



propertyfinder.ae

2013

Real Estate Report - Q2

- The latest property trends in the UAE
- See the property search habits of renters and buyers
- Find out which areas are on the up and which are going down
- Essential reading for investors, brokers, buyers and renters
- Compiled using data from the UAE's largest real estate portal

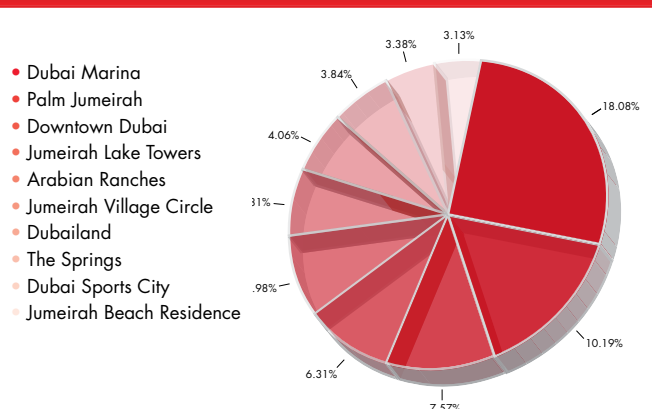
Introduction

The aim of this report is to showcase the trends and habits of those searching for a property on propertyfinder.ae. The data derives from:

- Over 1.8 million visitors
- Over 120 million properties viewed
- Over 3,000 licensed real estate brokers
- Over 150,000 properties listed

The report has been broken down into the buy section (in red) and rental section (in blue) with sub categories in each segment.

DXB - Top 10 Buy Locations by Property Views



Highlights

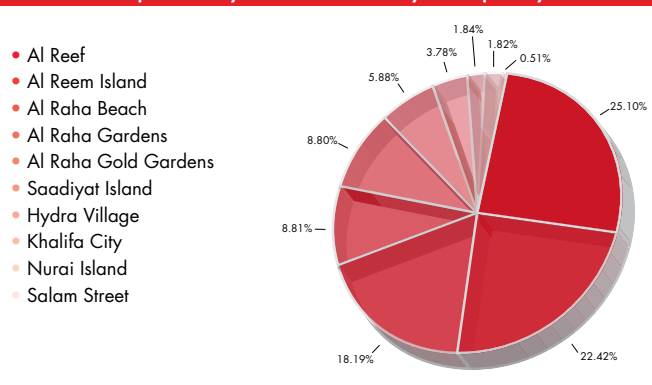
- The top 4 most searched locations to buy a property in Dubai remains the same since this time last year with Dubai Marina on top, followed by Palm Jumeirah, Downtown Dubai and then Jumeirah Lake Towers.
- Communities that have recently been completed are proving in high demand and are still priced very reasonably. For instance, Jumeirah Village Circle ranked 10th this time last year and has now jumped to 6th position.
- Newly completed and released luxury development Al Barari appears for the first time in the top 20 ranked in 16th position.

BUY - Location Search Terms Property Views

Rank	Location Search Term	Property Views
1	Dubai Marina	18.08%
2	Palm Jumeirah	10.19%
3	Downtown Dubai	7.57%
4	Jumeirah Lake Towers	6.31%
5	Arabian Ranches	5.98%
6	Jumeirah Village Circle	4.81%
7	Dubailand	4.06%
8	The Springs	3.84%
9	Dubai Sports City	3.38%
10	Jumeirah Beach Residence	3.13%
11	Jumeirah Park	2.98%
12	Emirates Hills	2.81%
13	Business Bay	2.27%
14	Dubai Silicon Oasis	2.15%
15	Meadows	2.13%
16	Al Barari	1.97%
17	International City	1.81%
18	Jumeirah Village Triangle	1.70%
19	Old Town	1.70%
20	Greens	1.54%

- International City is on the downfall from 15th position this time last year to 17th this quarter, possibly due to low rent, excess supply and no amenities, however this trend may reverse due to developers mentioning an interest.

