

PROPERTY INTELLIGENCE

Dubai Residential Market

Dubai · Third quarter 2026

Issued 23 October 2026 · Reference LQ-2610-Q3

Source: Dubai Land Department · Ejari · Mollak · DIFC

Registered sales · Rents · Service charges · Project register

Fewer sales, prices slightly lower in the same buildings, and more new rental contracts

Dubai · Quarterly Market Report · Third quarter 2026

Registered home sales fell for the third quarter in a row, to 32,262. Off-plan sales fell and sales of completed homes rose. Apartments in the same buildings sold for 1.1% less than in Q2 2026. New rental contracts rose 66% compared with Q2 2026 and 13.4% compared with a year ago, and renewals rose too.

REGISTERED HOME SALES

32,262

-4.0% on Q2 · -37.0% on a year ago

Apartments, villas and townhouses. Land, whole buildings and non-sale transfers excluded.

VALUE OF HOME SALES

AED 59.8 billion

USD 16.3 billion

-14.4% compared with Q2 2026 and -44.7% compared with a year ago.

SAME BUILDINGS, APARTMENTS

-1.1%

on Q2 · -1.6% on a year ago

Same building, same bedroom count, compared with the earlier quarter.

SAME BUILDINGS, VILLAS

-0.3%

on Q2 · +1.6% on a year ago

Villas and townhouses, same community and bedroom count.

NEW RENTAL CONTRACTS

64,420

+66.2% on Q2 · +13.4% on a year ago

Apartments. Median new-contract rent AED 67,000 a year.

SALES ABOVE AED 10 MILLION

425

-22.9% on Q2 · -47.1% on a year ago

Registered home sales at AED 10 million or more.

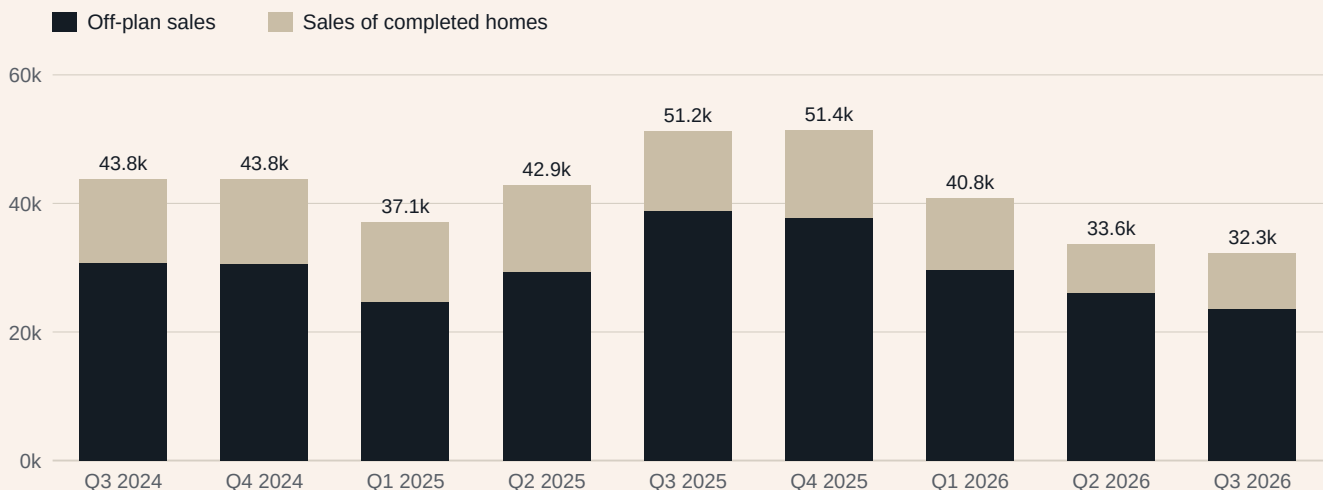
What changed this quarter

- **Fewer off-plan sales, more completed homes sold.** Off-plan sales fell 9.7% compared with Q2 2026, to 23,591. Sales of completed homes rose 15.7%, to 8,671.
- **Prices eased in the same buildings.** Apartments -1.1% compared with Q2 2026 and -1.6% compared with a year ago; villas -0.3% compared with Q2 2026 and +1.6% compared with a year ago. The median off-plan apartment cost AED 1.05 million, against AED 1.22 million in Q2 2026, a larger fall than in the same buildings, because the mix of homes sold changed.

- **Al Jaddaf and Business Bay were the weakest large areas.** Same-building apartment prices fell 6.6% compared with Q2 2026 in Al Jaddaf (-10.8% compared with a year ago) and 5.3% in Business Bay (-8.4% compared with a year ago).
- **More new rental contracts.** New apartment rental contracts rose 66% compared with Q2 2026 and +13.4% compared with a year ago. The median new-contract rent was AED 67,000, +3.1% compared with Q2 2026 and -4.3% compared with a year ago.
- **Few recent launches on the register.** The project register shows 41 projects launched in Q1 2026, against 149 in Q1 2025, and 195 active projects with a registered end date before 2026. Launches take time to reach the register, so recent quarters may rise.

