



مركز أبوظبي  
العقاري

Abu Dhabi  
Real Estate Centre

# Abu Dhabi Real Estate Market Report

2024













## DMT Chairman Message

Over the past six years, Abu Dhabi's real estate market has demonstrated sustained strength, achieving record performance across key indicators and reinforcing its role as a vital pillar of the emirate's economy.

As the capital of the UAE, Abu Dhabi offers a unique blend of quality living and opportunity combining world-class real estate with a secure, inclusive, and future-focused urban environment. This compelling mix continues to attract a diverse spectrum of residents, from global investors and prominent family offices to professionals and families seeking long-term stability and quality of life.

Favourable personal and corporate tax regimes, a dynamic lifestyle, and a resilient socio-political environment have positioned Abu Dhabi as a preferred destination for investment and residence. At the same time, the emirate remains deeply committed to inclusivity ensuring that housing, services, and opportunities are accessible across all income groups.

The real estate sector now plays a growing strategic role in economic diversification stimulating innovation, enabling job creation, and supporting sustainable urban development. These shifts are not only transforming our skyline but reinforcing Abu Dhabi's standing on the global stage.

Looking ahead, the Abu Dhabi Real Estate Centre (ADREC) is focused on nurturing a transparent, responsive, and people-centric real estate environment. From investor protection to resident services, our aim is to strengthen trust in the sector while fostering excellence across all segments.

We are entering a new phase, one where real estate continues to serve as both a driver of prosperity and a foundation for inclusive, sustainable growth.







## ADREC Director General Message

Established in November 2023, the Abu Dhabi Real Estate Centre (ADREC) was founded with a clear mandate: to transform Abu Dhabi's real estate sector into a world-class ecosystem that attracts talent and sustainable real estate investment.

ADREC's strategy is built around enabling the comprehensive success of the real estate market across nine key dimensions: enhancing livability, supporting transaction growth, increasing foreign direct investment, maintaining price stability, improving affordability, fostering private sector diversification, delivering seamless customer experiences, promoting real estate technology and sustainability, and ensuring data transparency.

In line with our commitment to transparency and evidence-based decision-making, we are pleased to present the inaugural edition of the Abu Dhabi Real Estate Market Report – 2024. Since its establishment, ADREC has prioritized data-driven decision making, leveraging advanced machine learning to generate deeper insights into market dynamics—empowering consumers and stakeholders to make more informed decisions.

This report marks the first in a series of regular publications intended to provide a clear and comprehensive view of Abu Dhabi's real estate sector. It offers an overview of key performance indicators and trends that are shaping the emirate's continued growth and transformation.

Over the past two years, annual demand growth across Abu Dhabi's regions has averaged an impressive 6%, significantly outpacing supply growth of just 3%. This growing imbalance has fuelled sharp increases in both sale and lease prices for apartments and villas/townhouses. For example, average apartment lease prices surged by 11% in Q4 2024 compared to Q4 2023.

With projected supply growth of only 4% annually through 2028, the gap is expected to persist. In response, ADREC is actively working to attract investment in real estate sector by partnering with local developers and engaging international developers to broaden the market landscape.

Residential unit sales have tripled since pre-COVID levels (2019), driven by the launch of high-quality off-plan projects. Notably, 80% of sales are made by foreign residents and foreign non-residents, highlighting Abu Dhabi's rising appeal as a global investment destination.

ADREC remains committed to ensuring a balanced and sustainable trajectory for the sector - guided by data, innovation, strategic partnerships and a regulatory framework anchored by world class rental laws. We look forward to continuing this journey and reinforcing Abu Dhabi's position as a premier hub for real estate investment and development.

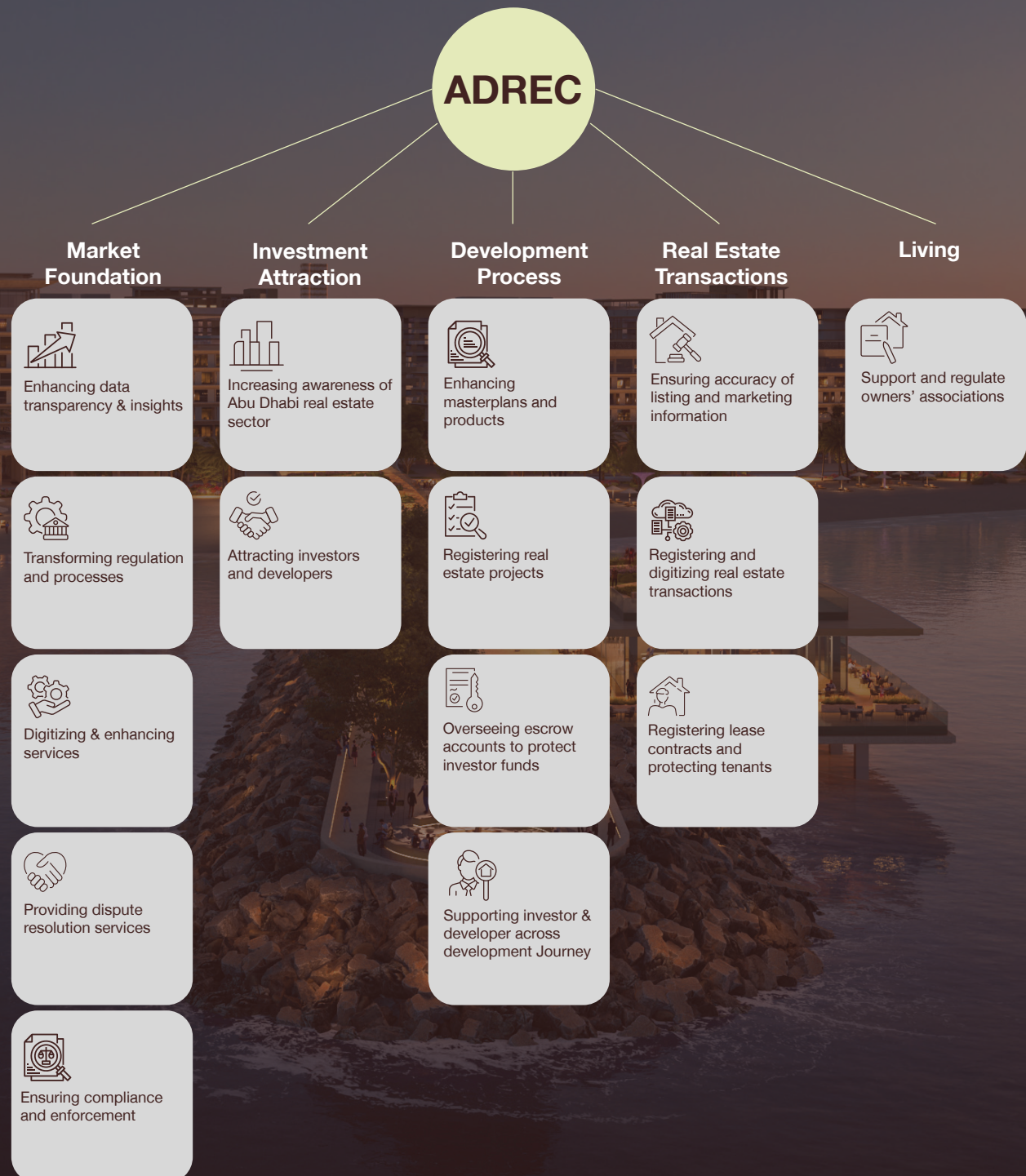






## ADREC Mandate

**ADREC (a government entity) is transforming Abu Dhabi's real estate sector to create an efficient investor-friendly ecosystem for developers and investors**







## Definitions

**Occupied units:** Residential units inhabited by tenants or homeowners, calculated using utilities and Tawtheeq data

**Supply:** Residential units (apartments, duplexes, triplexes, penthouses, villas and townhouses), does not include labor accommodations

**Projected supply:** Future residential supply projections look at: (1) Registered development projects with ADREC for offplan residential sales; (2) Residential buildings with building permits issued / under construction (excludes building permits more than 5 years old with no status change/progress); and (3) Approved national housing projects under construction / about to be started

**Abu Dhabi Emirate:** Consists three main regions – Abu Dhabi region (the capital center), Al Ain region, Al Dhafra region

**Region:** A geographic area of the Abu Dhabi Emirate and consists of multiple districts

**Investment zones:** Designated geographic areas within Abu Dhabi where non-UAE nationals and foreign entities are permitted to own real estate freehold interests in accordance with the applicable laws and regulations

**Villa/townhouse:** Attached or detached property designated for single-family such as villas and townhouses

**Apartments:** Property type designated for multifamily, including apartment, duplex, triplex and penthouse within buildings

**Transactions:** Includes all real estate transactions such as sales, mortgages, Musataha, etc.,

**Sales:** Include sales of all asset classes such as residential units, residential buildings, residential lands for developments, commercial, etc.,

**Residential unit sales:** Includes all offplan and ready unit sales for individual residential apartments and villas/townhouse

**Off-plan units:** Properties sold before construction is completed

**Ready units:** A constructed unit that is available for occupancy / already occupied

**Development project:** Includes developer-built units for sale; excludes units built by developers or Emiratis to lease

**CAGR:** Compounded Annual Growth Rate







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## Executive Summary: Abu Dhabi Region

### Residential Supply and Demand

**A 6% CAGR in occupied units vs 3% CAGR in supply from 2022 to 2024 caused sharp lease and sales price increases**

**Despite significant new launches, residential supply is projected to grow by only 4.3% per annum until 2028**

# 297K ↑

By the end of 2024, Abu Dhabi's residential supply reached 297k units, representing a steady 3% CAGR from 2022



# 6%

Demand growth outpaced supply, with occupied residential units increasing at a **6% CAGR** in 2022-2024, driven by a **7% rise** in villa/townhouse occupancy and a 6% increase in apartment occupancy. This resulted in significant growth in sales and lease price indices, with average apartment sales and lease prices rising by 10% and 11% respectively between 2023 to 2024



**10 districts** out of 45 districts, accounted for **68% of total supply** in 2024. Approximately **60k supply units are in investment zones** (i.e., 100% freehold ownership for foreigners), with top 5 districts as Al Reem island, Al Rahah, Yas Island, Al Saadiyat, Khalifa city



~71% of total increase in occupied units was concentrated in 10 key districts, led by Al Raha and Al Reem



Rentals accounted for 81% of total occupied units, ~4x the share of owner-occupied units



# 4.3%

**48k-54k units (4.3% CAGR)** projected growth in residential units supplied by 2028, with villas accounting for ~50% of total supply growth



**5 districts** to account for **65%** of projected incremental supply between 2024 and 2028



# ~65%

of the future supply is expected to be from development projects, with the **top 7 developers** accounting for **83%** of supply



# ~67%

Supply units in investment zones projected to increase from **60k to 90k** from **2024 to 2028**, representing ~67% of the total future supply





## Executive Summary: Abu Dhabi Emirate

### Real Estate Sales Transactions

Real Estate transactions reached record levels at A 97Bn in 2024, with overall sales at 2.5x pre-Covid levels

2024 residential unit sales stood at 3x pre-Covid levels and grew 10% vs 2023; driven by population growth, increased preference for quality and expat sales growth

**2.5X** ↑

Total real estate transaction values hit record levels of **97Bn AED in 2024**, sales transactions value increased by **2.5x from 2019 to 2024**

**3X** ↑

Residential unit sales values saw a remarkable threefold increase in 2019 to 2024, largely fuelled by an impressive **eightfold** surge in **off-plan sales**. While off-plan villa and townhouse sales began to moderate in 2023–2024, the ready market showed strong momentum—particularly in the villa/townhouse segment, which grew by 50%, reinforcing overall market strength and signalling a healthy shift in buyer demand

 **80%**

of residential unit sales growth from 2019 to 2024 was driven by growth in expat residents & foreign non-resident purchases



Abu Dhabi market remains resilient, with **~86%** of total sales conducted in cash, including **50%** cash share in the ready market segment

**5**

districts accounted for **78%** of residential unit sales in 2024: **Al Saadiyat Island, Yas Island, Al Reem Island, Al Hidayriyyat and Zayed City**



Increased demand has driven apartment and villa/townhouse sales prices up by **10% and 9%** respectively

**20%** **TOP**

of apartment and villa/townhouse sales by volume contribute to half of total sales value



Average sales price per square meter has registered strong double-digit growth post the **COVID slow down**



## Executive Summary: Abu Dhabi Emirate Residential Leases

**Lease prices rose by ~5% for villas/townhouses and by ~11% for apartments in 2024 compared to 2023, the highest rise in the last six years**

**9%↑**

Residential lease values grew by **9%** in 2024, with growth in villa/townhouse lease values surpassing that of apartments by **2x**

**5%↑**

Strong lease market and limited supply growth drove lease prices up by **5%** for villas/townhouses and **11%** for apartments from 2023-2024



**Five key** districts on the northern main island account for **35%** of total apartment lease value, highlighting a strong geographic focus in leasing demand

Highest apartment lease prices per square meter are observed on Al Maryah Island, driven by proximity to the financial district; whereas Saadiyat Island records the highest villa/townhouse lease prices per square meter



