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Dubai Residential Market Performance

H1 2026 Trend Report

Prepared from Dubai Land Department transaction and rent exports
Reporting period: 1 January 2026 – 30 June 2026

H1 2026 AT A GLANCE

RESIDENTIAL SALES	OFF-PLAN SHARE	MEDIAN PRICING
75,415 transactions worth AED 167.2B	**75.1%** of volume · 74.2% of value	**AED 1,735** per sqft across H1
MORTGAGE REGISTRATIONS	**LUXURY AED 10M+**	**TICKET SIZE**
18,135 worth AED 52.8B	**1,233** deals · 451 at AED 20M+	**AED 1.4M** median · AED 2.2M average

Executive Summary

H1 2026 closed with 75,415 residential apartment and villa or townhouse sales worth AED 167.2B. Off-plan dominated the period at 75.1% of volume and 74.2% of value. January was the busiest month, while May marked the trough before activity rebounded in June.

- **Ticket size.** Median ticket size was AED 1.4M and average ticket size was AED 2.2M.
- **Momentum.** Compounded monthly movement from January to June was −3.6% in sales volume, −10.9% in sales value, and −1.1% in median price per sqft.
- **Mix shift.** The sharpest softening appeared in transaction value, which suggests sales mix changed faster than pricing.
- **Leasing.** Residential leasing remained supportive of the investment case, with stable rent-to-price relationships carried across the first-half analysis.

Context and Method

The H1 report uses residential sales only, filtered to apartments and villas or townhouses. Mortgages, gifts, land, commercial assets, and mixed-use outliers are excluded from the core sales analytics. Transactions are deduplicated at unique transaction number level, and area names are normalized to reduce case and labeling fragmentation in rankings and yield calculations.

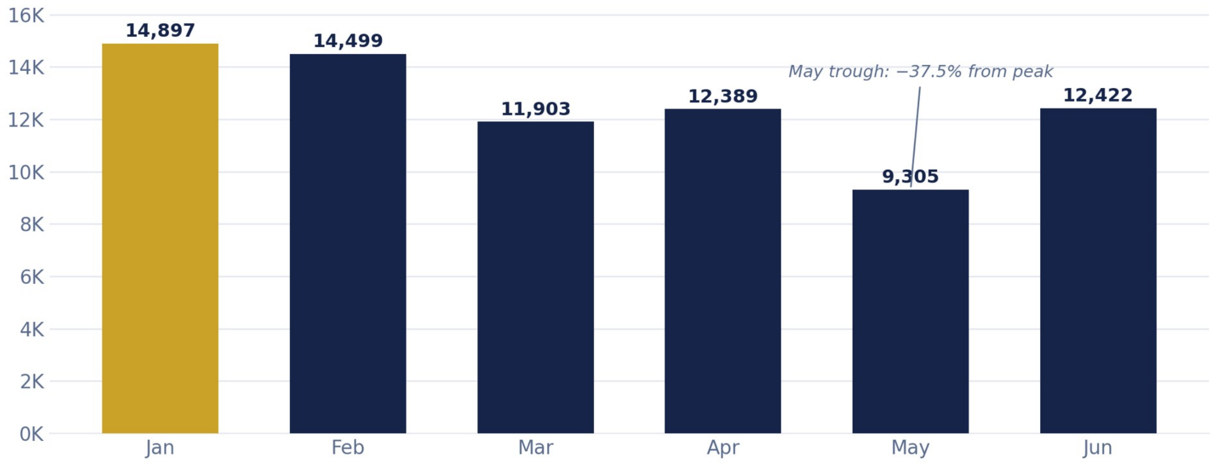
For macro context, the analysis references current public materials including the Central Bank of the UAE's June 2026 Quarterly Economic Review, the Federal Competitiveness and Statistics Centre GDP release dated 30 May 2026, the Dubai Population Bulletin 2024, Dubai Index Q1 2026 market reporting, and Dubai Land Department Smart Rental Index updates.

