



Webster Pacific

The Wealthiest Residential Areas in Dubai:
A Geospatial Study of High Net Worth Individuals

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Link to Report: <https://websterpacific.com/october-18,-2022:-a-geospatial-study-of-high-net-worth-individuals-in-dubai>

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About Webster Pacific: Webster Pacific is a strategy consulting firm focused on helping the Retail, Fitness, Education, and Real Estate industries make better decisions through the power of data.



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Introduction

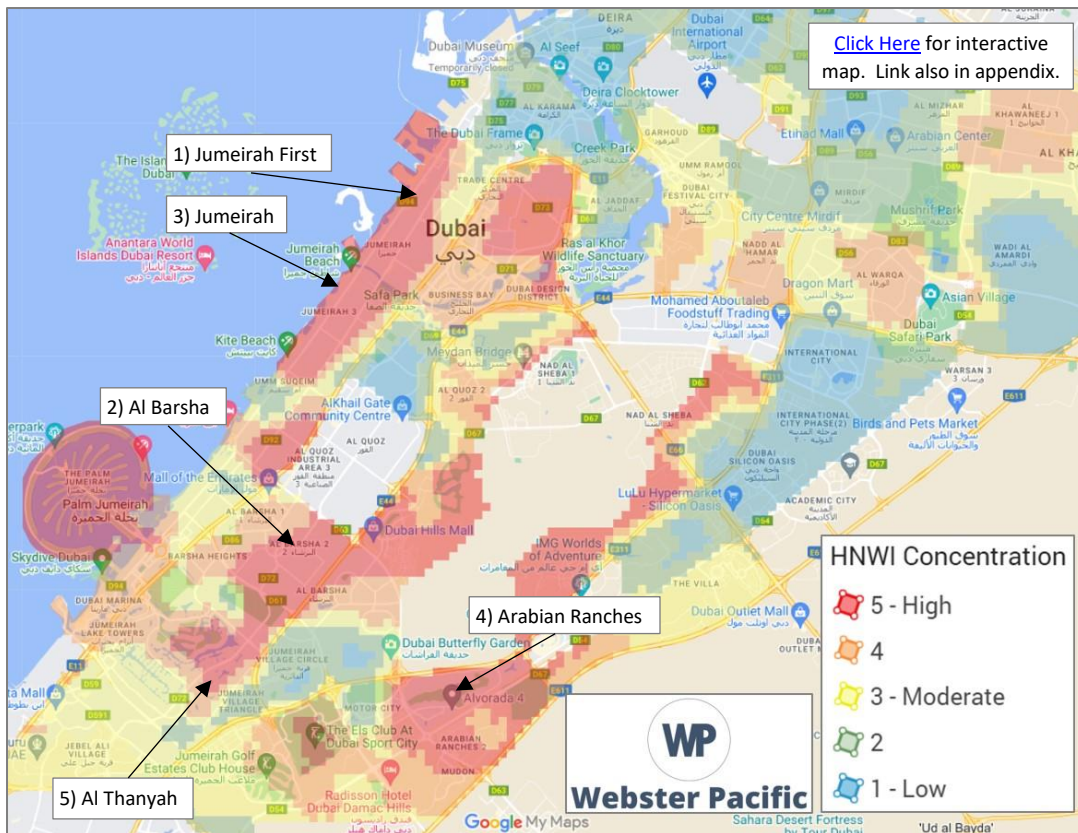
This report is compiled by strategy consultancy Webster Pacific (www.websterpacific.com) using their proprietary analytics to map High Net Worth Individuals (HNWI) at the neighborhood level. Total Dubai HNWI counts provided by intelligence firm New World Wealth (www.newworldwealth.com). HNWI are defined as individuals with wealth¹ of US\$1 million or more, of which Dubai has 67,900 as of June 2022.

Research and Findings

Webster Pacific used proprietary analytics to estimate the HNWI population of Dubai, geospatially. See heat map below. Additionally, estimates of the count of HNWI by residential area (similar to neighborhood) are shown in the table on page 3 of this report.

