

— CITYSCAPE SPECIAL —

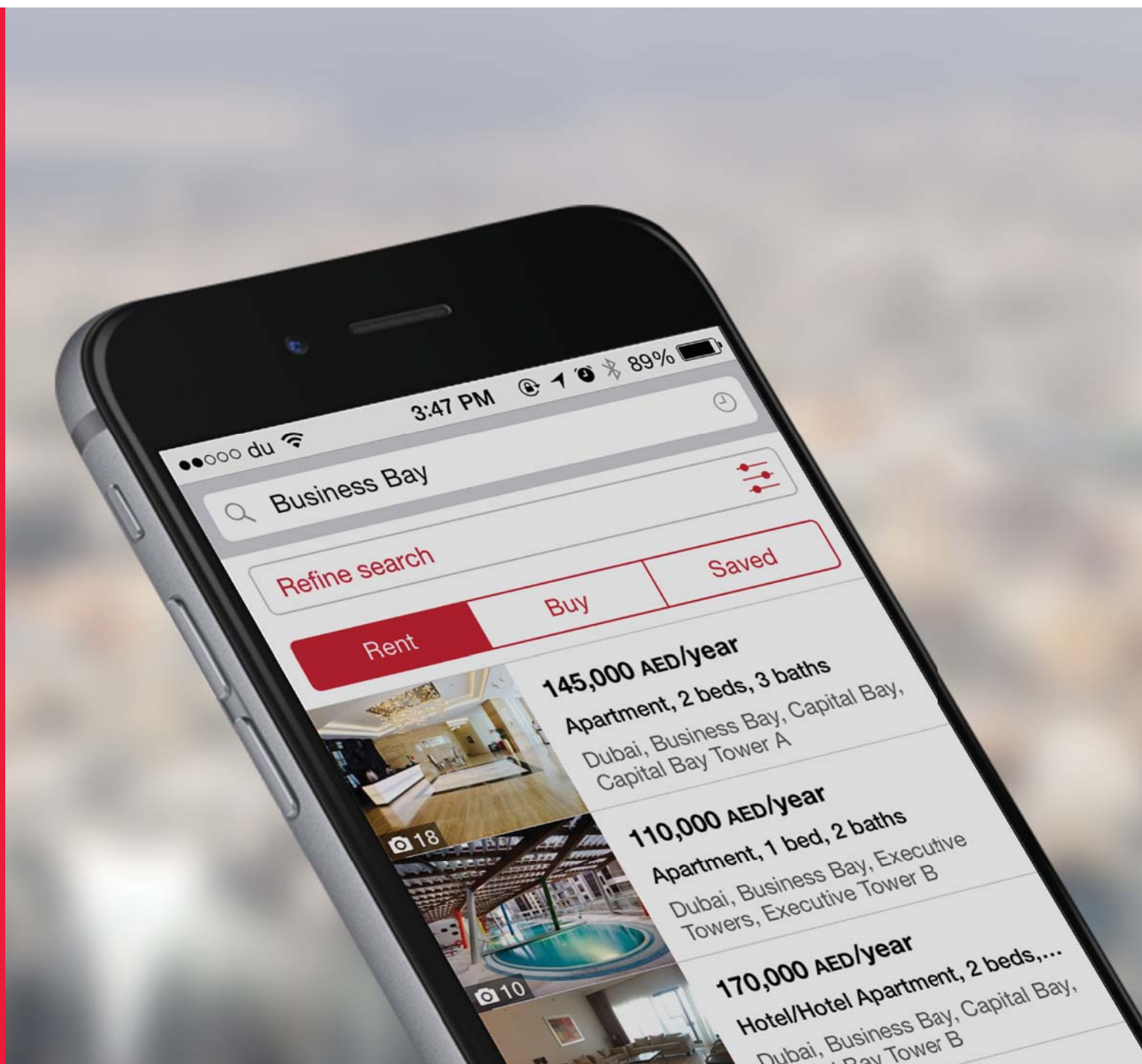
# Q3 2015

UAE COMMUNITY FOCUS



propertyfinder.ae



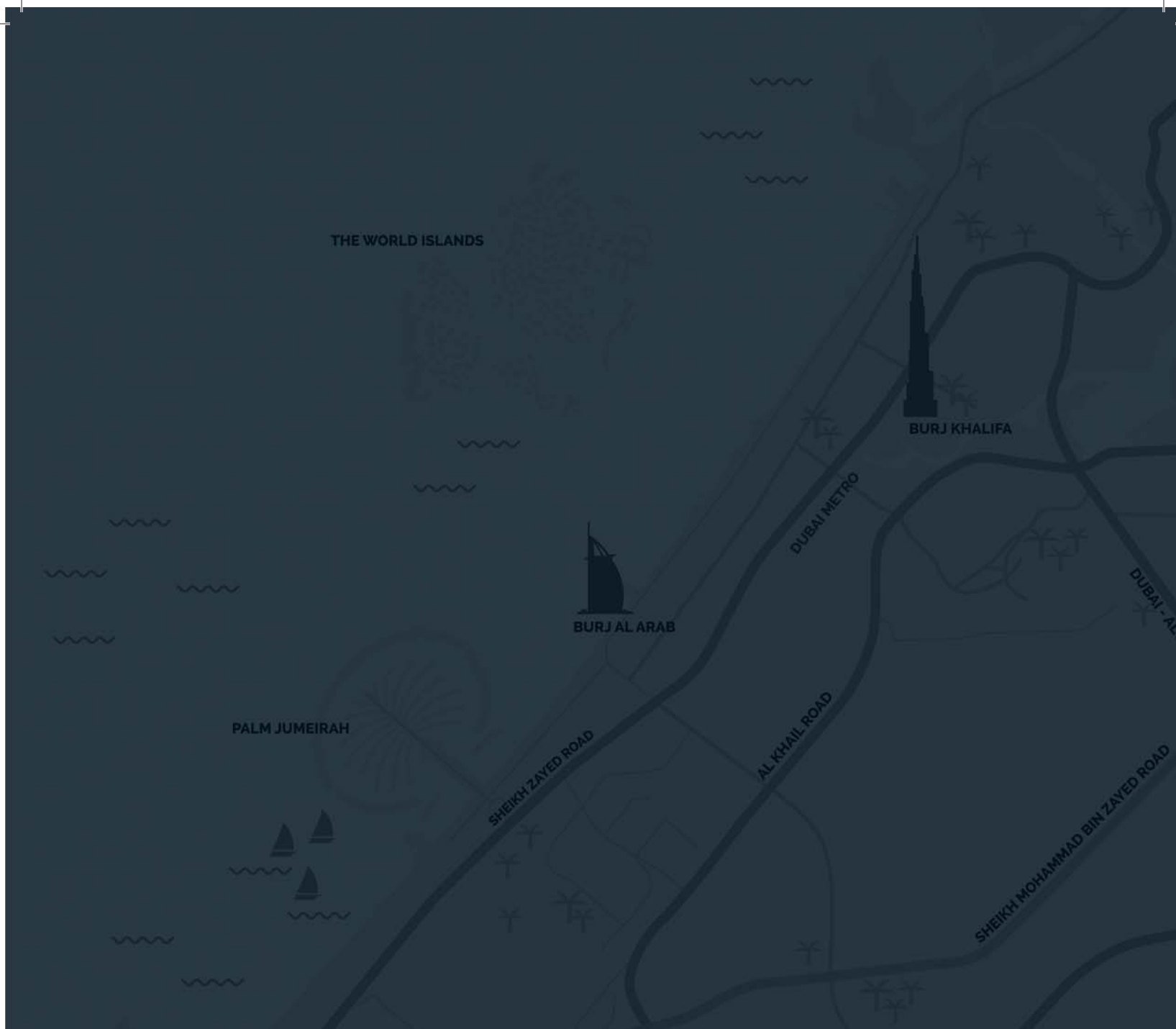


A FOCUS ON THE DATA GENERATED ON



*This report looks at where our users are searching and sending enquiries to in Dubai and Abu Dhabi. It also showcases the areas that have high levels