Dubai Property Market Report — Sales & Rents, Last 6 Months

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At a glance

Dubai sold 35% fewer homes and properties in May–October 2026 than a year earlier, but prices held: the like-for-like price index is up 0.9% on the year. The rental market moved the other way: more people signed new leases (+10%), new rents eased by about 3–5%, and landlords who renewed raised rents by 4–7%.

The six months compared are **May–October 2026 against May–October 2025**, complete months on both sides, with November 2026 to date shown separately.

What	May–Oct 2026	May–Oct 2025	Change
Sales registered	73,360	113,580	**−35.4%**
Value of sales	AED 189.6 bn	AED 348.3 bn	**−45.6%**
Price index, all homes (Oct)	202.5	200.6	**+0.9%**
Median price per sq ft, homes	AED 1,713	AED 1,708	+0.3%
Off-plan share of home sales	73.5%	71.3%	+2.2 pts
Rent contracts registered	314,461	315,797	−0.4%
New leases	138,316	125,530	**+10.2%**
Median new rent, a year	AED 70,000	AED 73,399	**−4.6%**
New-rent index (6-month average)	107.0	110.2	−2.9%
Median renewal rent, a year	AED 63,000	AED 60,500	**+4.1%**

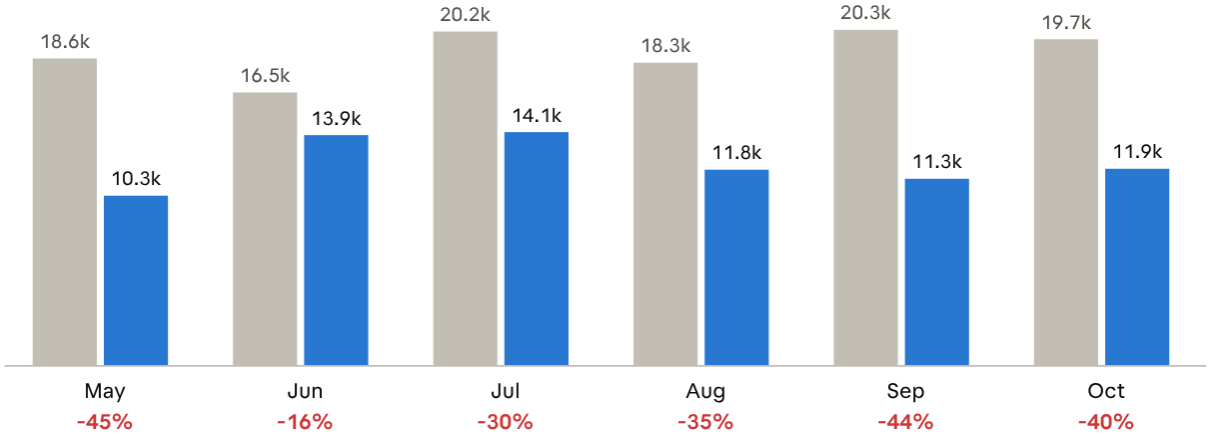
In one line: **a quieter sales market at firm prices, and a busier rental market where new tenants pay slightly less while sitting tenants pay more.** The slowdown began in March 2026 with the regional conflict; prices dipped in the summer and were back at their year-ago level by October.

Sales: fewer deals, steady prices

Every month since May has recorded fewer sales than the same month of 2025, by between 16% and 45%. Activity fell when the regional conflict began in March 2026 and has not yet returned to last year's pace. Other trackers report the same scale: residential transactions in the third quarter fell 38% to about 34,000, as buyers became more cautious.