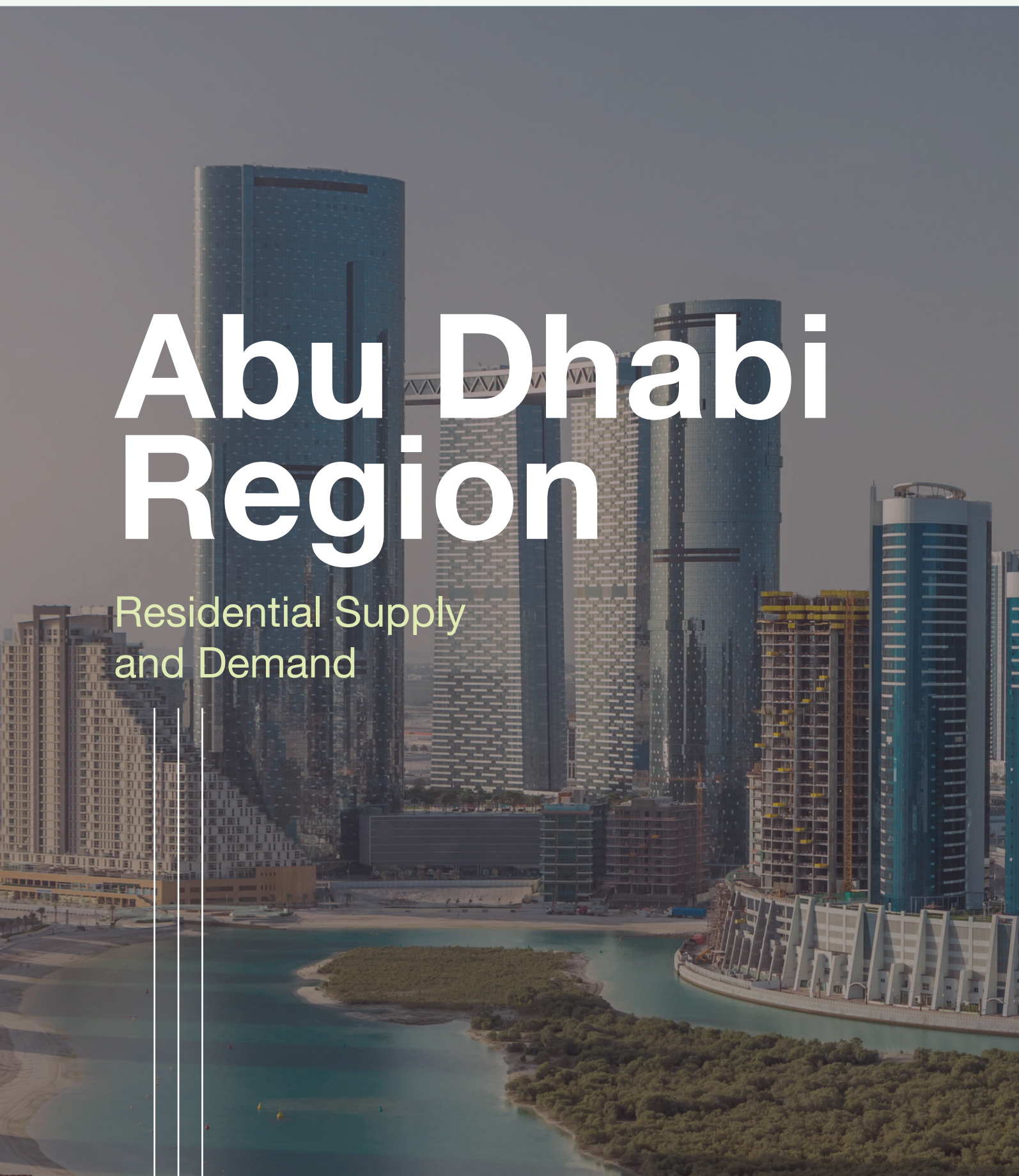






# Abu Dhabi Region

Residential Supply  
and Demand









## Abu Dhabi region total supply of 297k units, growing at 3% annually from 2022-2024

Abu Dhabi region's residential supply



### Key Insights

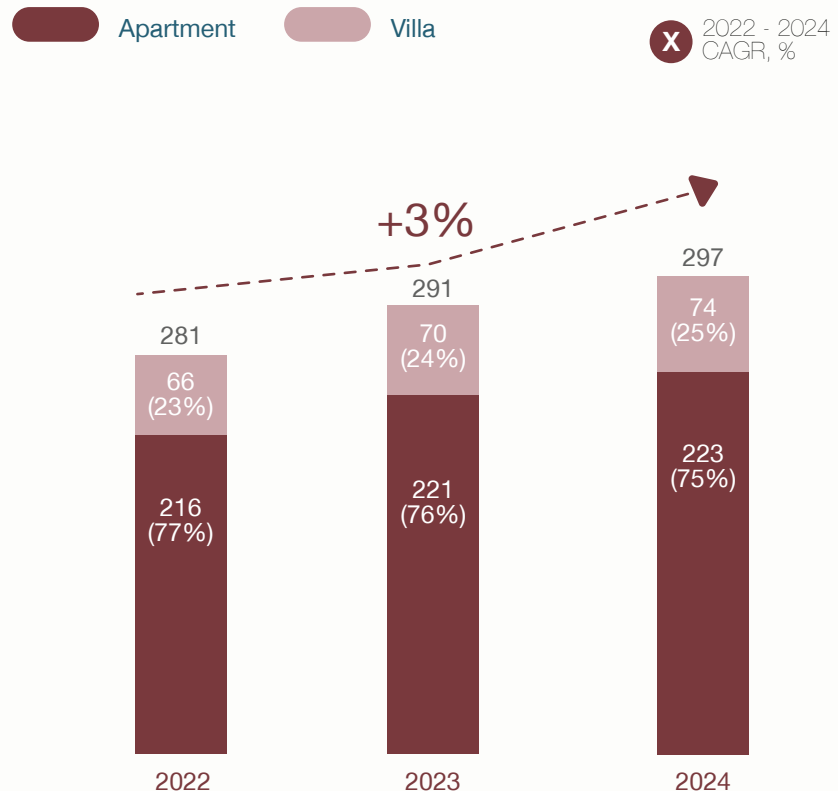


Abu Dhabi growth in supply has been limited given slow downs during **COVID-19**



**Villa/townhouses** supply grew significantly at a **CAGR of ~6%**, **3x** times compared to the **apartment** supply which grew at **~2% CAGR** during 2022-2024

### Residential units total stock (supply), number of units, in 000's







# Demand growth of 6.1% annually from 2022-2024 significantly outpaced supply growth

Growth in demand for residential units

## Key Insights



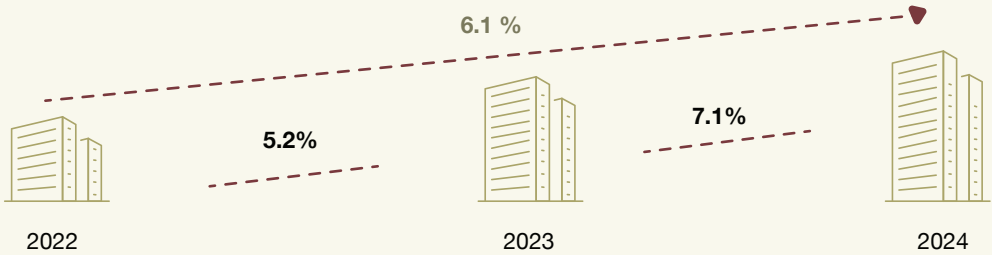
While supply growth continues to lag following the **COVID-19 slowdown**, demand has risen significantly in recent years across apartments, villas, and townhouses



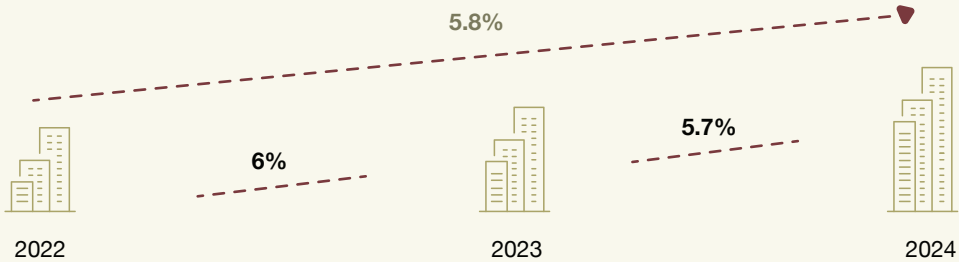
Villa growth was **20%** higher than apartment growth, signalling a shift in preference toward villas and townhouses—particularly in 2023–2024, when villa/townhouse occupancy grew by **11.7%**

### Growth in occupied residential units

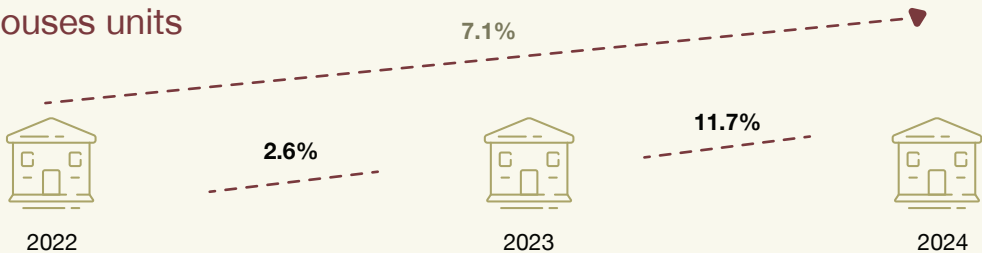
X 2022-2024 CAGR, %      X % change YoY



### Growth in occupied apartment units



### Growth in occupied villas/ townhouses units





## Strong demand has pushed up sales and lease prices by 5-11%

Residential Price Trends by Unit Type



### Key Insights



Sales and lease prices have grown at an accelerating pace since 2022, driven by strong demand for residential units.

From Q4 2023 to Q4 2024, apartment sale prices rose by **10%** and lease prices by **11%** — the sharpest annual increase since 2021. **Villa/townhouse sales prices grew by 9%** during the same period, ~1.8x higher than villa/townhouse lease prices.

### Apartment sales and lease price indices (rebased to 100 for Q1 2022)



### Villa / Townhouse sales and lease price indices (rebased to 100 for Q1 2022)







## 10 key districts comprised 68% of the residential stock in 2024, underscoring a heavy geographic concentration of housing in select areas

Abu Dhabi region – residential units supply by district



### Key Insights

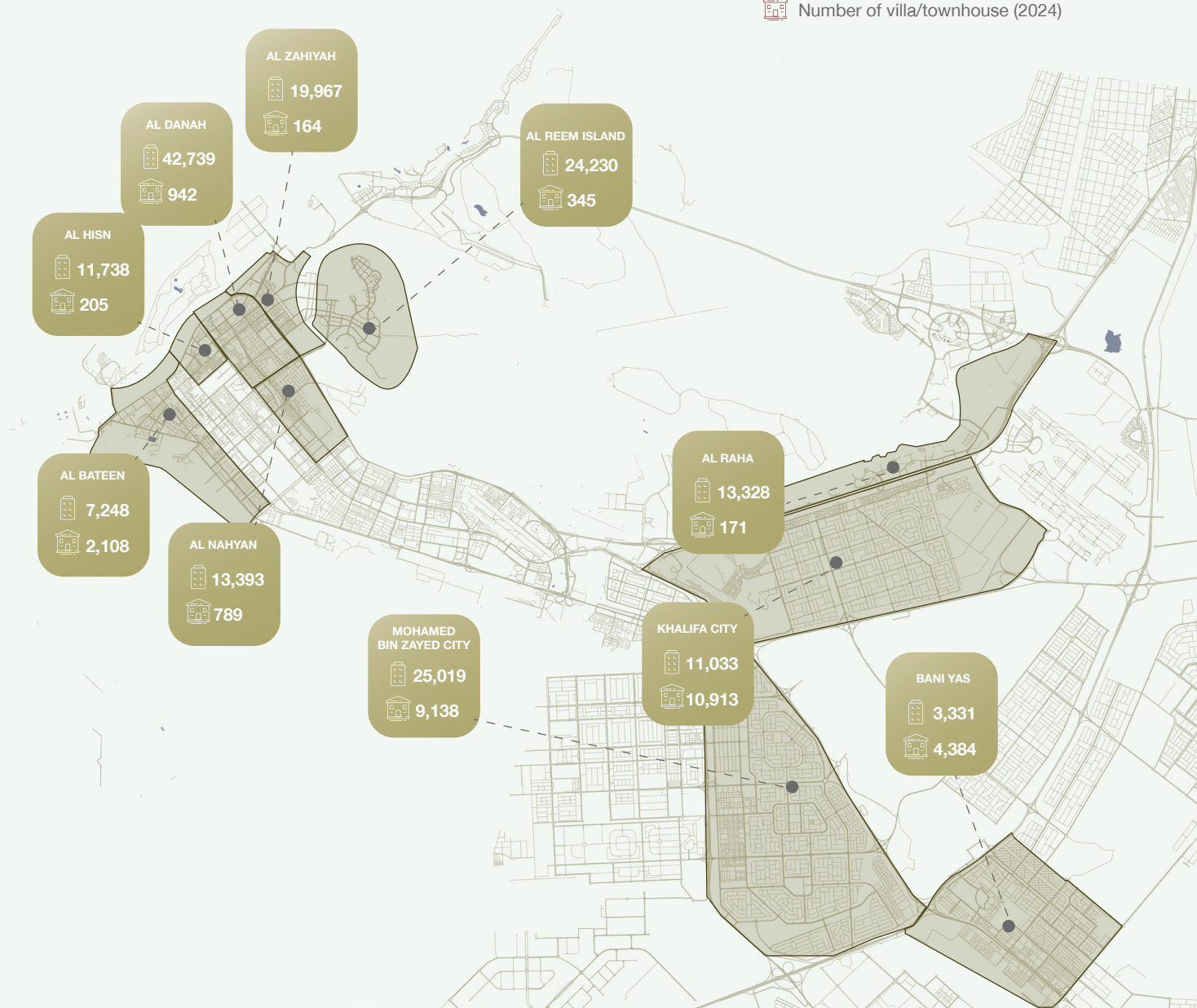


Among the top 10 districts, the leading five—**Al Danah, Mohamed Bin Zayed City, Al Reem Island, Khalifa City, and Al Zahiya**—collectively accounted for approximately **144,490** residential units of the total supply in 2024

### Top districts supply by unit type, 2024

 Number of apartment units (2024)

 Number of villa/townhouse (2024)