1. Sales: how many, and of what

Off-plan sales made up 73% of registered home sales, compared with 78% in Q2 2026 and 76% a year ago.



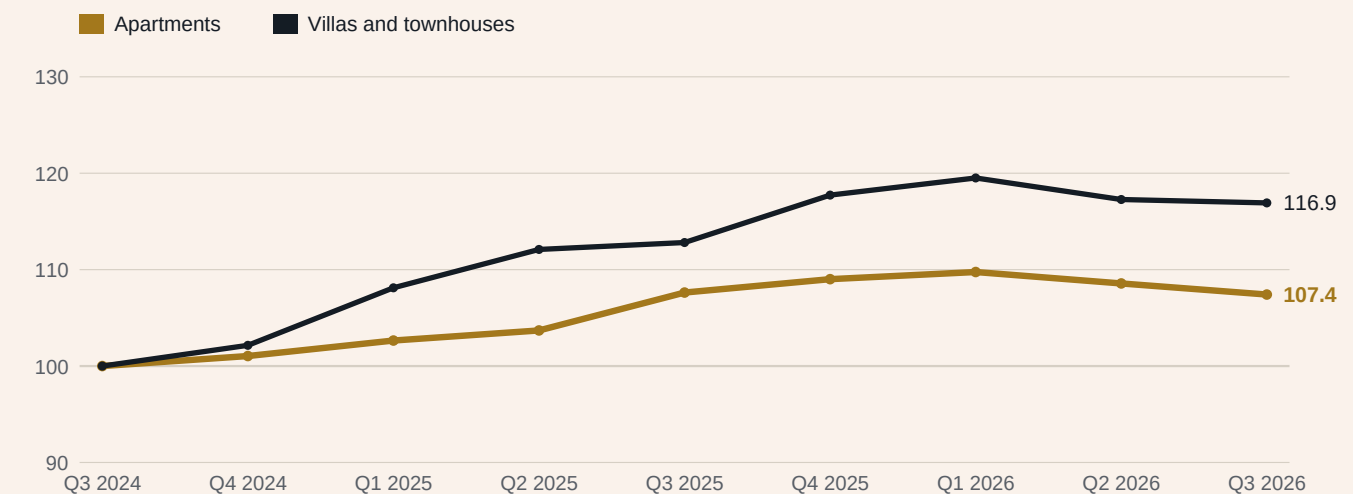
Registered home sales per quarter, thousands. Source: Dubai Land Department.

Type of sale	Sales	On Q2	On a year ago	Value	Median price	Median per sq ft
Apartments, off-plan	22,244	-8.9%	-40.7%	AED 34.2 billion	AED 1.05 million	AED 1,734
Apartments, completed	7,382	+15.2%	-29.7%	AED 12.7 billion	AED 1.19 million	AED 1,387
Villas and townhouses, off-plan	1,347	-21.0%	+3.0%	AED 4.7 billion	AED 2.99 million	AED 1,559
Villas and townhouses, completed	1,289	+18.8%	-30.6%	AED 8.3 billion	AED 3.88 million	AED 1,445

Type of sale	Sales	On Q2	On a year ago	Value	Median price	Median per sq ft
All home sales	32,262	-4.0%	-37.0%	AED 59.8 billion		

2. Prices in the same buildings

A median of everything sold moves whenever the mix moves. When smaller or cheaper units make up more of the quarter, the median falls even if no home lost value. To remove that effect, we compare sales in the same building, with the same bedroom count and the same type of sale, with the quarter before, and combine those comparisons into one index, weighted by the number of sales.



Index, Q3 2024 = 100, chained quarter on quarter. Groups need at least three sales in both quarters. Source: Dubai Land Department.