Sales each month: 16–45% below the same month last year

All property sales registered with DLD, May–October. Grey = 2025, blue = 2026; red % = change on a year earlier

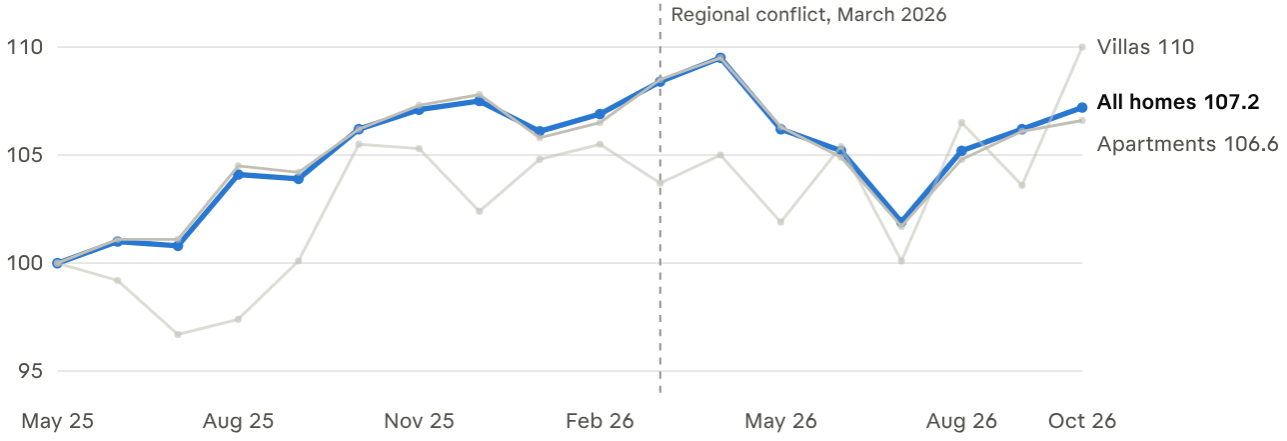


Source: Dubai Land Department registered sales, SoldDXB archive · May–Oct 2025 and 2026

Fewer buyers has not meant lower prices. Comparing like with like, the same type of home in the same community, prices dipped about 7% between April and July and recovered by October to 0.9% above October 2025. Villas held best (+4.2% on the year); apartments are flat (+0.4%).

Prices held: October is 0.9% above a year earlier

SoldDXB like-for-like price index, May 2025 = 100 (same community, type, size and status compared month to month)



Source: SoldDXB price index from DLD registered sales · rebased May 2025 = 100 (published index: 202.5 all homes, Jan 2021 = 100)

- **Why value fell faster than volume (−46% against −35%).** Fewer large deals: the median sale fell from AED 1.53m to AED 1.23m because the mix shifted to studios and one-bedroom units, not because the same homes got cheaper. The median price per square foot for homes is unchanged at about AED 1,710.
- **Ready homes are coming back first.** October recorded the highest ready-home sales since March, about 3,700 deals, up more than 20% on September.
- **November so far (1–21 Nov):** 7,250 sales, a median of AED 1.50m and AED 1,735 per sq ft. The latest week is still being registered and will rise.

What sold: off-plan apartments under AED 2 million

Three in four homes sold were off-plan, and three in four cost under AED 2 million. Ready homes fell harder (−42%) but are the segment where price per square foot rose (+4.5%), a sign of real end-user demand for finished homes.

Segment	Sales May–Oct 2026	Sales May–Oct 2025	Change	Median AED per sq ft, 2026	vs 2025
Apartments	63,190	94,793	−33.3%	1,712	−0.9%
Villas and townhouses	4,579	7,485	−38.8%	1,591	see index: +4.2%
Land	5,591	11,302	−50.5%	1,405	−7.1%
Off-plan homes	47,196	72,647	−35.0%	1,732	−3.9%
Ready homes	16,989	29,306	−42.0%	1,434	**+4.5%**

Where the money went, homes by price (May–Oct 2026):

Price band	Homes sold	Share	Value
Under AED 1m	28,741	43%	AED 19.5 bn
AED 1–2m	21,850	33%	AED 30.0 bn
AED 2–3m	8,498	13%	AED 20.4 bn
AED 3–5m	5,580	8%	AED 21.1 bn
AED 5–10m	1,924	3%	AED 12.5 bn
Over AED 10m	613	1%	AED 14.4 bn

The top 4% of deals (over AED 5m) carried 23% of the money. Villa counts in 2026 combine DLD's "villa" and "building" codes, because DLD's daily feed filed most villas as "building" until September.

