



UAE Real Estate: A 2030 Market Outlook

Navigating Growth & Opportunity in the Next Economic Cycle

01

The National Context

The UAE's Future is Built on a Foundation of Strategic Vision.

To understand the trajectory of the real estate market, we first examine the powerful national strategies and demographic shifts shaping the decade ahead.

Growth is Anchored in Three Landmark National Agendas.



We the UAE 2031



Dubai Economic Agenda (D33)



Abu Dhabi Industrial Strategy

These programs are the catalysts for sustained, diversified economic expansion, directly fueling real estate demand through 2030.

A Growing Population Underpins Sustainable Housing Demand.

11.7 million

The projected UAE population by 2030, a key indicator for long-term residential and commercial real estate absorption.

Source: FAHR & SCAD

Diversified Non-Oil Growth Creates a Resilient Economic Base

~4.5%

Forecasted annual non-oil GDP growth, providing
a stable foundation for the real estate market.

Key Drivers:

- Manufacturing
- Logistics

Source: CBUAE Forecasts 2025-2026



02

The Market Forecast How National Vision Translates into Market- Specific Dynamics.

We now analyze the distinct supply, value, and yield characteristics of Dubai, Abu Dhabi, and the Northern Emirates from 2025 through 2030.

Dubai's Housing Supply is Set to Expand Significantly.

>50,000

Forecasted new housing units per year from 2026 onward.

As this delivery pipeline peaks, a moderation in prime residential value growth is anticipated by 2026. This signals a market shift towards maturity and stability.

Yields Remain a Core Strength of the Dubai Market.

6 - 7%

Attractive rental yields persist, offering strong income potential for investors even as capital appreciation moderates.

This positions Dubai as a robust market for buy-to-let investors seeking consistent cash flow.





Abu Dhabi's Market is Defined by Limited Inventory and Sustained Demand.

+7%

Projected annual rise in residential values through 2027.

~33,000

Homes under construction, reflecting a measured, phased delivery.

Driving Factors: Limited Inventory | Strong GCC Demand

The Northern Emirates are Aligning with Population Expansion.

New master-planned townships are being recorded in Ras Al Khaimah and Sharjah.

~4% p.a.

This development is directly aligned with sustained population growth in these key emirates.

This trend signals the maturation of the UAE property market beyond its two largest centers, creating new corridors for investment.

03

The Investor Strategy

Capitalizing on a Market of Diverse Opportunities.

The data reveals a nuanced market landscape. A successful 2025-2030 strategy requires diversification across both high-growth and stabilized-yield assets.

A Diversified Portfolio is Key to Navigating the Next Cycle.

Off-Plan High-Growth Zones

Objective: Target capital appreciation.

Characteristics: Early-stage master developments, significant infrastructure investment, high long-term growth potential.



Stabilized Yield Markets

Objective: Secure consistent income.

Characteristics: Completed properties in established areas, mature rental markets, lower volatility.

Focus on Master-Planned Communities for Capital Growth



Dubai Creek Harbour



Saadiyat Grove

These zones represent the next generation of urban development, offering significant upside potential for early off-plan investors.

Build a Foundation of Income with Established Assets.



Abu Dhabi Completed Stock



RAK Resorts

These markets offer immediate rental income and a lower-risk profile, providing a stable core for a diversified investment portfolio.



Your Partner in Navigating the UAE's Future.

The UAE's 2030 vision presents a clear trajectory for growth. Understanding the nuances between each emirate and asset class is the key to unlocking its full potential. RE/MAX Smart Concept combines deep market intelligence with strategic foresight to guide your investment decisions.

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