DataDwip

INDUSTRY INTELLIGENCE REPORT

Real Estate Market Structure, Activity & Information Requirements

An evidence-based analysis of the United States and United Arab Emirates real estate markets, their operating environment, and the growing dependence on external market intelligence.

$1.67–1.74T	$499.1B	AED 1.12T+	188
U.S. CRE MARKET	U.S. INVESTMENT 2025	UAE TRANSACTIONS	PUBLIC U.S. REITS

Prepared by DataDwip Research

August 15, 2026

Classification: Market Analysis Document

Table of Contents

A twelve-section intelligence review of market structure, geography, industry segments and external data requirements across the U.S. and UAE real estate sectors.

OFFICIAL DATA

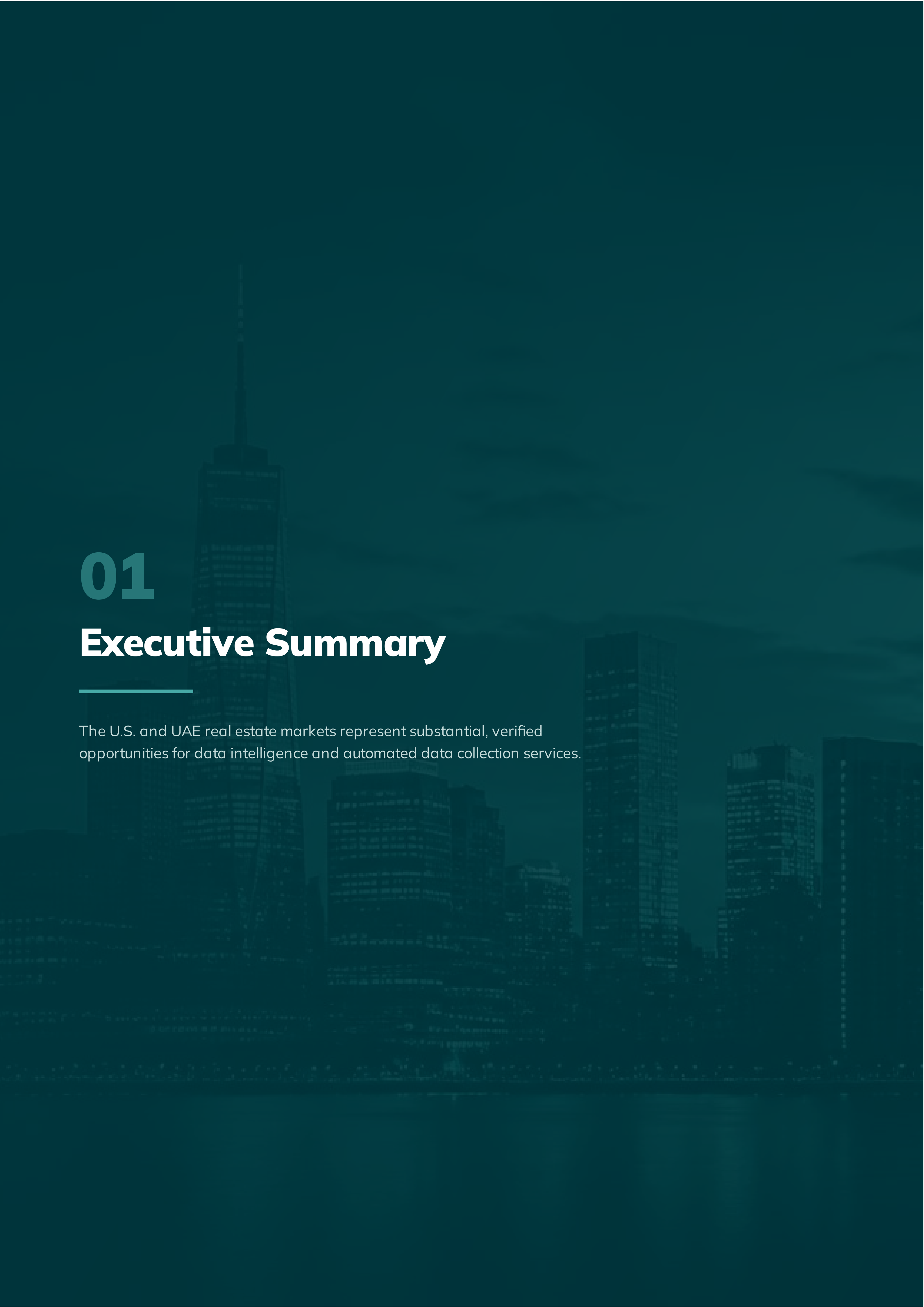
Government, regulator and primary-source statistics — Census Bureau, DLD, ADREC, Sharjah RERD, Nareit.

INDUSTRY RESEARCH

Established research houses including CBRE, JLL, IBISWorld, MarketDataForecast and GII Research.

ANALYTICAL INTERPRETATION

DataDwip analysis layered on verified data, clearly separated from reported figures.



01

Executive Summary

The U.S. and UAE real estate markets represent substantial, verified opportunities for data intelligence and automated data collection services.