- The top 5 residential areas with the highest count of HNWIs were 1) Jumeirah First, 2) Al Barsha, 3) Jumeirah, 4) Arabian Ranches, and 5) Al Thanyah. Detailed residential area borders on page 4.
- Of the 67,900 HNWIs in Dubai, 35% are in Jumeirah First, Al Barsha, and Jumeirah.
- Jumeirah is distinguished by its upscale, suburban feel and its proximity to both the gulf and downtown Dubai.
- Al Barsha is ideal for wealthy families due to the abundance of schools such as GEMS Dubai American Academy and King’s School Al Barsha, along with access to elevated shopping at Galleria Mall Al Barsha.
- Arabian Ranches and Al Thanyah offer more secluded communities with a multitude of world-renowned golf clubs and equestrian facilities.

HNWI Heat Map, June 2022, with Top 5 Neighborhoods for HNWI Identified



¹ “Wealth” refers to the net assets of a person, including property, cash, equities, business interests, less liabilities.



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HNWI Counts in Dubai Residential Areas, June 2022 – Top 20 List

Rank	Residential Area	HNWI Count 2022
1	Jumeirah First	8,685
2	Al Barsha	8,155
3	Jumeirah	7,202
4	Arabian Ranches	3,728
5	Al Thanyah	3,542
6	Umm Suqeim	2,960
7	Nakhlat Jumeirah	2,573
8	Marsa Dubai	2,537
9	Al Satwa	2,446
10	Umm Al Sheif	2,421
11	Wadi Al Safa	2,092
12	Al Warqa'A	2,049
13	Al Hebiah	1,793
14	Nadd Al Shiba	1,688
15	Jabal Ali Third	1,593
16	Zaa'Beel	1,225
17	Nadd Al Hamar	1,025
18	Al Barsha South	995
19	Al Muteena	890
20	Burj Khalifa	871
n/a	<i>Other Residential Areas in Dubai</i>	9,429

Total Dubai	67,900
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² "Other Residential Areas in Dubai" shown in Appendix table