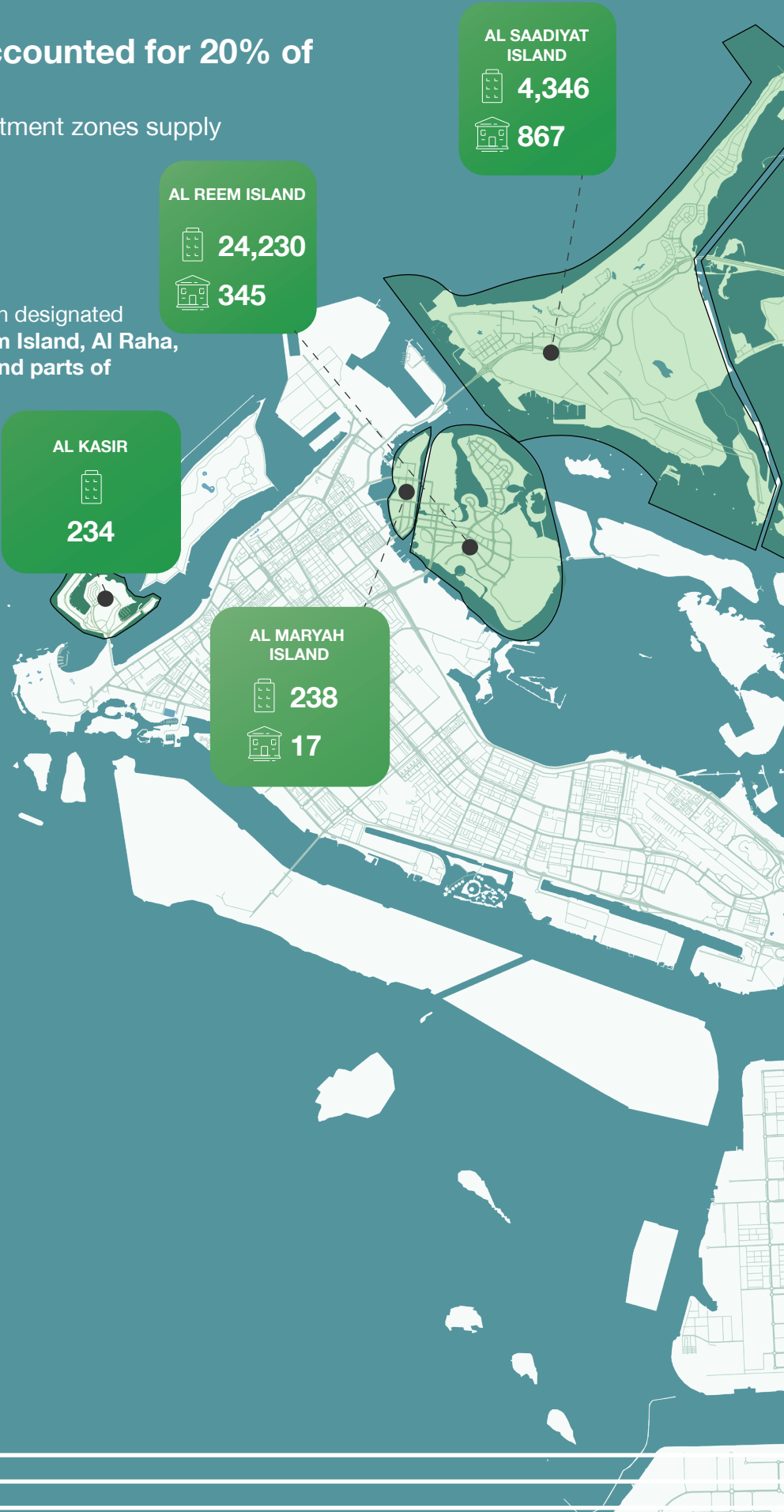
# Investment zones accounted for 20% of total stock in 2024

Abu Dhabi region – key investment zones supply



The leading districts located within designated investment zones include **Al Reem Island**, **Al Raha**, **Yas Island**, **Al Saadiyat Island**, and parts of **Khalifa City**.

- Number of apartment units (2024)
- Number of villa/townhouse (2024)









## 71% of total increase in occupied units from 2022-2024 was concentrated in 10 key districts

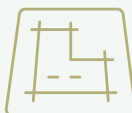
Growth in demand for residential units



### Key Insights

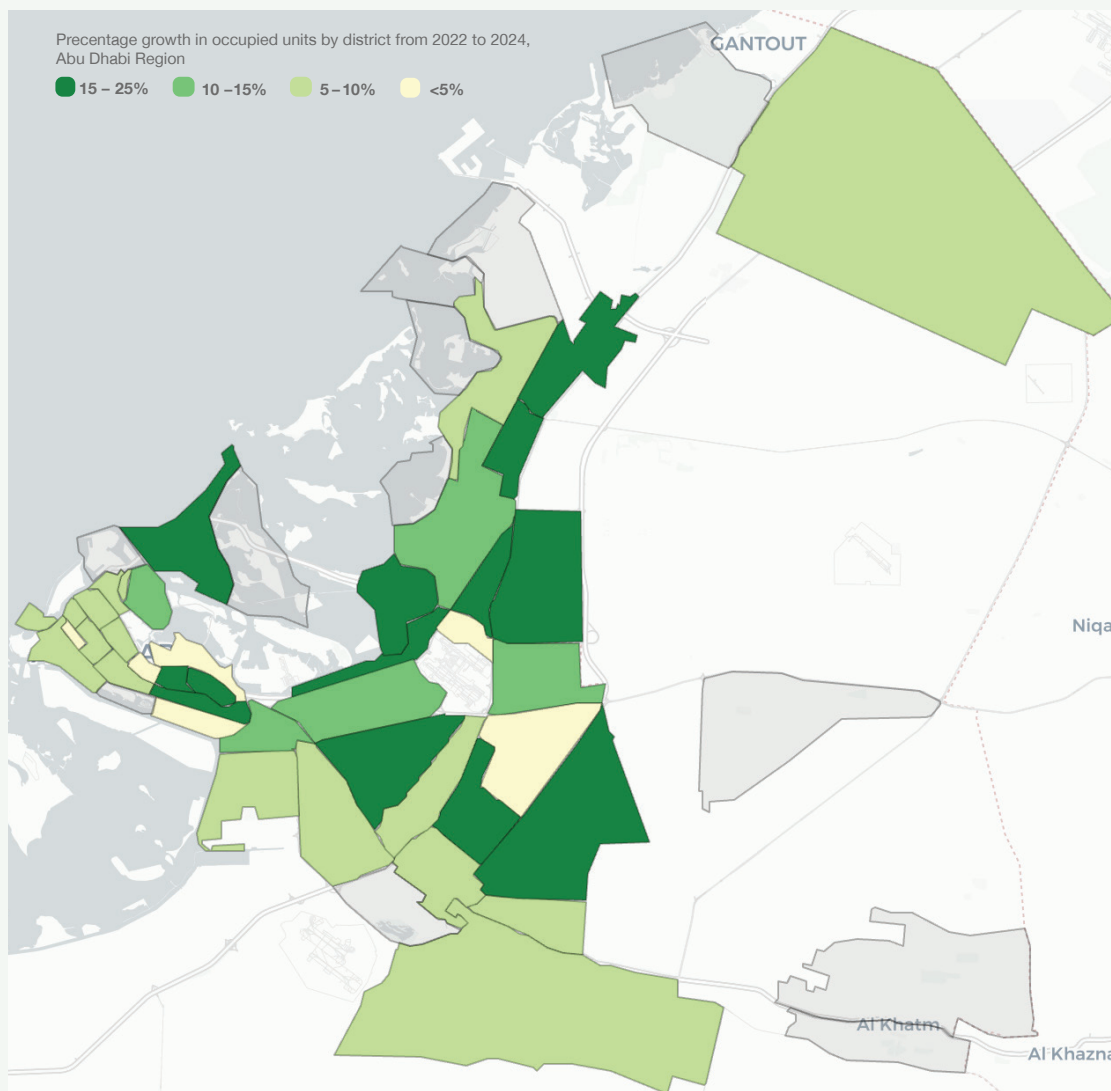


From 2022 to 2024, Abu Dhabi saw an increase of **30,892** occupied residential units — **72%** of which (**22,335 units**) were in apartments



**Al Raha** accounted for **15%** of the total **increase in occupied units**, primarily due to a surge in tenant uptake of newly delivered apartment stock in investment-designated communities

**~20% growth in occupied units** from 2022-2024 in the **investment zones**

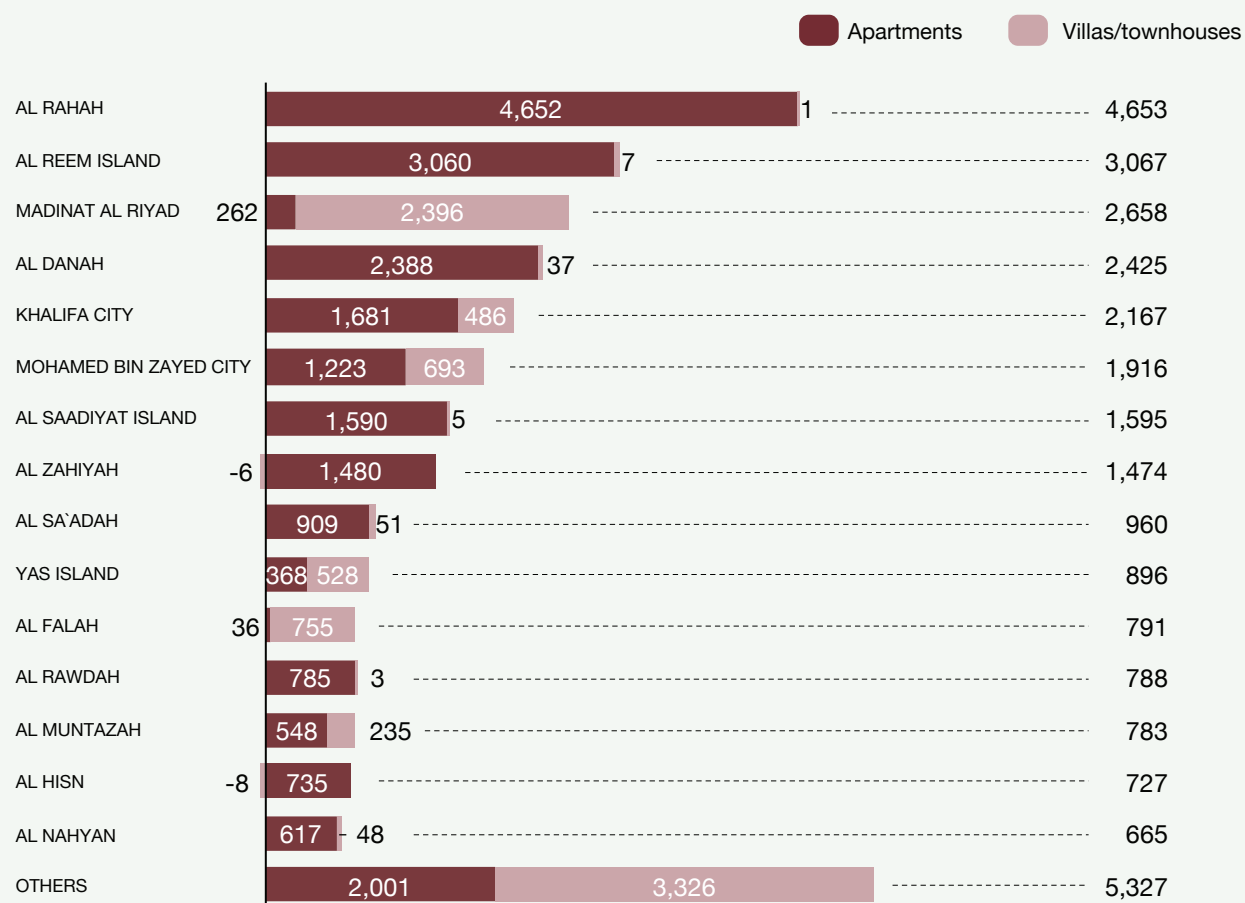






## Growth in occupied units by district (2022-2024),

number of units





## Rental units comprise approximately 81% of total occupied units—nearly four times the share of owner-occupied properties

Rented vs Owned units



### Key Insights



**Apartments in the investment zones** have the highest rental share of **79%**, indicating strong demand for rentals in these areas.

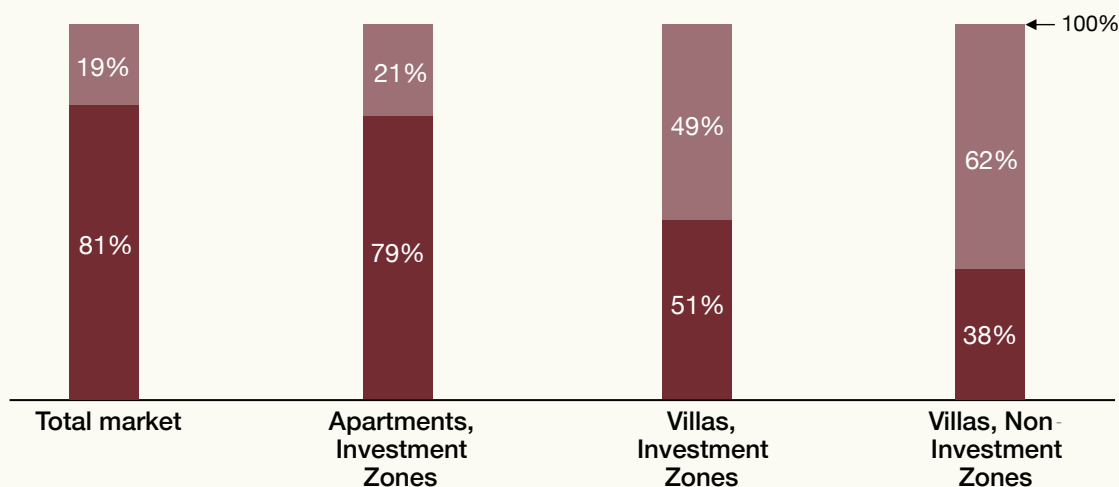


Ownership is more common in villa and townhouse communities — particularly in non-investment zones — where 62% of occupied units are owner-held.