Two markets, one information problem

The U.S. commercial real estate market is valued at $1.67–1.74 trillion, while UAE markets (Dubai, Abu Dhabi, Sharjah) collectively achieved AED 1.12+ trillion ($305B+) in 2025 transactions.

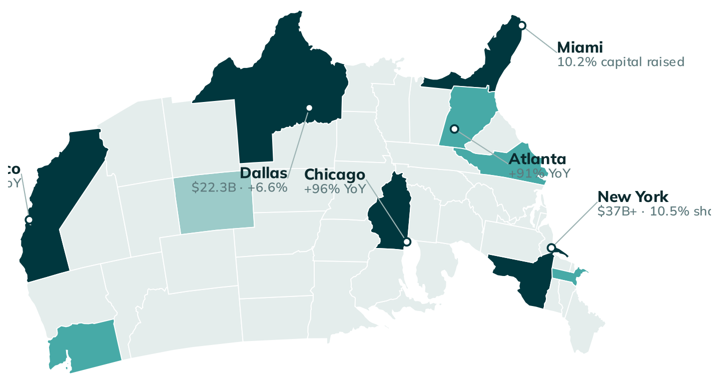
$1.67–1.74T
U.S. CRE market size
2025–2026

$499.1B
U.S. CRE investment volume
+22% YoY (2025)

AED 917B
Dubai transaction value
+20% YoY · 270,000+ deals

AED 142B
Abu Dhabi transactions
+44% YoY · 42,814 deals

U.S. INVESTMENT CONCENTRATION



Tier 1 priority · Tier 2 · Tier 3 · Other states

AED 65.6B
Sharjah transactions
+64.3% YoY · 132,659 deals

32,294
Dubai registered brokers
9,785 brokerage offices

188
Publicly traded U.S. REITs
$1.474–1.5T equity market cap

ANALYTICAL INTERPRETATION

Organizations operating across multiple properties, markets, listings and transaction sources face increasingly complex information requirements.

Key findings at a glance

Verified statistics drawn from official registries, regulators and established industry research.

FINDING	STATISTIC	SOURCE	PERIOD	CLASSIFICATION
U.S. CRE Market Size	$1.67T (2025), $1.72–1.74T est. (2026)	MarketDataForecast, GII, IBISWorld	2025–2026	Industry research
U.S. CRE Investment Volume	$499.1 billion (+22% YoY)	Chambers Real Estate, CBRE	2025	Official data
U.S. CRE Investment Forecast	$562–605 billion (+16% YoY)	CBRE	2026 forecast	Industry research
Publicly Traded U.S. REITs	188	Nareit	March 2026	Official data
REIT Equity Market Cap	$1.474–1.5 trillion	Nareit	Mar–Jun 2026	Official data
Dubai Transactions	270,000+ worth AED 917B ($249.7B), +20% YoY	Dubai Land Department	2025	Official data
Dubai Registered Brokers	32,294	Dubai Land Department	End 2025	Official data
Dubai Brokerage Offices	9,785	Dubai Land Department	End 2025	Official data
Dubai Brokerage Commissions	AED 13.59B ($3.7B), +31% YoY	Dubai Land Department	2025	Official data
Abu Dhabi Transactions	AED 142B from 42,814 transactions, +44% YoY	ADREC / Abu Dhabi Media Office	2025	Official data
Abu Dhabi Residential	AED 76.1B, +67% YoY	ADREC	2025	Official data
Sharjah Transactions	AED 65.6B from 132,659 transactions, +64.3% YoY	Sharjah RERD / WAM	2025	Official data

MOST SIGNIFICANT SEGMENTS

- **Primary:** Commercial real estate brokerages (U.S. & UAE)
- **Primary:** Commercial property management companies (U.S.)
- **Primary:** REITs & real estate investment firms (U.S.)
- **Secondary:** Property developers (UAE); asset managers (U.S. & UAE); Abu Dhabi and Sharjah real estate companies

MAJOR DATA & INTELLIGENCE TRENDS

- **Data fragmentation** across portals, MLS systems, public records and regulators
- **High change frequency** — listings and prices change daily
- **Manual collection challenges** scale poorly with source count
- **Competitive pressure** for real-time competitor intelligence
- **Technology adoption gap** between AI ambition and data access

02

Market Scale & Economic Importance

Reported market data and official registry statistics for the United States and the United Arab Emirates.

U.S. commercial real estate scale

Market research and reported market data for the U.S. commercial real estate sector.

$1.67–1.74T
Market size (2025–26)

$499.1B
Investment volume 2025
+22% YoY

$250.3B
Investment YTD Q2 2026
+21% YoY

188
Public REITs

$1.474T
REIT market cap
$4.5T+ assets owned

+16%
Investment growth 2026
$562–605B forecast

METRIC	VALUE	UNIT	SOURCE	PERIOD
Commercial Real Estate Market Size	$1.67–1.74 trillion	USD	MarketDataForecast, GII, IBISWorld	2025–2026
CRE Investment Volume	$499.1 billion	USD	Chambers Real Estate, CBRE	2025
CRE Investment Forecast	$562–605 billion (+16% YoY)	USD	CBRE	2026 forecast
CRE Investment YTD Q2 2026	$250.3 billion (+21% YoY)	USD	CBRE	Q2 2026
Publicly Traded REITs	188	Count	Nareit	March 2026
REIT Equity Market Cap	$1.474–1.5 trillion	USD	Nareit	Mar–Jun 2026
REIT Capital Offerings	$82.96 billion	USD	Nareit	2025

INDUSTRY STRUCTURE — NAICS SEGMENTATION

- **NAICS 531210** — Offices of real estate agents and brokers. Substantial establishment counts; classifications do not necessarily represent unique companies.
- **NAICS 53131** — Real estate property managers. Establishment counts should be interpreted separately from company counts.
- **NAICS 531390** — Other activities related to real estate: appraisal, title, escrow and related services.

