

MENA — HOMES

Institutional Market Watch, Dubai Residential

February 2026 Edition

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Table of content

Market Snapshot	Pag. 03
Executive Summary & Market Call	Pag. 04
Dubai: Ready vs Off-Plan Market Dynamics	Pag. 05
Abu Dhabi: Ready vs Off-Plan Market Dynamics	Pag. 06
Dubai: Market Structure & Liquidity	Pag. 07
Abu Dhabi: Market Structure & Liquidity	Pag. 08
Pricing & Yield / Cap Rates	Pag. 09
Segment Strategy & Stance	Pag. 10
Micro-Market Project Deep Dives	Pag. 11 - 13
Dubai Residential Market Risk Assessment	Pag. 14 - 15
Methodology & Data Appendix	Pag. 16
Disclaimers & Contact	Pag. 17

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	16,302	-4.8% MoM	DLD residential sales transactions recorded for February 2026.
Total Value (AED Bn)	AED 51.30 Bn	-21.2% MoM	Total value of DLD residential sales recorded for February 2026.
Avg Price/sq.ft (AED)	AED 2,014	+1.9% MoM	Average transaction price per sq.ft calculated from TRANS_VALUE and ACTUAL_AREA in the imported DLD records.
Off Plan Share	64.8%	-0.8% MoM	Share of imported DLD residential sales classified as Off-Plan.

February 2026 Dubai residential sales recorded 16,302 transactions with a total value of AED 51.30 billion. Average transaction pricing was approximately AED 2,014 per sq.ft, while off-plan transactions accounted for 64.8% of recorded residential sales.



Executive Summary & Market Call

Dubai’s residential market recorded 16302 transactions worth AED 51.3 bn in February 2026, with average price per square foot at AED 2014. Activity softened month on month, with transactions down 4.8% and value down 21.2%, while average price per square foot rose 1.9%. Liquidity Index: 95.2 (A liquidity index of 95.2 means current-period residential transaction count reached 95.2 versus 100 for the previous period, where 100 represents the prior month’s transaction count.).

Key Drivers & Explicit Calls

- **Activity remained healthy but eased from January:** Dubai-wide residential transactions totaled 16302, down 4.8% month on month, indicating a mild moderation in deal flow while remaining broadly active.
- **Value fell faster than volume:** Total transaction value declined 21.2% to AED 51.3 bn, suggesting a shift in mix or ticket sizes even as turnover stayed substantial.
- **Pricing firmed modestly:** Average price per square foot increased 1.9% to AED 2014, showing continued pricing resilience despite softer monthly turnover.
- **Off-plan continued to lead market activity:** Off-plan accounted for 64.8% of transactions, with 10564 deals versus 5738 ready deals, keeping the primary market as the larger source of volume.

Segment Stance

Segment	Stance	Confidence	Key Metrics
Apartments	Strong Activity	High	12914 transactions, AED 26.82 bn value, AED 2014 average price per square foot.
Villas	Stable	High	1568 transactions, AED 6.44 bn value, AED 1795 average price per square foot.
Land	Selective	Medium	964 transactions, AED 14.44 bn value, AED 1491 average price per square foot.
Off-Plan	Strong Activity	High	10564 transactions, AED 27.14 bn value, AED 2188 average price per square foot.

Ready vs Off-Plan

Type	Deals	Value (AED bn)
Ready	5738	24.16
Off-Plan	10564	27.14

Dubai - Ready vs Off-Plan Market Dynamics

February 2026 data show a market led by off-plan activity, with 10,564 off-plan deals worth AED 27.14bn versus 5,738 ready deals worth AED 24.16bn.

Dubai Liquidity Index: 95.2 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Dubai	Ready	5738	24.16
Dubai	Off-Plan	10564	27.14

Key Drivers & Explicit Calls

- **Off-plan dominates volume:** Off-plan accounted for 10,564 deals and 64.8% of activity, confirming that growth and liquidity are still being driven by future-completion stock.
- **Ready market remains sizeable:** Ready deals totaled 5,738 and AED 24.16bn, showing that secondary-market demand remains material even with off-plan in the lead.
- **Apartment trading anchors the market:** Apartments generated 12,914 transactions and AED 26.82bn, making them the clearest liquidity core across the residential segment.
- **Value concentration is broader than volume:** Land contributed only 964 transactions but AED 14.44bn, indicating that higher-ticket lots continue to play an outsized role in value formation.