of stock, and those which are less inventory populated. Read on to find out more...*





# DUBAI

## APARTMENTS/VILLAS

### BUY/RENT:

Median Price per Community

Visits per Community

Average Price per Bedroom



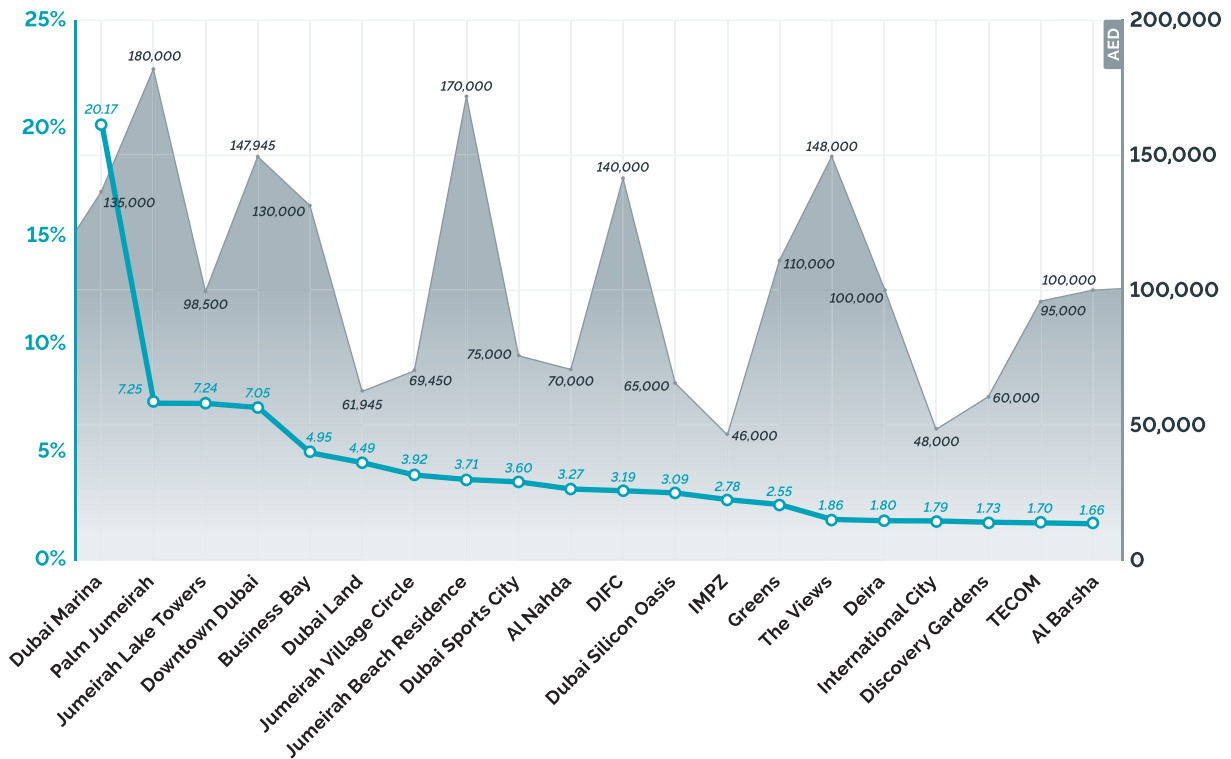
# APARTMENTS VISITS

## Residential Rent

- ▲ Median Price Per Year (AED)
- Site Visits (%)