IBISWorld: the broader commercial real estate industry (OD4070) is reported at $1.6 trillion in 2026 revenue across 3 million businesses.

UAE real estate scale

Official data published by the Dubai Land Department, ADREC, Sharjah RERD and WAM for 2025.

AED 917B
Dubai transaction value
+20% YoY

AED 142B
Abu Dhabi transactions
+44% YoY

AED 65.6B
Sharjah transactions
+64.3% YoY

AED 1.12T+
UAE total (all three)
$305B+

METRIC	VALUE	UNIT	SOURCE	PERIOD
Dubai Transactions	270,000+	Count	Dubai Land Department	2025
Dubai Transaction Value	AED 917 billion ($249.7B)	AED/USD	Dubai Land Department	2025
Dubai Transaction Growth	+20% YoY	Percentage	Dubai Land Department	2025
Dubai Registered Brokers	32,294	Count	Dubai Land Department	End 2025
Dubai Brokerage Offices	9,785	Count	Dubai Land Department	End 2025
Dubai Brokerage Commissions	AED 13.59 billion ($3.7B)	AED/USD	Dubai Land Department	2025
Dubai Commission Growth	+31% YoY	Percentage	Dubai Land Department	2025
Abu Dhabi Transaction Value	AED 142 billion (+44% YoY)	AED	ADREC / Abu Dhabi Media Office	2025
Abu Dhabi Transactions	42,814	Count	ADREC	2025
Abu Dhabi Residential	AED 76.1 billion (+67% YoY)	AED	ADREC	2025
Sharjah Transaction Value	AED 65.6 billion (+64.3% YoY)	AED	Sharjah RERD / WAM	2025
Sharjah Transactions	132,659	Count	Sharjah RERD	2025

ANALYTICAL INTERPRETATION — BUSINESS IMPLICATION

The scale of the U.S. CRE market — $1.67–1.74 trillion with $499.1 billion in 2025 investment activity — creates substantial demand for data and intelligence services. The large number of firms, combined with high data intensity and competitive pressure, creates a substantial addressable market for automated data collection, market intelligence and competitor monitoring.

03

Geographic Market Landscape

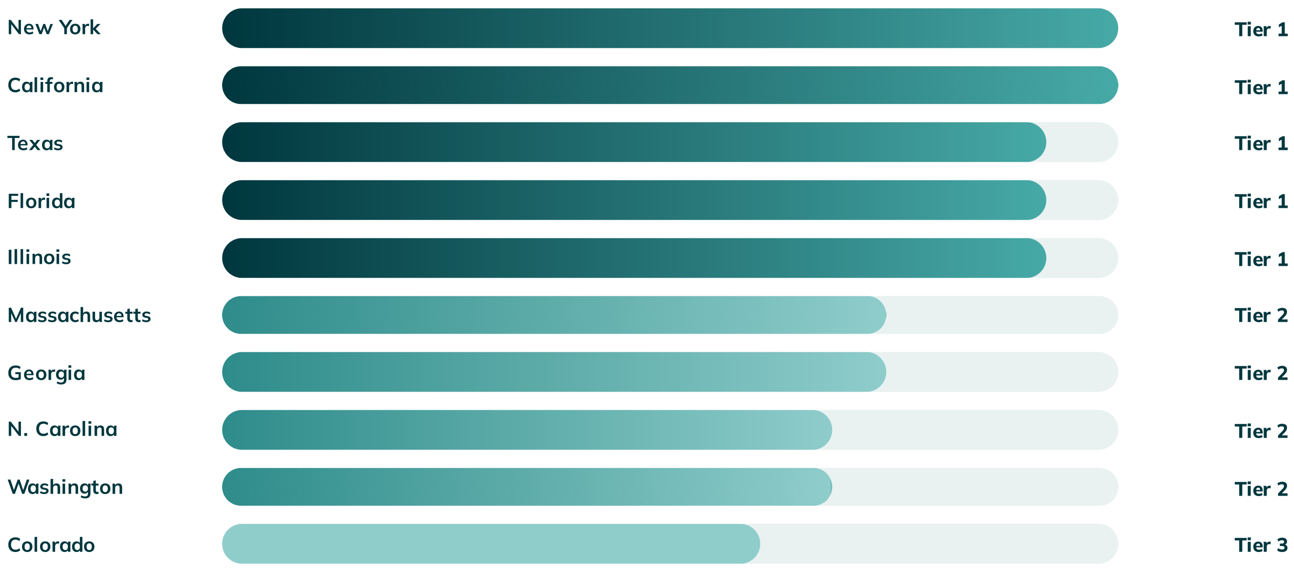
Analytical comparison based on selected market indicators; not an official market ranking.