Where buyers bought

Dubai South led by a wide margin: 9,656 sales, twice the next community, almost all off-plan. Buyers chased entry prices under AED 1m in new master communities, while established areas such as Business Bay and Dubai Islands traded at AED 2,100–2,750 per sq ft.

Community (DLD name)	Sales	Median price, AED	AED per sq ft (homes)	Off-plan share
Dubai South (Madinat Al Mataar)	9,656	725,800	1,711	99%
Jumeirah Village Circle	4,859	1,000,000	1,431	53%
Majan	2,688	721,374	1,399	92%
City of Arabia	2,654	615,000	1,704	98%
Business Bay	2,646	2,000,000	2,115	40%
Dubai Land Residence Complex	2,602	825,000	1,404	88%
Al Hebiah Fifth (DAMAC Lagoons)	2,039	1,551,200	1,721	70%
Downtown Jebel Ali	1,900	810,662	1,622	97%
Jebel Ali Industrial Second	1,793	746,142	1,736	100%
Arjan	1,691	908,000	1,605	66%
Al Furjan	1,229	1,100,000	1,431	61%
Dubai Islands (Palm Deira)	1,162	2,903,756	2,757	94%

The ten best-selling projects were all off-plan, and four were Azizi Venice towers. Together the Venice towers took about 4,500 sales, roughly one in every sixteen sales in Dubai.

Project	Community	Sales	AED per sq ft
Azizi Venice 14	Dubai South	1,998	1,652
Binghatti Skyflame 1	Majan	1,017	1,375
Azizi Venice 6	Dubai South	974	2,038
Azizi Venice 15	Dubai South	760	1,714
Azizi Milan Heights	City of Arabia	758	1,755
Azizi Venice 7	Dubai South	740	1,857
Binghatti Skyterraces	Al Hebiah First	736	1,751
RAW District by Imtiaz	Jebel Ali Industrial Second	686	1,760
DAMAC Lagoons – Valencia	Al Hebiah Fifth	677	1,676
Eltiera Views	Al Thanyah Fifth	646	2,507

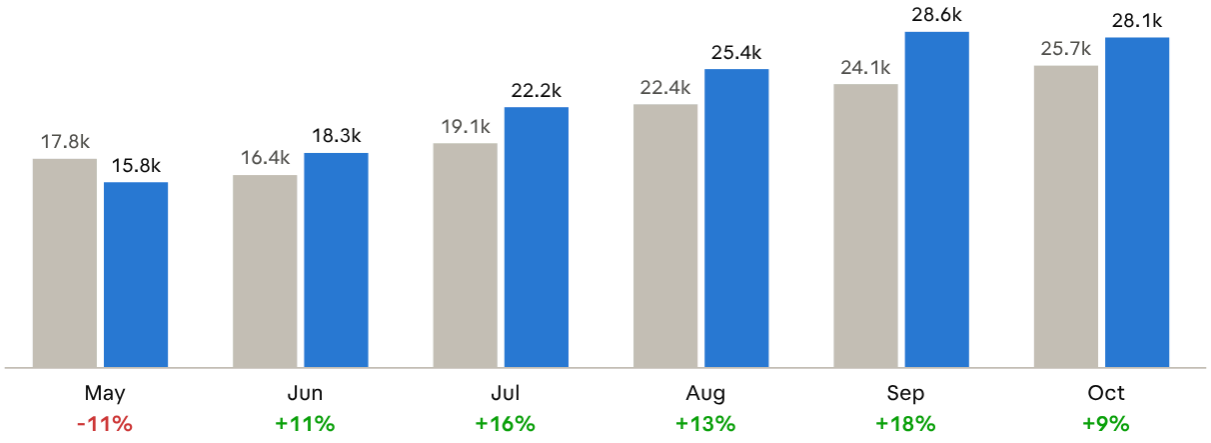
Community figures cover May–October 2026 only: DLD changed how it names communities between its 2025 and 2026 files, so a like-for-like year-on-year comparison by community is not reliable.

