals
Quarter IV, 2024	Total sales of warehouses	Total in Quarter IV, 2024	AED 8,973,956	AED 8M 973K+	USD 2,445,220	USD 2M 445K+	4 deals
Quarter I, 2025	Total sales of warehouses	January 2025	AED 3,419,552	AED 3M 419K+	USD 931,758	USD 931K+	1 deals
Quarter I, 2025	Total sales of warehouses	February 2025	AED 22,285,619	AED 22M 285K+	USD 6,072,376	USD 6M 72K+	6 deals
Quarter I, 2025	Total sales of warehouses	Total in Quarter I, 2025	AED 25,705,171	AED 25M 705K+	USD 7,004,134	USD 7M 4K+	7 deals
Quarter II, 2025	Total sales of warehouses	June 2025	AED 4,960,000	AED 4M 960K+	USD 1,351,499	USD 1M 351K+	2 deals
Quarter II, 2025	Total sales of warehouses	Total in Quarter II, 2025	AED 4,960,000	AED 4M 960K+	USD 1,351,499	USD 1M 351K+	2 deals



Sales of Flats by Quarter

Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter I, 2024	Total sales of flats	January 2024	AED 20,521,722,864	AED 20B 521M 722K+	USD 5,591,750,099	USD 5B 591M 750K+	10,631 deals
Quarter I, 2024	Total sales of flats	February 2024	AED 18,945,070,178	AED 18B 945M 70K+	USD 5,162,144,463	USD 5B 162M 144K+	10,793 deals
Quarter I, 2024	Total sales of flats	March 2024	AED 20,520,947,508	AED 20B 520M 947K+	USD 5,591,538,831	USD 5B 591M 538K+	11,561 deals
Quarter I, 2024	Total sales of flats	Total in Quarter I, 2024	AED 59,987,740,550	AED 59B 987M 740K+	USD 16,345,433,392	USD 16B 345M 433K+	32,985 deals
Quarter II, 2024	Total sales of flats	April 2024	AED 19,324,606,673	AED 19B 324M 606K+	USD 5,265,560,401	USD 5B 265M 560K+	10,665 deals
Quarter II, 2024	Total sales of flats	May 2024	AED 28,151,290,313	AED 28B 151M 290K+	USD 7,670,651,311	USD 7B 670M 651K+	15,681 deals
Quarter II, 2024	Total sales of flats	June 2024	AED 21,551,384,538	AED 21B 551M 384K+	USD 5,872,311,863	USD 5B 872M 311K+	12,097 deals
Quarter II, 2024	Total sales of flats	Total in Quarter II, 2024	AED 69,027,281,524	AED 69B 27M 281K+	USD 18,808,523,576	USD 18B 808M 523K+	38,443 deals
Quarter III, 2024	Total sales of flats	July 2024	AED 26,013,133,818	AED 26B 13M 133K+	USD 7,088,047,362	USD 7B 88M 47K+	15,165 deals
Quarter III, 2024	Total sales of flats	August 2024	AED 25,424,068,334	AED 25B 424M 68K+	USD 6,927,539,056	USD 6B 927M 539K+	13,973 deals
Quarter III, 2024	Total sales of flats	September 2024	AED 27,037,958,308	AED 27B 37M 958K+	USD 7,367,291,092	USD 7B 367M 291K+	16,002 deals
Quarter III, 2024	Total sales of flats	Total in Quarter III, 2024	AED 78,475,160,460	AED 78B 475M 160K+	USD 21,382,877,510	USD 21B 382M 877K+	45,140 deals
Quarter IV, 2024	Total sales of flats	October 2024	AED 30,709,587,943	AED 30B 709M 587K+	USD 8,367,735,134	USD 8B 367M 735K+	17,967 deals
Quarter IV, 2024	Total sales of flats	November 2024	AED 23,925,637,614	AED 23B 925M 637K+	USD 6,519,247,306	USD 6B 519M 247K+	13,641 deals
Quarter IV, 2024	Total sales of flats	December 2024	AED 28,478,860,046	AED 28B 478M 860K+	USD 7,759,907,369	USD 7B 759M 907K+	14,299 deals
Quarter IV, 2024	Total sales of flats	Total in Quarter IV, 2024	AED 83,114,085,603	AED 83B 114M 85K+	USD 22,646,889,810	USD 22B 646M 889K+	45,907 deals
Quarter I, 2025	Total sales of flats	January 2025	AED 20,405,296,809	AED 20B 405M 296K+	USD 5,560,026,378	USD 5B 560M 26K+	11,655 deals
Quarter I, 2025	Total sales of flats	February 2025	AED 23,822,135,744	AED 23B 822M 135K+	USD 6,491,045,162	USD 6B 491M 45K+	13,170 deals
Quarter I, 2025	Total sales of flats	March 2025	AED 25,730,864,394	AED 25B 730M 864K+	USD 7,011,134,712	USD 7B 11M 134K+	13,666 deals
Quarter I, 2025	Total sales of flats	Total in Quarter I, 2025	AED 69,958,296,947	AED 69B 958M 296K+	USD 19,062,206,253	USD 19B 62M 206K+	38,491 deals
Quarter II, 2025	Total sales of flats	April 2025	AED 30,732,430,886	AED 30B 732M 430K+	USD 8,373,959,369	USD 8B 373M 959K+	16,086 deals
Quarter II, 2025	Total sales of flats	May 2025	AED 32,806,252,796	AED 32B 806M 252K+	USD 8,939,033,459	USD 8B 939M 33K+	16,363 deals
Quarter II, 2025	Total sales of flats	June 2025	AED 28,417,791,980	AED 28B 417M 791K+	USD 7,743,267,569	USD 7B 743M 267K+	14,925 deals

Period	Filter	Month	Sum, AED	Sum interpretation, AED	Sum, USD	Sum interpretation, USD	Total deals
Quarter II, 2025	Total sales of flats	Total in Quarter II, 2025	AED 91,956,475,662	AED 91B 956M 475K+	USD 25,056,260,398	USD 25B 56M 260K+	47,374 deals



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+).