



Institutional Market Watch, Dubai Residential

# September 2026 Edition

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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    | 10,906       | -6.3% MoM | DLD residential sales transactions recorded for September 2026.                                              |
| Total Value (AED Bn)  | AED 24.61 Bn | +0.3% MoM | Total value of DLD residential sales recorded for September 2026.                                            |
| Avg Price/sq.ft (AED) | AED 1,804    | +0.7% MoM | Average transaction price per sq.ft calculated from TRANS_VALUE and ACTUAL_AREA in the imported DLD records. |
| Off Plan Share        | 66.8%        | -3.8% MoM | Share of imported DLD residential sales classified as Off-Plan.                                              |

September 2026 Dubai residential sales recorded 10,906 transactions with a total value of AED 24.61 billion. Average transaction pricing was approximately AED 1,804 per sq.ft, while off-plan transactions accounted for 66.8% of recorded residential sales.



Executive Summary & Market Call

Dubai-wide all-residential activity in September 2026 totaled 10,906 transactions worth AED 24.61bn, with average price per square foot at AED 1,804. Month on month, transactions fell 6.3% while value was broadly flat at +0.3% and average price per square foot edged up 0.7%, indicating steady pricing against softer deal flow. Liquidity Index: 93.7 (93.7 means current-period transactions were 93.7% of the previous period; 100 represents the previous period's transaction count.).

Key Drivers & Explicit Calls

- **Activity softened while value held firm:** Transactions declined to 10,906 from 11,644 in the previous period, but total value rose marginally to AED 24.61bn from AED 24.54bn, pointing to resilient ticket sizes or a stronger mix.
- **Pricing remained stable:** Average price per square foot increased to AED 1,804 from AED 1,791, a 0.7% month-on-month rise, which supports a Stable pricing call despite lower turnover.
- **Off-plan remained the dominant engine:** Off-plan accounted for 66.8% of market share, or 7,282 deals and AED 13.37bn, though its share eased by 2.6 percentage points from the prior period.
- **Ready market provided meaningful depth:** Ready sales contributed 3,624 deals and AED 11.24bn, suggesting continued liquidity in completed stock even as the market leaned toward off-plan activity.

Segment Stance

| Segment    | Stance          | Confidence | Key Metrics                                                                     |
|------------|-----------------|------------|---------------------------------------------------------------------------------|
| Apartments | Strong Activity | High       | 8,950 transactions; AED 15.24bn value; AED 1,788 average price per square foot. |
| Villas     | Selective       | Moderate   | 789 transactions; AED 3.08bn value; AED 1,629 average price per square foot.    |
| Land       | Selective       | Moderate   | 604 transactions; AED 4.85bn value; AED 1,309 average price per square foot.    |
| Off-Plan   | Strong Activity | High       | 7,282 transactions; AED 13.37bn value; AED 1,904 average price per square foot. |

Ready vs Off-Plan

| Type     | Deals | Value (AED bn) |
|----------|-------|----------------|
| Ready    | 3624  | 11.24          |
| Off-Plan | 7282  | 13.37          |

## Dubai - Ready vs Off-Plan Market Dynamics

September 2026 activity was led by off-plan, which accounted for 7,282 deals and AED 13.37bn of value, versus 3,624 ready deals and AED 11.24bn. The market remained more heavily skewed to off-plan by volume than value, while the liquidity index stood at 93.7.

Dubai Liquidity Index: 93.7 (100 equals the previous comparable period transaction count.).

| Emirate | Type     | Deals | Value (AED Bn) |
|---------|----------|-------|----------------|
| Dubai   | Ready    | 3624  | 11.24          |
| Dubai   | Off-Plan | 7282  | 13.37          |

### Key Drivers & Explicit Calls

- **Off-plan volume leadership:** Off-plan contributed 7,282 transactions and 66.8% of deal flow, confirming that new-build demand remained the dominant source of liquidity in September 2026.
- **Ready stock held meaningful value share:** Ready properties generated AED 11.24bn across 3,624 deals, showing that completed stock still captured substantial buyer allocation despite lower volume than off-plan.
- **Value gap narrowed versus volume gap:** Off-plan produced AED 13.37bn compared with AED 11.24bn for ready, indicating that off-plan led on both deal count and value, but not by the same margin as volume.
- **Liquidity moderated month on month:** The liquidity index of 93.7 points to softer transaction momentum versus the prior period, even with September remaining an active month.