**4x** tenant occupied units as compared to owner occupied, units skewed by large number of apartments rented in non-investment zones

### Residential occupied units, 2024

Tenant Occupied Owner occupied



Includes Tawtheeq and non-Tawtheeq lease contracts, recognizing that full enforcement of Tawtheeq registration for all occupied units is still evolving





## Despite record-high off-plan sales, residential supply is projected to grow by only 4.3% CAGR (48k–54k units) from 2024 to 2028

Projected residential units supply (2025-2028)



### Key Insights



**Villas/townhouses to account for 50%** of total future projected residential units supply (2025-2028)

**Growth in Villas/townhouses supply is expected to be ~3x higher than growth in apartment unit supply** between (2025 and 2028)

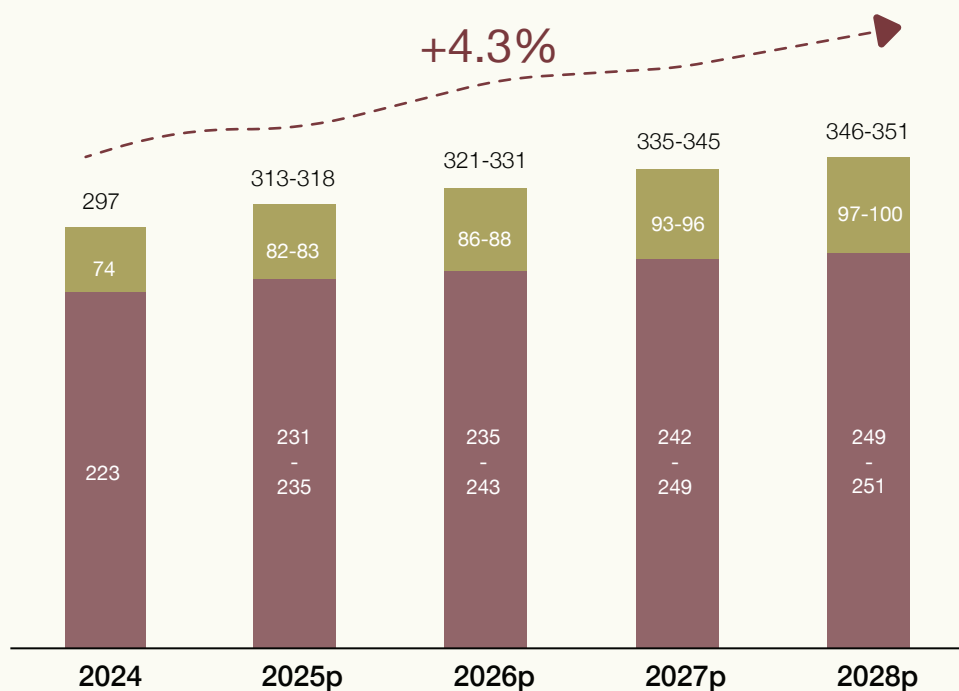


**Additional supply of residential units is essential** to support healthy occupancy rates and alleviate any future price pressures

### Projected supply of residential units (number of units, 000's)

Apartment

Villas / Townhouses



In case of high scenario for projected supply



## 5 key districts to account for ~60% of projected incremental supply between 2024 and 2028

Projected residential units supply by district, (2024-2028)



# 60%

~60% of new projected supply (2024–2028) is expected to be concentrated in five key districts, namely, Yas Island, Al Reem Island and Al Saadiyat Island, Madinat Al Riyad, Zayed city

1,195  
AL HUDAYRIYAT

7,201  
AL REEM  
ISLAND

5,509  
AL SAADIYAT  
ISLAND



New villa/townhouse communities, such as those in Al Hidayriyyat, Ramhan Islands and Al Jubail Islands account for a small share in total future supply (less than 5% each) but are key luxury villa/townhouse projects







## Approximately 65% of the 48k-54k residential units expected between 2025 and 2028 are projected to come from formally registered development projects

Projected residential units supply by developer 2025-2028



### Key Insights

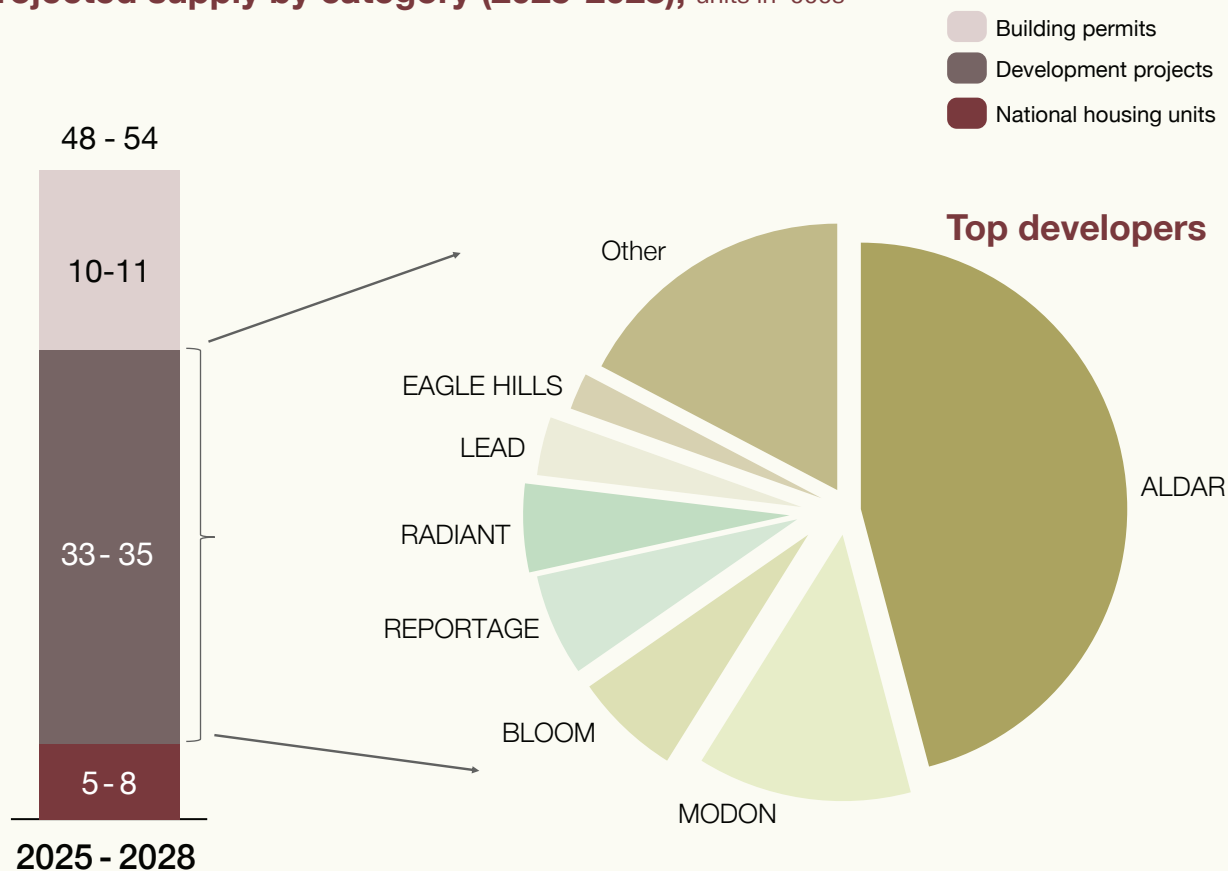
# 83%

7 developers account for 83% of development pipeline supply through 2028. Their projects span a mix of high-end, mid-market, and government-supported housing across investment and non-investment zones.

# 67%

of total future supply during the period of 2025-2028 is within investment zones

### Projected supply by category (2025-2028), units in '000s



Development projects don't include developer built to lease units, Emirati owned and built building to rent



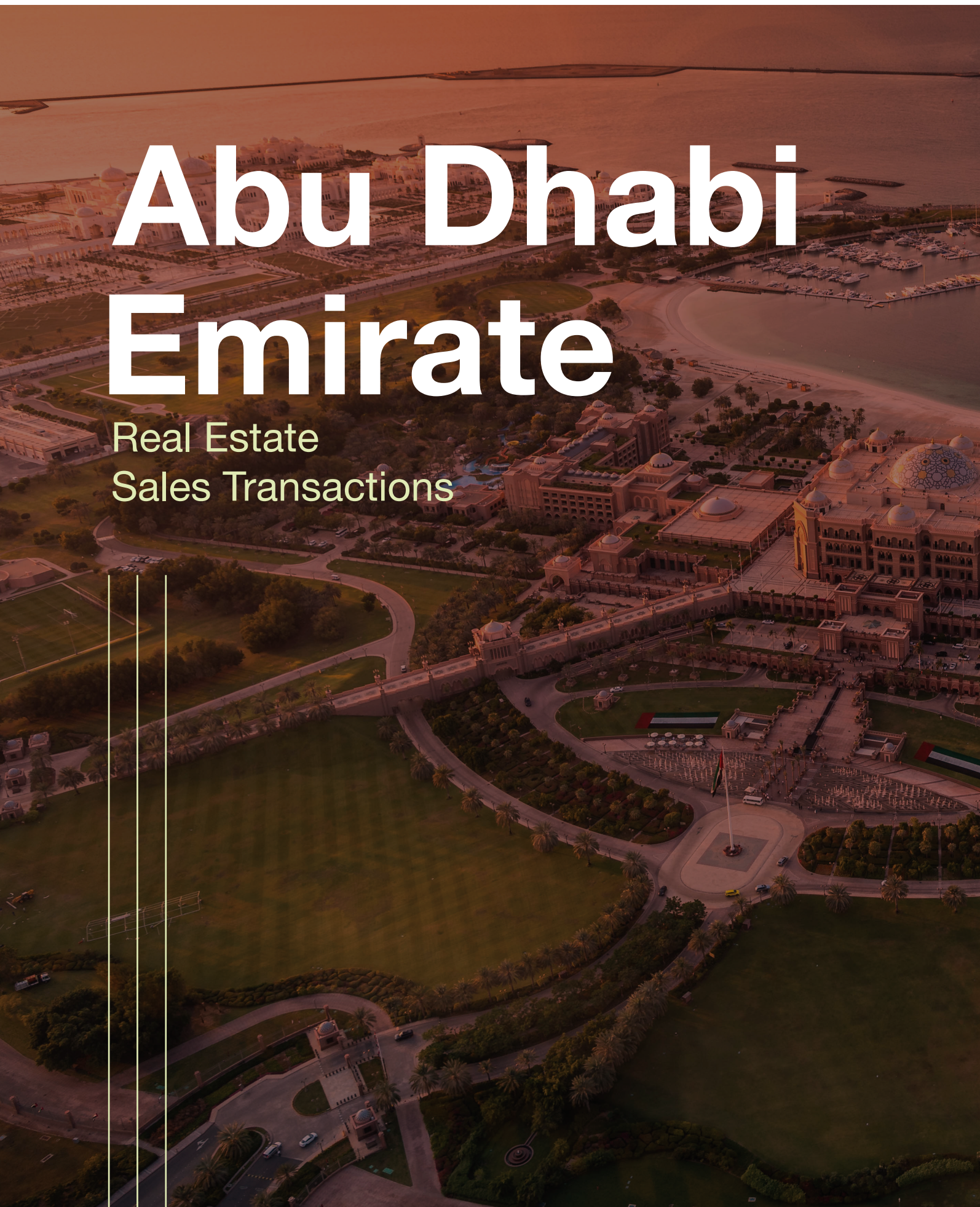






# Abu Dhabi Emirate

Real Estate  
Sales Transactions











## Total real estate transaction values hit near record levels of **₹ 97 Bn** in 2024

Total real estate transaction values



### Key Insights



**₹ 97Bn**

In 2024, transactions value reached a record high of ₹ 97Bn, marking a **13%** increase compared to 2023



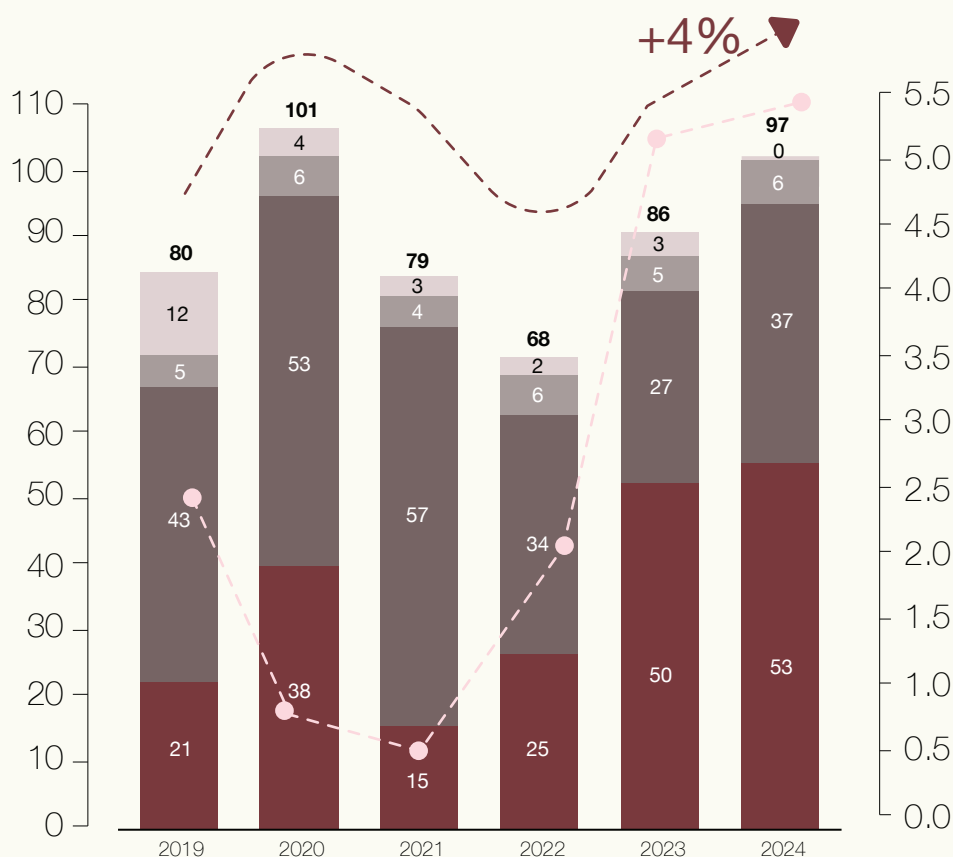
Overall transaction growth has been driven by strong sales, with market demand remaining resilient despite elevated interest rates

**Mortgages accounted for just over one-thirds of total real estate transactions value in 2024**

### Total real estate transactions value, ₹ Bn

■ Sales ■ Musatahs —●— Interest rate (RHS)  
■ Mortgages ■ Gifts

**X** 2019 - 2024  
CAGR, %



Interest rate taken as yearly average of 3-month UAE interest rates from CBUAE (Central bank of the UAE)

Note: Two exceptional land transactions totaling D 3.5 billion were excluded from the 2023 data set to ensure fair year-on-year comparability.