U.S. state & metro market priority

Ranked on investment share, firm concentration, data maturity and growth momentum. Analytical ranking — not an official market ranking.

RANK	STATE	PRIMARY METROS	CRE INVESTMENT SHARE	FIRM CONCENTRATION	DATA MATURITY	GROWTH MOMENTUM	PRIORITY
1	New York	NYC, NJ	10.5% of national returns; $37B+ (TTM)	Very High	High	+21% YoY	Tier 1
2	California	SF, LA, SD	~$39.4B combined (SF $20.5B, LA $18.9B)	Very High	Very High	SF +150%	Tier 1
3	Texas	Dallas, Houston, Austin	11.7% of national returns; DFW $22.3B	High	Medium-High	Dallas +6.6%	Tier 1
4	Florida	Miami, Tampa, Orlando	10.2% of capital raised	High	Medium-High	High	Tier 1
5	Illinois	Chicago	Chicago +96% YoY	High	High	+96% YoY	Tier 1
6	Massachusetts	Boston	High	Medium-High	Very High	Medium	Tier 2
7	Georgia	Atlanta	Atlanta +91% YoY	Medium-High	Medium	+91% YoY	Tier 2
8	North Carolina	Charlotte, Raleigh	Medium-High	Medium	Medium	High	Tier 2
9	Washington	Seattle	Medium-High	Medium	High	Medium-High	Tier 2
10	Colorado	Denver	Medium	Medium	Medium-High	Medium-High	Tier 3

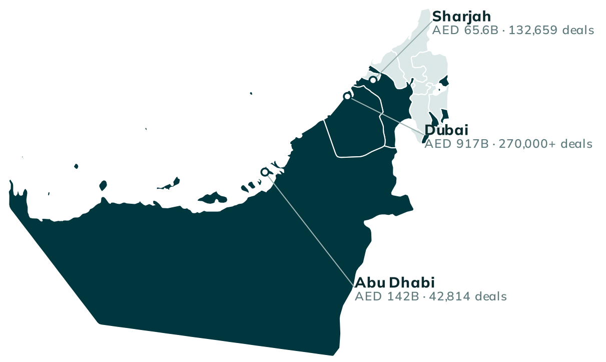
RELATIVE MARKET PRIORITY (2026)



Sources: CBRE, JLL, MSCI Real Assets, Agora · Period 2025–2026 · Geography: USA · Analytical ranking (not official).

UAE emirate comparison

Dubai maintains dominant market share while Abu Dhabi and Sharjah demonstrate exceptional growth rates across 2025.



Priority emirates · Other emirates

TRANSACTION VALUE 2025

Dubai	AED 917B
Abu Dhabi	AED 142B
Sharjah	AED 65.6B

TRANSACTION VOLUME 2025

Dubai	270,000+
Sharjah	132,659
Abu Dhabi	42,814

GROWTH (YOY VALUE)

Sharjah	+64.3%
Abu Dhabi	+44%
Dubai	+20%

RANK	EMIRATE	PRIMARY CITY	VOLUME (2025)	VALUE (2025)	GROWTH YOY	BROKERAGE / REGISTRY ACTIVITY	PRIORITY
1	Dubai	Dubai	270,000+ transactions	AED 917 billion ($249.7B)	+20%	9,785 offices, 32,294 brokers	Tier 1
2	Abu Dhabi	Abu Dhabi	42,814 transactions	AED 142 billion	+44%	ADREC regulated	Tier 2
3	Sharjah	Sharjah	132,659 transactions	AED 65.6 billion	+64.3%	Sharjah RERD regulated	Tier 2

MARKET INTERPRETATION

Sharjah records a high transaction count at a lower average ticket size, while Abu Dhabi concentrates greater value in fewer, larger transactions — two distinct data-collection profiles within one federation.

Where U.S. capital is actually moving

Market research and reported market data for the trailing four quarters and Q1–Q2 2026.

$37B+
New York investment volume
Trailing four quarters to Q2 2025

+150%
San Francisco growth
Q1 2025 → Q1 2026

$22.3B
Dallas–Fort Worth sales
No. 1 by raw dollars, +6.6%

66.9%
Returns from top 10 states
TX 11.7% · NY 10.5% · FL 10.2%

METRO INVESTMENT GROWTH, Q1 2025 → Q1 2026

San Francisco	+150%
Chicago	+96%
Atlanta	+91%
New York	+21%
Dallas–Fort Worth	+6.6%

Sources: JLL, CBRE, MSCI Real Assets.

INVESTMENT ACTIVITY BY MARKET

- **Q1 2026 office investment** +61% YoY, supported by an active market for larger deals
- **Q1 2026 industrial leasing** +14% YoY, 249.8M sq. ft. leased
- **Multifamily capital** — 48.6% of all CRE capital raised in 2025
- **Southeast performance** — 42.1% of capital raised, 40.5% of total returns

FLIGHT TO QUALITY

Occupiers favour prime assets across all sectors, creating bifurcation between Class A and older secondary space.

DATA CENTRE BOOM

Leasing activity expected to reach an all-time high in 2026, constrained by power delivery timelines.