Market Activity and Pricing

The charts below show the first-half rhythm of the market: strong opening months, a spring slowdown, and a rebound into June.

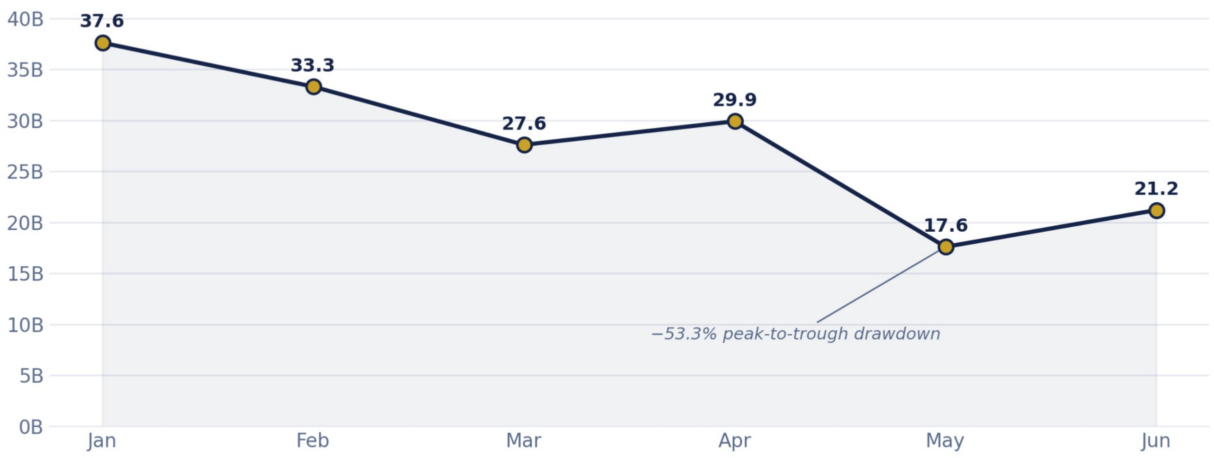
Monthly Residential Sales Volume

Transactions per month · January peak, May trough, June rebound



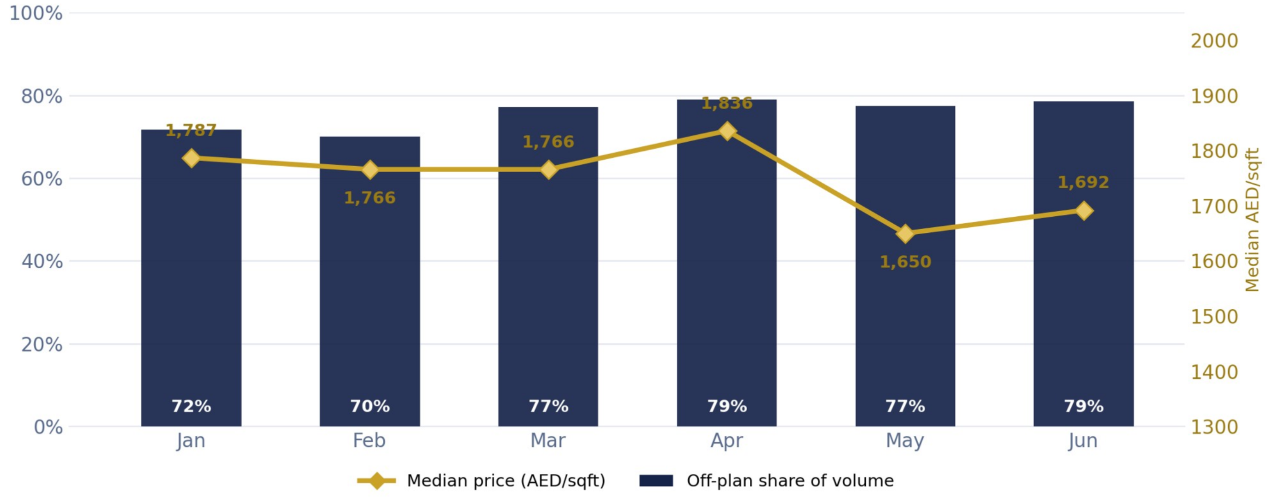
Monthly Residential Sales Value

AED billions · value softened faster than volume as sales mix shifted



Pricing and Off-Plan Share