Segment Highlights

- Dubai - Apartments: Apartments were the deepest segment by turnover, with 12,914 transactions and AED 26.82bn.
- Dubai - Villas: Villa activity was smaller than apartments but still meaningful, with 1,568 transactions and AED 6.44bn.
- Dubai - Land: Land posted the highest value intensity relative to deal count, with AED 14.44bn across 964 transactions.
- Dubai - Off-Plan: Off-plan remained the dominant engine of market activity, with 10,564 transactions and AED 27.14bn.

Closing Stance

Overall stance is constructive, with off-plan and apartments offering the clearest momentum while ready assets and land merit selective, valuation-sensitive positioning.

Abu Dhabi - Ready vs Off-Plan Market Dynamics

February 2026 activity was heavily skewed toward off-plan sales, which accounted for 80.8% of transactions and generated AED 13.65bn of the AED 18.55bn total. The market’s liquidity index stood at 110.7, signaling a higher transaction count than the previous period.

Abu Dhabi Liquidity Index: 110.7 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Abu Dhabi	Ready	571	4.88
Abu Dhabi	Off-Plan	2436	13.65

Key Drivers & Explicit Calls

- **Off-plan dominance:** Off-plan accounted for 2436 deals and AED 13.65bn, or 80.8% of total transactions, making it the clear volume and value leader.
- **Ready market remains meaningful:** Ready sales contributed 571 deals and AED 4.88bn, showing a solid end-user and near-term occupancy base despite off-plan dominance.
- **Liquidity improved:** The liquidity index of 110.7 indicates transaction counts were higher than in the previous period, supporting a constructive market read-through.
- **Apartments anchor volume:** Apartments recorded 1888 transactions and AED 5.72bn, providing the largest non-off-plan segment contribution by deal count.

Segment Highlights

- Abu Dhabi - Ready: Ready deals totaled 571 with AED 4.88bn in value, indicating steady immediate-occupancy demand.
- Abu Dhabi - Off-Plan: Off-plan generated 2436 deals and AED 13.65bn, accounting for 80.8% of transactions.
- Abu Dhabi - Apartments: Apartments delivered the highest transaction count at 1888 and were the largest segment by volume.
- Abu Dhabi - Land: Land activity was absent, with 0 transactions and AED 0 in value.

Suggested Trade Ideas

- **SELECTIVE (Off-Plan):** Favor off-plan exposure where project quality and delivery visibility are strongest, given its 2436-deal lead and AED 13.65bn value.
- **WATCH (Ready):** Monitor ready stock for opportunistic entries, as 571 deals and AED 4.88bn show a functioning end-user market.

Closing Stance

Maintain a constructive but selective stance, led by off-plan and supported by ready-market demand, with apartments and villas providing the main segment depth.

Dubai - Market Structure & Liquidity

Dubai residential market activity in February 2026 was led by off-plan sales and apartments, with liquidity concentrated in a small set of communities and projects.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	12914	26.82	2.0%	79.2%
Villas	1568	6.44	-29.8%	9.6%
Townhouses	2	0	100.0%	0.0%
Land	964	14.44	-33.6%	5.9%
Off-Plan	10564	27.14	-5.6%	64.8%
Ready	5738	24.16	-3.3%	35.2%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	BUSINESS PARK	Maybach Six	436	1.4%		2.7
2	Palm Deira	Hado By Beyond	213	1.5%	23.1%	1.3
3	MOTOR CITY	SIERRA BY IMAN	167	0.5%		1
4	Al Yelayiss 1	DAMAC ISLANDS 2 - BAHAMAS 1	144	1.0%	-15.3%	0.9
5	DISCOVERY GARDENS	no project specified	136	0.3%	8.8%	0.8
6	MAJAN	Paradise View 1	127	0.2%		0.8
7	Al Yelayiss 1	DAMAC ISLANDS 2 - BAHAMAS 2	126	0.8%	-31.9%	0.8
8	MAJAN	Binghatti Vintage	124	0.2%	-64.2%	0.8
9	TECOM SITE A	Shahrukhz by Danube	124	0.9%	-46.1%	0.8
10	Al Yelayiss 1	DAMAC ISLANDS 2 - MAUI	120	0.9%	15.4%	0.7

February 2026 showed a market led by apartments and off-plan activity, with liquidity concentrated in a small number of communities and projects. For institutional positioning, that supports a bias toward segments and locations with the deepest secondary and primary-market turnover, while treating lower-turnover villa and land pockets as more selective allocations.