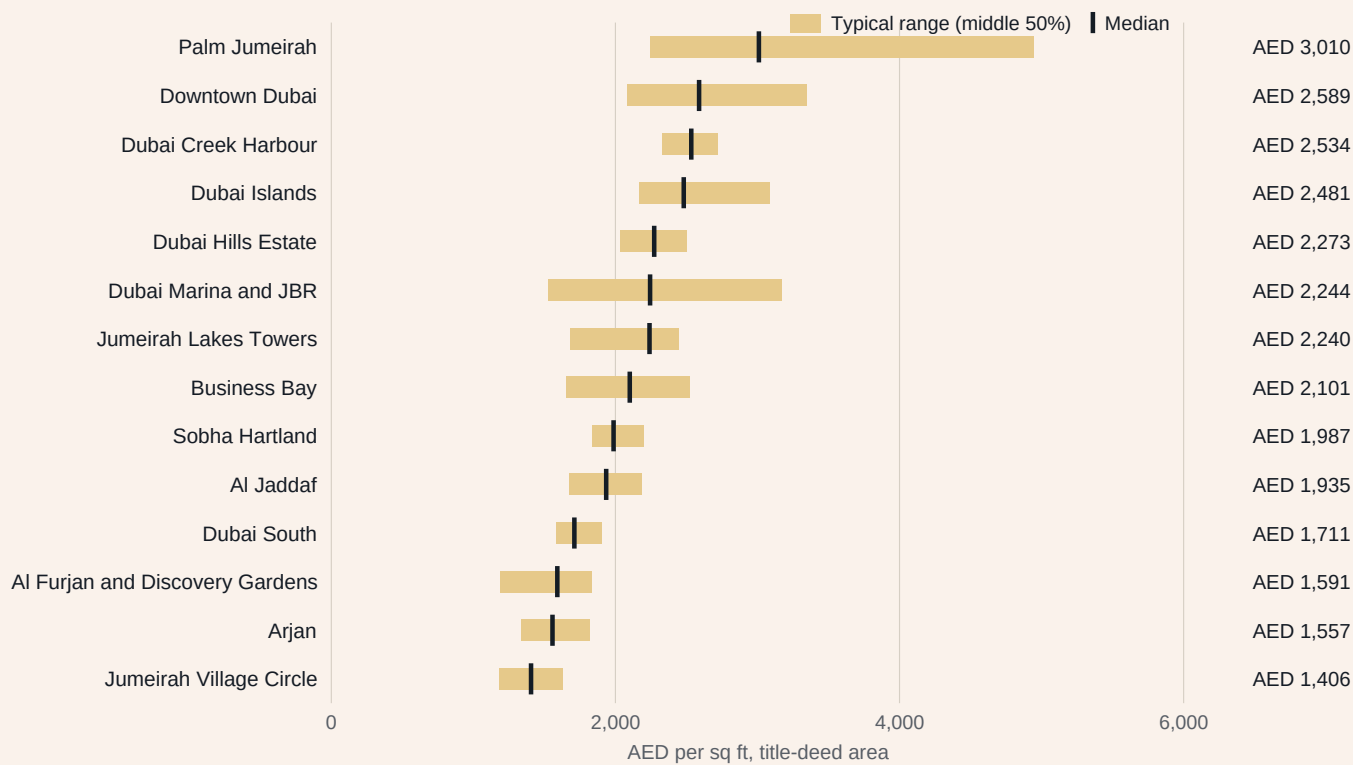
Apartment prices in the same buildings rose for six quarters to Q1 2026 and have eased in the two quarters since. Villa prices did the same.

Same buildings, Q3 2026	On Q2	Sales compared	On a year ago	Sales compared
Apartments	-1.1%	12,247	-1.6%	4,481
Villas and townhouses	-0.3%	1,132	+1.6%	691

The annual change is measured directly against Q3 2025, so it does not equal the four quarterly changes chained together; each comparison uses the buildings that sold in both periods.

3. Prices by area

Areas appear under the names buyers use. The Dubai Land Department registers them under different names, shown beneath each one. Some registered areas hold more than one community, and the register does not split them.



Apartment sales registered in Q3 2026. The bar shows the typical range (middle 50%) of price per square foot; the mark shows the median. Title-deed area, balconies included.

Apartments

Area	Sales	Off-plan	Median per sq ft	Same buildings, on Q2	Same buildings, on a year ago
Palm Jumeirah	171	32%	AED 3,010	+4.4%	too few
Downtown Dubai Registered as Burj Khalifa	438	23%	AED 2,589	0.0%	-4.2%
Dubai Creek Harbour Registered as Al Khairan First	742	69%	AED 2,534	-2.9%	-2.2%
Dubai Islands Registered as Palm Deira	404	100%	AED 2,481	-0.1%	+1.2%
Dubai Hills Estate Registered as Hadaeq Sheikh Mohammed Bin Rashid	410	38%	AED 2,273	+1.1%	-0.9%
Dubai Marina and JBR Registered as Marsa Dubai	725	14%	AED 2,244	+1.8%	-1.8%
Jumeirah Lakes Towers Registered as Al Thanyah Fifth	658	76%	AED 2,240	+1.0%	-8.0%
Business Bay	904	39%	AED 2,101	-5.3%	-8.4%
Sobha Hartland Registered as Al Merkadh	629	29%	AED 1,987	+0.5%	-4.2%
Al Jaddaf Registered as Al Jadaf	471	76%	AED 1,935	-6.6%	-10.8%
Dubai South Registered as Madinat Al Matar	4,896	97%	AED 1,711	-0.2%	+2.7%
Al Furjan and Discovery Gardens Registered as Jabal Ali First	1,244	71%	AED 1,591	-0.6%	-2.6%
Arjan Registered as Al Barshaa South Third	705	61%	AED 1,557	-0.5%	+2.5%
Jumeirah Village Circle Registered as Al Barsha South Fourth	2,275	51%	AED 1,406	-0.5%	-3.3%