AUH - Top 5 Buy Locations by Property Views



Highlights

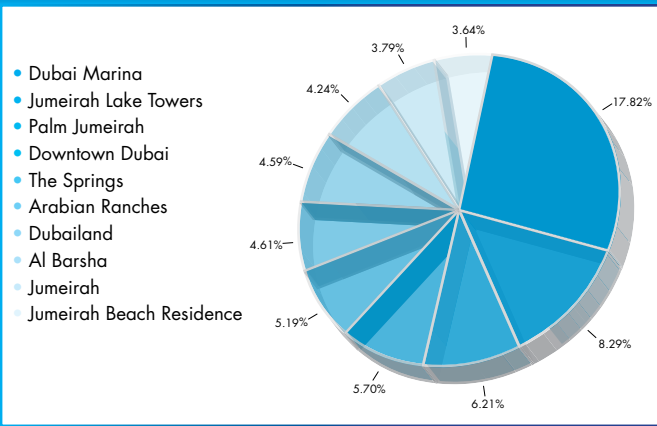
- Top 3 most searched locations to buy in Abu Dhabi have

AUH - Location Search Terms Property Views

Rank	Location Search Term	Property Views
1	Al Reef	25.10%
2	Al Reem Island	22.42%
3	Al Raha Beach	18.19%
4	Al Raha Gardens	8.81%
5	Al Raha Golf Gardens	8.80%
6	Saadiyat Island	5.88%
7	Hydra Village	3.78%
8	Khalifa City	1.84%
9	Nurai Island	1.82%
10	Salam Street	0.51%

- remained the same since last quarter with Al Reef as top followed by Al Reem Island in 2nd position and Al Raha Beach in 3rd.

DXB - Top 10 Rent Locations by Property Views



Highlights

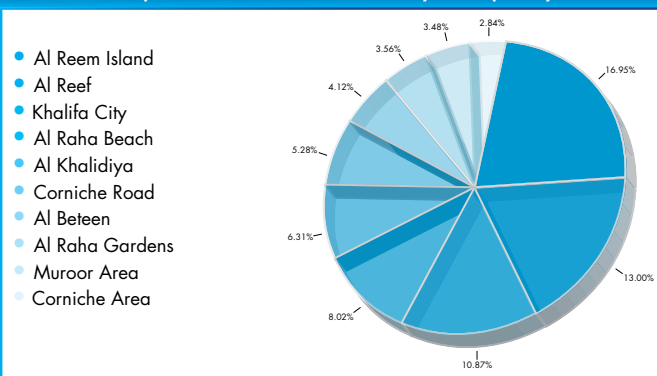
- The top 3 most searched locations to rent interestingly changed from this time last year with Dubai Marina on top, followed by Palm Jumeirah and Jumeirah Lake Towers. Downtown touched in last quarter but lost its top 3 ranking this quarter with Dubai Marina on top, followed by Jumeirah Lake Towers, and then Palm Jumeirah.
- This quarter last year, Dubai Marina was responsible for 15% of searches and has now jumped to nearly 18% showing the community is as ever growing in popularity.
- JBR has dropped from 7th last quarter to 10th this quarter. This probably due to the huge construction issues the community is experiencing and the loss of beach access and views of the sea for residents.

RENT - Location Search Terms Property Views

Rank	Location Search Terms	Property Views
1	Dubai Marina	17.82%
2	Jumeirah Lake Towers	8.29%
3	Palm Jumeirah	6.21%
4	Downtown Dubai	5.70%
5	The Springs	5.19%
6	Arabian Ranches	4.61%
7	Dubailand	4.59%
8	Al Barsha	4.24%
9	Jumeirah	3.79%
10	Jumeirah Beach Residence	3.64%
11	Dubai Sports City	3.02%
12	Jumeirah Village Circle	2.64%
13	Umm Suqueim	2.51%
14	International City	2.45%
15	Mirdif	2.42%
16	Business Bay	2.41%
17	Greens	2.38%
18	Discovery Gardens	1.97%
19	Jumeirah Park	1.83%
20	Deira	1.62%

- Dubailand was ranked 15th this time last year and is now positioned in 7th place. This probable, due to the project becoming complete and being released so interest in the area has become stronger.