CAP RATE STABILISATION

Cap rates for most property types expected to compress by 5–15 basis points in 2026.

ANALYTICAL INTERPRETATION

U.S. commercial real estate activity is concentrated across a relatively small number of major metropolitan markets. Differences in investment volume and growth indicate that market conditions vary significantly by geography and property ecosystem.

05

Commercial Real Estate Brokerages

Structure, operational complexity, data characteristics and external information requirements.

Brokerage structure & complexity

Commercial brokerages facilitate the sale, lease and acquisition of commercial property on behalf of owners, investors and occupiers, earning commissions and providing market advisory services.

METRIC	UNITED STATES	UAE (DUBAI)	SOURCE
Establishments / offices	Substantial establishment counts across brokerage categories	9,785 registered offices	Census Bureau CBP, DLD
Employees / brokers	Substantial employment in the brokerage sector	32,294 registered brokers	Census Bureau CBP, DLD
Annual revenue / commissions	~$269.1 billion (industry research estimate)	AED 13.59B commissions	Census Bureau CBP, DLD

OPERATIONAL COMPLEXITY

- Manage hundreds to thousands of active listings across property types
- Track competitor activity, pricing changes and market trends daily
- Advise clients on pricing, market conditions and investment opportunities
- Coordinate transactions involving buyers, sellers, lenders and inspectors

INDUSTRY DATA CHARACTERISTICS

- **High frequency of listing changes** — listed, delisted, price-adjusted daily
- **Multiple information sources** — portals, MLS, public records, regulators, company sites
- **Pricing changes** — frequent adjustments to market conditions
- **Market fragmentation** — no central repository
- **Competitor visibility** — continuous monitoring required

EXTERNAL INFORMATION REQUIREMENTS

- Property listing data — address, price, characteristics, status, agent, photos, timestamps
- Pricing history and changes
- Market trends — days on market, inventory, absorption, cap rates
- Competitor listings and pricing
- New development information and property transaction records

RELEVANT INTELLIGENCE USE CASES

- Competitor listing and pricing monitoring
- Property listing aggregation from multiple portals
- Market intelligence dashboards — inventory and pricing trends
- New development and project tracking

Commercial property management

Property managers oversee day-to-day operations of commercial assets on behalf of owners — tenant relations, maintenance, financial reporting and renewal strategy.

$84.73B
U.S. commercial PM market (2025)

$88.03B
Estimated 2026
3.9% CAGR through 2031

707,700
Employees
Census Bureau CBP

METRIC	UNITED STATES	SOURCE
Establishments	Substantial establishment counts in property management	VantaInsights (Census Bureau CBP)
Employees	707,700 (latest available)	Census Bureau CBP
Annual revenue	~$152.6 billion (industry research estimate)	Census Bureau CBP

PORTFOLIO COMPLEXITY

- Tenant relations and lease administration
- Maintenance and facilities management
- Financial reporting and budgeting
- Market rent analysis and renewal strategies

Portfolio size varies substantially by company, asset class and operating model.

INDUSTRY INFORMATION REQUIREMENTS

- Rental data — market rents, comparables, renewal benchmarks
- Tenant and property data — lease expirations, square footage, amenities
- Market trends — vacancy, absorption, new supply
- Competitor properties — amenities, pricing, occupancy
- Public records — ownership, tax assessments, permits

TECHNOLOGY ENVIRONMENT

Many property-management organizations operate alongside established property-management and reporting platforms, while external market intelligence may require additional data sources.

RELEVANT DEPARTMENTS

Asset Management · Portfolio Management · Market Research · Finance and Reporting · Technology and IT

REITs, investment & asset management

Official Nareit data on the listed U.S. REIT sector and its research requirements.

188
Publicly traded REITs
March 2026

$1.474–1.5T
Equity market cap
March–June 2026

$4.5T+
CRE assets owned

$82.96B
Capital offerings 2025
$66.2B dividends paid (2024)

METRIC	VALUE	SOURCE	PERIOD
Publicly Traded U.S. REITs	188	Nareit	March 2026
REIT Equity Market Cap	$1.474–1.5 trillion	Nareit	March–June 2026
REITs Own	Over $4.5 trillion of CRE assets	Nareit	March 2026
REIT Capital Offerings	$82.96 billion	Nareit	2025
REIT Dividends Paid	~$66.2 billion (public listed)	Nareit	2024

RESEARCH REQUIREMENTS

- Market research — macro trends, sector performance, geography
- Investment intelligence — deal flow, cap rates, pricing benchmarks
- Property and competitor data — comparables, occupancy, rents
- Portfolio analytics — performance tracking and benchmarking

DATA REQUIREMENTS

- Property listings and transaction data
- Pricing and valuation benchmarks
- Market trends and forecasts
- Competitor portfolio data
- Economic and demographic data

ORGANIZATIONAL CHARACTERISTICS

- Portfolio complexity across assets and markets
- Geographic diversification requirements
- Research, analysis and reporting functions
- Investor communication obligations

INVESTMENT INTELLIGENCE

Multifamily assets secured 48.6% of all capital raised in 2025; the top 10 states account for 66.9% of total investment returns; data centre leasing is expected to reach an all-time high in 2026.

