

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	11,617	+5.5% MoM	DLD residential sales transactions recorded for October 2026.
Total Value (AED Bn)	AED 30.12 Bn	+21.2% MoM	Total value of DLD residential sales recorded for October 2026.
Avg Price/sq.ft (AED)	AED 1,890	+4.7% MoM	Average transaction price per sq.ft calculated from TRANS_VALUE and ACTUAL_AREA in the imported DLD records.
Off Plan Share	58.7%	-12.3% MoM	Share of imported DLD residential sales classified as Off-Plan.

October 2026 Dubai residential sales recorded 11,617 transactions with a total value of AED 30.12 billion. Average transaction pricing was approximately AED 1,890 per sq.ft, while off-plan transactions accounted for 58.7% of recorded residential sales.



Executive Summary & Market Call

Dubai residential activity strengthened in October 2026, with 11,617 transactions worth AED 30.12bn, representing month-on-month increases of 5.5% in transactions and 21.2% in value. Average price reached AED 1,890 per sq ft, up 4.7% month on month, while the off-plan share declined to 58.7% from 66.9%, indicating a more balanced ready/off-plan mix. Liquidity Index: 105.5 (The liquidity index is 105.5, meaning current-period residential transaction count was 105.5% of the previous period's count; 100 represents the previous period's transaction count.).

Key Drivers & Explicit Calls

- **Stronger monthly activity:** Transaction volume increased 5.5% month on month to 11,617, while total value rose 21.2% to AED 30.12bn, indicating stronger market throughput and higher aggregate deal value.
- **Price momentum improved:** Average residential pricing increased 4.7% month on month to AED 1,890 per sq ft, supporting a Stable-to-Strong Activity market call.
- **Mix shifted toward ready property:** Off-plan represented 58.7% of transactions, down 8.2 percentage points from 66.9%, while ready transactions accounted for the larger value pool.
- **Apartments remain the activity anchor:** Apartments generated 8,790 transactions and AED 15.59bn in value, making them the largest measured residential segment by transaction count and value.

Segment Stance

Segment	Stance	Confidence	Key Metrics
Apartments	Strong Activity	High	8,790 transactions; AED 15.59bn value; AED 1,950 per sq ft
Villas	Selective	Moderate	1,021 transactions; AED 4.27bn value; AED 1,826 per sq ft
Land	Selective	Moderate	1,206 transactions; AED 8.51bn value; AED 983 per sq ft
Off-Plan	Stable with moderating share	High	6,819 transactions; AED 13.32bn value; AED 1,991 per sq ft; 58.7% of total transactions

Ready vs Off-Plan

Type	Deals	Value (AED bn)
Ready	4798	16.8
Off-Plan	6819	13.32

Dubai - Ready vs Off-Plan Market Dynamics

October 2026 DLD-imported sales show a liquid residential market with off-plan activity leading transaction volume, while ready homes captured greater transaction value. The mix supports a differentiated stance by segment rather than a broad market call.

Dubai Liquidity Index: 105.5 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Dubai	Ready	4798	16.8
Dubai	Off-Plan	6819	13.32

Key Drivers & Explicit Calls

- **Off-plan volume leadership:** Off-plan recorded 6819 deals versus 4798 ready deals, making off-plan the larger transaction channel in October 2026.
- **Ready-market value concentration:** Ready transactions represented AED 16.8 billion in value, compared with AED 13.32 billion for off-plan transactions.
- **Apartment scale:** Apartments led the supplied segments with 8790 transactions and AED 15.59 billion in value.
- **Land remains material:** Land recorded 1206 transactions and AED 8.51 billion in value, making it a significant value segment despite lower transaction volume than apartments.

Segment Highlights

- Dubai - Apartments: The largest segment by both transactions and value, providing the broadest market activity base.
- Dubai - Villas: A smaller segment by transaction count and value, supporting a more targeted underwriting approach.
- Dubai - Land: Land contributed AED 8.51 billion in value from 1206 transactions, highlighting material capital deployment despite lower volume than apartments.
- Dubai - Off-Plan: Off-plan led transaction activity with 6819 deals and recorded an average price of AED 1991 per sq ft.

Closing Stance

Maintain a selective residential stance: use apartments and off-plan for liquidity-led screening, assess ready assets for value concentration, and monitor land and villas for asset-specific opportunities.