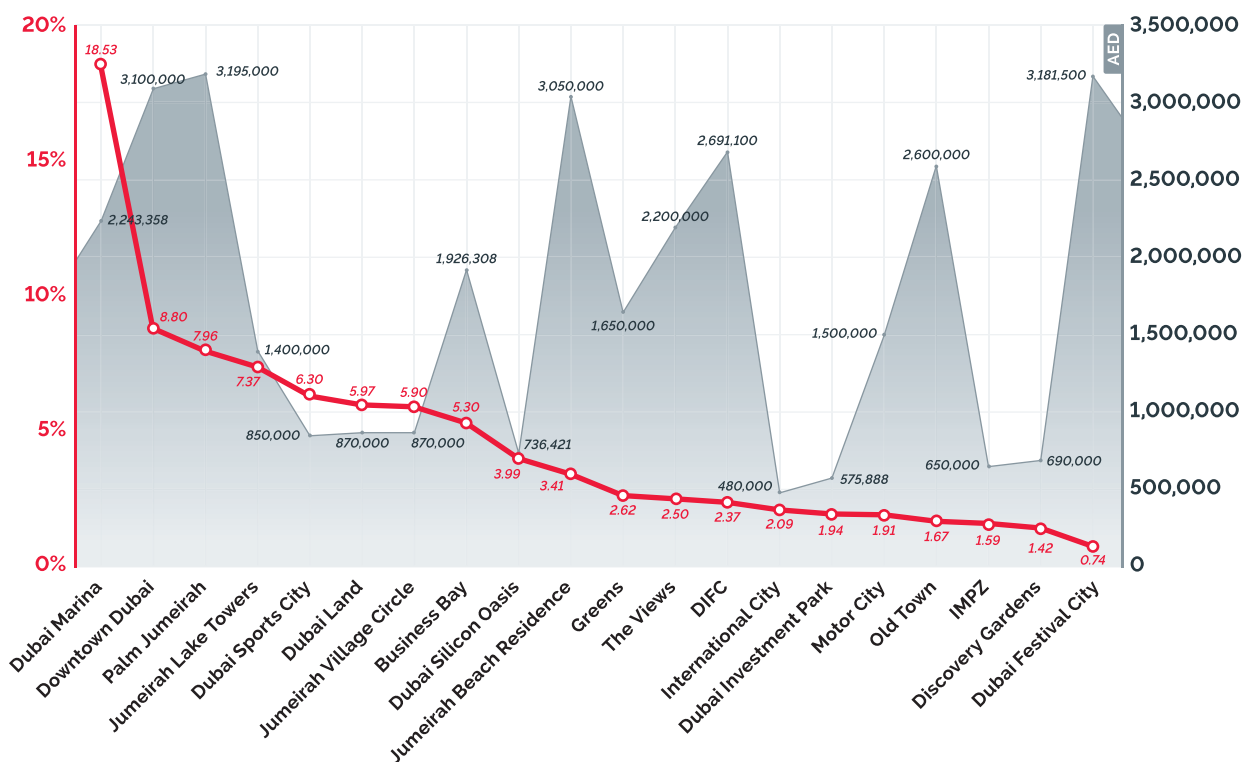
### AT A GLANCE

While the top ten most trafficked areas consistently remain the same year after year, the traffic is becoming more evenly spread. **Dubai Marina** retains its top position, however, its percentage share has decreased this quarter allowing room for other communities to gain increased market share.



## Residential Sale

- ▲ Median Price Per Year (AED)
- Site Visits (%)



# VILLAS VISITS

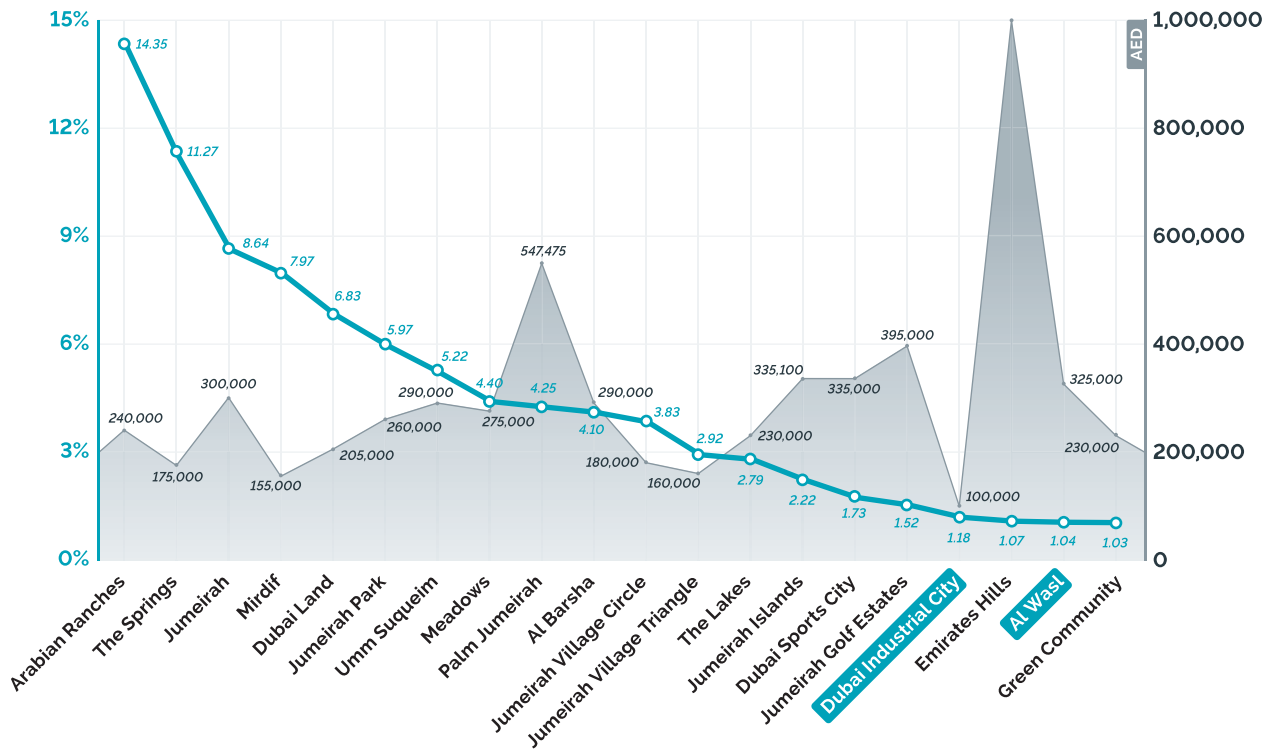


## Residential Rent

▲ Median Price Per Year (AED)  
● Site Visits (%)

### AT A GLANCE

**Al Barsha** has decreased its share of visits compared to 2015 and **JVT** and **JVC** have seen a steady increase of visits as these areas reach completion. As building kicks off for Expo 2020, **Dubai Industrial City** makes its first appearance and boasts affordable living in close proximity to Expo's location. **Al Wasl**, as well, makes the list for the first time and offers evidence of buyers and renters using more precise and advanced search terms.

