

Market Insights & Strategy

Global Markets

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Friday GCC&E Real Estate Market Pulse

- **Abu Dhabi and Dubai real estate surge**
- **Sharjah's mega sustainable development**
- **KSA's real estate investment drive**
- **Steady growth in Qatar and Egypt markets**

Real estate markets across the Gulf are gaining momentum in 2025, with several cities starting the year on solid ground. Leading the charge is Abu Dhabi, which posted an impressive 5,149 real estate transactions in just the first two months, amounting to AED17.24bn. A closer look reveals a healthy mix: 2,919 sales totaling AED9.6bn, 1,722 mortgage deals worth AED6.2bn, and 508 gift transactions valued at AED1.4bn, according to the Department of Municipalities and Transport. For context, gift transactions refer to non-sale property transfers, typically familial, yet formally recorded. This level of activity reinforces Abu Dhabi's growing reputation as a reliable and transparent investment hub, buoyed by infrastructure strength and policy clarity.

Moreover, Dubai's property market showed no signs of slowing. February 2025 alone brought in AED51.1bn in sales across 16,099 transactions—a 39.91% surge in value and a 35.5% rise in volume compared to the same month last year, according to Dubai Land Department. This double-digit momentum further reinforces Dubai's position as a frontrunner in the region's real estate landscape, attracting both regional and global investors with its blend of ambition, liquidity, and lifestyle appeal.

Meanwhile, Sharjah is betting big on scale and sustainability. According to reports, the emirate's AED25bn Ajmal Makan City, set to accommodate over 60,000 residents across eight islands, is poised to be more than just a mega-project—it's a signal of intent. With a blend of residential, commercial, and entertainment components, the development is set to drive job creation, stimulate investment inflows, and play a pivotal role in shaping Sharjah's next chapter of urban growth.

Meanwhile, Saudi Arabia continues to turn heads with its bold economic diversification strategy. The kingdom's residential real estate sector is expected to draw in USD1.22bn in investments this year, according to reports, largely propelled by government-backed mega-projects like NEOM. Beyond headline figures, this signals a deeper transformation of real estate becoming a central pillar in Saudi's vision to transition away from oil dependency and build a future rooted in innovation and livability.

Across the region, Qatar maintained a steady hand in February with 365 registered property sales totaling approximately QR1.29bn. These transactions—primarily residential, commercial, and land deals—reflect a stable demand base. Doha led the pack with QR478mn worth of deals, followed by Al Rayyan and Al Dhaayen, as reported by the Ministry of Justice. While the volume may be modest compared to its larger neighbors, Qatar's market continues to offer consistency and investor confidence.

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Lastly, Egypt is not sitting idle. Developer Safwa Urban Development (SUD) has announced plans to hit USD138mn in sales and invest USD98mn in construction throughout 2025, according to a press release. Much of this will be concentrated in the New Administrative Capital, a flagship project symbolizing Egypt's commitment to modern urban planning and economic decentralization. This project is a key part of Egypt's efforts to modernize its urban landscape and shift economic activity toward large, planned cities outside of Cairo.

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