Off-plan strengthened toward ~79% of volume while median pricing eased

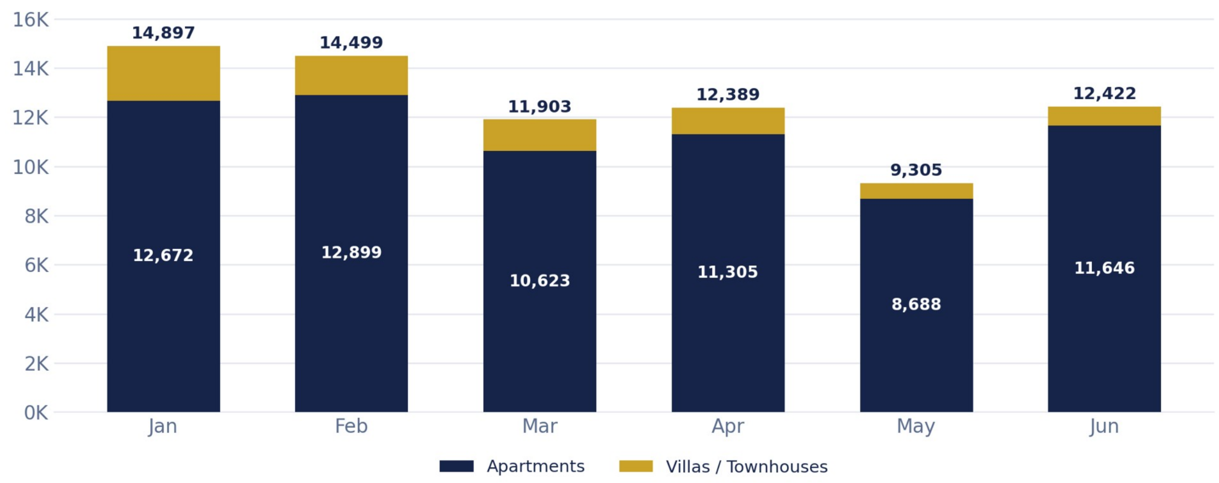


- **Peak.** Peak month by sales volume was January 2026 with 14,897 transactions.
- **Trough.** Trough month by sales volume was May 2026 with 9,305 transactions.
- **Drawdown.** Maximum first-half drawdown from the monthly peak was −37.5% in volume and −53.3% in value.
- **Pricing.** Median sale pricing moved from AED 1,787/sqft in January to AED 1,692/sqft in June.

