

CROMPTON PARTNERS

ESTATE AGENTS

H1 2024 REPORT FOR SECONDARY MARKET TRANSACTIONS IN ABU DHABI



- +971 (2) 441 7780
- info@cromptonpartners.com
- www.cromptonpartners.com
- International Tennis Centre, Zayed Sports City
P.O. Box 94880 Abu Dhabi, United Arab Emirates

CLICK TO FOLLOW US



AL REEM ISLAND	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
SHAMS REEM ISLAND	550	328,767,607	10,529	-11.9%	3,413	32.2%
MARINA SQUARE	120	152,642,143	9,468	-0.2%	3,484	6.9%
CITY OF LIGHTS	52	50,129,953	10,518	-4.8%	1,392	7.5%
	722	531,539,703			8,289	17.4%

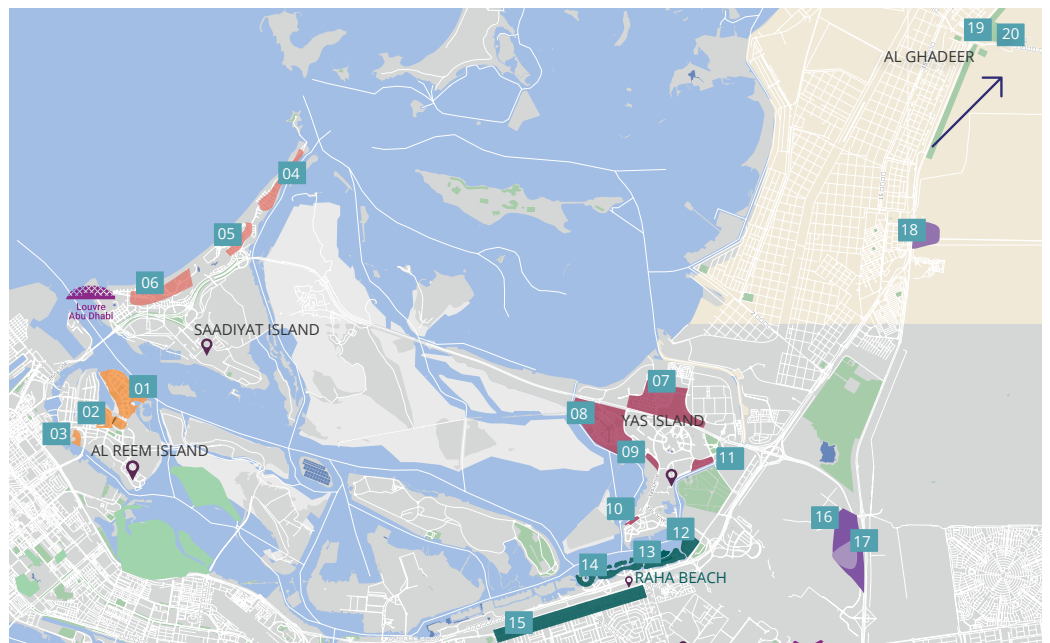
SAADIYAT ISLAND	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
MAMSHA SAADIYAT	29	232,740,000	35,141	36.5%	35,752	0.2%
SAADIYAT BEACH VILLAS	2	22,800,000	26,052	56.7%	430	0.9%
HIDD	11	261,450,000	33,525	17.4%	462	4.8%
	42	516,990,000			36,644	0.2%

YAS ISLAND	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
YAS ACRES (1,3,7)	22	100,334,000	14,136	1.1%	652	6.7%
WEST YAS	15	91,700,000	12,189	10.0%	1,007	3.0%
ANSAM 1	37	66,030,000	14,489	31.9%	547	13.5%
MAYAN	37	89,649,333	18,150	13.6%	512	14.5%
WATER'S EDGE	78	82,593,452	13,279	4.0%	2,258	6.9%
	189	430,306,785			4,976	7.6%

LOCATION ON MAP



1. Shams - Reem Island
2. City of Lights
3. Marina Square
4. Hidd
5. Saadiyat Beach Villas
6. Mamsha
7. Yas Acres (1,3,7)
8. West Yas
9. Ansam 1
10. Mayan
11. Water's Edge
12. Al Zeina
13. Al Muneera
14. Bandar (and Hadeel)
15. Al Raha Gardens
16. Al Reef Villas 1
17. Al Reef Apartments
18. Al Reef Villas 2
19. Ghadeer (Phase 1)
20. Ghadeer (Phase 2)



AL RAHA BEACH	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
AL BANDAR AND AL HADEEL	33	71,825,000	14,077	3.3%	511	13%
AL MUNEEERA	70	116,837,500	11,186	6.0%	1,445	10%
AL ZEINA	36	73,237,000	11,398	-1.3%	1,221	6%
	139	261,899,500			3,177	8.8%

AL RAHA BEACH	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
AL RAHA GARDENS	11	31,059,600	9,423	11.6%	1,379	1.6%