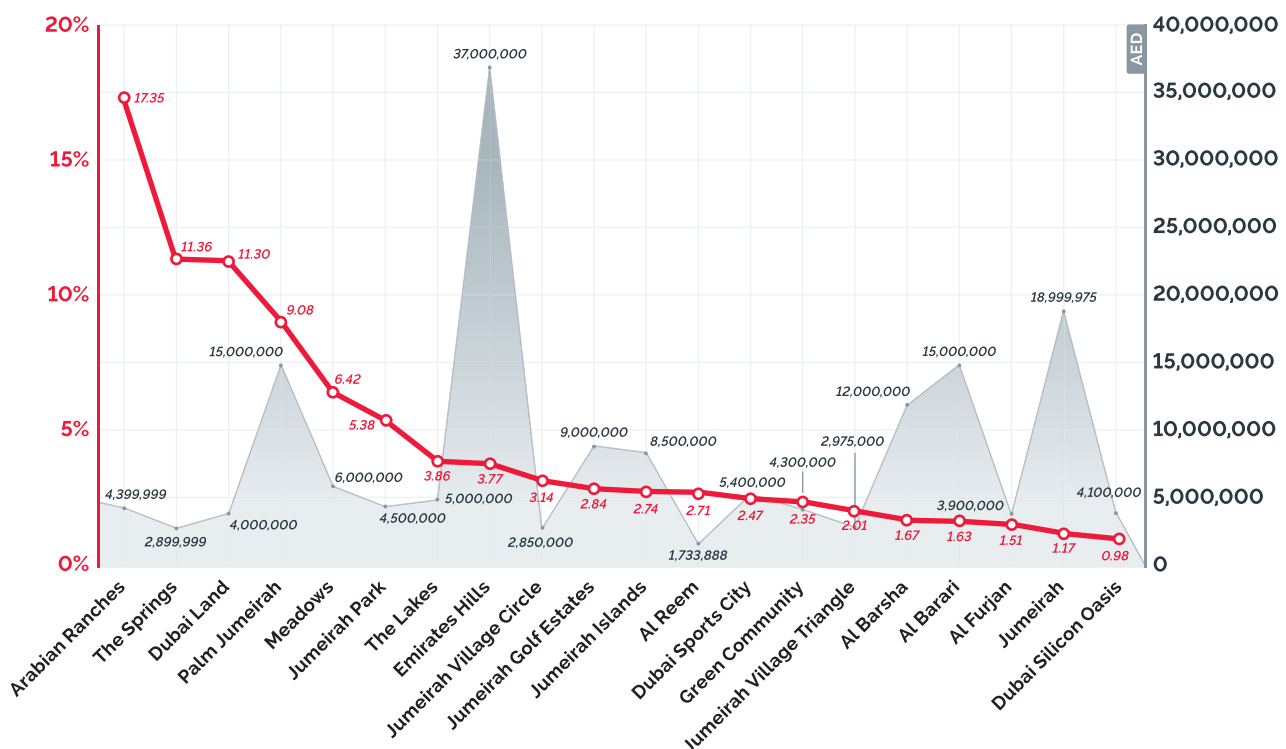


## Residential Sale

▲ Median Price Per Year (AED)  
● Site Visits (%)

### AT A GLANCE

**Arabian Ranches** remains the top visited community this quarter and **Emirates Hills** ranks at 8<sup>th</sup> most visited. However, in terms of highest median price (AED 37 M) Emirates Hills comes in at number one with Arabian Ranches seeing a median price (AED 4.3 M).

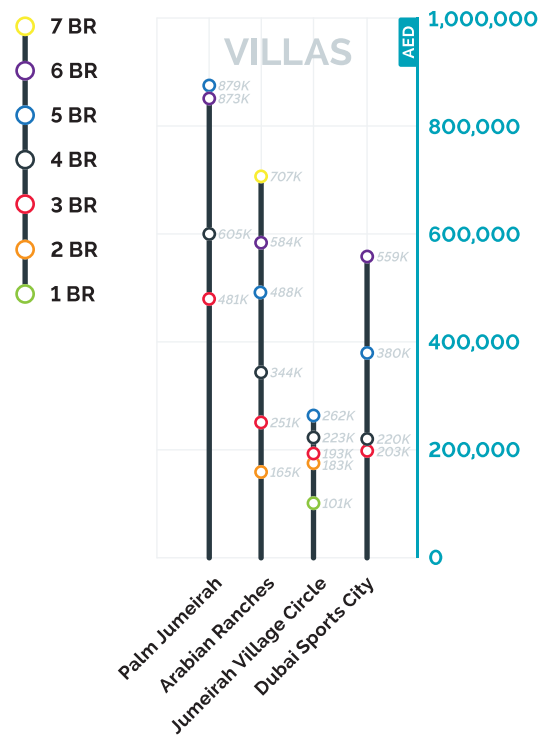


# AVERAGE PRICE PER NUMBER OF BEDROOMS

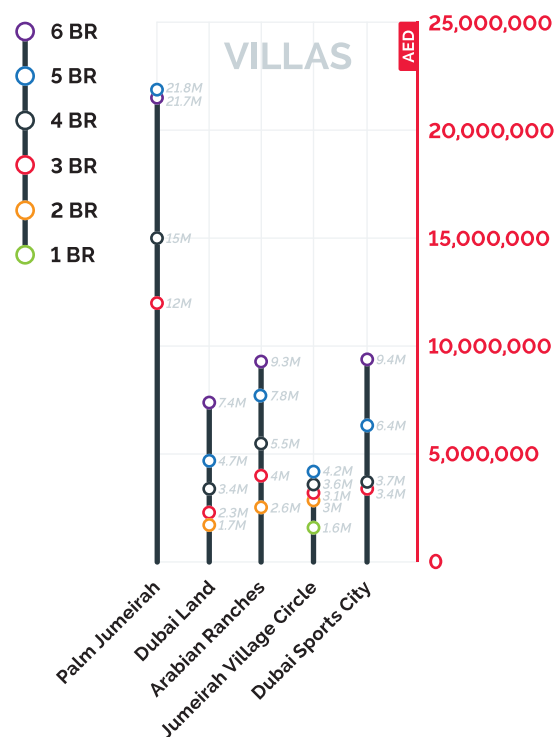
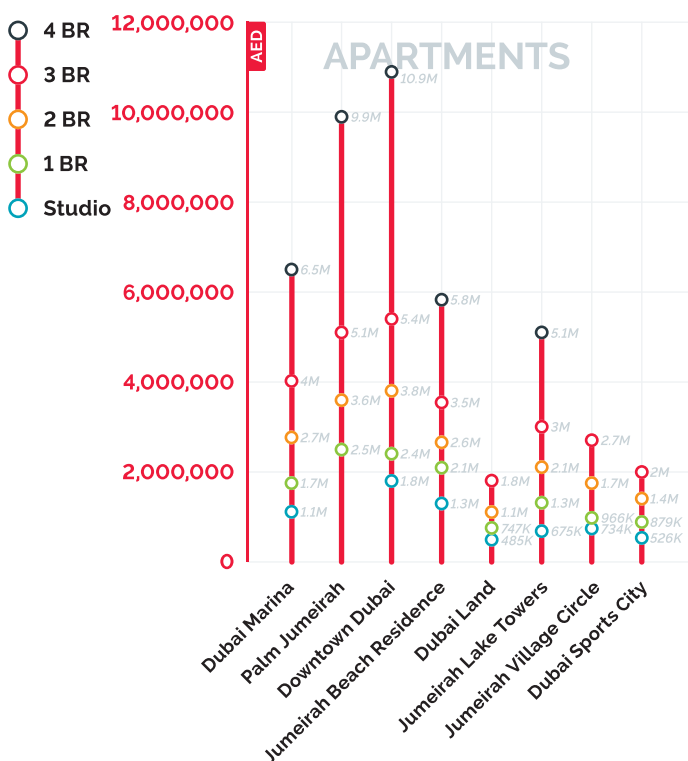
## Residential Rent

