MENA HOMES

Institutional Market Watch, Dubai Residential

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Disclaimer: This report is for informational purposes only and does not constitute investment advice. Numerical market metrics are derived from imported Dubai Land Department (DLD) sales/rental records and Abu Dhabi Real Estate Centre (ADREC) sales records. AI is used only for narrative interpretation.

Market Snapshot

Metric	Value	Change	Notes
Total Transactions	11,294	-16.3% MoM	DLD residential sales transactions recorded for August 2026.
Total Value (AED Bn)	AED 24.03 Bn	-18.8% MoM	Total value of DLD residential sales recorded for August 2026.
Avg Price/sq.ft (AED)	AED 1,793	-0.5% MoM	Average transaction price per sq.ft calculated from TRANS_VALUE and ACTUAL_AREA in the imported DLD records.
Off Plan Share	68.8%	-1.6% MoM	Share of imported DLD residential sales classified as Off-Plan.

August 2026 Dubai residential sales recorded 11,294 transactions with a total value of AED 24.03 billion. Average transaction pricing was approximately AED 1,793 per sq.ft, while off-plan transactions accounted for 68.8% of recorded residential sales.



Executive Summary & Market Call

Dubai recorded 11,294 residential transactions in August 2026, generating AED 24.03 billion in value across the emirate. Activity softened versus July, with transactions down 16.3% and value down 18.8%, while average price per square foot edged down 0.5% to AED 1,793. Liquidity Index: 83.7 (The liquidity index is 83.7, where 100 represents the previous period's transaction count.).

Key Drivers & Explicit Calls

- **Activity eased month on month:** Total residential transactions fell from 13,499 to 11,294, indicating a narrower deal flow across Dubai-wide residential sales.
- **Value declined faster than volume:** Total value dropped from AED 29.57 billion to AED 24.03 billion, showing softer turnover alongside lower transaction counts.
- **Pricing was broadly stable:** Average price per square foot moved only from AED 1,801 to AED 1,793, pointing to limited price displacement despite weaker monthly activity.
- **Off-plan remained the dominant contributor:** Off-plan accounted for 68.8% of transactions, with 7,774 deals and AED 13.59 billion in value, keeping this channel central to market flow.

Segment Stance

Segment	Stance	Confidence	Key Metrics
Apartments	Strong Activity	High	9,638 transactions, AED 15.37 billion in value, and AED 1,780 per sq ft.
Villas	Stable	Medium	694 transactions, AED 2.82 billion in value, and AED 1,663 per sq ft.
Land	Selective	Medium	492 transactions, AED 3.86 billion in value, and AED 1,426 per sq ft.
Off-Plan	Strong Activity	High	7,774 transactions, AED 13.59 billion in value, and AED 1,904 per sq ft.

Ready vs Off-Plan

Type	Deals	Value (AED bn)
Ready	3520	10.43
Off-Plan	7774	13.59

Dubai - Ready vs Off-Plan Market Dynamics

August 2026 UAE residential sales remained heavily skewed to off-plan, with off-plan transactions accounting for 68.8% of imported sales and ready sales contributing the balance. Total imported sales reached 11,294 transactions worth AED 24.03 bn, while the liquidity index stood at 83.7.

Dubai Liquidity Index: 83.7 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Dubai	Ready	3520	10.43
Dubai	Off-Plan	7774	13.59

Key Drivers & Explicit Calls

- **Strong Activity:** Off-plan continued to dominate deal flow with 7,774 transactions and AED 13.59 bn in value, indicating sustained buyer appetite for development-stage product.
- **Stable:** Ready sales remained meaningful at 3,520 transactions and AED 10.43 bn in value, supporting a broad-based market rather than a single-channel market.
- **Selective:** Within the core residential mix, apartments led volume with 9,638 transactions and AED 15.37 bn in value, while villas and land remained smaller contributors.