### Segment Highlights

- Dubai - Apartments: Apartments were the clear volume engine with 8,950 transactions and AED 15.24bn in value.
- Dubai - Villas: Villas remained a smaller but material segment with 789 transactions and AED 3.08bn in value.
- Dubai - Land: Land delivered 604 transactions and AED 4.85bn in value, keeping development-linked demand relevant.
- Dubai - Off-Plan: Off-plan commanded 7,282 transactions, AED 13.37bn in value, and a higher avgPricePsqft of 1904.

### Closing Stance

The September 2026 market profile supports a continued preference for off-plan, with ready stock serving as a stabilizer rather than the main liquidity driver.

## Abu Dhabi - Ready vs Off-Plan Market Dynamics

September 2026 was decisively off-plan led in Abu Dhabi residential sales, with off-plan accounting for 76.2% of transactions and a much larger share of value than ready homes.

Abu Dhabi Liquidity Index: 104.4 (100 equals the previous comparable period transaction count.).

| Emirate   | Type     | Deals | Value (AED Bn) |
|-----------|----------|-------|----------------|
| Abu Dhabi | Ready    | 498   | 1.52           |
| Abu Dhabi | Off-Plan | 1614  | 8.35           |

### Key Drivers & Explicit Calls

- **Off-plan dominated turnover:** Off-plan accounted for 1,614 deals and AED 8.35bn, versus 498 ready deals and AED 1.52bn, confirming where market liquidity concentrated in September 2026.
- **Ready stock remained relevant but secondary:** Ready homes still generated 498 transactions, but the value gap versus off-plan shows buyers continued to favor project pipeline exposure over completed stock.
- **Liquidity stayed resilient:** The liquidity index of 104.4 indicates transaction activity was above the prior period on the provided basis, supporting a constructive market stance.
- **Segment mix favored apartments and villas:** Apartments recorded 1,201 transactions worth AED 3.02bn, while villas recorded 826 transactions worth AED 6.3bn, suggesting demand breadth across core residential segments.

### Segment Highlights

- **Abu Dhabi - Ready:** Ready homes captured 498 deals and AED 1.52bn, indicating stable end-user and resale demand but not the market's main growth engine.
- **Abu Dhabi - Off-Plan:** Off-plan dominated with 1,614 deals and AED 8.35bn, reinforcing developer-led pipeline demand as the principal market driver.
- **Abu Dhabi - Apartments:** Apartments led transaction count at 1,201 and delivered AED 3.02bn in value, supported by an average price of AED 2,203 psf.

### Suggested Trade Ideas

- **MONITOR (Ready):** Watch for any shift in ready-home share, as 498 deals and AED 1.52bn show a functioning but subordinate market.
- **WATCH (Off-Plan):** Maintain focus on off-plan execution and launch quality, given 1,614 deals and AED 8.35bn of value concentration.

### Closing Stance

The overall stance is constructive and off-plan led, with villas as the preferred core exposure, apartments best approached selectively, and land kept out until activity returns.

Dubai - Market Structure & Liquidity

September 2026 showed broad-based residential activity, with off-plan accounting for 66.8% of transactions and apartments remaining the dominant segment by volume and value.