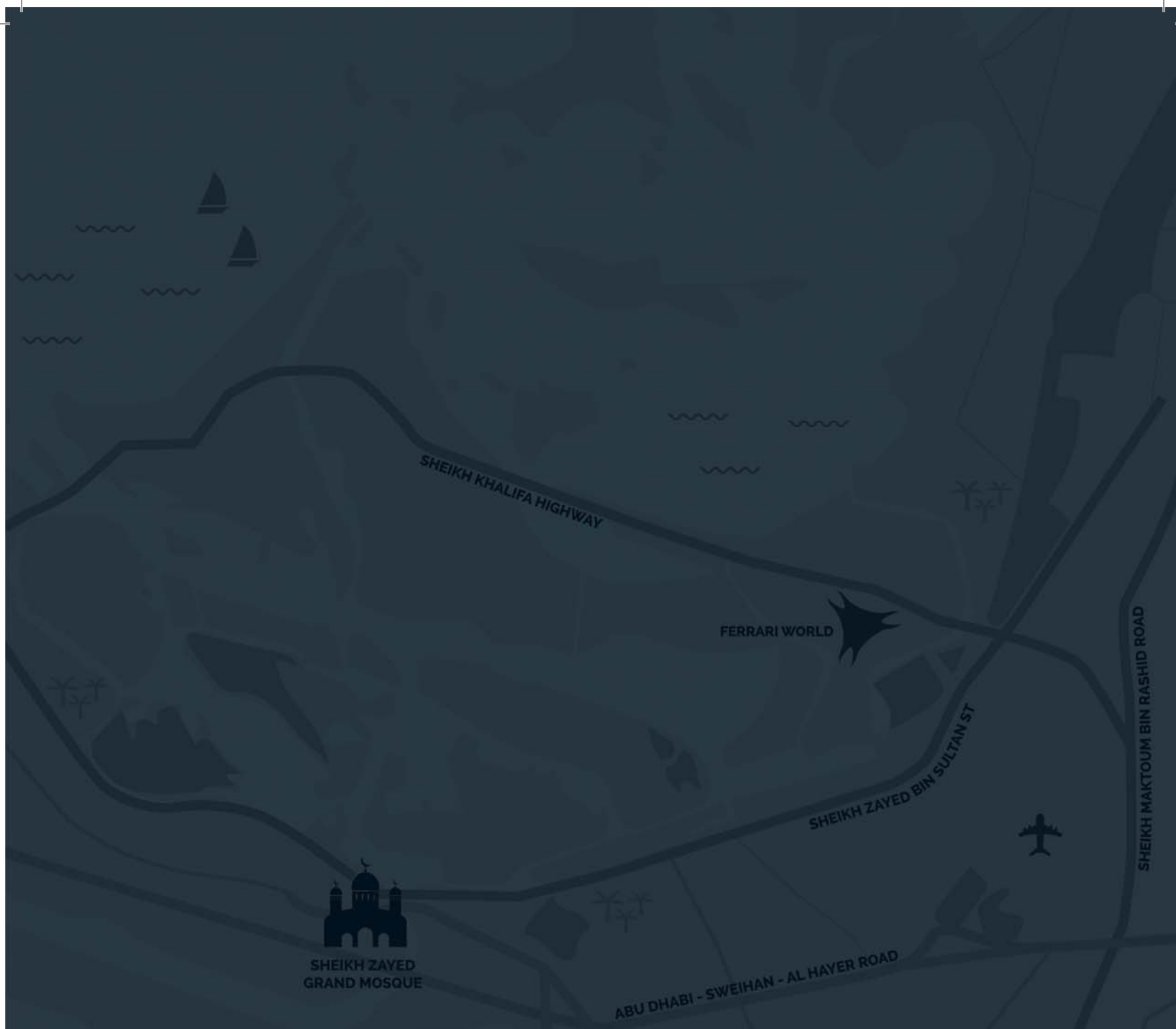
### AT A GLANCE

**Downtown Dubai** boasts the highest-priced apartments whilst **Palm Jumeirah** tops the list for villas.



## Residential Sale





# ABU DHABI

## APARTMENTS/VILLAS

### BUY/RENT:

Median Price per Community

Visits per Community





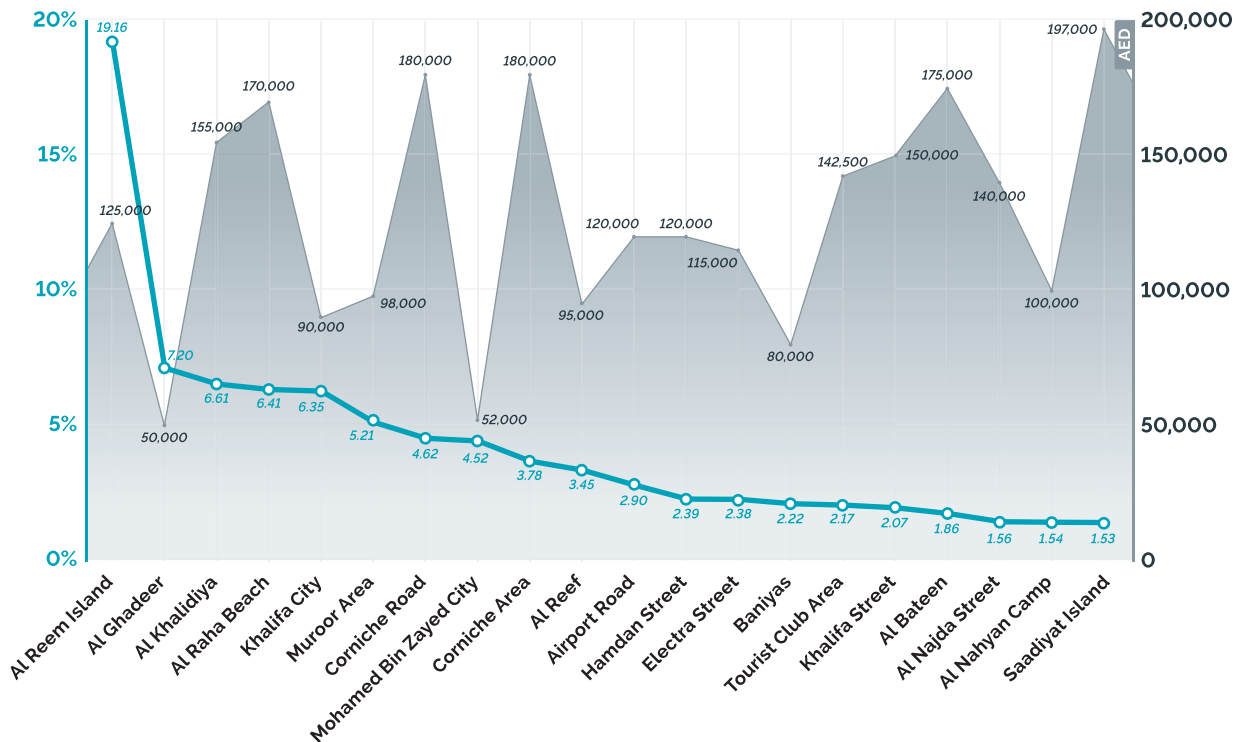
# APARTMENTS VISITS

## Residential Rent

- ▲ Median Price Per Year (AED)
- Site Visits (%)

### AT A GLANCE

**Al Reem Island** remains the most visited community in Abu Dhabi however, its market share has decreased by ten percent, since this time last year. This signals the