08

UAE Real Estate Market Structure

Dubai, Abu Dhabi and Sharjah — official registry data for the 2025 calendar year.

Dubai — five consecutive record years

Official data published by the Dubai Land Department for 2025.

AED 917B
Transaction value
270,000+ transactions, +20% YoY

9,785
Registered brokerage offices

32,294
Registered brokers
11,371 women · 13,083 new in 2025

AED 13.59B
Brokerage commissions
+31% YoY

TRANSACTION ACTIVITY

- **Residential sales** — AED 541.3–682.5B across 200,779–214,912 transactions (+19–31% YoY)
- **Commercial real estate** — AED 135.1B across 12,850 deals
- **All operations** (sales, leases, services) — AED 919B (+20.8% YoY)
- **Broker-executed transactions** — 96,440 (+54% YoY)

Dubai
AED 917 billion across 270,000+ transactions in 2025

MARKET GROWTH

- Five consecutive record years (2021–2025)
- Global investor confidence and strategic growth plans driving activity

BROKERAGE INTENSITY

Commissions	AED 13.59B
Broker deals	96,440
Offices	9,785

Indexed for visual comparison; values as reported by DLD.

Abu Dhabi & Sharjah — the growth engines

Official data published by ADREC, Sharjah RERD and WAM for 2025.

Abu Dhabi

AED 142B
From 42,814 transactions
+44% value · +52% volume

AED 76.1B
Residential unit sales
23,600 deals · +67% value

- **Total sales** — AED 93 billion (record high)
- **Mortgages** — AED 43 billion
- **Off-plan residential** — 71% of residential sales
- Market has **quadrupled in value since 2022**; residential expanded from ~AED 19B (2022) to AED 76B (2025)

Sharjah

AED 65.6B
From 132,659 transactions
+64.3% YoY

AED 44.3B
Residential (9M 2025)
+58.3% YoY

- **Mortgages 2025** — AED 15.5 billion across 6,300 transactions (+45.1% YoY)
- **Foreign investors** — 129 nationalities active in the market
- **UAE nationals** — AED 33.8 billion across 41,066 properties
- Highest trading value on record in 2025; new masterplans driving demand

RESIDENTIAL VALUE TRAJECTORY — ABU DHABI

2023 and 2024 positions are indicative of the reported quadrupling trajectory; 2022 and 2025 values as reported by ADREC.

ANALYTICAL INTERPRETATION

Abu Dhabi and Sharjah are growing considerably faster than Dubai in percentage terms, from smaller bases and under separate regulators — each with its own registry, publication cadence and data format.

The UAE real estate ecosystem

Interconnected participants, each generating and consuming external information.

Brokerages	Developers	Investors	Asset Managers	Property Managers	Regulators	Market Data
Listings	Projects	Capital	Portfolios	Operations	Compliance	Intelligence

DEVELOPER ACTIVITY

Dubai and Abu Dhabi have active development pipelines, with off-plan sales representing 71% of Abu Dhabi residential transactions in 2025.

- Active project launches across residential, commercial and mixed-use segments
- Off-plan sales dominating residential transactions
- Master-planned communities driving investor interest
- Infrastructure development supporting property values

INVESTMENT ECOSYSTEM

- **Family offices** — active in direct property investment and development
- **Institutional investors** — real estate allocation and portfolio management
- **International investors** — 129 nationalities active in Sharjah alone

Dubai

Primary market

AED 917B · 270,000+ deals · 9,785 offices

Abu Dhabi

Secondary market

AED 142B · +44% YoY · emerging proptech

Sharjah

Secondary market

AED 65.6B · +64.3% YoY · high volume

INFORMATION FLOW

- Brokerages provide market intelligence to developers and investors
- Developers share project information with brokerages and investors
- Investors require portfolio data from asset and property managers
- Regulators (DLD, ADREC, Sharjah RERD) publish transaction data and market reports
- Market data providers aggregate and analyse information from all sources

10

External Data & Information Requirements

A structured framework of what the industry needs, how often it changes, and where it lives.

Information requirements framework

Analytical interpretation of relevance levels and the update cadence each category demands.

LEVEL	CHARACTERISTICS	EXAMPLE INFORMATION TYPES
HIGH RELEVANCE	Essential for daily operations and decision-making	Listings, pricing, inventory, transactions, rental data, market trends
MEDIUM-HIGH RELEVANCE	Important for strategic planning and analysis	Historical pricing, new developments, property characteristics, public records
CONTEXT-DEPENDENT	Valuable for specific use cases or segments	Regulatory data, geographic data, company information

DATA CHANGE FREQUENCY

Property listings	Continuous
Competitor pricing	Intraday
Inventory / availability	Intraday
Rental data	Daily
Transaction records	Weekly
New developments	Weekly
Public records	Monthly
Market research	Quarterly

Analytical interpretation of typical refresh requirements by category.

WHY FREQUENCY MATTERS

- Listings, prices and availability change daily, requiring continuous monitoring
- Manual collection becomes increasingly difficult as properties, sources and update frequency increase
- Competitive advantage accrues to firms with the fastest reliable market intelligence
- Real-time monitoring is becoming table stakes rather than differentiation

Five sources refreshed daily across three emirates and ten U.S. states produces thousands of monitored endpoints — a structural, not incidental, data problem.