AUH - Top 5 Rent Locations by Property Views



Highlights

- The top 3 most searched communities to rent in Abu Dhabi is the exact same as last quarter, with Al Reem Island in 1st position, Al Reef in 2nd and Khalifa City in 3rd. This time last year however Al Raha Beach was top searched location in Abu Dhabi and has now dropped to 4th place dropping nearly 6

RENT - Location Search Terms Property Views

Rank	Location Search Terms	Property Views
1	Al Reem Island	16.95%
2	Al Reef	13.00%
3	Khalifa City	10.87%
4	Al Raha Beach	8.02%
5	Al Khalidiya	6.31%
6	Corniche Road	5.28%
7	Al Bateen	4.12%
8	Al Raha Gardens	3.56%
9	Muroor Area	3.48%
10	Corniche Area	2.84%

percentage points. This probably down to just the huge volumes of newer projects being introduced in the area.

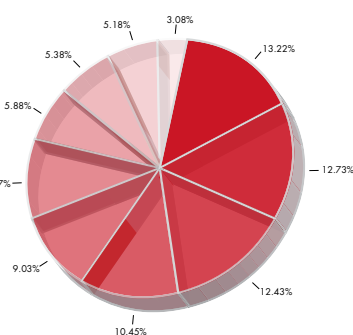
- We see Saadiyat Island completely dropping from the top 10, likely to be due to more complete units being handed over and on the market.

BUY



UAE - Top 10 Buy Price Bands by Property Views

- 500,000 - 1,000,000 AED
- 1,000,000 - 1,500,000 AED
- 10,000,000 AED and more
- 1,500,000 - 2,000,000 AED
- 2,000,000 - 2,500,000 AED
- 2,500,000 - 3,000,000 AED
- 0 - 500,000 AED
- 3,000,000 - 3,500,000 AED
- 3,500,000 - 4,000,000 AED
- 4,000,000 - 4,500,000 AED



Highlights

• Most searched price bracket top 2 remains the same since last year with AED 500,000 - 1,000,000 banking most popular and AED 1,000,000 - 1,500,000 following in 2nd position. Interestingly though, properties priced AED 10,000,000 and more, the search engines highest option, is now ranking in 3rd position meaning users are looking to spend more on higher end properties. We have seen this most recently with the luxury projects in the news that have been selling out within 24 hours.

• The lowest price bracket of AED 0 - 500,000 has dropped nearly 3 percentage points since last year proving lower priced property searches are definitely on the decrease.

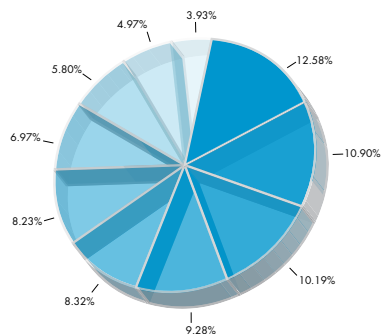
BUY - Price Band Property Views

BUY - Price Band	Property Views
1 500,000 - 1,000,000 AED	13.22%
2 1,000,000 - 1,500,000 AED	12.73%
3 10,000,000 AED and more	12.43%
4 1,500,000 - 2,000,000 AED	10.45%
5 2,000,000 - 2,500,000 AED	9.03%
6 2,500,000 - 3,000,000 AED	8.67%
7 0 - 500,000 AED	5.88%
8 3,000,000 - 3,500,000 AED	5.38%
9 3,500,000 - 4,000,000 AED	5.18%
10 4,000,000 - 4,500,000 AED	3.08%
11 4,500,000 - 5,000,000 AED	2.70%
12 5,500,000 - 6,000,000 AED	2.17%
13 5,000,000 - 5,500,000 AED	1.76%
14 6,000,000 - 6,500,000 AED	1.27%
15 6,500,000 - 7,000,000 AED	1.24%
16 7,000,000 - 7,500,000 AED	1.20%
17 7,500,000 - 8,000,000 AED	0.99%
18 8,000,000 - 8,500,000 AED	0.89%
19 8,500,000 - 9,000,000 AED	0.68%
20 9,000,000 - 9,500,000 AED	0.61%