Rents: more new tenants, slightly lower new rents

138,316 new leases started in May–October 2026, 10.2% more than the 125,530 a year earlier. More people moved home, and fewer renewed (176,145, down 7.4%). Every month from June ran ahead of 2025.

New leases: up 10% on last year, five months out of six higher

New leases, May-Oct: 138,316 in 2026 against 125,530 in 2025 (+10.2%)

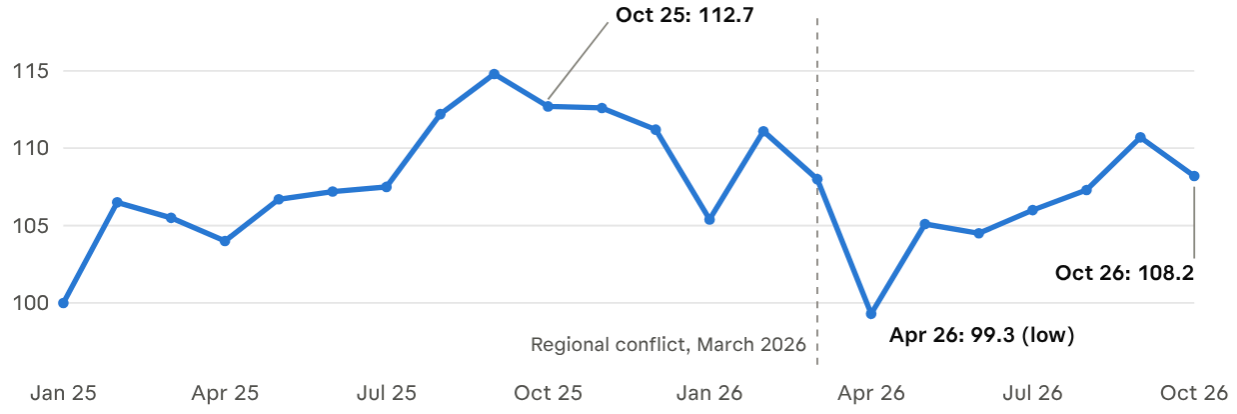


Source: Ejari rent contracts via Dubai Land Department open data · homes, one unit per contract, by start month

Rents on new leases are 4.0% lower than in October 2025, but they have been climbing since April. The index fell to 99.3 in April 2026, its lowest since January 2025, and recovered to 108.2 by October. Over the six months it averaged 107.0, against 110.2 a year earlier (−2.9%).

New rents: 4% below last October, but rising again since April

New-lease rent index, January 2025 = 100. Median new rent by bedroom count, bedroom mix held fixed



Source: SoldDXB from Ejari new leases · weights: studio 21%, 1-bed 38%, 2-bed 25%, 3-bed 10%, 4+ bed 6%

By bedroom count, new rents eased while renewals rose everywhere. RERA's rent index caps renewal increases, so renewals lag the market. The gap between what a new tenant pays and what a renewing tenant pays has narrowed sharply.