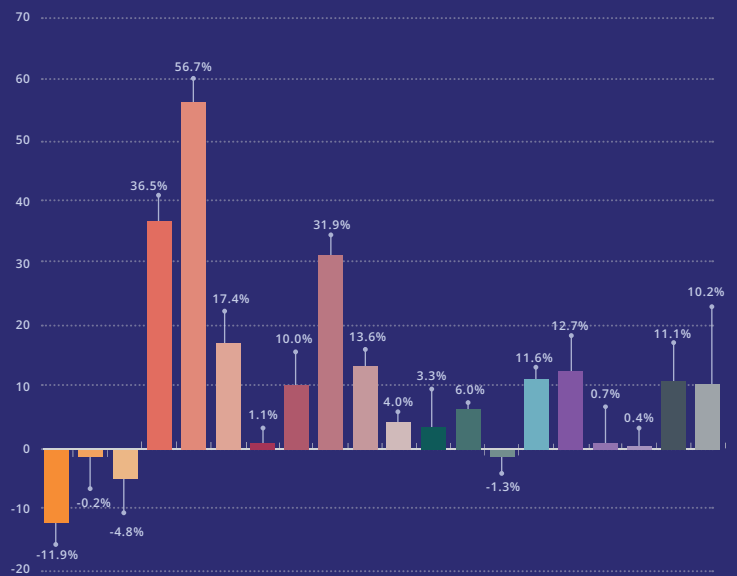
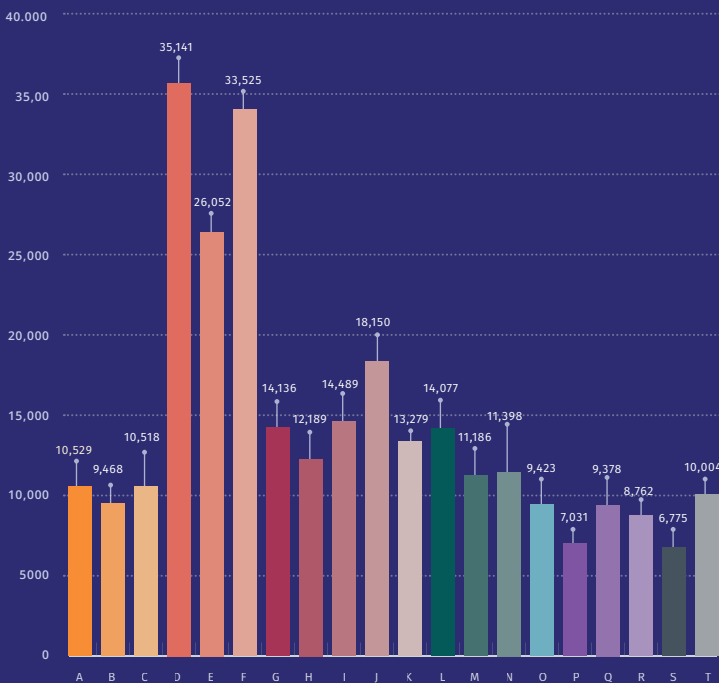
AL REEF	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
AL REEF DOWNTOWN	68	51,656,900	7,031	12.7%	1,818	7.5%
AL REEF VILLAS 1	77	126,327,000	9,378	0.7%	2,375	6.5%
AL REEF VILLAS 2	7	9,550,000	8,762	0.4%	860	1.6%
	152	187,533,900			5,053	6.0%

AL GHADEER	NUMBER OF TRANSACTIONS	VALUE OF TRANSACTIONS	AVG. SALES PRICE PER SQM	PRICE INCREASE SINCE 2023	TOTAL UNITS STOCK	ANNUAL TURNOVER RATE
AL GHADEER 1	95	70,446,000	6,775	11.1%	2,128	8.9%
AL GHADEER 2	41	38,042,000	10,004	10.2%	464	17.7%
	136	108,488,000			2,592	10.5%