External information requirements by category

Industry research and analytical interpretation of the seventeen data categories on which real estate decision-making depends.

DATA CATEGORY	RELEVANCE	PRIMARY USERS	SOURCES
Property Listings	HIGH	Brokerages, PM firms, investors	MLS, portals (Zillow, LoopNet), government databases
Pricing Data	HIGH	All segments	Portals, transaction records, competitor websites
Historical Pricing	MEDIUM-HIGH	Investors, REITs, analysts	Historical databases, public records
Inventory / Availability	HIGH	Brokerages, PM firms	MLS, portals, competitor sites
Transaction Data	HIGH	Investors, REITs, brokerages	Public records, DLD, ADREC
Competitor Listings	HIGH	Brokerages, developers	Competitor websites, portals
Competitor Pricing	HIGH	All segments	Competitor websites, portals
New Developments	MEDIUM-HIGH	Brokerages, developers, investors	Government permits, developer announcements
Construction Projects	MEDIUM	Developers, investors	Government databases, industry reports

17
Distinct data categories
Listings, pricing, transactions and records

9
Rated HIGH relevance
Essential for daily decision-making

6+
Typical source types per category
Portals, MLS, registries, filings, reports

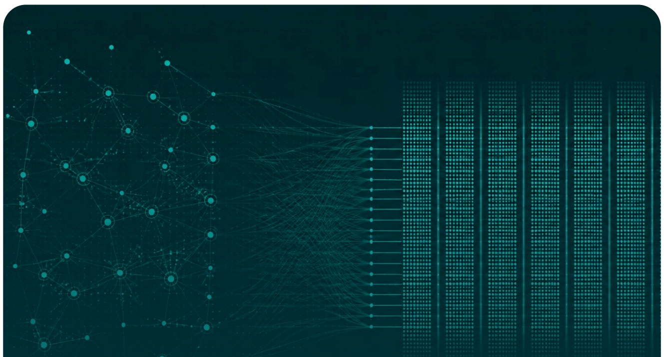
Category matrix continued

The remaining eight categories, their primary users and the repositories in which the underlying information is published.

DATA CATEGORY	RELEVANCE	PRIMARY USERS	SOURCES
Rental Data	HIGH	PM firms, brokerages, investors	Portals, market reports
Market Trends	HIGH	All segments	Industry reports, analytics platforms
Geographic Data	MEDIUM	Investors, developers	GIS, government databases
Property Characteristics	MEDIUM-HIGH	All segments	Public records, portals
Public Records	MEDIUM-HIGH	Investors, analysts	County and city databases, DLD, ADREC
Regulatory Data	MEDIUM	All segments	Government agencies, regulators
Company Information	MEDIUM	Investors, analysts	Business registries, filings
Market Research	HIGH	Investors, REITs, developers	CBRE, JLL, industry reports

WHERE THE DATA LIVES

- **Portals & MLS** — listings, pricing, availability, photos, timestamps
- **Government & registries** — DLD, ADREC, Sharjah RERD, county records, permits
- **Company websites** — competitor listings, pricing and positioning
- **Research houses** — CBRE, JLL, Nareit, IBISWorld market reporting



One market, many repositories

No central repository exists for comprehensive market intelligence

Industry activity & information requirements

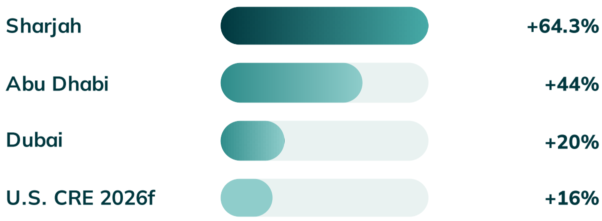
Real estate organizations operate in information-rich environments where market conditions, property availability, pricing, transactions and competitive activity change continuously.

INDUSTRY ACTIVITY	EXTERNAL INFORMATION	FREQUENCY	BUSINESS IMPORTANCE
Property Transactions	Transaction records, public filings	High	High
Brokerage Operations	Listings, pricing, competitor activity	Very High	High
Property Management	Rental data, occupancy, market trends	High	High
Investment Analysis	Market and deal data, pricing benchmarks	High	High
Development Planning	Projects, permits, market demand	Medium–High	High
Competitive Analysis	Competitor listings, pricing, positioning	High	High
Portfolio Management	Property performance, market comparables	High	High
Market Research	Industry reports, economic data, forecasts	Medium	High

MARKET PRESSURES

- **Data fragmentation** across portals, MLS, public records, regulators and company sites
- **High change frequency** — daily listing, price and availability movement
- **Manual collection challenges** as properties and sources multiply
- **Competitive pressure** for real-time competitor intelligence
- **Technology adoption gap** — AI embraced in principle, data access still hard

TRANSACTION GROWTH ACROSS BOTH MARKETS



More listings, more competitors and more sources to monitor, in every market covered by this report.

What the evidence implies

Analytical interpretation of the research evidence for real estate organizations.

01 **Information volume is increasing**

Transaction activity is growing across U.S. and UAE markets (Dubai +20%, Abu Dhabi +44%, Sharjah +64.3%, U.S. CRE investment +16% forecast for 2026). More listings, more competitors, more sources — manual tracking is becoming impractical.