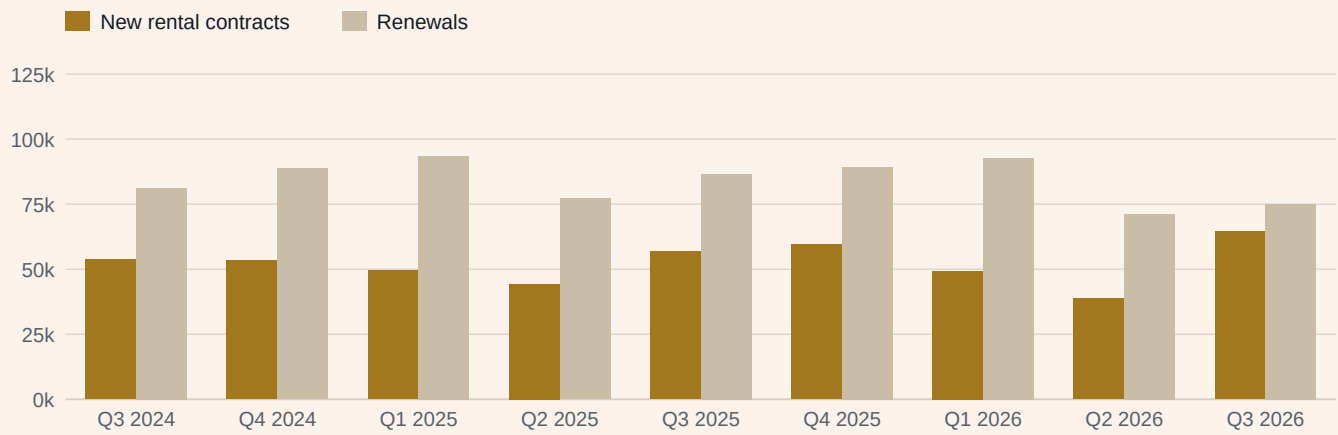
Villas and townhouses

Area	Sales	Median price	Median per sq ft	Same buildings, on Q2	Same buildings, on a year ago
Palm Jumeirah	21	AED 50.00 million	AED 4,870	too few	too few
Dubai Hills Estate Registered as Hadaeq Sheikh Mohammed Bin Rashid	38	AED 5.56 million	AED 2,109	too few	too few
Dubai Sports City Registered as Al Hebiah Fourth	58	AED 4.97 million	AED 2,079	-3.5%	+5.3%
Emirates Hills and The Springs Registered as Al Thanayah Fourth	98	AED 4.95 million	AED 1,717	too few	+4.4%
Mudon Registered as Al Hebiah Sixth	133	AED 3.55 million	AED 1,685	+3.7%	+7.6%
Dubailand Residence Complex and Arabian Ranches 3 Registered as Wadi Al Safa 5	222	AED 3.35 million	AED 1,453	-1.5%	-1.8%
Dubai South Registered as Madinat Al Matar	250	AED 4.77 million	AED 1,362	+1.1%	+1.0%
Arabian Ranches 1 and 2 Registered as Wadi Al Safa 6	64	AED 7.50 million	AED 1,356	too few	too few
The Valley Registered as Al Yufrah 1	135	AED 3.03 million	AED 1,352	-2.2%	-2.6%
Town Square Registered as Al Yelayiss 2	57	AED 2.90 million	AED 1,341	too few	+5.1%

"Too few" means fewer than 30 sales could be compared in the same buildings, which is not enough to state a change.