**Between 2019 and 2024, total sales transaction value more than doubled—rising from ₪ 21Bn to ₪ 53Bn, this growth includes a 5% YoY increase from 2023 to 2024**

Total real estate sales transaction values



## Key Insights

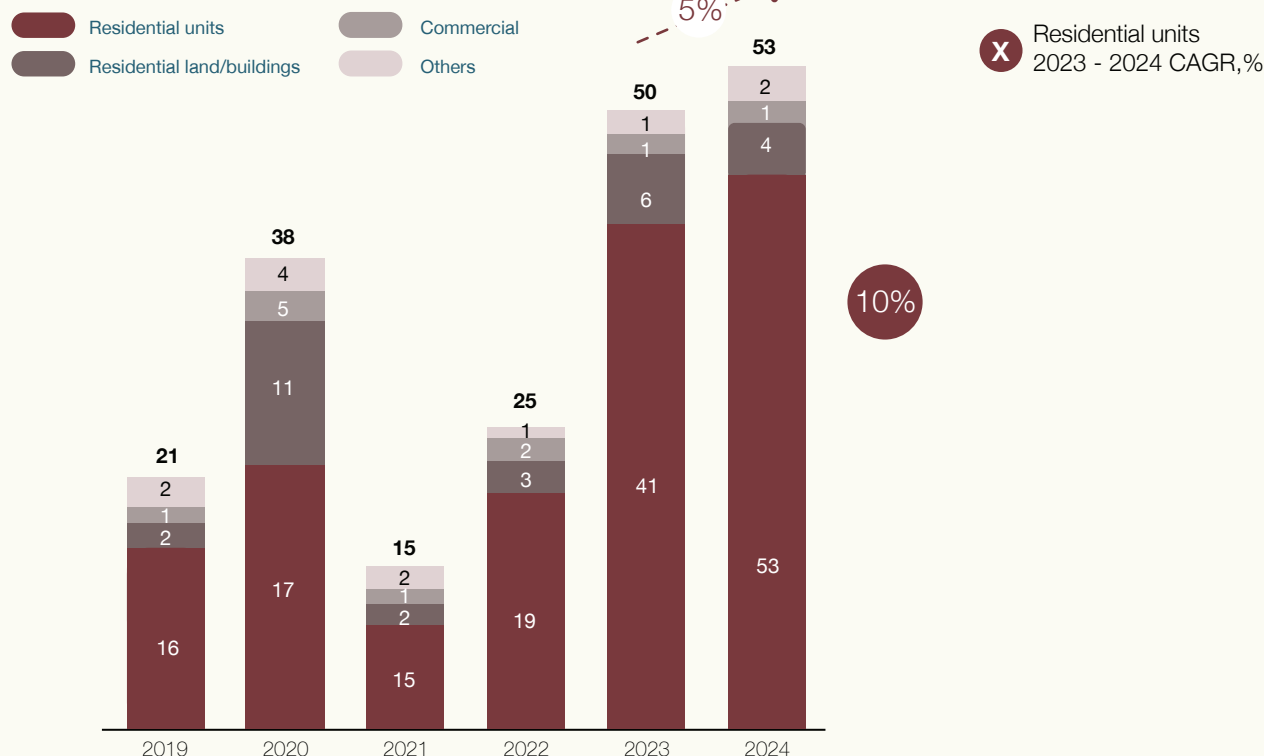


Sales transactions value increased by 20% CAGR between 2019 – 2024, driven by **residential units which made up to 86% of sales transactions value in 2024**



Residential unit sales value reached record highs in 2024, growing by strong **10% yoy**

## Real estate sales value by property type, ₪ Bn



Note: Two exceptional land transactions totaling D 3.5 billion were excluded from the 2023 data set to ensure fair year-on-year comparability.

Definitions: Residential units includes apartments, penthouses, duplexes, triplexes, villas and townhouses as well as land allocated for individual villas and townhouses; Residential land / buildings includes residential complexes with unclassified layouts ; Commercial includes offices, malls and retail, clinics and hospitals, hotels and serviced apartments and schools; Other includes agricultural land and other non-classified



## Residential unit sales values increased by 3x since 2019 driven by 8x growth in off-plan sales

Total residential unit sales transactions



### Key Insights



Demand was driven by strong population growth, FDI investments and shift towards high quality offerings, especially master plan communities

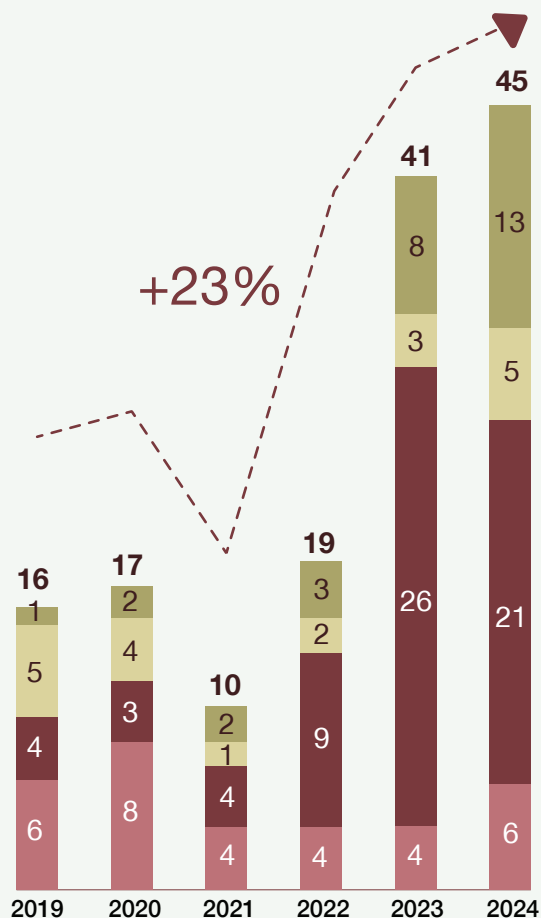


Off-plan sales value accounted for ~74% of total residential sales in 2024

Although off-plan activity remained dominant in value terms, a notable increase in ready unit sales in 2024 — especially in the villa segment — reflected growing end-user and investor appetite for immediate occupancy and capital preservation

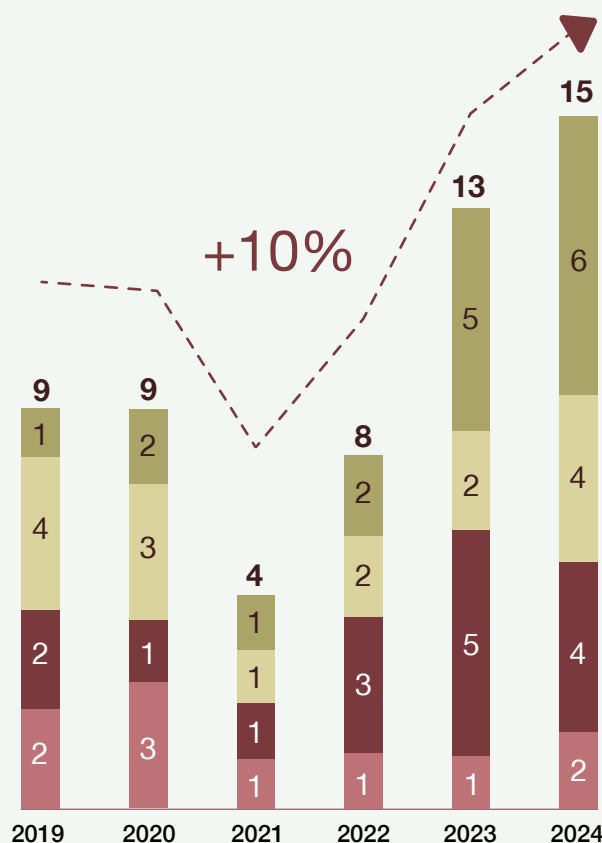
### Residential unit sales value, ₪ Bn

■ Villas/townhouses ready    ■ Apartment ready  
■ Villas/townhouses off-plan    ■ Apartment off-plan



### Residential unit sales volume, '000s

X 2019 - 2024  
 CAGR, %







## 80% of the increase in residential unit sales value between 2019 and 2024 was driven by purchases from resident expatriates and non-resident foreign investors

Residential unit sales by buyer category

### Key Insights

## 80%

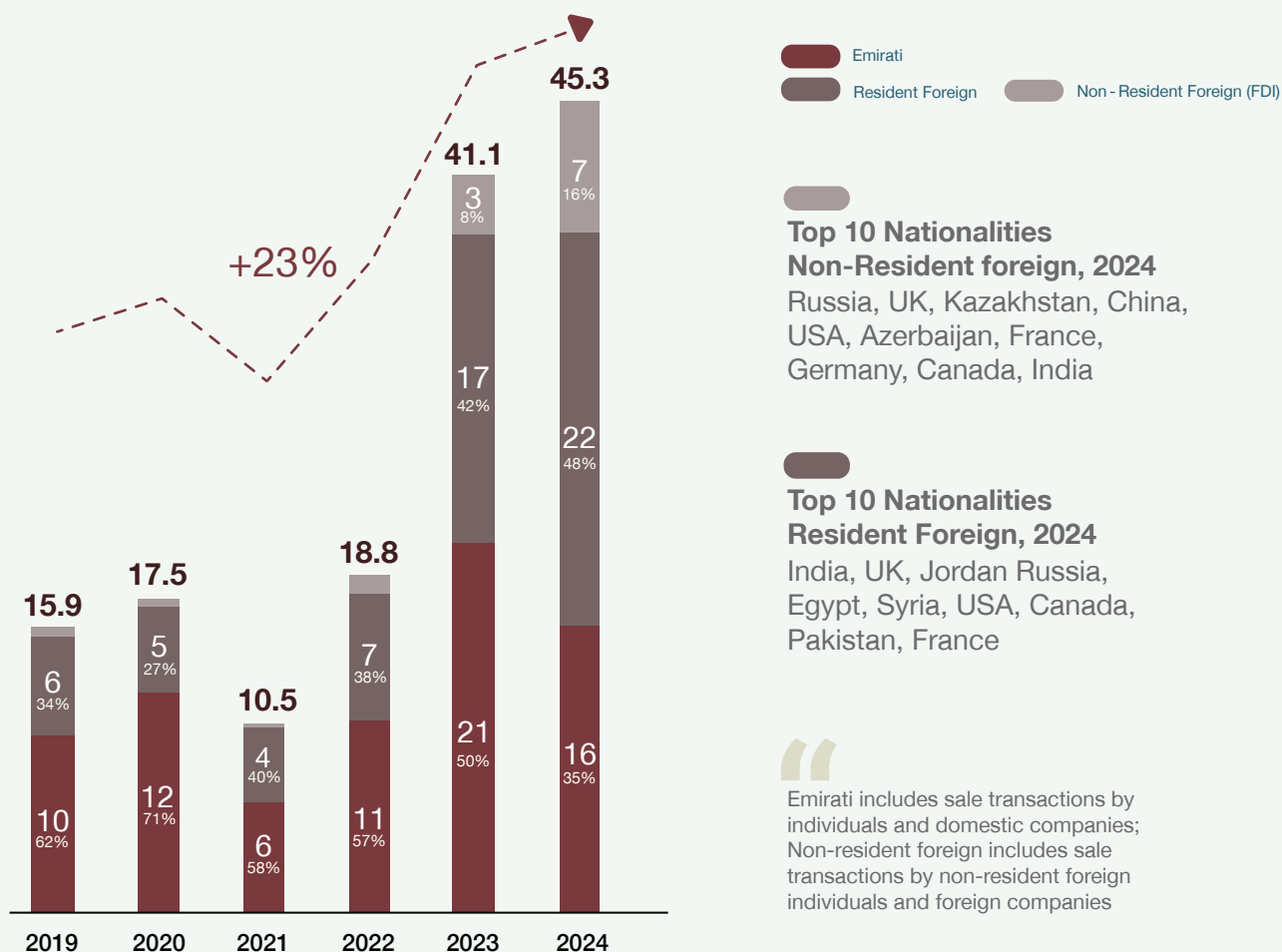
Foreign residents and foreign non-residents together accounted for 80% of total residential sales growth from 2019 to 2024, driven by long-term residency and motivation to seek capital preservation amidst geopolitical uncertainty

Resident foreign purchase increased by 4x from 2019 to 2024, while Non-resident foreign (FDI) purchase increased by ~12x in the same period

## TOP 10

The top 10 nationalities accounted for around 70% of non-resident foreign purchases and 60% of sales among resident foreign buyers.