Transaction Volumes & Values by Segment

| Segment    | Volume (Units) | Value (AED Bn) | MoM Change | Share |
|------------|----------------|----------------|------------|-------|
| Apartments | 8950           | 15.24          | -10.1%     | 82.1% |
| Villas     | 789            | 3.08           | 11.8%      | 7.2%  |
| Land       | 604            | 4.85           | 21.3%      | 5.5%  |
| Off-Plan   | 7282           | 13.37          | -9.9%      | 66.8% |
| Ready      | 3624           | 11.24          | 1.7%       | 33.2% |

Liquidity Rankings - Top Communities & Projects

| Rank | Community                   | Project                         | Tnx | Share | Turnover | Index |
|------|-----------------------------|---------------------------------|-----|-------|----------|-------|
| 1    | Al Khairan First            | Valia                           | 261 | 2.9%  |          | 2.4   |
| 2    | Al Hebiah First             | Binghatti Skyterraces           | 257 | 1.0%  |          | 2.4   |
| 3    | Jabal Ali Industrial Second | RAW DISTRICT 2 BY IMTIAZ        | 251 | 1.2%  |          | 2.3   |
| 5    | CITY OF ARABIA              | Arancia Yards 2 By Beyond       | 145 | 0.9%  |          | 1.3   |
| 6    | MAJAN                       | Binghatti Skyflame 2            | 139 | 0.5%  |          | 1.3   |
| 7    | Al Hebiah Fifth             | DAMAC LAGOONS - VALENCIA        | 119 | 0.6%  | 1.7%     | 1.1   |
| 8    | Al Hebiah Fifth             | DAMAC LAGOONS - LAGOON VIEWS 13 | 90  | 0.3%  | 76.5%    | 0.8   |
| 9    | INTERNATIONAL CITY PH 1     | no project specified            | 87  | 0.2%  | 14.5%    | 0.8   |
| 10   | Al Yufrah 1                 | The Woods                       | 78  | 0.4%  | -26.4%   | 0.7   |

The market remained liquid and off-plan-led, but the strongest execution opportunities appear to sit in highly active, concentrated micro-markets rather than across the broader residential universe. Apartments anchor the sector, while villas and land offer a tactical momentum signal; turnoverPct should be read as the same community/project's prior-period transaction-count change, and concentrationIndex as its share of all transactions in scope.

Abu Dhabi - Market Structure & Liquidity

Abu Dhabi's September 2026 residential market remained heavily off-plan led, with 2,118 transactions worth AED 9.92bn and off-plan accounting for 76.2% of activity. Liquidity was concentrated in Yas Island and Al Hidayriyyat, while apartment volumes outpaced villas by count but not by value.

Transaction Volumes & Values by Segment

| Segment    | Volume (Units) | Value (AED Bn) | MoM Change | Share |
|------------|----------------|----------------|------------|-------|
| Apartments | 1201           | 3.02           | 26.0%      | 56.7% |
| Villas     | 826            | 6.3            | -15.8%     | 39.0% |
| Townhouses | 164            | 0.43           | 33.3%      | 7.7%  |
| Off-Plan   | 1614           | 8.35           | 0.9%       | 76.2% |
| Ready      | 498            | 1.52           | 21.5%      | 23.5% |

Liquidity Rankings - Top Communities & Projects

| Rank | Community       | Project                              | Tnx | Share | Turnover | Index |
|------|-----------------|--------------------------------------|-----|-------|----------|-------|
| 1    | Yas Island      | The Canopies at Yas Point            | 276 | 7.6%  |          | 13    |
| 2    | Al Hidayriyyat  | Hudayriyat Golf Estates - Townhomes  | 173 | 9.7%  | -18.4%   | 8.2   |
| 3    | Ghadeer Al Tayr | Qasr Al Jurf - Phase 3B              | 135 | 4.6%  | 73.1%    | 6.4   |
| 4    | Al Hidayriyyat  | Hudayriyat Golf Estates - Villas     | 101 | 16.5% | -3.8%    | 4.8   |
| 5    | Al Hidayriyyat  | Bashayer Residences - Phases 5 and 6 | 80  | 3.4%  |          | 3.8   |
| 6    | Al Layyan       | Al Ghadeer Gardens - Phase 1         | 59  | 1.6%  |          | 2.8   |
| 7    | Al Reem Island  | Tara A                               | 52  | 1.3%  | -21.2%   | 2.5   |
| 8    | Al Reem Island  | The Artery Residences                | 51  | 1.0%  |          | 2.4   |
| 9    | Zayed City      | Bloom Living - Granada 2             | 36  | 0.5%  |          | 1.7   |