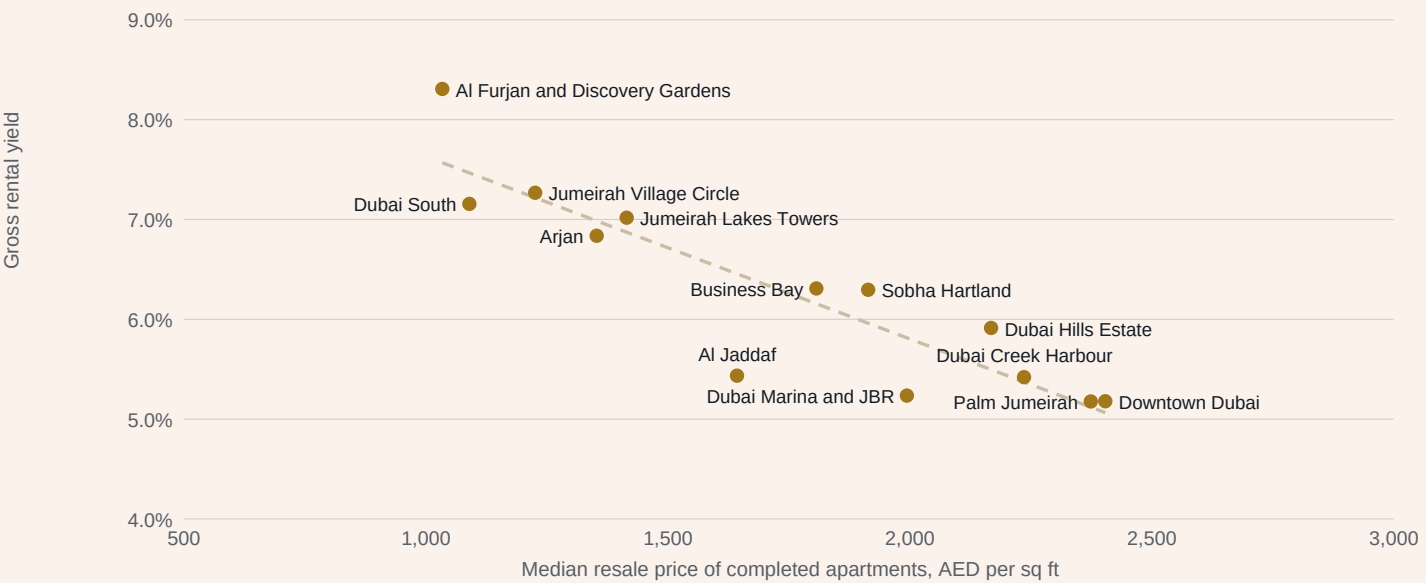
4. Rents and gross yields

New apartment rental contracts rose to 64,420, from 38,766 in Q2 2026, while renewals rose to 75,000. The median new-contract rent for an apartment was AED 67,000 a year, and for a villa AED 180,000, compared with AED 190,000 a year ago.



Registered apartment rental contracts per quarter, thousands. Source: Ejari.

The more expensive the area, the lower the rental yield

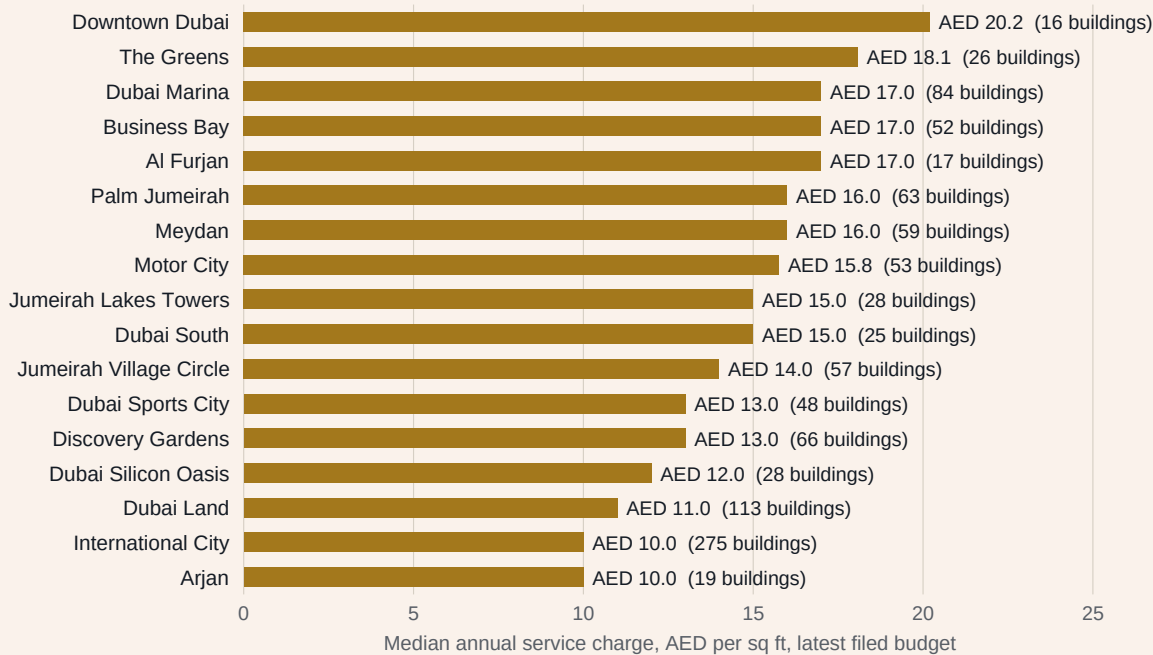


Gross yield: median annual rent per square foot of new apartment contracts in the area, divided by the median price per square foot of completed apartments resold in the area, Q3 2026.

Area	1 bedroom, median rent a year	Rent per sq ft a year	New contracts	Gross yield
Al Furjan and Discovery Gardens Registered as Jabal Ali First	AED 65,000	AED 86	2,496	8.3%
Jumeirah Village Circle Registered as Al Barsha South Fourth	AED 68,000	AED 89	6,245	7.3%
Dubai South Registered as Madinat Al Matar	AED 55,000	AED 78	783	7.2%
Jumeirah Lakes Towers Registered as Al Thanyah Fifth	AED 79,500	AED 99	1,565	7.0%
Arjan Registered as Al Barsha South Third	AED 65,000	AED 93	2,524	6.8%
Business Bay	AED 85,000	AED 114	3,896	6.3%
Sobha Hartland Registered as Al Merkanh	AED 75,000	AED 121	3,081	6.3%
Dubai Hills Estate Registered as Hadaeq Sheikh Mohammed Bin Rashid	AED 85,000	AED 128	1,488	5.9%
Al Jaddaf Registered as Al Jadaf	AED 68,000	AED 89	1,209	5.4%
Dubai Creek Harbour Registered as Al Khairan First	AED 90,000	AED 121	1,407	5.4%
Dubai Marina and JBR Registered as Marsa Dubai	AED 89,875	AED 104	3,908	5.2%
Downtown Dubai Registered as Burj Khalifa	AED 100,000	AED 125	1,987	5.2%
Palm Jumeirah	AED 135,000	AED 123	725	5.2%

5. What it costs to own

Service charges are the largest running cost for an apartment owner and the one most often left out of yield comparisons. They come from the budgets each building files with Mollak, under the community names Mollak uses.