Abu Dhabi - Ready vs Off-Plan Market Dynamics

October 2026 residential activity was strongly concentrated in Off-Plan, which represented 141 deals and AED 0.62bn versus 47 Ready deals and AED 0.24bn. Apartments and Villas recorded broadly similar transaction counts, while Villas generated the highest segment value. Land recorded no transactions.

Abu Dhabi Liquidity Index: 8.9 (100 equals the previous comparable period transaction count.).

Emirate	Type	Deals	Value (AED Bn)
Abu Dhabi	Ready	47	0.24
Abu Dhabi	Off-Plan	141	0.62

Key Drivers & Explicit Calls

- **Off-Plan dominates activity:** Off-Plan recorded 141 transactions worth AED 0.62bn, compared with 47 Ready transactions worth AED 0.24bn, making Off-Plan the primary source of market activity.
- **Villas lead value generation:** Villas recorded 92 transactions worth AED 0.63bn, exceeding Apartments at 94 transactions worth AED 0.2bn.
- **Apartment and Villa volumes are balanced:** Apartments recorded 94 transactions and Villas recorded 92 transactions, indicating similar transaction activity across the two segments.
- **Land remains inactive:** Land recorded 0 transactions and AED 0 in value, providing no transaction evidence for an active segment stance.

Segment Highlights

- Abu Dhabi - Apartments: Apartments recorded 94 transactions worth AED 0.2bn, with an average price of AED 1917 per sqft.
- Abu Dhabi - Villas: Villas recorded 92 transactions worth AED 0.63bn, with an average price of AED 1815 per sqft.
- Abu Dhabi - Land: Land recorded 0 transactions and AED 0 in value; average price per sqft was unavailable.
- Abu Dhabi - Off-Plan: Off-Plan recorded 141 transactions worth AED 0.62bn, with an average price of AED 2050 per sqft.

Suggested Trade Ideas

- SELECTIVE (Off-Plan): Prioritise selective Off-Plan exposure given its 141 transactions and AED 0.62bn in value, while maintaining project-level discipline.
- SELECTIVE (Villas): Screen Villa opportunities selectively because the segment generated AED 0.63bn from 92 transactions.
- WATCH (Apartments): Watch Apartments for liquidity and pricing opportunities given 94 transactions and AED 0.2bn in value.

Closing Stance

Maintain a selective stance toward Off-Plan, Villas and Apartments, while monitoring Land until activity resumes.

Dubai - Market Structure & Liquidity

October 2026 liquidity was broad but uneven across the UAE residential market: 11,617 transactions generated AED 30.12bn, with off-plan accounting for 58.7% of activity. Apartments remained the dominant segment by volume, while villas and land recorded the strongest month-on-month transaction growth among segments with reported changes.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	8790	15.59	-2.7%	75.7%
Villas	1021	4.27	27.1%	8.8%
Townhouses	2	0		0.0%
Land	1206	8.51	98.7%	10.4%
Off-Plan	6819	13.32	-7.4%	58.7%
Ready	4798	16.8	31.6%	41.3%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	Al Rowaiyah First	Tilal Binghatti	532	5.6%		4.6
2	Jabal Ali Industrial Second	RAW DISTRICT 2 BY IMTIAZ	251	1.0%	-1.2%	2.2
3	Al Hebiah First	Binghatti Skyterraces	210	0.8%	-18.3%	1.8
4	Al Hebiah Fifth	DAMAC LAGOONS - LAGOON VIEWS 13	175	0.5%	92.3%	1.5
5	LIWAN	QPOINT LIWAN-PLOT R062	169	0.6%		1.5
6	Madinat Al Mataar	AZIZI VENICE 7	133	0.3%	98.5%	1.1
7	CITY OF ARABIA	Arancia Yards 2 By Beyond	115	0.6%	-21.2%	1

The October 2026 structure favours a barbell approach: maintain exposure to high-liquidity apartment and ready-market channels while selectively accessing off-plan and land opportunities where transaction momentum is supported. Project-level concentration remains modest beyond the leading node, so asset selection and execution liquidity should be assessed at the community/project level rather than inferred from aggregate market activity.

Abu Dhabi - Market Structure & Liquidity

October 2026 imported sales recorded 188 transactions worth AED 0.86bn, with off-plan accounting for 75% of activity. Liquidity was highly concentrated: Manchester City Yas Residences - Phase A represented 48 transactions, a 46.6% value share, and a 25.5% concentration index.