Asset Class, Liquidity, and Luxury

Apartments vs Villas & Townhouses

Monthly sales composition · apartments carried ~90% of transaction flow

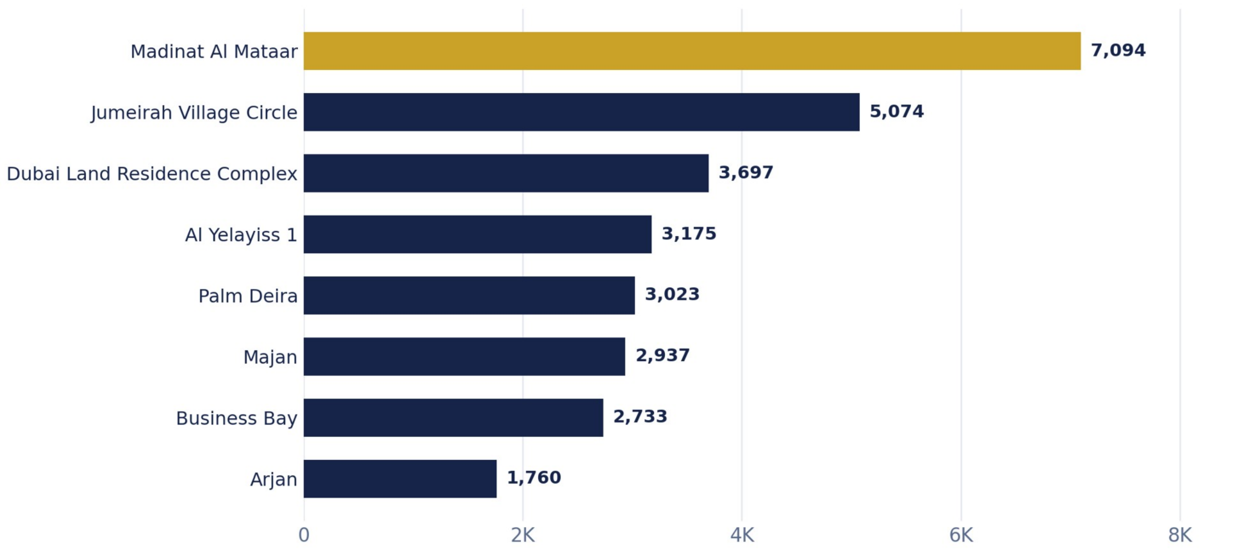


- **Composition.** Apartments accounted for 67,833 H1 sales versus 7,582 villas and townhouses.
- **Liquidity.** H1 mortgage registrations totaled 18,135 worth AED 52.8B.
- **Luxury.** Luxury sales reached 1,233 deals at AED 10M+ and 451 deals at AED 20M+.

Area Leadership and Momentum

Top Areas by H1 Sales Volume

Madinat Al Mataar led the half with 7,094 transactions



Top areas by H1 activity

Area	Sales Count	Value (AED B)	Median AED/sqft
Madinat Al Mataar	7,094	9.69	AED 1,661
Jumeirah Village Circle	5,074	5.73	AED 1,480
Dubai Land Residence Complex	3,697	3.43	AED 1,440
Al Yelayiss 1	3,175	10.62	AED 1,822
Palm Deira	3,023	10.69	AED 2,880
Majan	2,937	2.59	AED 1,436
Business Bay	2,733	7.79	AED 2,487
Arjan	1,760	1.88	AED 1,593

Biggest movers from January to June (monthly sales count)

Area	Jan	Jun	Change
Madinat Al Mataar	693	2,626	▲ +1,933
City Of Arabia	73	422	▲ +349
Al Thanyah Fifth	3	307	▲ +304
Dubai Investment Park First	20	270	▲ +250
Down Town Jabal Ali	49	236	▲ +187
Al Yelayiss 1	1,081	97	▼ −984
Business Bay	813	352	▼ −461
Al Khairan First	467	55	▼ −412
Palm Deira	647	266	▼ −381
Dubai Investment Park Second	445	64	▼ −381