### Total sales transactions value for apartments & Villas/townhouses by category, Dh Bn





## Abu Dhabi market remains resilient, with ~86% of total sales conducted in cash, including 50% cash share in the ready market segment

Residential unit sales by transaction type

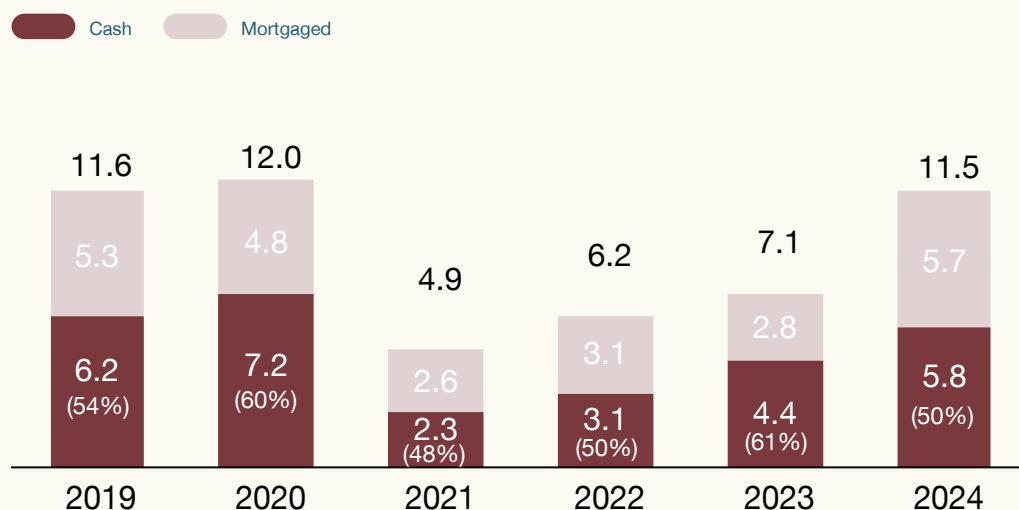


### Key Insights

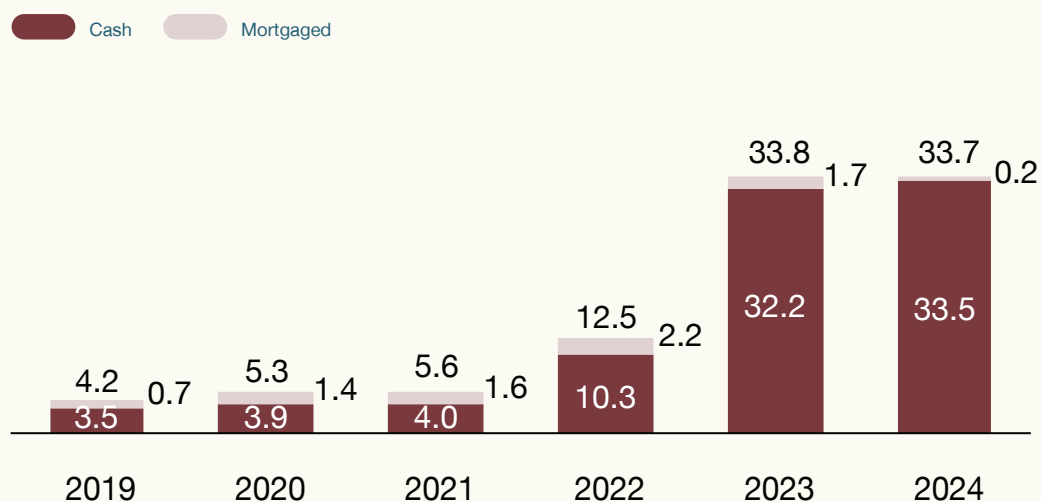
Cash transactions accounted for almost half of ready unit sales in 2024

Off-plan sales are also predominantly cash transactions in 2024

### Residential unit sales value – ready market, ₪ Bn



### Residential unit sales value – off-plan market, ₪ Bn







# 78% of the residential real estate sales value is in 5 key districts in 2024

Residential unit sales by district

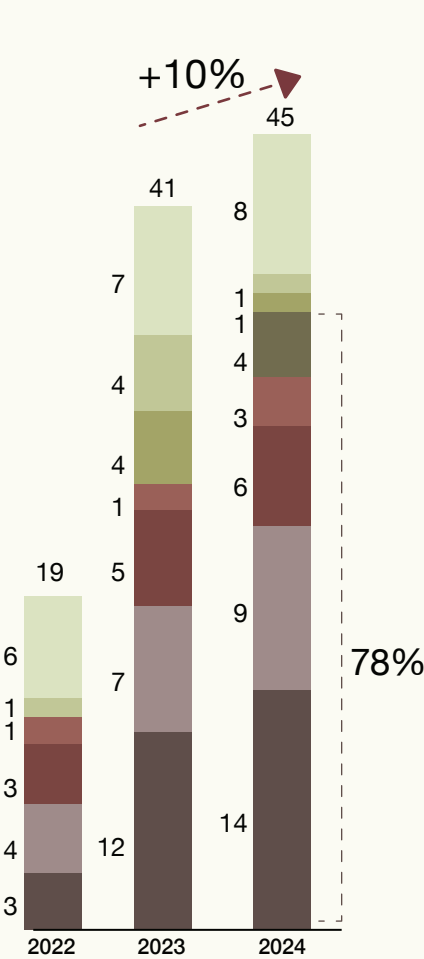
## Key Insights

Al Saadiyat Islands accounted for 31% of sales value in 2024 but only 16% of sales volume, reflecting the premium it commands for luxury offerings

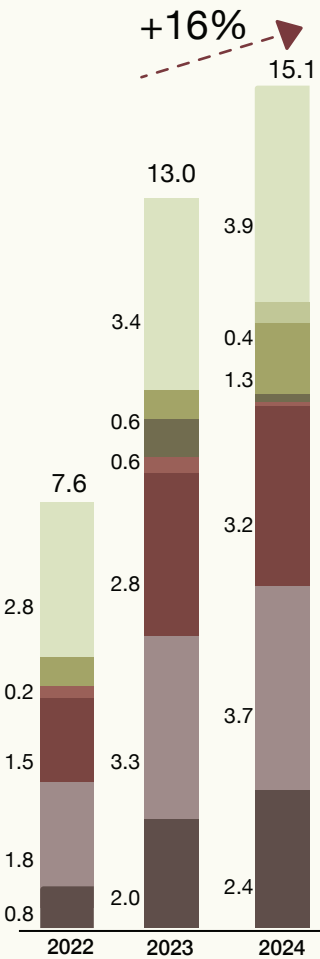
Top 10 highest sales value in 2024, were across select projects, namely Nobu Residences, Hidd Al Saadiyat, Faya Al Saadiyat, Murjan Al Saadiyat and Louvre Residences

Residential unit sales value by key districts, ₪ Bn (2022-2024)

- Other
- Al Hidayriyyat
- Yas Island
- Al Jubail Island
- Zayed City
- Al Saadiyat Island
- Ramhan Island
- Al Reem Island



Residential unit sales volume by key districts, units in '000 (2022-2024)





## Increased demand has driven apartment and villa/townhouse sales prices up by 10% and 9% respectively

Residential sales price index

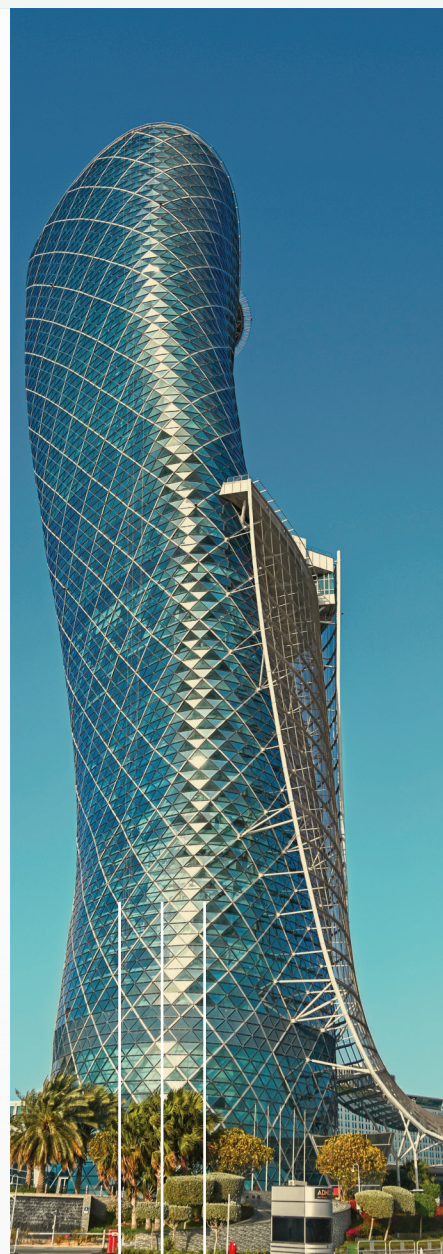
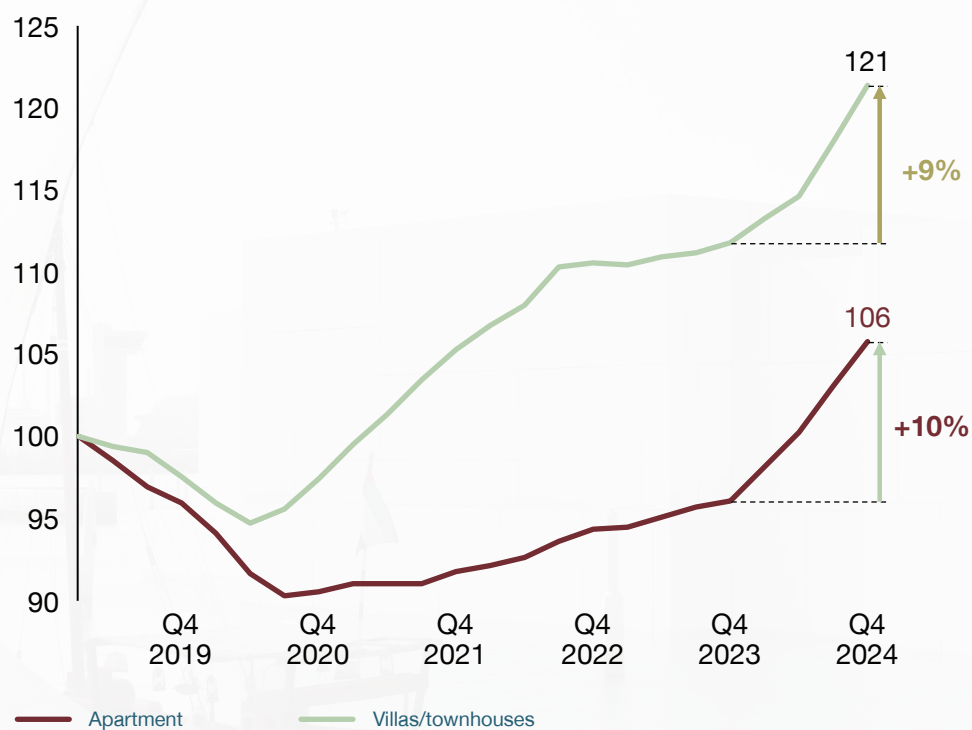


### Key Insights



Apartment and villas/ townhouses sales price indices continue to show steady increases post-COVID, rising by 10% and 9% respectively YoY 2024, driven by robust and growing demand

### Sale price index, evolution over time







## Top 20% of apartment and villa/townhouses transactions by volume contribute to 50% of the total transaction value

Residential unit sales by price quintiles



### Key Insights



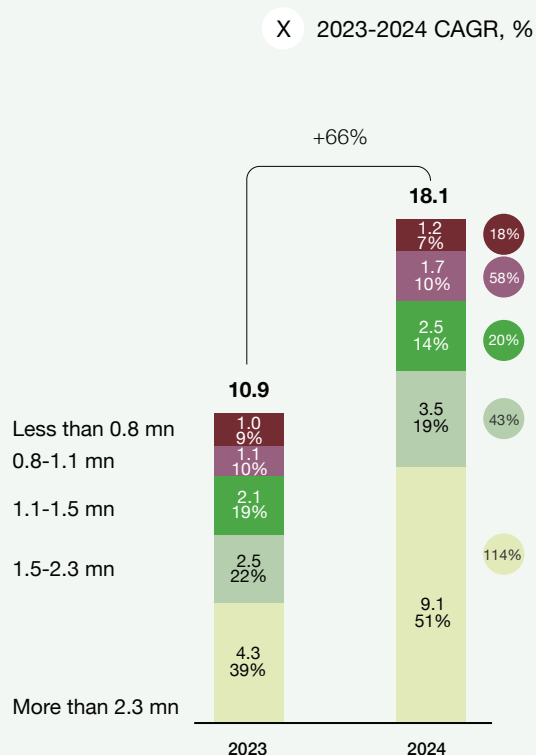
Apartments sales are predominantly focused on the affordable segment with half of transactions of units priced less than ₪ 2.3mn; however, ~90% of villa/townhouse sales are for units above ₪ 2.8mn



2023-2024 transactions volume growth in the villas/townhouses was mainly in the high end segment above ₪ 7.8 mn quintile given limited new offplan launches in 2024 compared to 2023

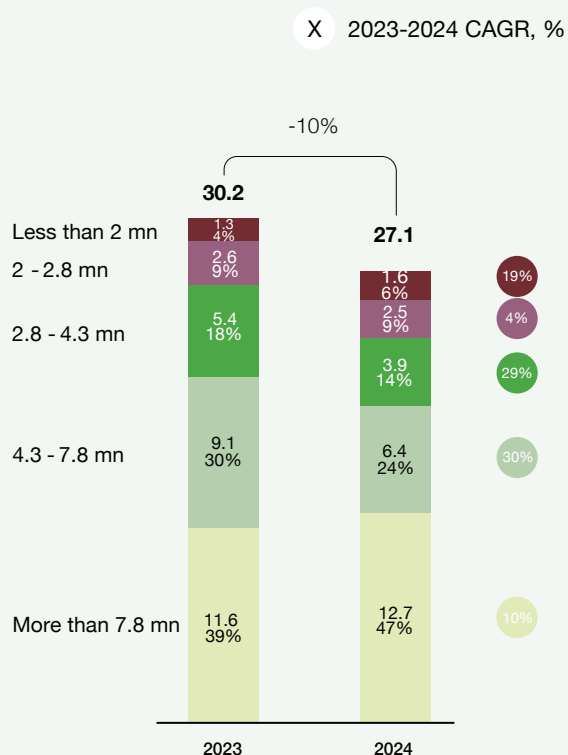
### Apartment sales by price

quintile<sup>6</sup>, ₪Bn



### Villas/townhouses sales by price

quintile<sup>6</sup>, ₪Bn



#### quintile<sup>6</sup>

Price quintiles defined as per volume quintiles of total 2024 apartment and Villas/townhouses transactions with approximately 1925 and 1087 transactions respectively in each quintile