Transaction Volumes & Values by Segment

Segment	Volume (Units)	Value (AED Bn)	MoM Change	Share
Apartments	94	0.2	-92.2%	50.0%
Villas	92	0.63	-88.9%	48.9%
Townhouses	17	0.03	-89.6%	9.0%
Off-Plan	141	0.62	-91.3%	75.0%
Ready	47	0.24	-90.6%	25.0%

Liquidity Rankings - Top Communities & Projects

Rank	Community	Project	Tnx	Share	Turnover	Index
1	Al Rahah	Manchester City Yas Residences - Phase A	48	46.6%		25.5
2	Al Reem Island	The Artery Residences	33	7.8%	-35.3%	17.6
3	Al Layyan	Al Ghadeer Gardens - Phase 1	9	2.3%	-84.7%	4.8
4	Yas Island	Ansam - Phase 2 - The Golf Collection	8	2.0%	-75.0%	4.3
5	Khalifa City	Plaza 1	6	0.6%		3.2
6	Al Shamkhah	Al Reeman 2 - Phase 2	5	2.2%	-70.6%	2.7
7	Al Reem Island	Vista 3	4	0.4%	-63.6%	2.1

The market presents a high-off-plan, highly concentrated liquidity profile. Institutional strategies should distinguish between headline availability and executable depth: a limited number of projects account for a disproportionate share of trading activity, while most ranked projects show low transaction counts and negative prior-period transaction-count changes. Execution should therefore favour demonstrable transaction velocity, require project-level liquidity thresholds, and price secondary-market exit risk explicitly.

Dubai - Pricing & Yield / Cap Rates

In October 2026, the headline sales price was 1890 per sq.ft, with a headline gross yield of 6.65%. Sales price increased 4.7% month on month. Cap rate is unavailable because operating expenses and net operating income are not present in the imported DLD datasets.

Headline price: 1890 AED/sq ft | Gross yield: 6.65%

Pricing & Yields by Segment

Segment	Avg Price (AED/sq ft)	Gross Yield	Cap Rate	MoM Change
Apartments	1950	6.74		9.0%
Villas	1826	5.9		11.4%
Townhouses	1150			

Suggested Trade Ideas

- VIEW (Apartments): Prioritize apartment exposure where the dataset reports a 6.74% gross yield and 8790 sales transactions.
- VIEW (Villas): Assess villa opportunities selectively, reflecting the reported 5.9% gross yield and 11.4% month-on-month sales-price change.
- VIEW (Townhouses): Treat townhouse yield analysis as unavailable because no rental registrations were recorded.
- VIEW (Dubai Residential): Do not underwrite cap rates until operating expenses and net operating income are available.

The reported data supports a segment-level gross-yield comparison, led by apartments at 6.74% versus villas at 5.9%. The 6.65% headline gross yield should be used as supplied. Cap-rate analysis remains unavailable, and townhouse conclusions should be treated cautiously because the segment has only 2 sales transactions and no rental registrations.

Dubai - Segment Strategy & Stance

Dubai apartments recorded substantial activity in October 2026, with 8,790 transactions valued at AED 15.59 billion. Off-plan remained the dominant segment by transaction volume, while ready apartments showed stronger month-on-month momentum. Rental evidence indicates a 6.74% gross yield across 66,105 rental registrations, supporting continued income-market relevance.

Segment stance by product

Segment	Stance	Conviction	Risk / reward
Apartments	Stable	High	
Off-Plan	Softer Activity	High	
Ready	Strong Activity	High	

Watchlist flags

- Off-plan transaction momentum declined 12.1% month-on-month despite representing 65.2% of activity.
- Ready transaction momentum increased 21.6% month-on-month, creating a meaningful divergence from off-plan performance.
- Overall apartment transactions declined 2.7% month-on-month, warranting monitoring of whether the slowdown broadens.
- Average pricing remains relatively close between ready and off-plan apartments at AED 1,981 and AED 1,933 per square foot respectively.
- Rental evidence should be monitored for persistence, given 66,105 rental registrations and a 6.74% gross yield.