potential for surrounding communities to gain more market share. **Al Raha Beach** dropped in ranking from 2<sup>nd</sup> to 4<sup>th</sup> while **Al Ghadeer** climbs from 5<sup>th</sup> to 2<sup>nd</sup> place.

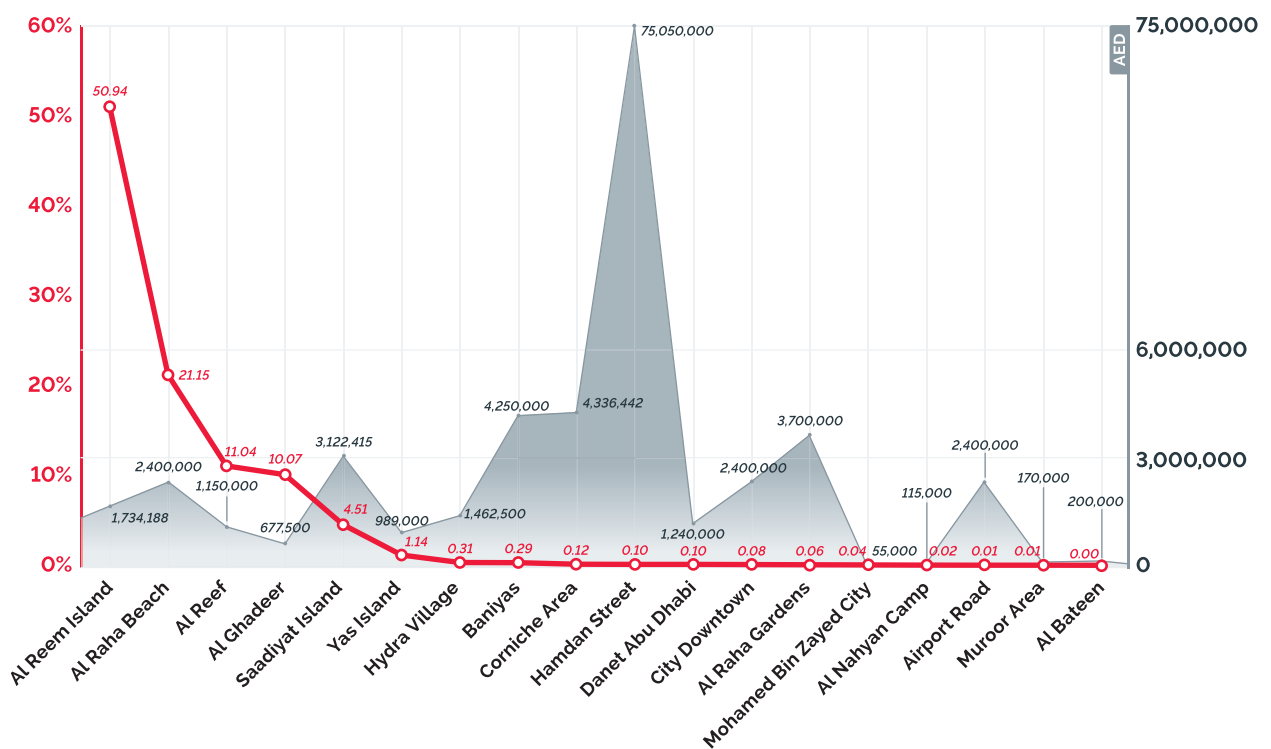


## Residential Sale

- ▲ Median Price Per Year (AED)
- Site Visits (%)

### AT A GLANCE

**Al Reem Island** represents half of BUY visits to the site with 2<sup>nd</sup> place **Al Raha Beach** receiving almost half of this former's market share. **Hamdan Street** boasts the highest median price for sale properties, however, rentals bring in mid range yields.