Median annual service charge per square foot, residential, latest budget filed by each building. Filings outside AED 1 to 60 per sq ft are excluded as unlikely to be a rate per square foot.

Area	Gross yield	Service charge	Buildings filed	Yield after service charge
Al Furjan and Discovery Gardens Registered as Jabal Ali First	8.3%	AED 13.8 per sq ft	83	7.0%
Jumeirah Village Circle Registered as Al Barsha South Fourth	7.3%	AED 14.0 per sq ft	57	6.1%
Arjan Registered as Al Barshaa South Third	6.8%	AED 10.0 per sq ft	19	6.1%
Jumeirah Lakes Towers Registered as Al Thanyah Fifth	7.0%	AED 15.0 per sq ft	28	6.0%
Dubai South Registered as Madinat Al Matar	7.2%	AED 15.0 per sq ft	25	5.8%
Business Bay	6.3%	AED 17.0 per sq ft	52	5.4%
Palm Jumeirah	5.2%	AED 16.0 per sq ft	63	4.5%

Area	Gross yield	Service charge	Buildings filed	Yield after service charge
Dubai Marina and JBR Registered as Marsa Dubai	5.2%	AED 17.0 per sq ft	84	4.4%
Downtown Dubai Registered as Burj Khalifa	5.2%	AED 20.2 per sq ft	16	4.3%

Yield after service charge leaves out vacancy, maintenance, letting fees and mortgage costs, so the return an owner keeps is lower still. Where an area covers two Mollak communities, their medians are combined, weighted by the number of buildings filed. Some buildings last filed in 2019; the newest budget year is 2026.

6. Off-plan against completed homes

Off-plan homes usually cost more per square foot than completed homes in the same area, because the buyer pays over time and the building is new. Where the gap has widened, completed homes now cost less relative to off-plan than a year earlier.

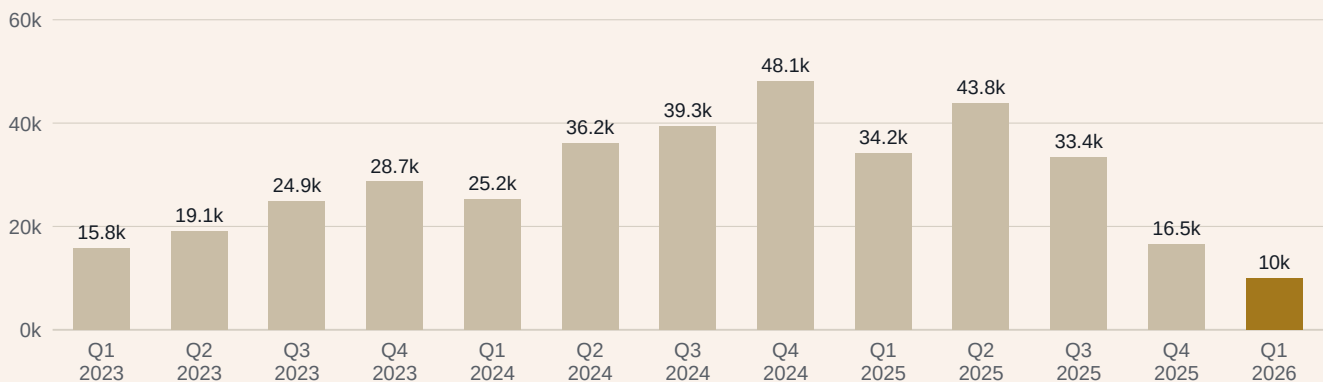
Area, apartments	Off-plan, median per sq ft	Completed, median per sq ft	Gap, Q3 2026	Gap, Q3 2025
Palm Jumeirah	AED 5,369	AED 2,374	+126%	+100%
Downtown Dubai Registered as Burj Khalifa	AED 3,771	AED 2,404	+57%	+27%
Dubai Marina and JBR Registered as Marsa Dubai	AED 3,810	AED 1,994	+91%	+85%
Business Bay	AED 2,432	AED 1,807	+35%	+51%
Dubai Hills Estate Registered as Hadaeq Sheikh Mohammed Bin Rashid	AED 2,416	AED 2,168	+11%	+11%
Dubai Creek Harbour Registered as Al Khairan First	AED 2,598	AED 2,236	+16%	+8%
Sobha Hartland Registered as Al Merkadh	AED 2,219	AED 1,914	+16%	+2%
Jumeirah Lakes Towers Registered as Al Thanyah Fifth	AED 2,314	AED 1,415	+64%	+61%
Al Jaddaf Registered as Al Jadaf	AED 1,997	AED 1,643	+22%	+39%
Al Furjan and Discovery Gardens Registered as Jabal Ali First	AED 1,729	AED 1,034	+67%	+60%