## Average sales price per square meter has grown steadily in the aftermath of the COVID pandemic

Average sales price per square meter



### Key Insights

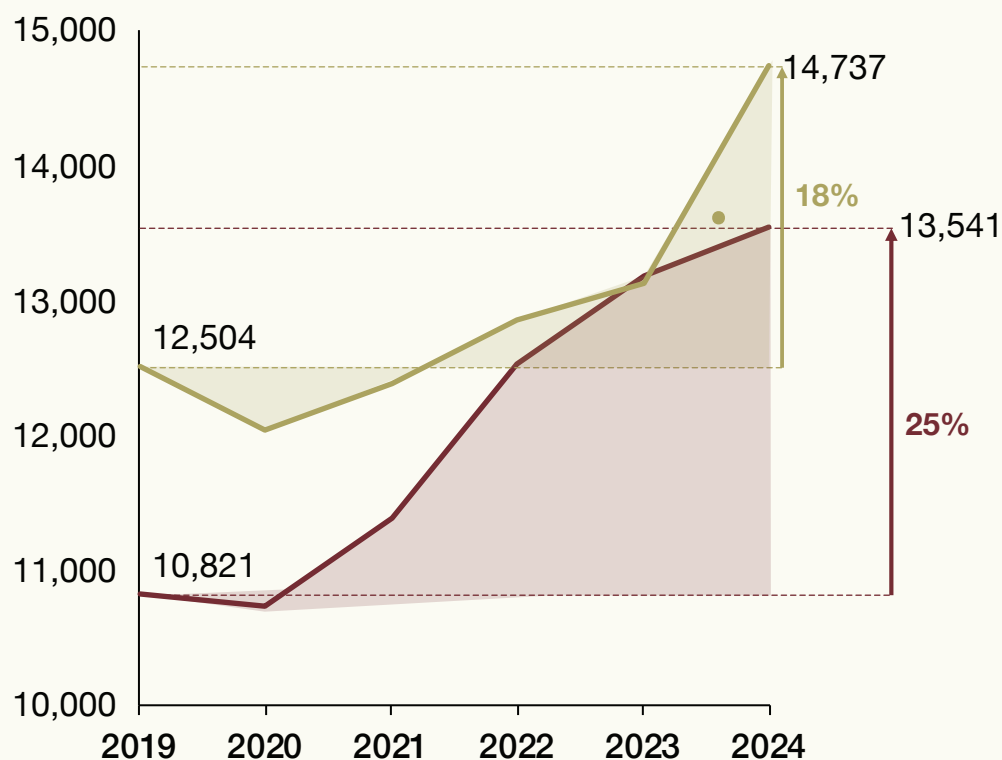


Since 2019, average prices per square meter have increased by 18% for apartments and 25% for villas/townhouses; driven by a strong post-COVID recovery, the launch of numerous premium projects, and sustained demand growth

### Average Sales Price (₪ per square meter)

Apartments

Villas/townhouses











## Yas Island and Al Reem Island account for 60% of apartment sales volumes where as Saadiyat Island commands highest premium

Apartment prices by layout for select key district



### Key Insights

Yas and Al Reem Island accounted for **31%** and **28%** of total apartments sales volume amongst investment zones in 2024

Al Saadiyat recorded highest average prices across apartment layouts, ranging from **₹ 1.5 Mn** for studios to **₹ 34 Mn** for **5 BR** units, reflecting its premium and exclusive lifestyle offering

### Average apartment prices by layout, 2024<sup>7</sup>, ₹ Mn

|                               | Studio | 1 BR | 2 BR | 3 BR | 4 BR |
|-------------------------------|--------|------|------|------|------|
| <b>31%</b> Yas Island         | 0.8    | 1.4  | 2.4  | 3.4  | 5.9  |
| <b>28%</b> Al Reem Island     | 0.5    | 0.9  | 1.4  | 2.0  | 2.0  |
| <b>18%</b> Al Saadiyat Island | 0.9    | 2.4  | 5.4  | 12.2 | 26.8 |
| <b>4%</b> Al Shamkhah         | 0.6    |      | 0.9  | 1.2  |      |
| <b>5%</b> Khalifa city        | 0.6    | 0.8  | 0.9  | 1.6  | 1.6  |
| <b>4%</b> Al Rahah            | 0.6    | 1.1  | 1.7  | 2.7  | 3.6  |

% sales volume of total investment zone sales volume, 2023 and 2024

Average prices for Ramhan and Jubail Islands are based on 2023 and 2024 figures  
Does not include offplan secondary sales only original sale price included







## Yas Island and Al Saadiyat Island account for 42% of villa/townhouse sales and command high premium for their luxury villa/townhouses

Villa/townhouse prices by layout for select key district

### Key Insights

Average prices vary by district and layout, reflecting diverse lifestyle offerings and targeted investor appeal

Rahman and Al Hidayriyyat recorded highest avg. price for 4 and 5 BR at ₪ 9Mn and ₪ 17Mn respectively  
Al Saadiyat, records premium in larger Villas/townhouses (6+ bedrooms), with average price of ₪ 19Mn

### Average villa/townhouse prices by layout, 2024<sup>8</sup>, ₪ Mn

|                               | 2 BR | 3 BR | 4 BR | 5 BR | 6+ BR |
|-------------------------------|------|------|------|------|-------|
| <b>24%</b> Yas Island         | 2.2  | 2.9  | 4.3  | 6.3  | 13.4  |
| <b>18%</b> Al Saadiyat Island |      | 7.8  | 8.1  | 9.8  | 22.7  |
| <b>12%</b> Al Reem Island     |      | 2.7  | 4.4  | 13.0 | 18.3  |
| <b>11%</b> Zayed City         | 1.8  | 2.6  | 4.6  | 6.8  | 6.8   |
| <b>8%</b> Al Shamkhah         |      |      | 3.7  |      |       |
| <b>8%</b> Al Jubail Island    | 2.2  | 3.3  | 5.5  | 8.4  | 10.3  |
| <b>6%</b> Al Hidayriyyat      |      | 6.6  | 7.5  | 17.3 | 11.0  |
| <b>6%</b> Ramhan Island       |      | 7.7  | 9.2  | 11.4 | 13.6  |

% sales volume of total investment zone sales volume, 2023 and 2024

Average prices for Rehman and Jubail Islands are based on 2023 and 2024 figures  
Does not include offplan secondary sales only original sale price included



## Al Saadiyat dominates apartment sales price per sqm, while Ramhan island dominates villa/townhouse price per sqm

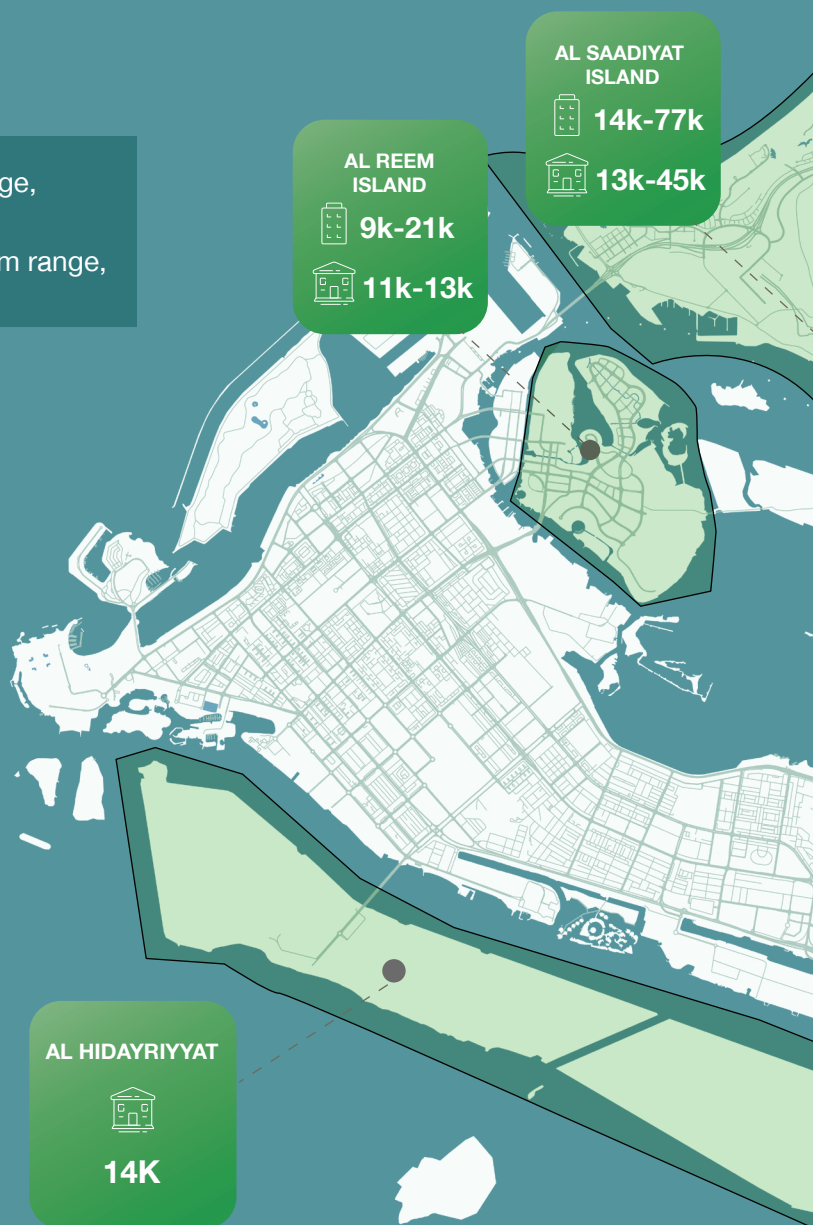
Abu Dhabi sales price per square meter

-  Apartments average sales price per sqm range, **₹, 2024**
-  Villa/townhouses average sales price per sqm range, **₹, 2024**

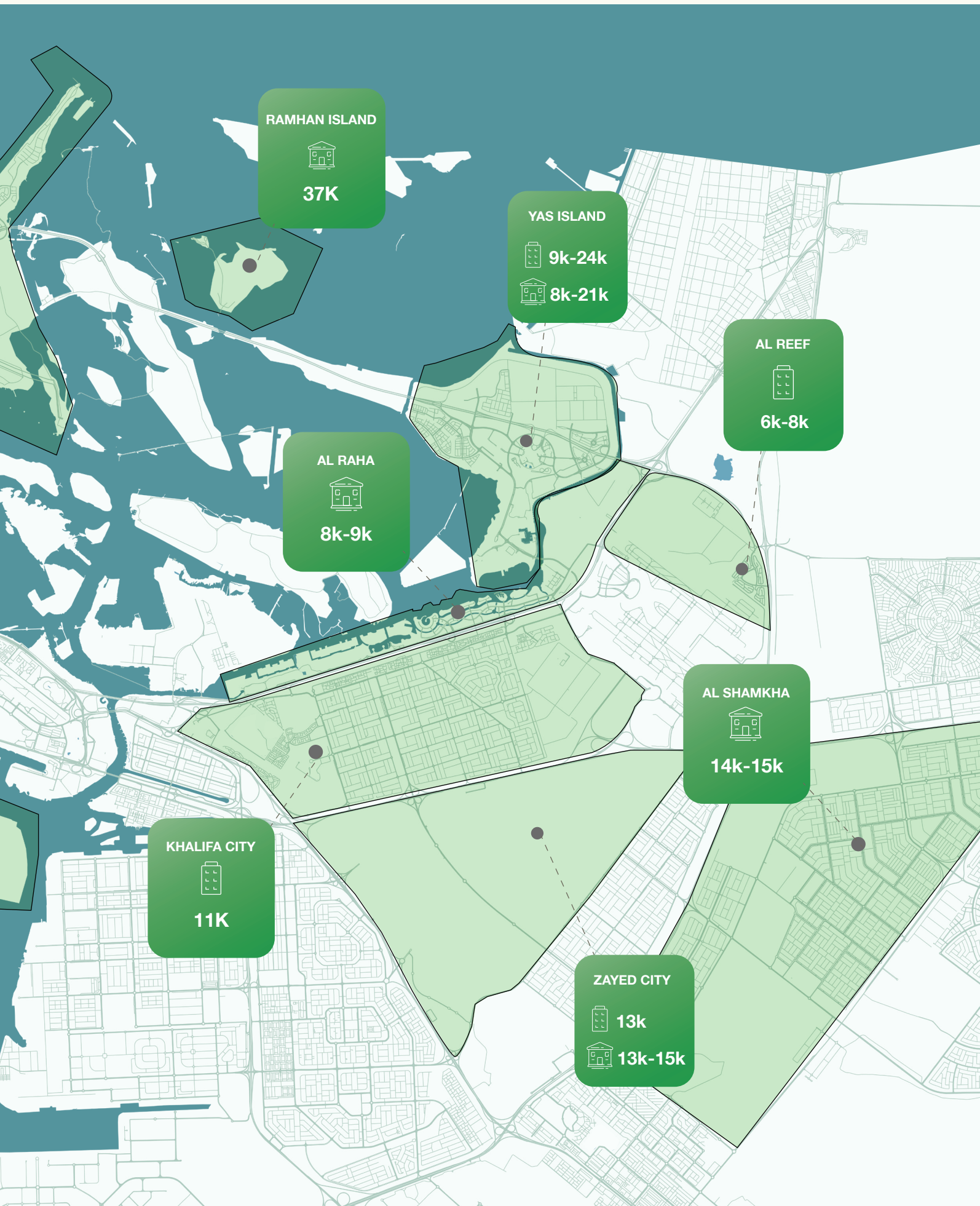
### Key Insights

Al Saadiyat's high apartment sales price per sqm is driven by luxury off-plan sales such as Nobu residences

Ramhan villa/townhouses high sales price per sqm is driven by luxury 4+ bedroom offerings since the launch of the island









## Al Saadiyat Island deep dive by projects in 2024

-  Apartments average sales price per sqm,  $\text{AED}$ , 2024
-  Villa/townhouses average sales price per sqm,  $\text{AED}$ , 2024







## Yas Island deep dive by projects in 2024

-  Apartments average sales price per sqm, ₪, 2024
-  Villa/townhouses average sales price per sqm, ₪, 2024