Dubai - Micro-Market Project Deep Dives

October 2026 DLD imported sales and rentals identify JUMEIRAH VILLAGE CIRCLE, Madinat Al Mataar and Al Rowaiyah First as Active allocation corridors, with BUSINESS BAY, Al Hebiah Fifth and DUBAI LAND RESIDENCE COMPLEX warranting Selective exposure. The strongest transaction-led opportunities combine material market share with either high off-plan participation, substantial deal depth or differentiated rental evidence. Rental data is unavailable for JUMEIRAH VILLAGE CIRCLE and DUBAI LAND RESIDENCE COMPLEX in the supplied dataset.

Investor allocation guide by corridor

Area	Allocation	Comment
JUMEIRAH VILLAGE CIRCLE	Active	Highest market share among the supplied corridors, with 843 transactions and 435 off-plan transactions. The market is concentrated in 1 B/R and Studio stock, with deal depths of 401 and 286 respectively.
Madinat Al Mataar	Active	Active allocation is supported by 637 off-plan transactions, 1086 rental registrations and annual rent of 191.5 pricePsf. Studio stock provides the deepest segment with 366 deals.
Al Rowaiyah First	Active	The area combines 5.5% market share with 3.09 valueAedBn and an average price of 819 pricePsqft. Greenz By Danube records 93 transactions.
BUSINESS BAY	Selective	The area offers 3143 rental registrations, annual rent of 116.4 pricePsf and 182 deals in 1 B/R units. Its project activity is distributed across Regalia, The EDGE, SLS DUBAI and Binghatti Aquarise.
Al Hebiah Fifth	Selective	The area combines 303 off-plan transactions with 843 rental registrations and annual rent of 823.3 pricePsf. DAMAC LAGOONS - LAGOON VIEWS 13 records 175 transactions.

High-conviction corridors

Area	Market share	Off-plan txns	Investor allocation	Description
Madinat Al Mataar	5.6%	637	Active	Active allocation is supported by 637 off-plan transactions, 1086 rental registrations and annual rent of 191.5 pricePsf. Studio stock provides the deepest segment with 366 deals.
Al Rowaiyah First	5.5%	101	Active	The area combines 5.5% market share with 3.09 valueAedBn and an average price of 819 pricePsqft. Greenz By Danube records 93 transactions.
BUSINESS BAY	3.8%	128	Selective	The area offers 3143 rental registrations, annual rent of 116.4 pricePsf and 182 deals in 1 B/R units. Its project activity is distributed across Regalia, The EDGE, SLS DUBAI and Binghatti Aquarise.

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
NA		2266	1.8%	15
1 B/R		1384	47.6%	401
Studio		1688	33.9%	286
2 B/R		1393	13.3%	112
3 B/R		1519	2.1%	18

Project highlights

- Serenz by Danube - 88 deals @ 2366 psf.
- Dune Residency Dubai - 38 deals @ 799 psf.
- Binghatti Apex - 28 deals @ 1414 psf.

Madinat Al Mataar

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
Studio		1791	56.0%	366
1 B/R		1562	24.8%	162
4 B/R		1372	4.7%	31
2 B/R		1750	7.2%	47
NA		4401	1.1%	7

Project highlights

- AZIZI VENICE 7 - 133 deals @ 1801 psf.
- AZIZI VENICE 10 - 82 deals @ 1638 psf.
- AZIZI VENICE 11 - 78 deals @ 1628 psf.

Dubai - Micro-Market Project Deep Dives

Area metrics & project highlights - II

Al Rowaiyah First

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
5 B/R		2647	4.2%	27
4 B/R		2768	5.8%	37
3 B/R		2624	5.8%	37

Project highlights

- Greenz By Danube - 93 deals @ 2696 psf.

BUSINESS BAY

Bedrooms	Median ticket (AED)	Price psf (AED)	Unit mix	Deal depth
1 B/R		2126	41.0%	182
3 B/R		2363	6.1%	27
NA		4467	11.5%	51
2 B/R		2161	14.6%	65
Studio		2528	15.1%	67

Project highlights

- Regalia - 30 deals @ 1783 psf.
- The EDGE - 26 deals @ 2298 psf.
- SLS DUBAI - 26 deals @ 1702 psf.