Segment Highlights

- Dubai - Apartments: Largest segment by transaction count at 9,638 and value at AED 15.37 bn, with an average price of AED 1,780 psf.
- Dubai - Villas: Smaller but material segment with 694 transactions and AED 2.82 bn in value.
- Dubai - Land: Niche segment with 492 transactions and AED 3.86 bn in value.
- Dubai - Off-Plan: Dominant channel with 7,774 transactions, AED 13.59 bn in value, and the highest average price at AED 1,904 psf.

Closing Stance

Selective positioning is warranted, with strongest traction remaining in off-plan and apartments while ready-sales liquidity remains supportive.

Abu Dhabi - Ready vs Off-Plan Market Dynamics

In August 2026, Abu Dhabi recorded 2,028 residential transactions worth AED 11.12 billion, with a liquidity index of 105.8 and off-plan accounting for 78.8% of deals.

Abu Dhabi Liquidity Index: 105.8 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Abu Dhabi	Ready	410	1.14
Abu Dhabi	Off-Plan	1599	9.91

Key Drivers & Explicit Calls

- **Strong Activity:** Off-plan dominated market turnover with 1,599 deals worth AED 9.91 billion, indicating demand remained concentrated in new launches and construction-linked inventory.
- **Stable:** Ready sales were present but smaller in scale at 410 deals worth AED 1.14 billion, suggesting a secondary role in overall liquidity.
- **Selective:** The mix implies preference for off-plan exposure over immediate-occupancy assets, while ready stock still provides a transactional floor.

Segment Highlights

- Abu Dhabi - Apartments: 953 transactions and AED 2.85 billion in value, with an average price of AED 2,121 psf.
- Abu Dhabi - Villas: 981 transactions and AED 7.88 billion in value, with an average price of AED 1,783 psf.
- Abu Dhabi - Off-Plan: 1,599 transactions and AED 9.91 billion in value, with an average price of AED 2,089 psf.

Suggested Trade Ideas

- MONITOR (Market): Ready stock remains relevant, but the smaller 410-deal base versus 1,599 off-plan deals suggests monitoring for relative value opportunities rather than broad allocation.
- WATCH (Market): Off-plan continues to dominate at 78.8% of deals, supporting watchlist status for launch-led exposure and execution risk management.
- SELECTIVE (Market): Villas and apartments both showed strong turnover, supporting selective deployment where pricing and asset quality align.

Closing Stance

SELECTIVE

Dubai - Market Structure & Liquidity

August 2026 Dubai residential sales reached 11,294 transactions worth AED 24.03 bn, with off-plan accounting for 68.8% of activity and a transaction activity index of 83.7.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	9638	15.37	-16.5%	85.3%
Villas	694	2.82	-8.9%	6.1%
Land	492	3.86	-20.3%	4.4%
Off-Plan	7774	13.59	-17.7%	68.8%
Ready	3520	10.43	-13.3%	31.2%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	Madinat Al Mataar	Azizi Venice 15	421	1.5%		3.7
2	CITY OF ARABIA	Azizi Milan 30	259	0.7%		2.3
3	Madinat Al Mataar	Azizi Venice 6	220	0.8%	-45.1%	1.9
4	Jabal Ali Industrial Second	RAW DISTRICT BY IMTIAZ R	191	0.8%	-39.9%	1.7
5	DOWN TOWN JABAL ALI	RAW DISTRICT BY IMTIAZ CR	188	1.0%	-25.4%	1.7
6	CITY OF ARABIA	Azizi Milan Heights	186	0.5%	-10.6%	1.6
7	Madinat Al Mataar	AZIZI VENICE 7	185	0.6%	90.7%	1.6
8	Madinat Al Mataar	Golf Fields	181	1.4%		1.6
9	CITY OF ARABIA	Arancia Yards By Beyond	168	1.1%		1.5
10	Madinat Al Mataar	AZIZI VENICE 10	134	0.4%	139.3%	1.2

The market structure remains off-plan-led and apartment-heavy, with liquidity concentrated in a limited set of projects. For institutional positioning, the most actionable opportunities are in high-velocity apartment-led off-plan communities, while ready-product exposure should remain selective and exit-focused.