UAE - Top 10 Rent Price Bands by Property Views

- 80,000 - 100,000 AED
- 60,000 - 80,000 AED
- 120,000 - 140,000 AED
- 100,000 - 120,000 AED
- 140,000 - 160,000 AED
- 40,000 - 60,000 AED
- 160,000 - 180,000 AED
- 180,000 - 200,000 AED
- 20,000 - 40,000 AED
- 200,000 - 220,000 AED



Highlights

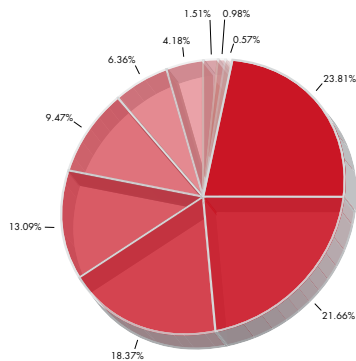
- The most searched price band in the UAE is AED 80 - 100,000.
- This time last year properties priced AED 40 - 60,000 were 3rd most popular searched in the UAE and now are ranked 6th losing over 2 percentage points.

RENT - Price Band	Property Views
1 80,000 - 100,000 AED	12.58%
2 60,000 - 80,000 AED	10.90%
3 120,000 - 140,000 AED	10.19%
4 100,000 - 120,000 AED	9.28%
5 140,000 - 160,000 AED	8.32%
6 40,000 - 60,000 AED	8.23%
7 160,000 - 180,000 AED	6.97%
8 180,000 - 200,000 AED	5.80%
9 20,000 - 40,000 AED	4.97%
10 200,000 - 220,000 AED	3.93%
11 220,000 - 240,000 AED	3.74%
12 240,000 - 260,000 AED	3.34%
13 300,000 - 350,000 AED	2.66%
14 500,000 AED and more	1.81%
15 260,000 - 280,000 AED	1.80%
16 0 - 20,000 AED	1.65%
17 350,000 - 400,000 AED	1.53%
18 280,000 - 300,000 AED	1.32%
19 400,000 - 450,000 AED	0.55%
20 450,000 - 500,000 AED	0.42%

BUY

UAE - Top 10 Buy Bedrooms by Property Views

- 2 bedroom
- 3 bedroom
- 1 bedroom
- 4 bedroom
- 5 bedroom
- Studio
- 6 bedroom
- 7+ bedroom
- 7 bedroom
- -



BUY - Bedrooms

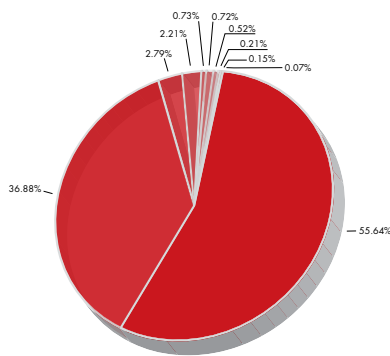
Rank	Bedrooms	Property Views
1	2	23.81%
2	3	21.66%
3	1	18.37%
4	4	13.09%
5	5	9.47%
6	studio	6.36%
7	6	4.18%
8	7+	1.51%
9	7	0.98%
10	-	0.57%

Highlights

- No great changes in the top 10 since last quarter or last year. 2 bedrooms still remain most popular.