September data suggests a market where liquidity is both development-led and geographically concentrated. The clearest institutional takeaway is that transaction depth remains strongest in off-plan and in a narrow set of communities, while villas continue to command the greatest value pool even as unit momentum moderates. TurnoverPct should be read strictly as the prior-period transaction-count change for the same community/project, and concentrationIndex as the project's share of total transactions in scope.

Dubai - Pricing & Yield / Cap Rates

Dubai residential pricing and yield in September 2026 is anchored by a headline price of 1804 per sq ft and a headline gross yield of 8.7%. Cap rate is unavailable because operating expenses and net operating income are not present in the imported DLD datasets.

Headline price: 1804 AED/sq ft | Gross yield: 8.7%

Pricing & Yields by Segment

| Segment    | Avg Price (AED/sq ft) | Gross Yield | Cap Rate | MoM Change |
|------------|-----------------------|-------------|----------|------------|
| Apartments | 1788                  | 9.05        |          | 0.6%       |
| Villas     | 1629                  | 4.67        |          | -2.3%      |

Suggested Trade Ideas

- VIEW (Apartments): Apartments remain the higher-yield segment at 9.05% gross yield.
- VIEW (Villas): Villas show a materially lower gross yield at 4.67%.
- VIEW (Dubai Residential): Use the headline yield of 8.7% as the Dubai-wide reference point rather than recomputing it.

The segment mix favors apartments for income-led positioning, while villas fit lower-yield, higher-ticket strategies. The report should frame cap rate as unavailable and avoid any implied net yield comparison.

Dubai - Segment Strategy & Stance

Dubai’s September 2026 residential market was led by Apartments and Off-Plan activity, with Apartments accounting for 82.1% of transactions and Off-Plan representing 66.8% of volume. Villas showed smaller scale but a firmer monthly rebound, while Ready remained a meaningful counterweight with 33.2% of transactions and the lower average price point.

Segment stance by product

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

Watchlist flags

- Off-Plan transaction momentum eased to -9.9% month on month despite leading share.
- Apartment transactions declined -10.1% month on month even with dominant market share.
- Villa activity improved 11.8% month on month, but scale and yield remain materially lower than Apartments.
- Ready activity is positive but modest at 1.7% month on month, suggesting steadier rather than accelerating demand.

Dubai - Micro-Market Project Deep Dives

[object Object]

Investor allocation guide by corridor

| Area                    | Allocation | Comment                                                                                                                                           |
|-------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| JUMEIRAH VILLAGE CIRCLE | Active     | Largest market share in the set with 799 transactions and 433 off-plan transactions, supported by concentrated depth in studios and 1 B/R units.  |
| Madinat Al Matar        | Active     | Highest off-plan count in the set at 651, with active breadth across studio, 1 B/R, and 2 B/R demand and a rental footprint of 948 registrations. |
| MAJAN                   | Active     | Strong studio-led absorption with 336 deal depth in studios and 502 off-plan transactions, making it a clear volume corridor.                     |
| BUSINESS BAY            | Selective  | Highest valueAedBn in the set at 1.43, with the strongest rental evidence through 3231 registrations and annualRentPsqft of 127.                  |
| Al Hebiah Fifth         | Selective  | Broad bedroom spread and strong rental evidence, including annualRentPsqft of 560.4 and 990 rental registrations.                                 |