Abu Dhabi - Market Structure & Liquidity

Abu Dhabi's residential market posted 2,028 imported sales worth AED 11.12bn in August 2026, with off-plan accounting for 78.8% of transactions and a transaction activity index of 105.8.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	953	2.85	-26.1%	47.0%
Villas	981	7.88	80.3%	48.4%
Townhouses	123	0.35	9.8%	6.1%
Off-Plan	1599	9.91	10.7%	78.8%
Ready	410	1.14	-7.2%	20.2%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	Al Hidayriyyat	Hudayriyat Golf Estates - Townhomes	212	10.4%		10.5
2	Al Bahyah	Bal Ghaiylam	110	2.4%		5.4
3	Al Hidayriyyat	Hudayriyat Golf Estates - Villas	105	14.6%		5.2
4	Ramhan Island	Ramhan Island - Phase 5	91	12.2%		4.5
5	Ghadeer Al Tayr	Qasr Al Jurf - Phase 3B	78	1.6%		3.8
6	Al Saadiyat Island	Mamsha Gardens B	67	4.7%		3.3
7	Al Reem Island	Tara A	66	1.4%	69.2%	3.3
8	Yas Island	Gardenia Bay	52	0.8%	-35.0%	2.6
9	Ramhan Island	Ramhan Island - Phase 4	36	4.7%		1.8
10	Yas Island	Ansam - Phase 2 - The Golf Collection	36	0.6%	5.9%	1.8

The market is broadening by value but remains highly concentrated in off-plan and villa-led liquidity pockets. For institutional execution, the strongest tradability sits in a small number of master communities and flagship projects, while apartment and ready segments look more selective from a flow perspective.

Dubai - Pricing & Yield / Cap Rates

Dubai's headline residential pricing and yield profile for August 2026 shows a headline price of 1793 psqft and a headline gross yield of 8.72%, with the sales-transaction-weighted headline yield supplied directly by the application. Cap rate is unavailable because net operating income and operating expenses are not in the imported DLD data.

Headline price: 1793 AED/sq ft | Gross yield: 8.72%

Pricing & Yields by Segment

Segment	Avg Price (AED/sq ft)	Gross Yield	Cap Rate	MoM Change
Apartments	1780	9.02		-0.1%
Villas	1663	4.58		5.7%

Suggested Trade Ideas

- VIEW (Apartments): Apartments remain the higher-yielding segment at 9.02%, supported by 9638 sales transactions and 55478 rental registrations.
- VIEW (Villas): Villas show a lower gross yield of 4.58% despite 694 sales transactions and 6072 rental registrations.
- VIEW (Dubai Residential): Headline gross yield should be reported exactly at 8.72% and not recomputed from price and rent inputs.

For an institutional residential report, the data supports an income-led preference for apartments over villas on a gross-yield basis, while maintaining the headline yield at 8.72% as supplied. Cap rate should not be discussed as a measured output because it is not available in the imported DLD data.

Dubai - Segment Strategy & Stance

Dubai residential activity in August 2026 was led by Apartments and Off-Plan, with both segments showing the strongest liquidity and scale, while Villas and Ready were comparatively softer but still active. Pricing and rental evidence points to the apartment market as the main engine of turnover and income yield, whereas villas remain a smaller, lower-yield niche with more selective positioning.

Segment stance by product

Segment	Stance	Conviction	Risk / reward
Apartments	Strong Activity	High	
Villas	Selective	High	
Off-Plan	Strong Activity	High	
Ready	Stable	Medium	

Watchlist flags

- Apartment transaction momentum softened month-on-month despite its dominant share.
- Villa activity is materially smaller and lower-yield, so segmentation remains important.
- Off-Plan volume still leads, but the monthly decline suggests monitoring for further cooling.
- Ready remains secondary in both share and scale, so any shift in demand mix should be watched closely.