AVERAGE: SALES PRICE PER SQM

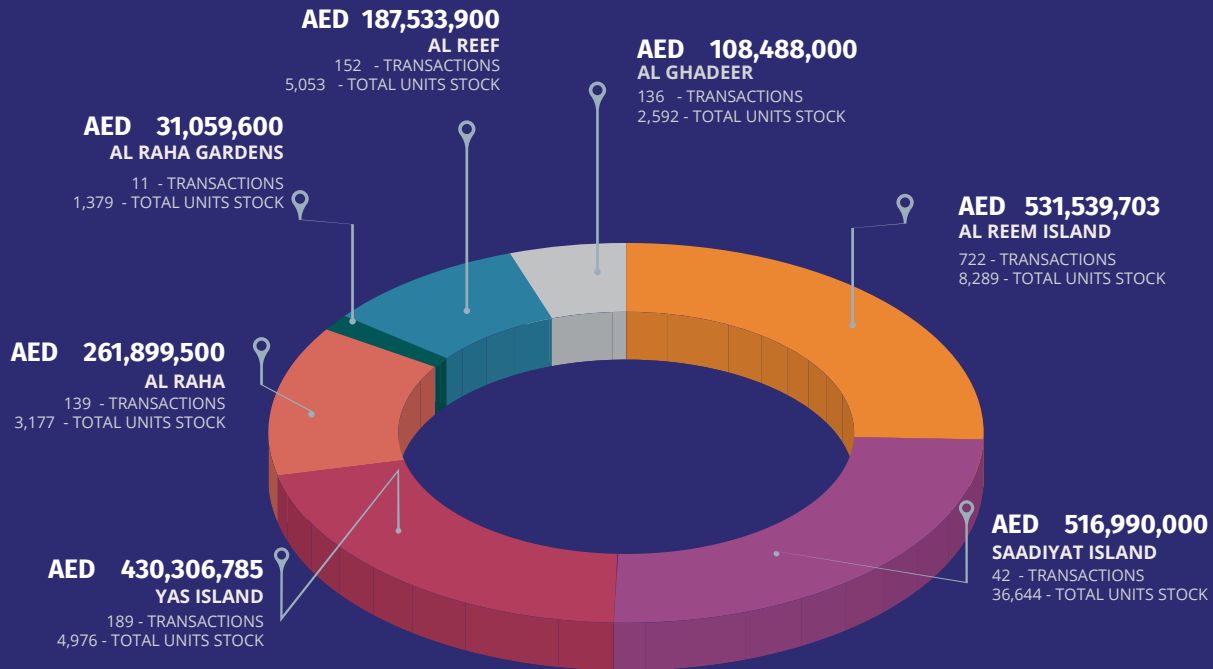


PERCENTAGE DIFFERENCE IN H1 2024 COMPARED TO 2023 - AVERAGE PRICE PER SQM



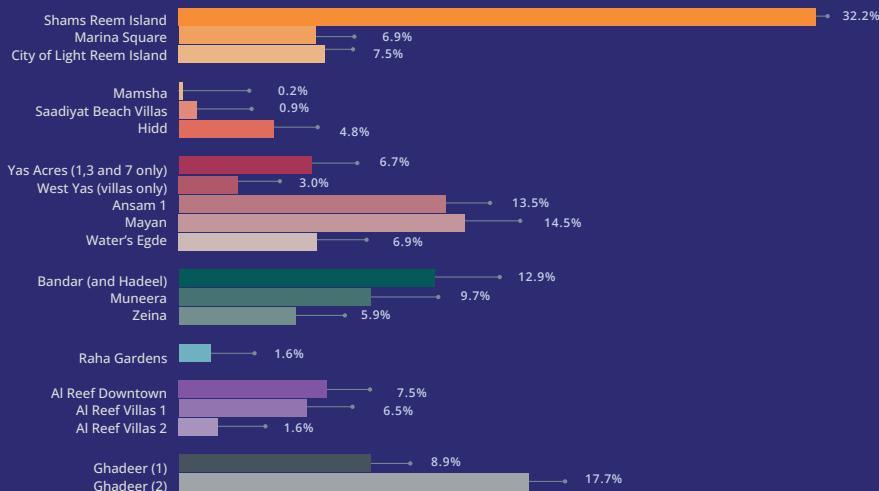
- A** Shams Reem Island
- D** Mamsha
- G** Yas Acres (1, 3 and 7 only)
- L** Bandar (and Hadeel)
- P** Al Reef Apartments
- S** Al Ghadeer (Phase 1)
- B** Marina Square
- E** Saadiyat Beach Villas
- H** West Yas (Villas only)
- M** Zeina
- Q** Al Reef Villas 1
- T** Al Ghadeer (Phase 2)
- C** City of Light Reem Island
- F** Hidd
- I** Ansam 1
- N** Muneera
- R** Al Reef Villas 2
- J** Mayan
- O** Al Raha Gardens
- K** Water's Egde

VALUE OF TRANSACTIONS / AREA



NUMBER OF TRANSACTIONS	TOTAL OF TRANSACTIONS	SALES TYPE
1,951 Units	AED 4,161,534,655	Ready (Secondary)

ANNUAL TURNOVER RATE



Highest increase in Sales Price per SQM

56.7%

SAADIYAT BEECH VILLA

Biggest Decrease in Sales Price per SQM

-11.9%

SHAMS REEM ISLAND

Highest increase in sales price per sqm is in Saadiyat Beach Villas with 56.7% increase and the *the biggest decrease in prices is seen in Shams, Reem Island with 11.9% decrease*.

Highest Annual Turnover Rate

32.2%

SHAMS REEM ISLAND

Lowest Annual Turnover Rate

0.2%

MAMSHA

Highest annual turnover rate is Shams Reem Island with 32.2% rate and *Lowest annual turnover rate is Mamsha with 0.2% rate*.