Home	Median new rent 2026	2025	Change	Median renewal 2026	2025	Change
Studio	AED 42,000	45,000	−6.7%	AED 37,450	35,000	+7.0%

Home	Median new rent 2026	2025	Change	Median renewal 2026	2025	Change
1 bedroom	AED 65,000	68,000	−4.4%	AED 55,000	51,975	+5.8%
2 bedrooms	AED 95,000	95,000	0.0%	AED 72,765	70,000	+4.0%
3 bedrooms	AED 150,000	155,000	−3.2%	AED 125,000	120,000	+4.2%
4+ bedrooms	AED 240,000	260,000	−7.7%	AED 216,031	204,600	+5.6%

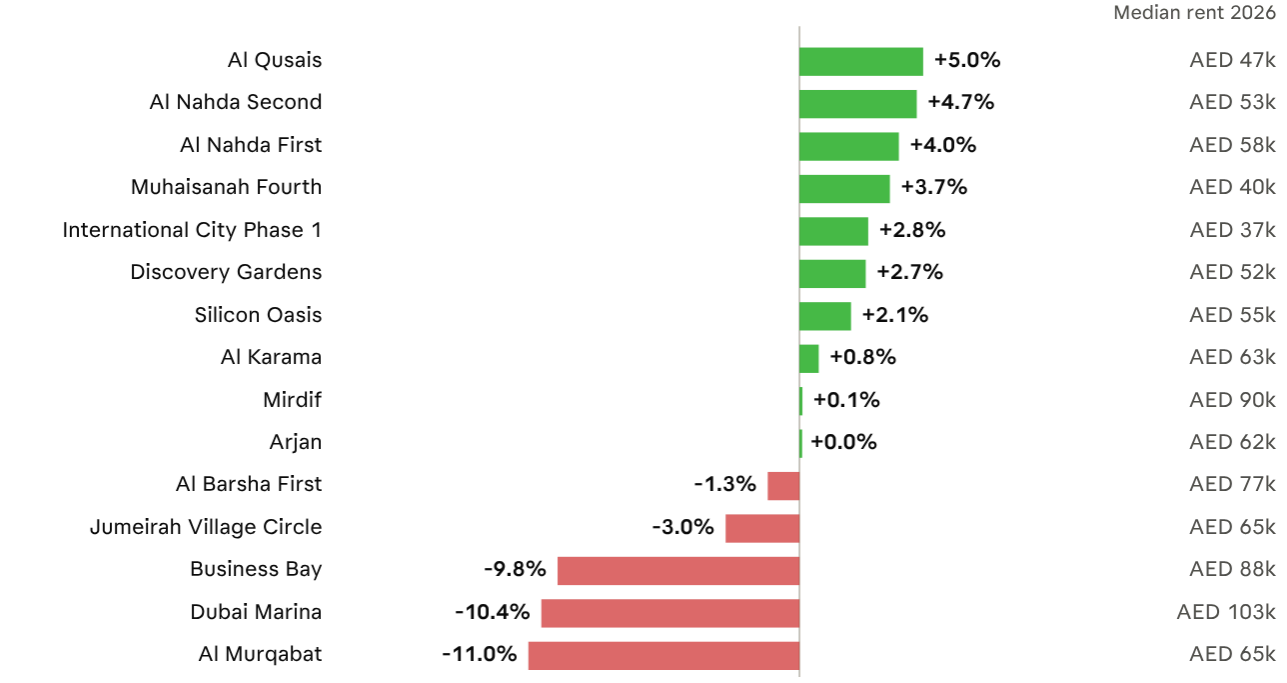
All rents are annual medians for May–October. Apartments let for a median AED 65,000 a year on new leases and villas for AED 180,000. **November so far (1–23 Nov):** 17,586 new leases at a median AED 68,000.

Rental communities and yields

Rents fell 10–11% in premium waterfront areas and rose 2–5% in affordable ones. Tenants traded down: Dubai Marina and Business Bay lost ground while Al Qusais, Al Nahda and International City got dearer. Jumeirah Village Circle, the biggest rental market with 17,518 contracts, eased 3%.