Dubai - Micro-Market Project Deep Dives

August 2026 DLD imported sales + rentals data shows Madinat Al Mataar as the clear volume leader at 16.2% market share with 1,832 transactions and 1,815 off-plan deals, while City of Arabia and Jumeirah Village Circle form the next tier at 6.8% and 6.6% respectively. Business Bay remains the standout rental-led prime micro-market with 2,415 rental registrations and annual rent of 113.9 psf, while Jabal Ali Industrial Second pairs 361 off-plan transactions with 127 rental registrations and annual rent of 97 psf.

Investor allocation guide by corridor

Area	Allocation	Comment
Madinat Al Mataar	High activity	Largest transaction pool and highest off-plan depth make it the clearest scale corridor for high-activity allocation.
CITY OF ARABIA	Active	Strong off-plan pipeline and balanced Studio/1 B/R demand support continued absorption.
JUMEIRAH VILLAGE CIRCLE	Active	Broad end-user pricing across Studio, 1 B/R, and 2 B/R keeps the corridor liquid and accessible.
BUSINESS BAY	Selective	Deep rental activity and the highest annual rent psf in the group reinforce institutional income appeal.
DOWN TOWN JABAL ALI	Selective	Very high off-plan participation and strong Studio depth point to active launch absorption.

High-conviction corridors

Area	Market share	Off-plan txns	Investor allocation	Description
Madinat Al Mataar	16.2%	1815	High activity	Largest transaction pool and highest off-plan depth make it the clearest scale corridor for high-activity allocation.
CITY OF ARABIA	6.8%	753	Active	Strong off-plan pipeline and balanced Studio/1 B/R demand support continued absorption.
JUMEIRAH VILLAGE CIRCLE	6.6%	355	Active	Broad end-user pricing across Studio, 1 B/R, and 2 B/R keeps the corridor liquid and accessible.
BUSINESS BAY	3.6%	133	Selective	Deep rental activity and the highest annual rent psf in the group reinforce institutional income appeal.
Jabal Ali Industrial Second	3.2%	361	Selective	Off-plan concentration and positive rental activity support a blended investment case.

Dubai - Micro-Market Project Deep Dives

Area metrics & project highlights - I

Madinat Al Mataar

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
Studio		1841	58.0%	1062
4 B/R		1318	2.5%	45
1 B/R		1650	25.3%	464
2 B/R		1686	8.9%	163
5 B/R		1402	2.2%	40

Project highlights

- Azizi Venice 15 - 421 deals @ 1738 psf.
- Azizi Venice 6 - 220 deals @ 1971 psf.
- AZIZI VENICE 7 - 185 deals @ 1849 psf.

CITY OF ARABIA

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
Studio		1691	59.3%	456
1 B/R		1576	32.5%	250
2 B/R		1824	7.7%	59
3 B/R		1798	0.5%	4

Project highlights

- Azizi Milan 30 - 259 deals @ 1572 psf.
- Azizi Milan Heights - 186 deals @ 1747 psf.
- Arancia Yards By Beyond - 168 deals @ 1744 psf.

Dubai - Micro-Market Project Deep Dives

Area metrics & project highlights - II

JUMEIRAH VILLAGE CIRCLE

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
Studio		1618	27.0%	201
1 B/R		1294	51.8%	386
2 B/R		1226	14.4%	107
3 B/R		1493	3.5%	26
NA		2230	1.9%	14

Project highlights

- OXFORD COVE - 63 deals @ 1551 psf.
- Serenz by Danube - 53 deals @ 2263 psf.
- Binghatti Apex - 35 deals @ 1394 psf.