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Appendix

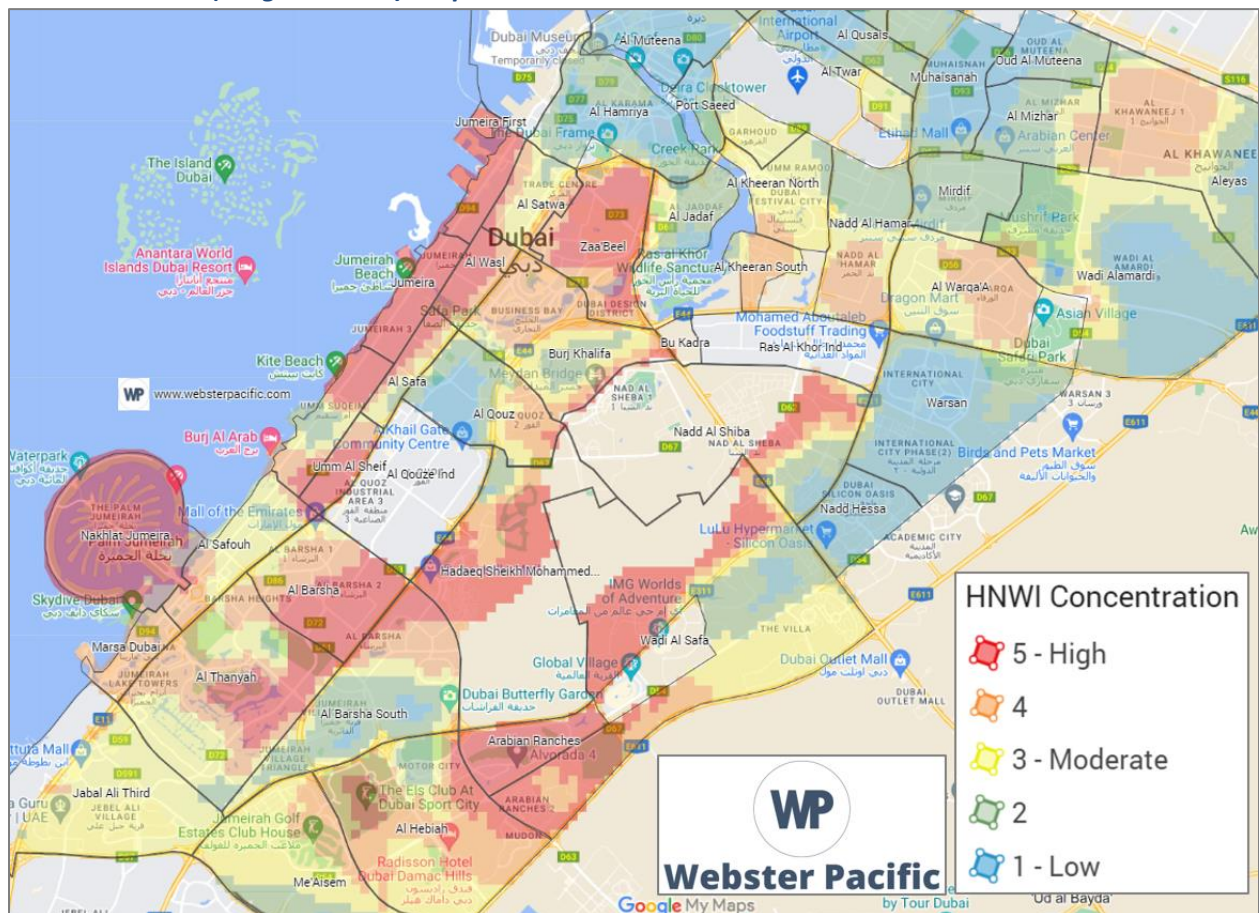
Notes on Methodology

- Total HNWI counts for Dubai as of June 2022 were provided by Andrew Amoils of New World Wealth.
- Heat Map shows the concentration of HNWIs within a 5-minute drive from every location in the market. Webster Pacific (WP) HNWI and Population Data Blocks used along with a traffic-accurate road network. To make HNWI and Population Data Blocks, WP performs extensive residential real estate studies.

Link to Interactive Map

https://www.google.com/maps/d/edit?mid=1Pr0x6f5T0AibDdi2EGOiOS_0dcfP7cY&usp=sharing

Residential Area (Neighborhood) Map





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HNWI Counts in Dubai Residential Areas, June 2022 – Full List

Rank	Residential Area	HNWI Count 2022
1	Jumeirah First	8,685
2	Al Barsha	8,155
3	Jumeirah	7,202
4	Arabian Ranches	3,728
5	Al Thanyah	3,542
6	Umm Suqeim	2,960
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15	Jabal Ali Third	1,593
16	Zaa'Beel	1,225
17	Nadd Al Hamar	1,025
18	Al Barsha South	995
19	Al Muteena	890
20	Burj Khalifa	871
21	Al Twar	833
22	Al Hamriya	832
23	Al Wasl	771
24	Mirdif	695
25	Al Safouh	692
26	Madinat Dubai Al Melaheyah	651
27	Aleyas	564
28	Al Mizhar	497
29	Al Safa	436
30	Al Qouz	427
31	Al Garhoud	425
32	Al Mamzar	404
33	Me'Aisem	401
34	Muhaisanah	367
35	Al Kheeran North	214
36	Hadaeq Sheikh Mohammed Bin Ra	157
37	Al Kheeran South	147
38	Al Qusais	78
39	Warsan	18
Unranked	Al Qouze Ind	<5
Unranked	Nadd Hessa	<5
Unranked	Wadi Alamardi	<5
Unranked	Port Saeed	<5
Unranked	Al Qusais Ind	<5
Unranked	Al Nahda	<5
Unranked	Oud Al Muteena	<5
Unranked	Al Jadaf	<5
Unranked	Bu Kadra	<5
Unranked	Ras Al Khor Ind	<5
Unranked	Outskirts of Dubai	821
Total Dubai		67,900