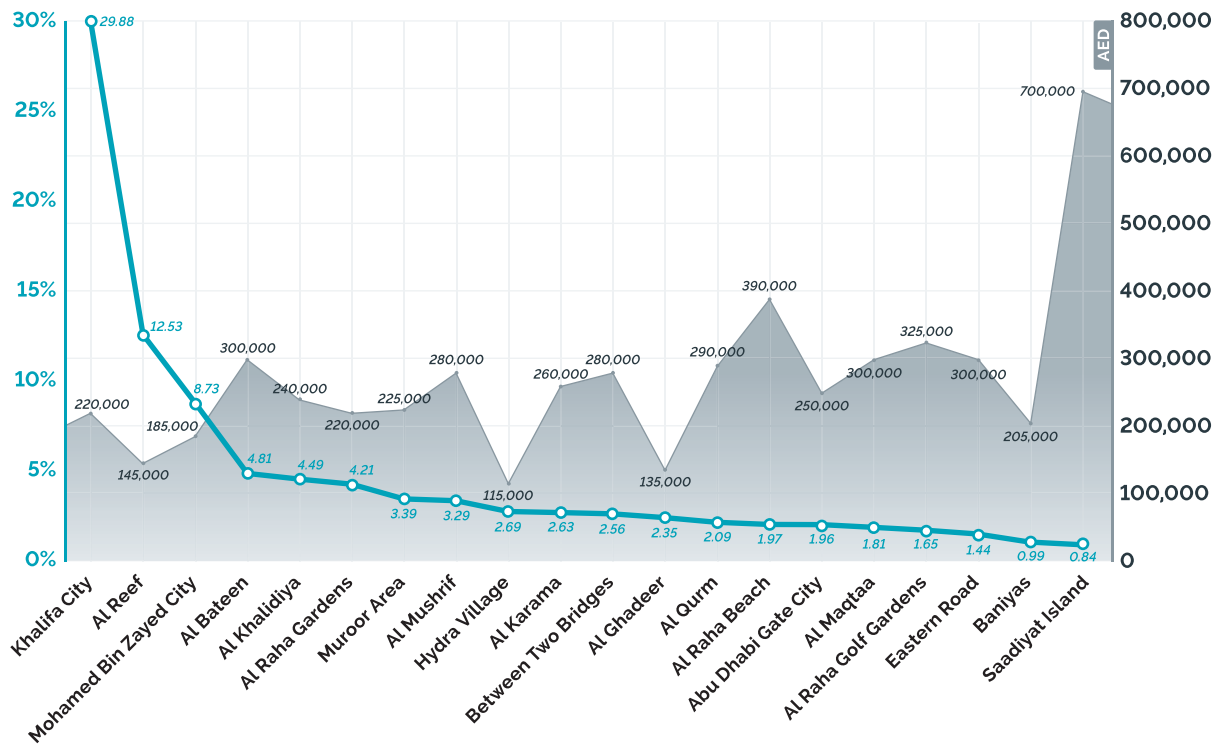


# VILLAS VISITS



## Residential Rent

▲ Median Price Per Year (AED)  
● Site Visits (%)

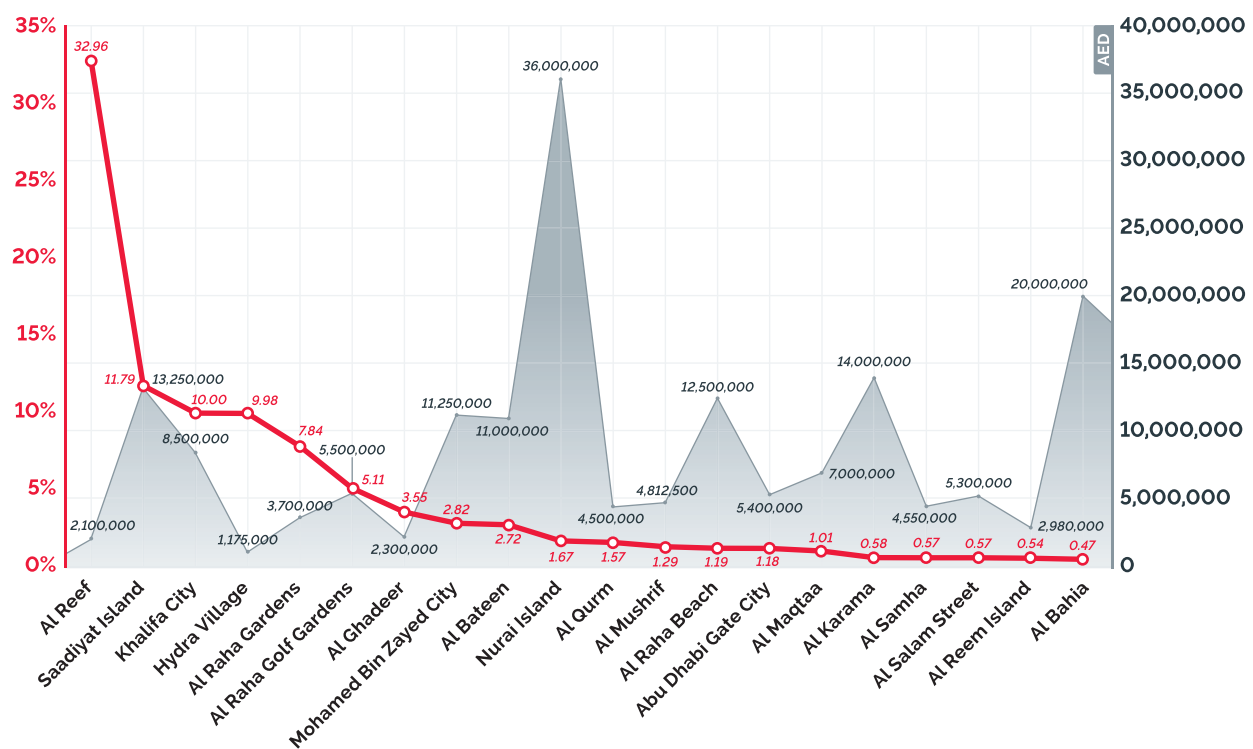


## Residential Sale

▲ Median Price Per Year (AED)  
● Site Visits (%)

### AT A GLANCE

**Khalifa City** has climbed from 6<sup>th</sup> to 3<sup>rd</sup> since this time last year, in terms of popularity and more than doubled in market share from 4% to 10%. The ever popular **Nurai Island** remains the most expensive priced villa community with a median price of AED 36,000,000.