Abu Dhabi - Market Structure & Liquidity

February 2026 residential sales in Abu Dhabi were led by off-plan activity, with apartments the largest segment by volume and villas the largest by value. Liquidity was concentrated in Yas Island, Al Saadiyat Island, Ghantout, and Al Reem Island, indicating a market driven by a small set of highly active communities and projects.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	1888	5.72	-0.9%	62.6%
Villas	1038	9.15	42.0%	34.4%
Townhouses	104	0.29	-21.2%	3.5%
Off-Plan	2436	13.65	15.6%	80.8%
Ready	571	4.88	-4.2%	18.9%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	Yas Island	Yas Riva Residences	206	2.7%	-37.6%	6.8
2	Al Saadiyat Island	The Row Saadiyat	138	4.3%	142.1%	4.6
3	Ghantout	Bayn - Lagoon 2	126	4.5%		4.2
4	Al Reem Island	Radisson Residences - Tower 2	116	1.2%	100.0%	3.8
5	Yas Island	Yas Living	94	1.3%	-33.3%	3.1
6	Al Reem Island	Riviera Residences	86	1.3%	-30.1%	2.9
7	Al Hidayriyyat	Wadeem (Plots)	84	1.6%	44.8%	2.8
8	Al Hidayriyyat	Al Naseem	83	4.4%		2.8
9	Khalifa City	Royal Park	79	0.4%	-18.6%	2.6
10	Al Reem Island	Marina Square, Paragon Bay Mall	69	0.5%	-2.8%	2.3

February 2026 reflects a market structure characterized by off-plan dominance, selective liquidity concentration, and a bifurcation between volume-led apartment activity and value-led villa demand. For institutional positioning, the clearest tradeable liquidity sits in a narrow set of communities and projects rather than across the broader market.

Dubai - Pricing & Yield / Cap Rates

Dubai residential pricing in February 2026 showed a headline price of 2014 per sq ft and a headline gross yield of 5.44%. The dataset does not provide a headline cap rate, and cap rate remains unavailable because operating expenses and net operating income are not present in the imported DLD data.

Headline price: 2014 AED/sq ft | Gross yield: 5.44%

Pricing & Yields by Segment

Segment	Avg Price (AED/sq ft)	Gross Yield	Cap Rate	MoM Change
Apartments	2014	5.6		2.5%
Villas	1795	4.13		-2.3%
Townhouses	1034			-5.9%

Suggested Trade Ideas

- VIEW (Apartments): Apartments: favour income-oriented allocation where the reported 5.6% gross yield and larger transaction base support liquidity.
- VIEW (Villas): Villas: position as a lower-yield, more pricing-sensitive segment with a 4.13% gross yield.
- VIEW (Townhouses): Townhouses: treat as a data-scarce segment in this dataset and avoid using it as a headline pricing anchor.

The February 2026 data points to apartments as the strongest combination of pricing reference, rental depth, and gross yield, while villas offer lower income return and townhouses lack sufficient yield coverage. Cap rate should not be used in the report because it is unavailable from the imported data.

Dubai - Segment Strategy & Stance

Dubai residential activity in February 2026 was led by apartments, which dominated transactions and value, while off-plan remained the main source of market liquidity. Villas showed meaningfully softer monthly activity, but rental support and yield levels still point to a more selective end-user profile; townhouses had too little evidence for a meaningful read.

Segment stance by product

Segment	Stance	Conviction	Risk / reward
Apartments	Strong Activity	High	
Villas	Softer Activity	High	
Townhouses	Limited Evidence	High	
Off-Plan	Strong Activity	High	
Ready	Stable	Medium	

Watchlist flags

- Villas: the 29.8% monthly drop warrants monitoring for whether softness persists.
- Off-plan: activity remains strong, but the 5.6% monthly decline should be watched for moderation.
- Ready: keep an eye on whether secondary-market momentum stabilizes or continues to lag off-plan.
- Townhouses: the lack of meaningful transactions and rentals limits visibility.

Dubai - Micro-Market Project Deep Dives

Dubai’s February 2026 residential activity is concentrated in six micro-markets, with the strongest investor posture in Jumeirah Village Circle, Al Yelayiss 1, and Madinat Al Matar, while Business Bay, Dubai Land Residence Complex, and Business Park are positioned more selectively. The data points to a clear split between high-volume, lower-ticket apartment-led corridors and higher-price, villa or branded-residential corridors with stronger capital intensity.

