



# WHAT'S *REALLY* DRIVING **PROPERTY PRICES** IN THE GCC?

From **Dubai** to **Riyadh**,  
Property Prices Have **Surged** in Recent Years

But This Growth Isn't Random.  
**Here Are the 4 Real Forces**  
Shaping the GCC Property Boom.



# Limited Housing Supply

Demand is rising faster than new homes are delivered.

Example:

📍 **Saudi Arabia** is expected to need  
~**800,000** additional homes by  
**2030** to meet demand.

When supply cannot keep up with  
**population** and **investor demand**,  
prices naturally rise.

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# Mega Projects Transforming Cities

Government mega-projects are reshaping the region.

Example:

- 📍 NEOM
- 📍 Palm Jumeirah
- 📍 Expo City Dubai

Large-scale developments increase **tourism, jobs, and infrastructure** — all of which push property values upward.

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# Population Growth & Urban **EXPANSION**

More residents = higher housing demand.

Example:

- 📍 **Dubai** population crossed **3.8 million** in 2024
- 📍 **Riyadh** aims for **10 million** residents by 2030



Rapid population growth means cities must **build hundreds of thousands** of new homes, driving property demand.

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# GLOBAL CAPITAL & INVESTOR DEMAND

International investors are pouring money into GCC property.

Cities like **Dubai** have become **global investment hubs** because of:

- 0% property tax
- High rental yields (5–8%)
- Strong legal protections for investors

A panoramic view of the Dubai skyline at sunset, with the Burj Khalifa as the central focus. The city lights are visible, and the sky is a mix of orange, yellow, and dark blue. In the foreground, there is a desk with a laptop, a glass of whiskey, a globe, and stacks of cash.

In **2024**, foreign buyers accounted for a **large share** of **prime property** transactions in **Dubai**, pushing prices higher.

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# Final Insight: The GCC Property Boom

is driven by structural growth.

Key drivers:

- ✓ Global investor demand
- ✓ Rapid population growth
- ✓ Mega infrastructure projects
- ✓ Housing supply shortages

These factors suggest **long-term momentum**  
for GCC real estate markets.