# PRICE BRACKET ANALYSIS

## DUBAI / ABU DHABI

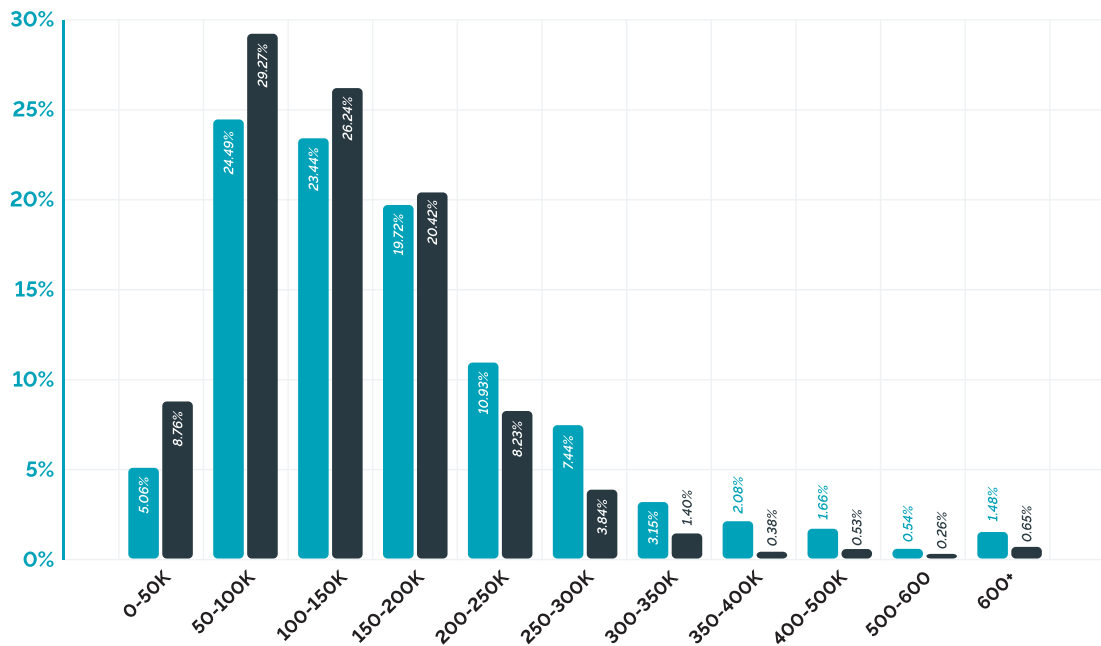
### Residential Rent

Price Brackets

Dubai Abu Dhabi

#### AT A GLANCE

25% of all Dubai rental searches are for properties priced between AED 50-100K.



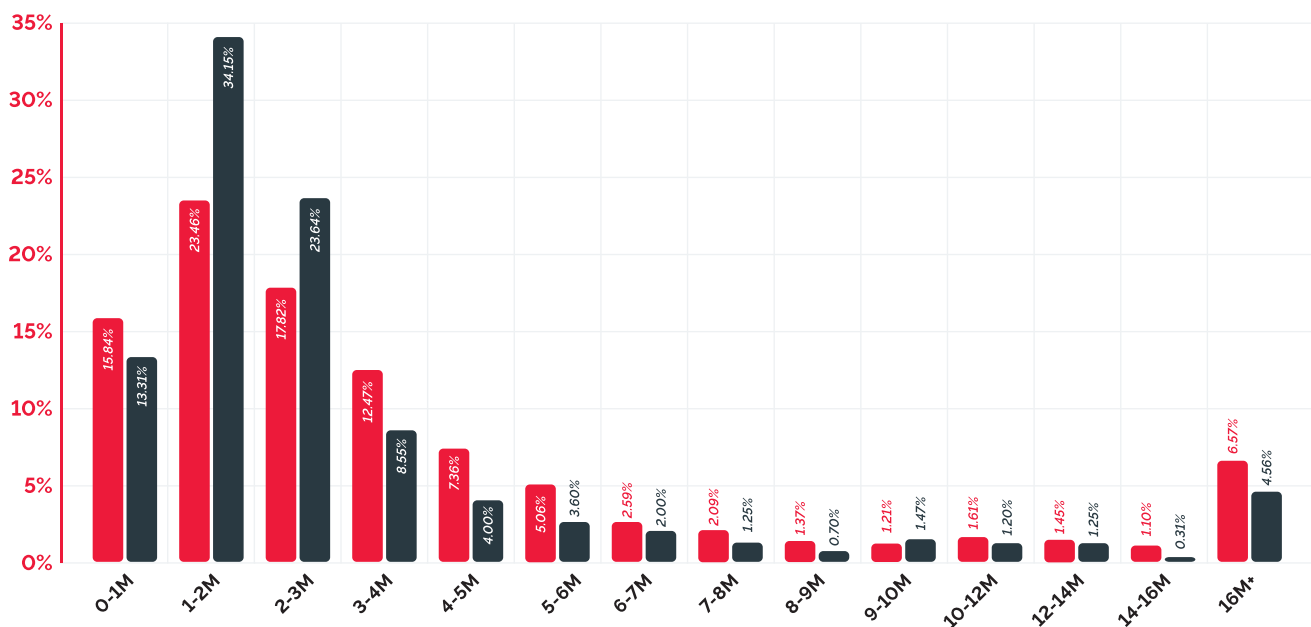
### Residential Sale

Price Brackets

Dubai Abu Dhabi

#### AT A GLANCE

In our BUY section, the most searched price bracket in both Abu Dhabi and in Dubai is between AED 1 and 2 million.





## ABOUT PROPERTYFINDER GROUP OF ONLINE PORTALS

Established in 2007, the propertyfinder group owns and operates market-leading real estate portals across the region. Available in both English and Arabic, our websites provide visitors with comprehensive search facilities covering residential and commercial properties, real estate news, home advice and buying and selling guides, while agents enjoy access to the region's largest potential audience of property seekers.

Consumer experience is paramount in everything we do and this is reflected in the design, content and navigation of all our portals. Our current traffic statistics show us as a leader in the industry with 1 million visitors and 150,000 enquiries per month. Visits have grown by over 105% in the last 12 months and an impressive 298% in the last two years.

A winner of the 'Dubai SME 100' for the second consecutive cycle, the 2013 SMEinfo 'Online Business of the Year' and the Arabian Business Start-Up 'SME of the Year' titles and the 'Arabia Fast Growth 500' award in 2012 and with a presence in the UAE, Qatar, Egypt, Lebanon, Bahrain and Morocco, the propertyfinder group is one of the fastest growing companies in the region. The Group aims to be in a total of nine countries, with a focus on the GCC and other parts of the Middle East in the coming months.



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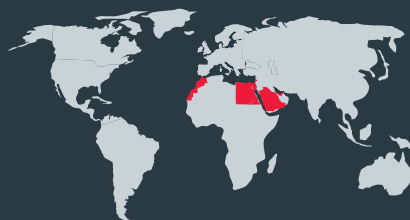
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