Investor allocation guide by corridor

Area	Allocation	Comment
JUMEIRAH VILLAGE CIRCLE	Active	
Al Yelayiss 1	Active	
Madinat Al Matar	Active	
DUBAI LAND RESIDENCE COMPLEX	Selective	
BUSINESS BAY	Selective	
BUSINESS PARK	Selective	

High-conviction corridors

Area	Market share	Off-plan txns	Investor allocation	Description
JUMEIRAH VILLAGE CIRCLE	7.1%	711	Active	
Al Yelayiss 1	5.6%	892	Active	
Madinat Al Matar	5.1%	775	Active	
DUBAI LAND RESIDENCE COMPLEX	4.7%	699	Selective	
BUSINESS BAY	4.5%	332	Selective	
BUSINESS PARK	3.9%	631	Selective	

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
2 B/R		1301	13.5%	157
1 B/R		1386	51.2%	595
Studio		1690	27.7%	322
NA		2345	2.0%	23
3 B/R		1696	2.1%	24

Project highlights

- PEARL HOUSE IV BY IMTIAZ - 43 deals @ 1763 psf.
- Stax - 40 deals @ 1529 psf.
- Allura Residences by Citi Developers - 34 deals @ 1505 psf.

Al Yelayiss 1

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
4 B/R		1824	63.3%	580
5 B/R		1833	34.1%	312

Project highlights

- DAMAC ISLANDS 2 - BAHAMAS 1 - 144 deals @ 1792 psf.
- DAMAC ISLANDS 2 - BAHAMAS 2 - 126 deals @ 1803 psf.
- DAMAC ISLANDS 2 - MAUI - 120 deals @ 1876 psf.

Dubai - Micro-Market Project Deep Dives

Area metrics & project highlights - II

Madinat Al Matar

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
4 B/R		1273	3.1%	26
1 B/R		1544	31.0%	258
2 B/R		1672	27.1%	225
5 B/R		1299	1.0%	8
3 B/R		1624	8.5%	71

Project highlights

- WINDSOR HOUSE II - 100 deals @ 1561 psf.
- WINDSOR HOUSE - 98 deals @ 1469 psf.
- Vista Ridge - 88 deals @ 1618 psf.

DUBAI LAND RESIDENCE COMPLEX

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
1 B/R		1274	37.5%	285
Studio		1585	48.6%	369
2 B/R		1160	11.2%	85
NA		1566	0.8%	6
3 B/R		1264	1.7%	13

Project highlights

- Samana Boulevard Heights - 96 deals @ 1621 psf.
- Le Blanc Residence by Imtiaz - 58 deals @ 1588 psf.
- Peace Lagoons II by Peace Homes - 49 deals @ 1549 psf.

Risks & opportunities

- -

Trade ideas & closing stance

- Prioritize Active allocation in JUMEIRAH VILLAGE CIRCLE for liquidity-led apartment exposure.
- Use Al Yelayiss 1 for primary-market villa exposure where off-plan depth is highest.
- Maintain Selective exposure in BUSINESS BAY and BUSINESS PARK for premium-branded or rental-supported strategies.
- Treat DUBAI LAND RESIDENCE COMPLEX as a tactical apartment entry point rather than a core conviction hold.
- Use Madinat Al Matar as a balanced corridor combining sales activity and rental evidence.

The database supports an overweight to Active corridors and a selective, product-specific approach in the remaining areas.

Dubai - Residential Market Risk Assessment

February 2026 showed solid market activity but softer momentum, with 16,302 transactions and AED 51.3 billion in value alongside a 4.8% monthly decline in transactions and a 21.2% drop in value. Pricing remained resilient with average price at AED 2,014 per sq ft, while off-plan activity stayed dominant at 64.8% and the top five areas accounted for 27% of transactions, indicating concentration in both product type and location.

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	Low	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
Off-plan sales	Elevated	
Ready/secondary sales	Moderate	
Prime areas / top-five locations	Moderate	
Rental renewals	Moderate	
New rentals	Moderate	

Key risk themes

- Activity remains strong in absolute terms, but the month-on-month decline in both transaction count and value points to softer short-term momentum.
- Pricing resilience is a stabilizing factor, with average price per sq ft rising 1.9% despite lower monthly transaction value.
- Off-plan concentration is the clearest structural risk in the imported data, with 64.8% of transactions in that segment.
- Geographic concentration is present but more moderate, as the top five areas contributed 27% of transactions.
- Rental activity remains sizeable and mixed, with renewals forming a majority of registrations at 60.1%, indicating some retention stability.

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.