High-conviction corridors

| Area                    | Market share | Off-plan txns | Investor allocation | Description                                                                                                                                       |
|-------------------------|--------------|---------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| JUMEIRAH VILLAGE CIRCLE | 7.3%         | 433           | Active              | Largest market share in the set with 799 transactions and 433 off-plan transactions, supported by concentrated depth in studios and 1 B/R units.  |
| Madinat Al Matar        | 6.3%         | 651           | Active              | Highest off-plan count in the set at 651, with active breadth across studio, 1 B/R, and 2 B/R demand and a rental footprint of 948 registrations. |
| MAJAN                   | 5.0%         | 502           | Active              | Strong studio-led absorption with 336 deal depth in studios and 502 off-plan transactions, making it a clear volume corridor.                     |
| BUSINESS BAY            | 3.9%         | 144           | Selective           | Highest valueAedBn in the set at 1.43, with the strongest rental evidence through 3231 registrations and annualRentPsqft of 127.                  |
| Al Hebiah Fifth         | 3.5%         | 270           | Selective           | Broad bedroom spread and strong rental evidence, including annualRentPsqft of 560.4 and 990 rental registrations.                                 |

## Dubai - Micro-Market Project Deep Dives

### Area metrics & project highlights - I

#### JUMEIRAH VILLAGE CIRCLE

| Bedrooms | Median ticket (AED) | Price psf (AED) | Unit mix | Deal depth |
|----------|---------------------|-----------------|----------|------------|
| 1 B/R    |                     | 1347            | 47.1%    | 376        |
| 2 B/R    |                     | 1267            | 14.4%    | 115        |
| Studio   |                     | 1634            | 32.4%    | 259        |
| NA       |                     | 2485            | 1.8%     | 14         |
| 3 B/R    |                     | 1423            | 2.5%     | 20         |

#### Project highlights

- Serenz by Danube - 45 deals @ 2327 psf.
- Binghatti Apex - 44 deals @ 1469 psf.
- AURESTA TOWER - 41 deals @ 1580 psf.

#### Madinat Al Matar

| Bedrooms | Median ticket (AED) | Price psf (AED) | Unit mix | Deal depth |
|----------|---------------------|-----------------|----------|------------|
| Studio   |                     | 1780            | 47.2%    | 325        |
| 1 B/R    |                     | 1592            | 25.6%    | 176        |
| 2 B/R    |                     | 1677            | 10.5%    | 72         |
| NA       |                     | 4602            | 0.9%     | 6          |
| 5 B/R    |                     | 1401            | 3.2%     | 22         |

#### Project highlights

- AZIZI VENICE 14 - 71 deals @ 1651 psf.
- AZIZI VENICE 7 - 67 deals @ 1814 psf.
- AZIZI VENICE 10 - 62 deals @ 1701 psf.

## Dubai - Micro-Market Project Deep Dives

### Area metrics & project highlights - II

#### MAJAN

| Bedrooms | Median ticket (AED) | Price psf (AED) | Unit mix | Deal depth |
|----------|---------------------|-----------------|----------|------------|
| NA       |                     | 2542            | 3.5%     | 19         |
| Studio   |                     | 1472            | 61.8%    | 336        |
| 1 B/R    |                     | 1437            | 27.6%    | 150        |
| 2 B/R    |                     | 1297            | 5.7%     | 31         |
| 3 B/R    |                     | 1231            | 0.6%     | 3          |

#### Project highlights

- Binghatti Skyflame 1 - 226 deals @ 1420 psf.
- Binghatti Skyflame 2 - 139 deals @ 1467 psf.
- Binghatti Titania - 38 deals @ 1561 psf.

#### BUSINESS BAY

| Bedrooms | Median ticket (AED) | Price psf (AED) | Unit mix | Deal depth |
|----------|---------------------|-----------------|----------|------------|
| NA       |                     | 4349            | 12.6%    | 53         |
| 2 B/R    |                     | 1981            | 15.4%    | 65         |
| 1 B/R    |                     | 2081            | 37.2%    | 157        |
| 3 B/R    |                     | 1885            | 6.6%     | 28         |
| Studio   |                     | 2276            | 16.1%    | 68         |

#### Project highlights

- Binghatti Aquarise - 39 deals @ 2475 psf.
- Peninsula Four - 27 deals @ 2345 psf.
- Regalia - 20 deals @ 1771 psf.