UAE - Top 5 Buy Property Types by Property Views

- Apartment
- Villa
- Townhouse
- Penthouse
- Duplex
- Land
- Whole Building
- Bulk Sale Units
- Bungalow
- Compound



BUY - Property Type

Rank	Property Type	Property Views
1	Apartment	55.64%
2	Villa	36.88%
3	Townhouse	2.79%
4	Penthouse	2.21%
5	Duplex	0.73%
6	Land	0.72%
7	Whole Building	0.52%
8	Bulk Sale Units	0.21%
9	Bungalow	0.15%
10	Compound	0.07%

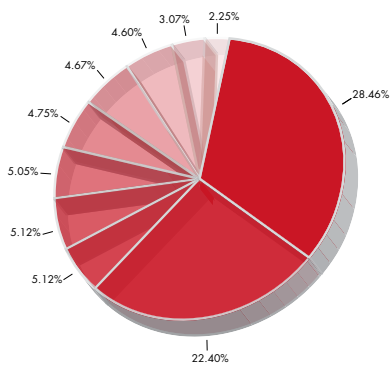
Highlights

- The top 4 most searched types of property in the UAE remain the same since last year with apartments still on top.

- Apartments and villas are responsible for nearly 93% of searches.

UAE - Top 10 Commercial Locations by Property Views

- Jumeirah Lake Towers
- Business Bay
- Jebel Ali
- Tecom
- DIFC
- Old Town
- Dubai Investment Park
- Downtown Dubai
- Dubai Marina
- Al Reem Island

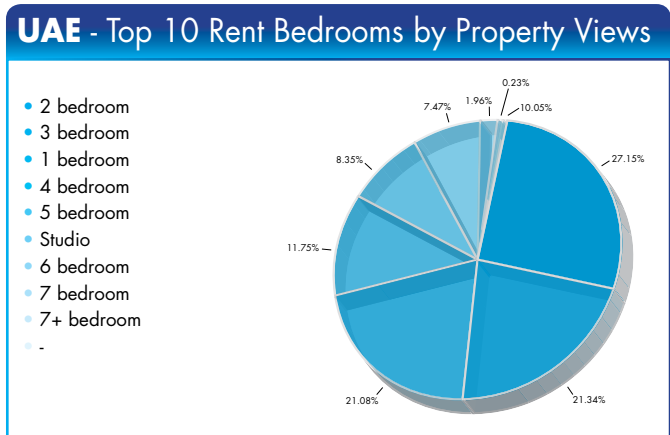


BUY - COMM - Location Search Terms

Rank	Location Search Terms	Property Views
1	Jumeirah Lake Towers	28.46%
2	Business Bay	22.40%
3	Jebel Ali	5.12%
4	Tecom	5.12%
5	DIFC	5.05%
6	Old Town	4.75%
7	Dubai Investment Park	4.67%
8	Downtown Dubai	4.60%
9	Dubai Marina	3.07%
10	Al Reem Island	2.25%

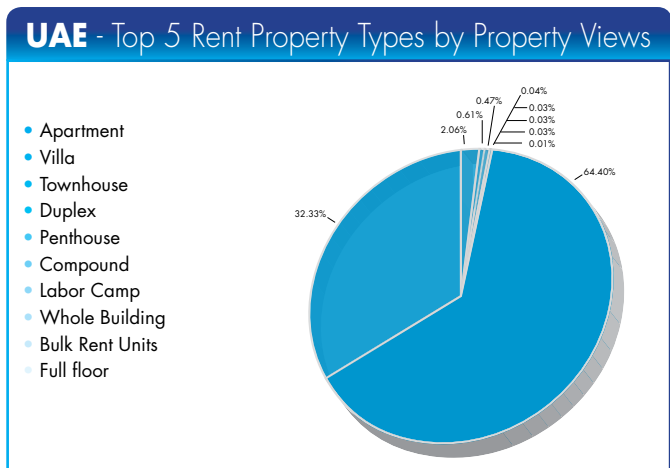
Highlights

- The 2 most prevalent areas searched to buy commercial property in the UAE are Jumeirah Lake Towers and Business Bay, together responsible for over 50% of searches.