Affordable areas got dearer; Marina and Business Bay got cheaper

Median annual rent, all contracts, May-Oct 2026 against May-Oct 2025. The 15 busiest rental communities



Green = rents up on a year earlier, red = down. Medians mix all bedroom counts

Source: Ejari rent contracts via DLD open data · homes, one unit per contract, May–Oct 2025 and 2026

Gross yields are highest in mid-market communities, 6–8% against about 4% in Business Bay. Gross yield is a one-bedroom's median new rent divided by a one-bedroom's median sale price, before service charges, vacancy and fees.

Community	1-bed new rent, a year	1-bed median sale price	Gross yield
Discovery Gardens	AED 64,580	AED 778,020	**8.3%**
Silicon Oasis	AED 58,000	AED 830,000	**7.0%**
Jumeirah Village Circle	AED 69,000	AED 1,096,510	6.3%
Arjan	AED 70,000	AED 1,177,777	5.9%
Mirdif	AED 60,000	AED 1,040,000	5.8%
Dubai Marina	AED 85,000	AED 1,550,000	5.5%
Business Bay	AED 85,000	AED 1,954,999	4.3%
Al Barsha First	AED 63,000	AED 1,707,318	3.7%

Rents are May–October 2026 new leases; sale prices are registered one-bedroom sales over the last 12 months. Net yields are typically 1.5–2.5 points lower once service charges and costs are paid.

What it means for you

This is a buyer's market in activity but not in price: fewer buyers are competing, yet values are still where they were a year ago.

Owners thinking of selling

- Your home is worth about what it was worth a year ago (index +0.9%), but it will take longer to sell: a third fewer buyers are registering deals.
- Price on recent registered sales in your own building, not on 2025 asking prices. Listings priced above the evidence are what stalls in a quiet market.
- Ready homes are recovering first (October was the best month since March), so a finished, vacant, well-presented unit sells faster than one with a tenant or a long handover.

Investors buying

- Less competition means more room to negotiate, while prices have not fallen far enough to signal distress.
- Mid-market communities pay the best rental return: Discovery Gardens 8.3%, Silicon Oasis 7.0% and Jumeirah Village Circle 6.3% gross, against 4.3% in Business Bay.

- Off-plan is 73% of home sales and concentrated in a few master communities (Dubai South alone took 9,656 sales). Check how much competing supply will hand over in the same community and year before you buy.

Landlords

- Renewal rents rose 4–7% while new-lease rents fell 3–8%. A good sitting tenant is now worth more than a re-let: renewing usually beats a vacancy plus a lower new rent.
- Premium areas are softest: new tenants in Dubai Marina and Business Bay are paying about 10% less than a year ago. Price re-lets there on this year's evidence.

Tenants

- New tenants have more choice than a year ago and, in premium areas, lower rents. The 10% rise in new leases shows many are using it to move.
- If your renewal increase is above what new tenants in your building are paying, that is your negotiating point.

How the figures were built

- **Sales:** every sale registered with the Dubai Land Department (procedure "sales"; mortgages and gifts excluded), May–October 2026 against May–October 2025. Prices and rents are medians, never averages, so a few very large deals cannot pull them.
- **Price index:** SoldDXB's like-for-like index. Each month, sales are grouped by community, property type, bedroom count and off-plan or ready; a group counts only with at least three sales in both months; the groups' price-per-square-foot changes are combined by sales weight. Published base: January 2021 = 100 (all homes 202.5 in October 2026). Full method at solddxb.com/en/method.
- **Rents:** Ejari contracts from DLD open data, homes only, one unit per contract, dated by lease start. Labour camps, staff housing and commercial units are excluded. The new-rent index holds the bedroom mix fixed so a change in what was rented does not read as a change in rents.
- **Gross yield:** median new rent of a one-bedroom divided by the median registered sale price of a one-bedroom in the same community, before costs.
- **Latest days:** DLD keeps registering into the most recent week, so November figures will rise.
- **Market context:** The National, 7 Oct 2026 · Khaleej Times on October ready sales.

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