BUSINESS BAY

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
1 B/R		1966	32.8%	133
Studio		2155	19.3%	78
NA		4174	9.1%	37
3 B/R		3919	5.7%	23
2 B/R		2129	16.5%	67

Project highlights

- Peninsula Three - 21 deals @ 2534 psf.
- Peninsula Four - 21 deals @ 2430 psf.
- Regalia - 14 deals @ 1852 psf.

Risks & opportunities

- Madinat Al Mataar - Opportunity: Largest transaction pool and highest off-plan depth make it the clearest scale corridor for high-activity allocation. - Risk: Heavy concentration in Studio and 1 B/R demand means performance is more exposed to single-tenant, starter-home sentiment.
- CITY OF ARABIA - Opportunity: Strong off-plan pipeline and balanced Studio/1 B/R demand support continued absorption. - Risk: No rental registrations and null annual rent data reduce current income visibility.
- BUSINESS BAY - Opportunity: Deep rental activity and the highest annual rent psf in the group reinforce institutional income appeal. - Risk: Selective allocation is warranted because average pricing is materially higher than the mass-market corridors.

Trade ideas & closing stance

- Overweight Madinat Al Mataar for launch-led exposure where scale, off-plan depth, and project concentration are strongest.
- Maintain an active but selective stance in CITY OF ARABIA and JUMEIRAH VILLAGE CIRCLE to capture broad affordability-led absorption.
- Use BUSINESS BAY for income-led positioning, focusing on rental intensity rather than pure turnover.
- Keep DOWN TOWN JABAL ALI and Jabal Ali Industrial Second as selective corridor plays tied to project quality and launch cadence.

Barbell approach: prioritize Madinat Al Mataar for growth and Business Bay for income, with Active allocations in City of Arabia and Jumeirah Village Circle and Selective exposure in the remaining corridors.

Dubai - Residential Market Risk Assessment

August 2026 activity weakened across sales and pricing, with transactions at 11,294, total value at AED 24.03 bn, and average price at AED 1,793 psqft, while off-plan accounted for 68.8% of transactions and the top 5 areas represented 36.7% of activity. Rental demand remained active with 64,330 registrations, but the balance between new and renewed leases was nearly even, suggesting a stable but not accelerating rental backdrop.

Risk scorecard by dimension

Category	Risk level	Drivers	What to monitor
Market activity	Moderate	Month-on-month movement in transaction count and total sales value.	Monthly transaction count and total transaction value.
Pricing	Moderate	Month-on-month movement in average residential sale price per sq.ft.	Average sale price per sq.ft and month-on-month price movement.
Liquidity	Moderate	Transaction activity relative to the previous comparable reporting period.	Transaction count, transaction value and activity index versus the previous period.
Off-plan concentration	Elevated	Share of residential sales classified as off-plan within the selected period.	Off-plan share of total residential transactions and its month-on-month direction.
Geographic concentration	Moderate	Transaction share represented by the five largest market areas.	Transaction share captured by the five largest areas.
Rental market	Moderate	Rental registration volume and the balance between new and renewed leases.	Rental registrations and the new-versus-renewed lease mix.
Leverage / financing	Not Assessed	Not assessed because verified mortgage-volume and borrower-LTV data are unavailable.	Mortgage volumes, borrower LTVs and financing conditions when a verified source is available.
Future supply pipeline	Not Assessed	Not assessed because verified future-completion and unit-delivery data are unavailable.	Verified future completions and unit-delivery data when available.
Regulatory risk	Not Assessed	Not assessed because no verified regulatory-risk dataset is included in the report inputs.	Verified regulatory or policy changes affecting residential transactions and ownership.