Area, apartments	Off-plan, median per sq ft	Completed, median per sq ft	Gap, Q3 2026	Gap, Q3 2025
Jumeirah Village Circle Registered as Al Barsha South Fourth	AED 1,552	AED 1,226	+27%	+25%
Arjan Registered as Al Barsha South Third	AED 1,726	AED 1,353	+28%	+16%
Dubai South Registered as Madinat Al Matar	AED 1,720	AED 1,090	+58%	+52%

Medians compare different buildings in the same area, so part of each gap reflects newer, higher-specification projects. Areas need at least 20 off-plan and 20 completed sales in the quarter to be shown.

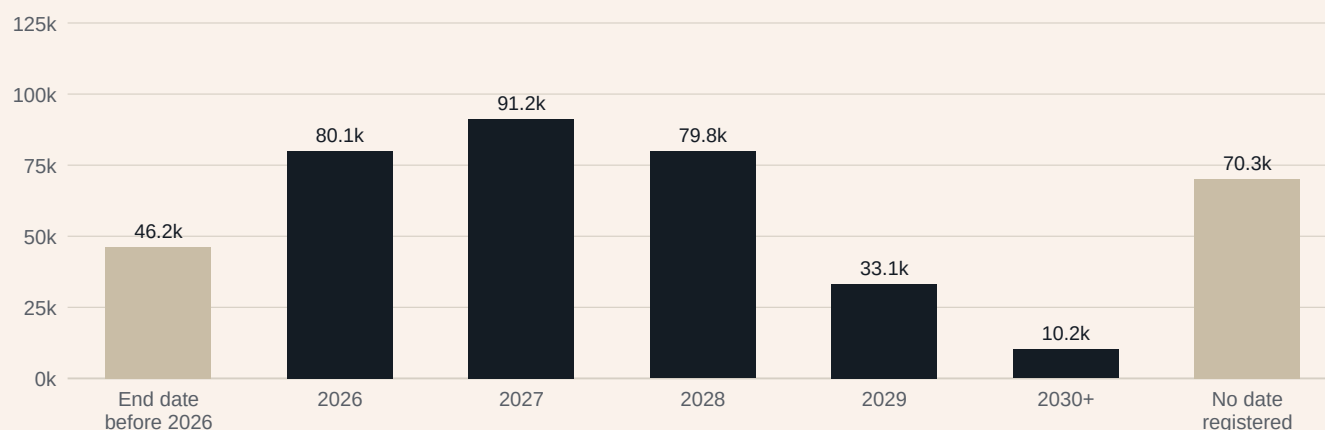
7. Supply and developers

Few launches after Q1 2026 have reached the project register yet, so the figures below stop at Q1 2026. 41 projects launched in Q1 2026, against 149 in Q1 2025.



Homes in projects registered per quarter, by project start date, thousands. Source: Dubai Land Department project register.

Completion dates in the register move each time a project is extended, so we count what is registered today. 195 active projects, holding 46,182 homes, carry a registered end date before 2026.



Homes in active, pending and not-yet-started projects, by registered completion year, thousands. Source: Dubai Land Department project register.

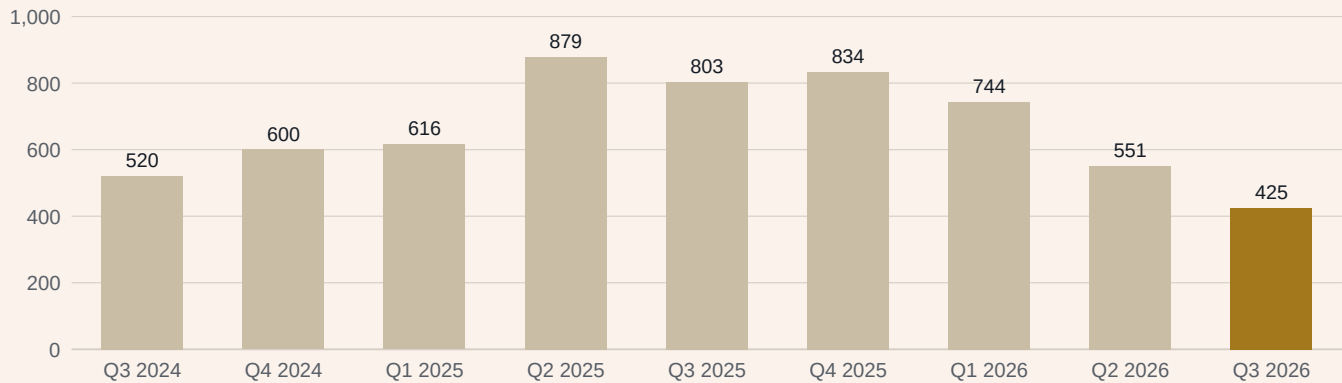
Developers with the most active projects