Risks & opportunities

- Madinat Al Mataar - Opportunity: Active allocation is supported by 637 off-plan transactions, 1086 rental registrations and annual rent of 191.5 pricePsf. Studio stock provides the deepest segment with 366 deals. - Risk: The unit mix is concentrated in studios at 56.0%, while the supplied project activity is concentrated in AZIZI VENICE 7, AZIZI VENICE 10 and AZIZI VENICE 11.
- Al Rowaiyah First - Opportunity: The area combines 5.5% market share with 3.09 valueAedBn and an average price of 819 pricePsqft. Greenz By Danube records 93 transactions. - Risk: Only 101 transactions are off-plan and rental registrations total 63. The supplied bedroom mix is limited to 3 B/R, 4 B/R and 5 B/R stock.
- DUBAI LAND RESIDENCE COMPLEX - Opportunity: Selective exposure is supported by 341 off-plan transactions, with meaningful deal depth in studios at 179 and 1 B/R units at 145. WESTON records 84 transactions. - Risk: No rental registrations or annual rent metric are supplied. The area has a 3.4% market share and project pricing ranges from SKY COURTS at 702 pricePsf to The Wow Tower at 1735 pricePsf.

Trade ideas & closing stance

- In BUSINESS BAY, target liquid 1 B/R stock and compare project-level pricing across Regalia, The EDGE, SLS DUBAI and Binghatti Aquarise before committing capital.
- In Al Hebiah Fifth, focus on studio-led transaction depth and the highest-activity DAMAC LAGOONS projects while underwriting rental evidence carefully.
- Use DUBAI LAND RESIDENCE COMPLEX for selective off-plan exposure, prioritizing Studio and 1 B/R liquidity and screening projects for pricing dispersion.

Maintain Active allocation in JUMEIRAH VILLAGE CIRCLE, Madinat Al Mataar and Al Rowaiyah First, where market share, transaction depth or rental evidence support conviction. Keep BUSINESS BAY, Al Hebiah Fifth and DUBAI LAND RESIDENCE COMPLEX Selective, with project-level underwriting required before scaling exposure.

Dubai - Residential Market Risk Assessment

October 2026 activity increased to 11,617 transactions, while total transaction value rose to AED 30.12 billion. Average pricing also increased, and market activity remained materially concentrated in off-plan transactions and rental registrations, indicating continued momentum alongside concentration-related risk.

Risk scorecard by dimension

Category	Risk level	Drivers	What to monitor
Market activity	Low	Month-on-month movement in transaction count and total sales value.	Monthly transaction count and total transaction value.
Transaction liquidity	Low	Observed movement in the database metrics used for this risk dimension.	Continue monitoring the underlying database metrics for this dimension.
Pricing risk	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 conditions	Low	Observed movement in the database metrics used for this risk dimension.	Continue monitoring the underlying database metrics for this dimension.
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	Not Assessed	Observed movement in the database metrics used for this risk dimension.	Continue monitoring the underlying database metrics for this dimension.
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
Overall residential market	Moderate	Strong activity, value and price momentum are offset by concentration in off-plan transactions.
Off-plan residential	Elevated	Off-plan represented 58.7% of transactions, making this the principal concentration-sensitive segment.
Completed or ready residential	Moderate	The metrics do not provide a separate completed-market transaction share, but the overall market shows positive pricing momentum.
Top five geographic areas	Moderate	These areas represented 25.8% of transactions, creating measurable but not dominant geographic concentration.
Other geographic areas	Low	The remaining areas collectively represented 74.2% of transactions, indicating broader distribution outside the top five.
New rental registrations	Low	New rentals accounted for 47.3% of 75,843 registrations, demonstrating substantial tenant turnover and market activity.
Renewed rental registrations	Low	Renewals accounted for 52.7% of registrations, indicating a slightly larger recurring-rental component than new leasing.
Leveraged borrowers	Not Assessed	Mortgage leverage and borrower LTV information are unavailable.

Key risk themes

- With 58.7% of transactions off-plan, market exposure is concentrated in transactions dependent on future completion and delivery, although delivery risk itself cannot be assessed from the imported data.
- Average pricing increased 4.7% month on month to AED 1,890 per square foot, which supports current performance but increases sensitivity to a reversal in momentum.
- The five largest areas accounted for 25.8% of transactions, warranting area-level diversification in portfolio construction.
- The 75,843 rental registrations and near-balanced split between new rentals and renewals provide evidence of broad rental-market activity.
- Leverage and financing, future supply, and regulatory dimensions cannot be assessed because the imported data excludes those fields.

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.