Dubai - Residential Market Risk Assessment

Segment risk heatmap

Segment	Risk level	Comment
Primary sales / off-plan	Elevated	Off-plan share was 68.8% of transactions.
Secondary sales / ready stock	Moderate	Activity remained sizable, but the off-plan share suggests comparatively less breadth in the ready market mix.
Core market areas	Moderate	The top 5 areas represented 36.7% of transaction share.
Broader market liquidity	Moderate	Monthly declines in transactions and value point to softer near-term liquidity.
Rental renewals	Low	Renewals comprised 51.9% of rental registrations, indicating stable incumbent demand.
New rentals	Moderate	New rentals were 48.1% of registrations, showing continued intake but not clear dominance.
Financing exposure	Not Assessed	No mortgage leverage or borrower LTV data are available.
Development delivery exposure	Not Assessed	No future construction delivery pipeline data are available.

Key risk themes

- Transactions and total value both fell month on month, with value declining faster than count.
- Average price per square foot eased by 0.4% month on month.
- Off-plan comprised 68.8% of transactions, increasing exposure to segment-specific shifts.
- The top 5 areas captured 36.7% of transaction share, so activity is somewhat concentrated but still distributed across the market.
- Rental registrations were high, while new and renewed leases were nearly evenly split.

Methodology & Data Appendix

This report uses imported official property-market records from Dubai Land Department (DLD) and Abu Dhabi Real Estate Centre (ADREC). DLD sales support Dubai transaction, pricing, ready/off-plan, segment and area/project analysis. DLD rental registrations support rental activity and gross-yield calculations. ADREC sales support Abu Dhabi transaction, pricing, segment and ready/off-plan analysis. Perplexity AI is used only for narrative interpretation of database-derived metrics, not as the source of published numerical market figures.

Data sources & coverage

Source	Coverage	Primary use
DLD Sales	Dubai registered sales	Volume/value, price per sq.ft, ready/off-plan, segment and area/project analysis
DLD Rentals	Dubai rental registrations	Rental activity, annual rent per sq.ft and gross rental yield
ADREC Sales	Abu Dhabi registered sales	Volume/value, pricing, segments, ready/off-plan and project activity
Perplexity AI	Report narrative	Interpretation of supplied database metrics only

Calculation methodology

- DLD sales and rental imports use exact-row hashes for duplicate prevention.
- Monthly metrics are filtered to the selected period and applicable report filters.
- Dubai sale price per sq.ft uses transaction value divided by ACTUAL_AREA converted from square metres to square feet, where valid.
- Ready/off-plan classification follows the imported source-data classification.
- Gross rental yield uses annual rental pricing relative to sales pricing for the relevant segment; the headline yield is transaction-weighted from valid displayed segment yields.
- Cap rates are not calculated where operating-expense and net operating income inputs are unavailable.
- AI narrative is instructed not to invent, estimate or replace database-derived numerical values.

Pipeline overview:
DLD / ADREC records → import & deduplication → database filtering → calculated metrics → AI-assisted narrative → report output.

Disclaimers & Contact

This MENA HOMES Institutional Market Watch report is provided for informational and market-research purposes only. It does not constitute investment, financial, legal or tax advice, or an offer or recommendation to buy or sell real estate or any financial instrument. The report is based on imported property-market records and analytical calculations available to MENA HOMES as of the publication date. Source records may contain omissions, classification differences, late registrations or corrections. Users should independently verify material information and conduct their own due diligence before making investment or commercial decisions.

Data Limitations

Dubai sales analysis uses imported Dubai Land Department transaction records. Dubai rental analysis uses imported DLD rental registrations. Abu Dhabi sales analysis uses imported Abu Dhabi Real Estate Centre transaction records. Price-per-square-foot calculations depend on valid transaction values and recorded property areas. Gross rental yields are analytical estimates based on annual rental pricing relative to sales pricing and are not net investment returns.

Cap rates are not published where operating expenses and net operating income are unavailable. Mortgage leverage, borrower loan-to-value ratios, future delivery pipelines and regulatory risk are not independently measured unless verified source data are available. AI-generated text is used for narrative interpretation only; published numerical market metrics are intended to come from application database calculations.

Important interpretation note

Transaction activity, pricing, rental registrations and gross yields describe observed conditions during the selected reporting period and should not be interpreted as guarantees of future performance.