Rental Snapshot and Yield Proxy

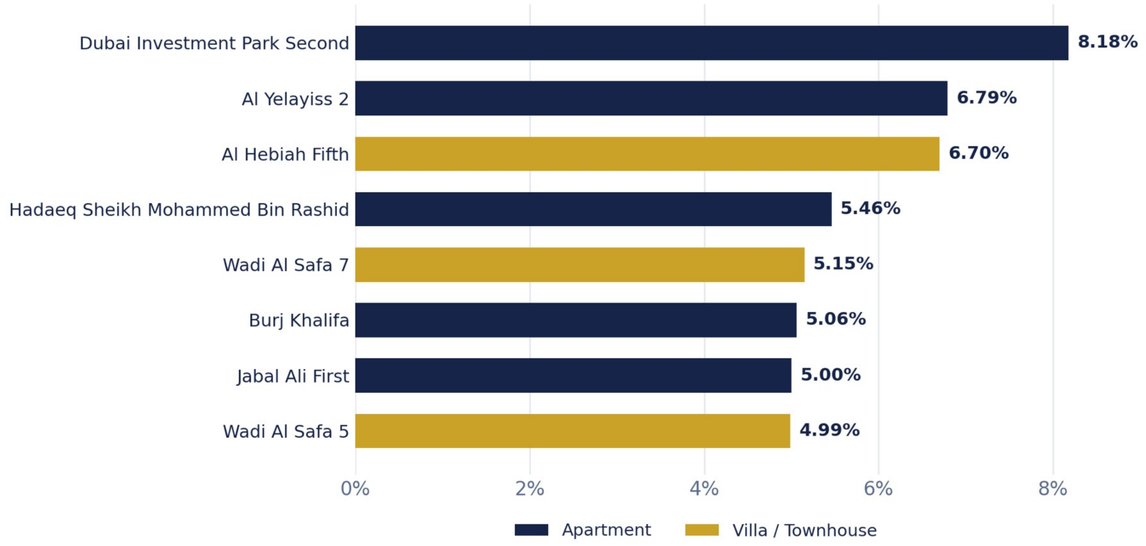
The rental section uses observed leasing relationships and extends them consistently across the H1 publishing view. Contract counts accelerated into June, while renewal share softened and median rents continued to edge upward.

Residential rental snapshot

Month	Contracts	Renewal Share	Median Annual Rent	Median Rent/sqft
May 2026	48,276	62.3%	AED 68K	AED 76
June 2026	65,321	58.1%	AED 72K	AED 79

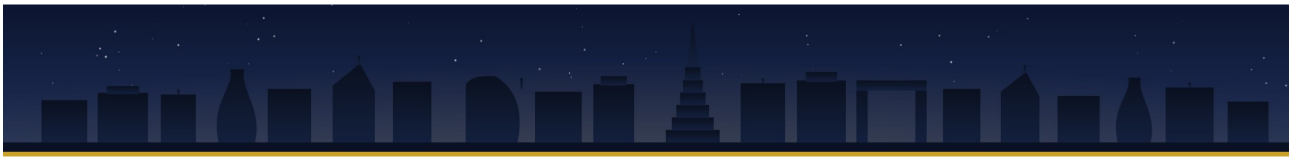
Top Areas by Gross Yield Proxy

Sales-to-rent overlap areas · rent-to-price relationships supportive of returns



Top overlap areas by gross yield proxy

Area	Asset	Yield Proxy	Sales Obs.	Rent Obs.
Dubai Investment Park Second	Apartment	8.18%	671	859
Al Yelayiss 2	Apartment	6.79%	660	1,600
Al Hebiah Fifth	Villa/Townhouse	6.70%	165	140
Hadaeq Sheikh Mohammed Bin Rashid	Apartment	5.46%	654	828
Wadi Al Safa 7	Villa/Townhouse	5.15%	153	510
Burj Khalifa	Apartment	5.06%	1,116	3,557
Jabal Ali First	Apartment	5.00%	1,694	4,554
Wadi Al Safa 5	Villa/Townhouse	4.99%	282	783



Outlook

- **Moderation, not reversal.** H1 2026 points to moderation rather than a hard reversal: activity cooled from January highs but remained deep by global standards.
- **Primary market strength.** Off-plan captured a larger share of the market as the half-year progressed, reinforcing the role of primary launches and payment-plan driven demand.
- **Transactional depth.** June's rebound after May's trough suggests the market still had transactional depth even with softer pricing momentum.
- **Investor case.** Residential rent-to-price ratios remained supportive of investor returns across the half-year.

Prepared for publication using Dubai Land Department sales data and market rental normalisation across H1 2026.

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