Developer, as registered	Active projects	Units in active projects	Finished projects	All projects
Azizi Developments LLC	29	14,653	84	144
Emaar Development PJSC	27	3,666	48	92
Island Oasis Properties	26	1,134	3	33
Dubai Hills Estate LLC	21	8,825	29	53
Sobha LLC	18	19,128	15	39
Danube Properties Development LLC	17	12,606	17	38
Binghatti Developers FZE	16	7,948	34	68
Imtiaz Real Estate Investment & Development LLC	13	2,850	5	19
Samana International Real Estate Development LLC	12	4,989	4	19
Front Line Investment Management LLC	12	557	31	46
Dubai Creek Harbour LLC	11	4,268	10	24
Emaar Dubai South DWC LLC	11	590	11	30

Each registered developing company is listed separately, so groups that register projects through several companies appear more than once. Unit counts exclude villas.

8. Prime homes

Sales at AED 10 million or more fell to 425, from 551 in Q2 2026 and 803 a year ago. Their value was AED 9.7 billion.



Registered home sales at AED 10 million or more per quarter. Q3 2026 highlighted.

Prime segment	Sales	On a year ago	Median per sq ft, Q3 2026	Median per sq ft, Q3 2025
Apartments, off-plan	191	-56.7%	AED 5,034	AED 4,882
Apartments, completed	60	-31.0%	AED 4,543	AED 4,654
Villas, off-plan	26	-39.5%	AED 2,912	AED 2,889
Villas, completed	148	-36.2%	AED 1,834	AED 1,932

Largest registered home sales in Q3 2026

Date	Area	Building or project	Type	Size	Price
1 Sep	Palm Jumeirah	EOME	Villa, completed	26,551 sq ft	AED 260 million
22 Jul	Jumeirah Registered as Jumeirah Second	Aman Residences Dubai - Tower 2	Apartment, off-plan	10,021 sq ft	AED 166.1 million
1 Sep	Palm Jumeirah	Not recorded	Villa, completed	14,686 sq ft	AED 110 million
14 Aug	Palm Jumeirah	Not recorded	Villa, completed	16,336 sq ft	AED 110 million
3 Jul	Palm Jumeirah	Passo by Beyond - TOWER B	Apartment, off-plan	12,388 sq ft	AED 90 million

Date	Area	Building or project	Type	Size	Price
27 Aug	Dubai Marina and JBR Registered as Marsa Dubai	Jumeirah Gate Tower 2	Apartment, completed	18,102 sq ft	AED 86 million
11 Aug	Palm Jumeirah	Orla Infinity by Omniyat	Apartment, off-plan	8,392 sq ft	AED 79 million
10 Jul	Palm Jumeirah	Orla Infinity by Omniyat	Apartment, off-plan	7,680 sq ft	AED 75.8 million

One registration that looks like several units sold together, or a data-entry error, is left out. Sales without a recorded building or project are shown as not recorded.

9. DIFC

DIFC registers property with its own Registrar, not with the Dubai Land Department, so its sales are shown here and are not included in the Dubai totals elsewhere in this report. Quarterly samples are small, so single quarters move a lot.

DIFC	Q3 2026	Q2 2026	Q3 2025
Sales of completed homes	46	45	110
Median per sq ft, completed	AED 2,179	AED 2,046	AED 2,123
Off-plan sales	177	247	272
Median per sq ft, off-plan	AED 3,834	AED 4,001	AED 4,175
Rental contracts	427	275	402
Median rent per sq ft a year	AED 129	AED 127	AED 137
Gross yield, completed homes	5.9%	6.2%	6.5%

Source: DIFC registered transactions and leases as published on the public DIFC transaction tables, cleaned of repeated rows.

10. Data and Methodology

Every figure in this report is calculated in code from officially registered records: sales and the project register from the Dubai Land Department, rents from Ejari, service charges from the budgets buildings file with Mollak, and DIFC sales and leases from DIFC Real Keyper, the DIFC Authority's public transaction tables. Asking prices on property portals are not used, because a seller can ask any price.

The sales sample covers homes only. It excludes land and whole-building registrations, gifts, mortgages and other non-sale transfers, sizes below 15 square metres (50 square metres for villas), and prices below AED 100,000 or below AED 3,000 per square metre. Villa sales the register files as commercial are kept, because many villas in residential communities are registered that way. Prices per square foot use the registered title-deed area, which includes balconies; prices per square metre are divided by 10.7639 to give prices per square foot. Medians are used rather than averages: half the sales were above the median and half below. Totals differ from other published figures because land, whole buildings and non-sale transfers are left out here.

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ABOUT THIS REPORT

What it is	Independent analysis of one quarter of officially registered sales, rents, service charges and project records for Dubai.
What it is not	Not a rating of any area, building or developer, not a recommendation to buy, sell or hold, and not a valuation. Not financial, investment, legal or tax advice.
Currency	Conversions use the dirham's peg to the US dollar at AED 3.6725.
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