02 **Fragmentation creates complexity**

Data is distributed across multiple portals, MLS systems and government databases per market, with no central repository and persistent integration and normalization challenges.

03 **Speed matters**

Daily changes in listings, pricing and availability. Competitive advantage goes to firms with the fastest market intelligence; real-time monitoring is becoming table stakes.

04 **Quality and reliability are critical**

Decision-making depends on accurate, timely information, yet data quality is inconsistent across sources — driving the need for structured, validated data.

05 **Strategic importance is growing**

Market intelligence is shifting from nice-to-have to essential as data-driven decision-making becomes standard practice and technology investment increases across the sector.

CONCLUSION

The real estate industry operates in an increasingly complex information environment. Market activity, competitive dynamics and operational requirements all depend on access to reliable, timely external data. Organizations that can effectively collect, normalize and analyse this information will have significant advantages in decision-making, competitive positioning and operational efficiency.

Sources & methodology

This industry intelligence report was prepared by DataDwip using publicly available government, regulatory and established industry research sources, providing an evidence-based view of the real estate market, its operating environment and its growing dependence on external market information.

Tier 1 — Official / primary sources

ORGANIZATION	REPORT / PAGE TITLE	PUBLICATION DATE	STATISTIC OR CLAIM SUPPORTED
U.S. Census Bureau	Business Patterns (via VantaInsights)	2024–2026	Establishment counts (latest available)
Nareit	REIT Industry Fact Sheet	March 31, 2026	188 REITs, $1.474T market cap
Nareit	FTSE Nareit All Equity REITs Index Reaches $1.5 Trillion	June 22, 2026	$1.5T market cap (June 2026)
Dubai Land Department	Dubai Real Estate Brokerage Sector 2025	March 9, 2026	9,785 offices, 32,294 brokers, AED 13.59B commissions
Dubai Land Department	Dubai Real Estate Transactions 2025	January 12, 2026	270,000+ transactions, AED 917B
ADREC / Abu Dhabi Media Office	Abu Dhabi Real Estate Market Report 2025	February 20, 2026	AED 142B transactions, +44% YoY
Sharjah RERD / WAM	Sharjah Real Estate Transactions 2025	January 20, 2026	AED 65.6B, 132,659 transactions, +64.3% YoY
CBRE	U.S. Real Estate Market Outlook 2026	January 14, 2026	$562B investment forecast, +16% YoY
CBRE	U.S. Real Estate Market Outlook Midyear Review 2026	August 4, 2026	$605B midyear forecast
Chambers Real Estate	Real Estate 2026 Global Practice Guides	2026	$499.1B CRE investment (2025)

Tier 2 — Major industry research

ORGANIZATION	REPORT / PAGE TITLE	PUBLICATION DATE	STATISTIC OR CLAIM SUPPORTED
MarketDataForecast	United States Commercial Real Estate Market Report	June 29, 2026	$1.67T (2025), $1.72T (2026)
GII Research	U.S. Commercial Real Estate Market Share Analysis	February 9, 2026	$1.74T (2026 est.)
IBISWorld	Commercial Real Estate in the US Industry Analysis	May 24, 2026	$1.6T industry revenue (2026)
JLL	U.S. Commercial Real Estate Investment Activity	May 14, 2026	SF +150%, Chicago +96%, Atlanta +91% YoY
Agora	Multifamily Dominates 2025 CRE Fundraising	March 17, 2026	48.6% capital to multifamily, state rankings
CBRE	Q1 2026 U.S. Office Market Report	April 23, 2026	Office investment +61% YoY
CBRE	Industrial Leasing Q1 2026	April 30, 2026	Industrial leasing +14% YoY

Supporting sources & classification

Tier 3 sources and the three-way classification applied to every figure in this report.

Tier 3 — Supporting sources

ORGANIZATION	REPORT / PAGE TITLE	PUBLICATION DATE	STATISTIC OR CLAIM SUPPORTED
VantaInsights	Property Management Companies Industry Report 2026	April 8, 2026	78,900 establishments (estimate), $152.6B revenue
VantaInsights	Real Estate Brokerages Industry Report 2026	April 8, 2026	163,900 establishments (estimate), $269.1B revenue
Bright Data	Best Real Estate Scrapers of 2026	August 5, 2026	Data fragmentation, scraping use cases
Datahut	Real Estate Web Scraping Services	March 23, 2026	Listing aggregation, competitor monitoring
Grepsr	Property Price and Value Monitoring	October 16, 2025	Price tracking use cases
Multiple Sources	Real Estate Web Scraping Guides	2025–2026	Data requirements, use cases, competitive intelligence

OFFICIAL DATA

Figures published directly by governments, regulators or primary registries. Reproduced without adjustment.

INDUSTRY RESEARCH

Estimates and forecasts from established research organizations. Ranges reflect methodological differences between houses.

ANALYTICAL INTERPRETATION

DataDwip commentary layered on verified inputs. Clearly labelled throughout and never presented as reported data.

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DataDwip Research

Data extraction, web crawling, price intelligence and product matching for organizations that depend on external market information.