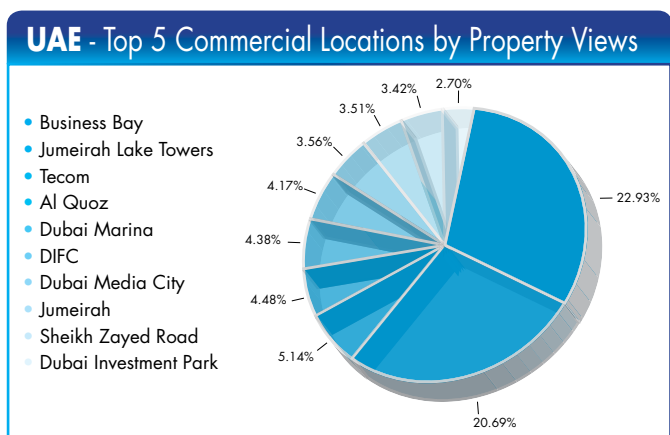
Highlights

- Ranking for searches by number of bedrooms remained the same from this time last year right up until this time last quarter as 2 bedrooms were top, followed by 1 bedrooms and then



Highlights

- The top 3 most popular searched types of property to rent in the UAE remains the same year-on-year and quarter-on-quarter



Highlights

- The top 3 most searched areas to rent commercial space in the UAE are Business Bay, Jumeirah Lake Towers and Tecom.

RENT - Bedrooms

Rank	Bedrooms	Property Views
1	2	27.15%
2	3	21.34%
3	1	21.08%
4	4	11.75%
5	5	8.35%
6	studio	7.47%
7	6	1.96%
8	7	0.62%
9	7+	0.23%
10	-	0.05%

3 bedrooms. However, this quarter 1 bedrooms rank in 3rd position with 3 bedrooms taking 2nd place.

- Studios have dropped in ranking since last quarter losing nearly 1.5 percentage points.

RENT - Property Type

Rank	Property Type	Property Views
1	Apartment	64.40%
2	Villa	32.33%
3	Townhouse	2.06%
4	Duplex	0.61%
5	Penthouse	0.47%
6	Compound	0.04%
7	Labor Camp	0.03%
8	Whole Building	0.03%
9	Bulk Rent Units	0.03%
10	Full floor	0.01%
11	Bungalow	0

with apartments featuring as most searched.

RENT - COMM - Location Search Terms

Rank	Location Search Terms	Property Views
1	Business Bay	22.93%
2	Jumeirah Lake Towers	20.69%
3	Tecom	5.14%
4	Al Quoz	4.48%
5	Dubai Marina	4.38%
6	DIFC	4.17%
7	Dubai Media City	3.56%
8	Jumeirah	3.51%
9	Sheikh Zayed Road	3.42%
10	Dubai Investment Park	2.70%

All areas are fully developed and reasonably priced so are extremely attractive to particularly small to medium sized enterprises.

To get additional information about this report or related topics, please contact:

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The purpose of this report is to showcase the trends and habits of those searching for a property on propertyfinder.ae.

About propertyfinder Group of online portals:

Established in 2007, propertyfinder.ae, propertyfinder.qa and propertyfinder.eg is the leading group of property portals across the Middle East.

A winner of the 'Dubai SME 100' and the 'Arabia Fast Growth 500' awards in 2012, and with offices in the UAE, Egypt and Qatar, the propertyfinder group is one of the fastest growing companies in the region and the property portals of choice.

With a focus on creating the largest real estate community of buyers, sellers, renters, brokers and developers in both English and Arabic, they provide visitors with comprehensive search facilities covering residential and commercial properties alongside complementary tools and information built on our unique market leading technology. Visitors can use propertyfinder.ae for instance to access more than 65,000 up-to-date listings for residential and commercial properties. as well as local real estate news, market trends, home styling, expert advice and useful guides on buying and selling.

Consumer experience is paramount in everything we do and this is reflected in the design, content and navigation of all our portals.

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