### Risks & opportunities

- Madinat Al Matar - Opportunity: Highest off-plan count in the set at 651, with active breadth across studio, 1 B/R, and 2 B/R demand and a rental footprint of 948 registrations. - Risk: The project mix is highly concentrated in AZIZI VENICE releases, which can raise single-developer exposure.
- MAJAN - Opportunity: Strong studio-led absorption with 336 deal depth in studios and 502 off-plan transactions, making it a clear volume corridor. - Risk: Low diversity beyond studios and 1 B/Rs limits resilience if entry-level demand softens.

### Trade ideas & closing stance

- Selective income-led exposure (BUSINESS BAY): Use for premium yield and higher-value inventory rather than broad-volume participation.
- Selective development-led exposure (Al Hebiah Fifth): Focus on project-specific execution given the concentration in DAMAC LAGOONS releases.
- Selective launch participation (Jabal Ali Industrial Second): Best suited to targeted off-plan entries where studio demand and transaction depth remain intact.

Favor Active corridors for scale and liquidity, and keep Selective corridors as project-specific or income-led satellites rather than broad market bets.

## Dubai - Residential Market Risk Assessment

Dubai residential market activity remained liquid in September 2026, with 10,906 transactions and AED 24.61 billion in total value, while pricing edged higher as average price per square foot reached AED 1,804. The market remains heavily off-plan weighted at 66.8% of transactions and moderately geographically concentrated, with the top five areas accounting for 26% of transactions; rental activity also stayed active with 74,906 registrations, split fairly evenly between new and renewed contracts.

### Risk scorecard by dimension

| Category                      | Risk level   | Drivers                                                                                    | What to monitor                                                                               |
|-------------------------------|--------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Market activity and liquidity | Moderate     | Month-on-month movement in transaction count and total sales value.                        | Monthly transaction count, total transaction value and month-on-month activity change.        |
| Pricing momentum              | Moderate     | Observed movement in the database metrics used for this risk dimension.                    | Continue monitoring the underlying database metrics for this dimension.                       |
| 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 and 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                                                                                                                                          |
|-------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Core market liquidity         | Moderate     | Transactions remain substantial at 10,906 and total value at AED 24.61 billion, despite a 6.3% decline in deal count.                            |
| Price resilience              | Moderate     | Average price per square foot increased to AED 1,804, with 0.7% month-on-month growth.                                                           |
| Off-plan-led segments         | Elevated     | Off-plan made up 66.8% of transactions, implying higher sensitivity to sentiment in that channel.                                                |
| Concentrated micro-markets    | Moderate     | The top five areas generated 26% of transactions, so performance is partially reliant on leading districts.                                      |
| Rental market turnover        | Moderate     | 74,906 rental registrations and a near-even split between new and renewed contracts indicate active turnover without clear stress from the data. |
| Leverage-sensitive segments   | Not Assessed | No mortgage leverage or borrower LTV information is available in the imported data.                                                              |
| Pipeline-sensitive segments   | Not Assessed | No future construction delivery pipeline data is available in the imported data.                                                                 |
| Regulation-sensitive segments | Not Assessed | No regulatory risk scores are available in the imported data.                                                                                    |

### Key risk themes

- Activity is still strong in absolute terms, but transaction count softened month on month while value held steady, pointing to a market with resilient pricing and selective demand.
- Off-plan concentration is the clearest market-specific risk signal in the data, because two-thirds of transactions were off-plan.
- Geographic concentration is present but contained, with the top five areas accounting for just over one quarter of activity.
- Rental turnover is active and balanced, with new and renewed registrations close to 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.