## AI Reem Island deep dive by projects in 2024

Apartment average sales price per sqm,  
₪, 2024





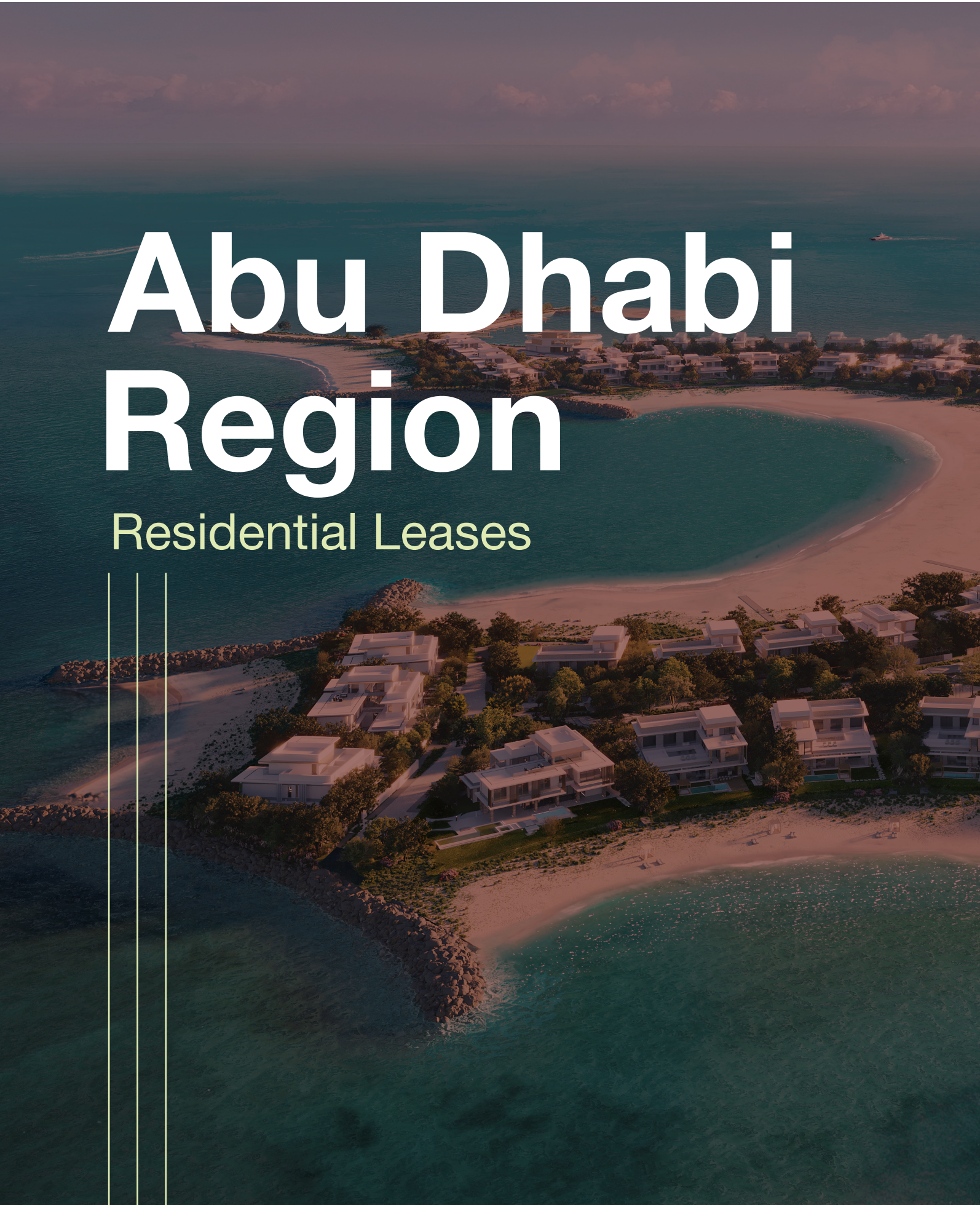






# Abu Dhabi Region

Residential Leases











## Residential lease values grew by 8% in 2024, reflecting actual growth in market demand and reinforcing that growth is driven by fundamentals

Abu Dhabi Region residential leases

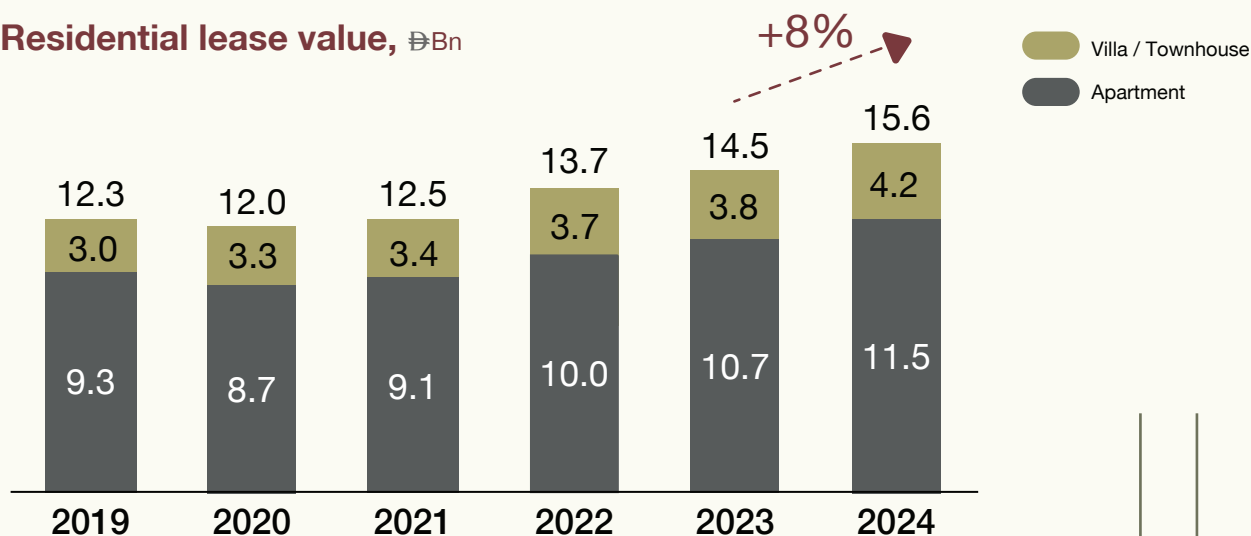


### Key Insights

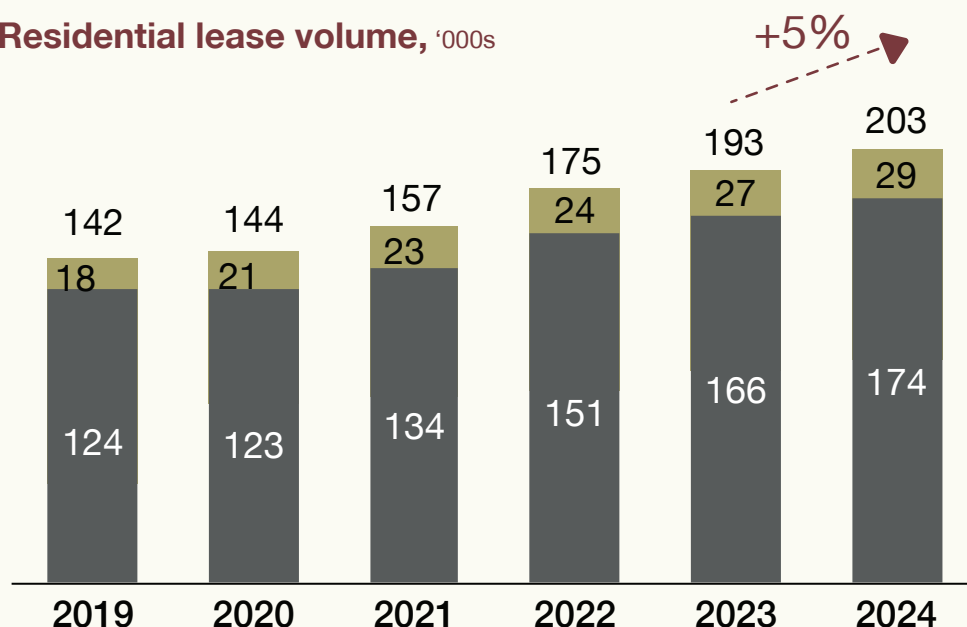
Apartments accounted for ~78% of total lease residential value in 2024

Villa/townhouse lease values grew 8% CAGR 2019-2024, ~2x the growth in apartments lease values during the same period, reflecting the preference for villa/townhouses post-COVID

### Residential lease value, ₪Bn



### Residential lease volume, '000s







## Strong lease market and limited supply growth drove lease prices up by 5% for villas/townhouses and 11% for apartments YoY

Abu Dhabi lease price index

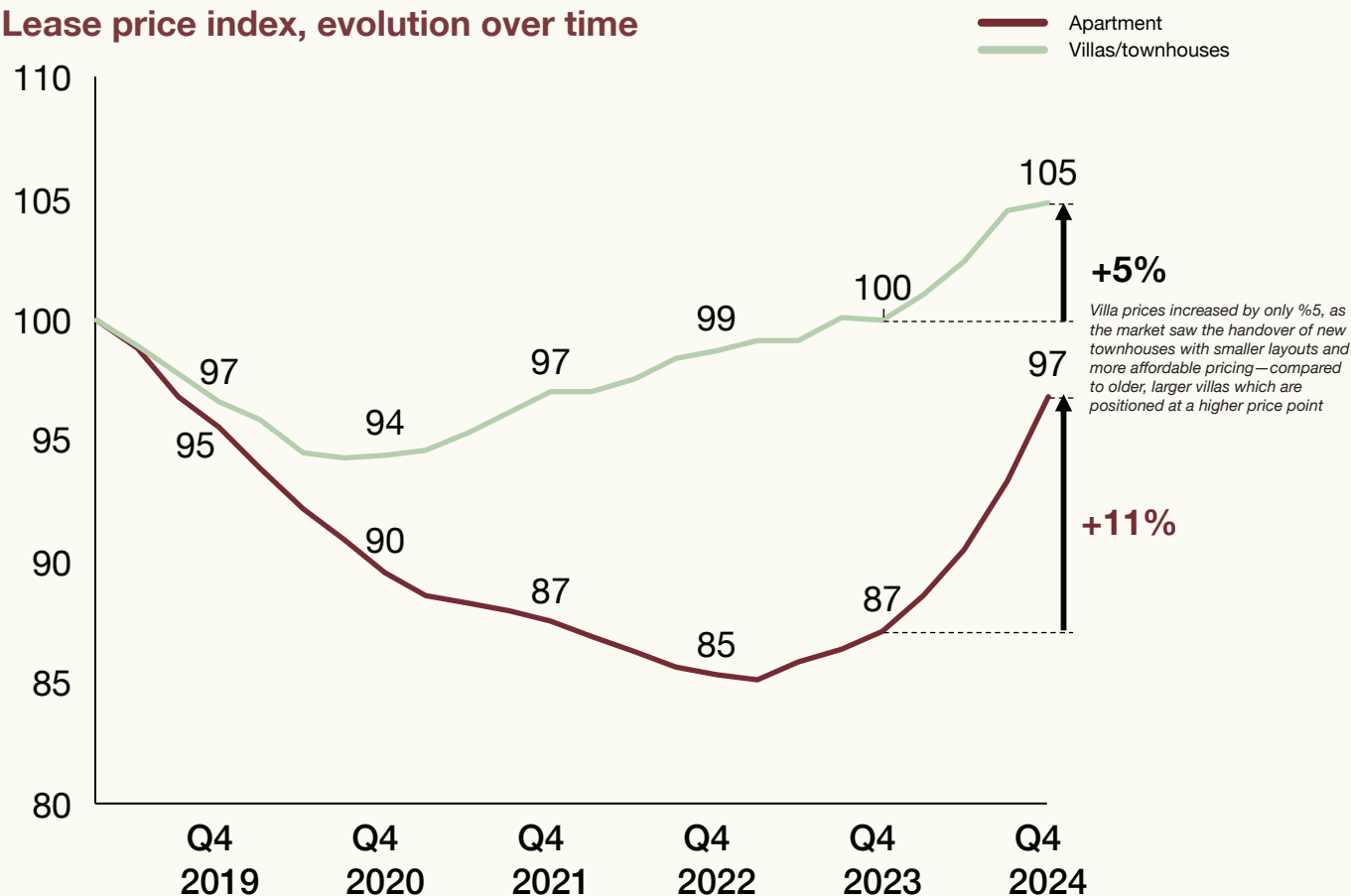


### Key Insights

Lease prices rose by 11% for apartments and 5% for villas/townhouses, driven by Abu Dhabi's population growth and record high occupancy rate

Apartment lease prices grew over 2 times faster than villa/townhouse lease prices in Q4 2024 compared to Q4 2023

### Lease price index, evolution over time





## Apartment lease values are concentrated in five key districts on the main island, accounting for 35% of the total, highlighting a strong geographic focus in leasing demand

Abu Dhabi lease values by district



Apartment lease value, ₪ Mn



Villa/townhouse lease value, ₪ Mn



### Key Insights

5 key northern main island districts (**Al Danah, Al Zahiya, Al Hisn, Al Nahyan and Al Manhal**) account for 35% of apartment lease values. Al Reem Island accounting for another 10%

**Top 10** districts accounted for 68% of villa/townhouse lease values, with **Khalifa City (19%)** and Mohamed Bin Zayed City (**13%**) leading



As of January 1, 2025, Reem Island was transferred from ADREC's jurisdiction to the Abu Dhabi Global Market (ADGM)







**Highest apartment lease prices per square meter are observed on Al Maryah Island, driven by proximity to the financial district; whereas Saadiyat Island records the highest villa/townhouse lease prices per square meter**

Abu Dhabi lease prices per square meter



Apartment lease per sqm, AED, 2024



Villa/townhouse lease per sqm, AED, 2024



## Key Insights

Al Maryah Island recorded the highest average apartment lease price per square meter—1.6 times that of neighbouring Al Reem Island, owing to the presence of a rapidly expanding ADGM financial district















