

MARKET FUNDAMENTALS

8,100 ▲ ▼ ▲

Units Delivered in Q1 2026

YoY Chg 12-Month Forecast

1,933 ▲ ▲

City-Wide Sales Price (AED/sqft)

AED 124 ▲ ▲

City-Wide Average Rents (AED/sqft/year)

(Overall, All Property Classes)

ECONOMIC INDICATORS

4.02 Mn ▲ ▼

Dubai Population

YoY Chg 12-Month Forecast

4.2% ▲ ▼

UAE Real GDP Annual Growth (Q4 2025)

2.2% ▲ ▲

UAE Unemployment

Source: IMF, World Bank, Dubai Statistics Centre

RESIDENTIAL SUPPLY: SUPPLY CHAIN ISSUES ARE EXPECTED TO IMPACT HANDOVERS; HOWEVER, NO IMMEDIATE IMPACT YET

Dubai's residential market recorded about 8,100 units delivered in Q1 2026, keeping completions broadly on track. Approximately 42,000 units are expected in the remainder of 2026, subject to supply chain constraints and market conditions, with a larger pipeline scheduled through 2030. While current delivery momentum remains intact, any prolonged regional conflict could lead to more measured contractor mobilisation, launch pacing, or handover delays later in the year. Notable launches in Q1 2026 are Mercedes Benz Places in Meydan City, Jaddaf Beach Oasis in Al Jaddaf, Sobha Sanctuary off Al Ain road. Delivery concentration across select locations such as JVC/JVT, Dubai South, MBR City, Business Bay and Dubailand may create localised pressure rather than a city-wide oversupply scenario.

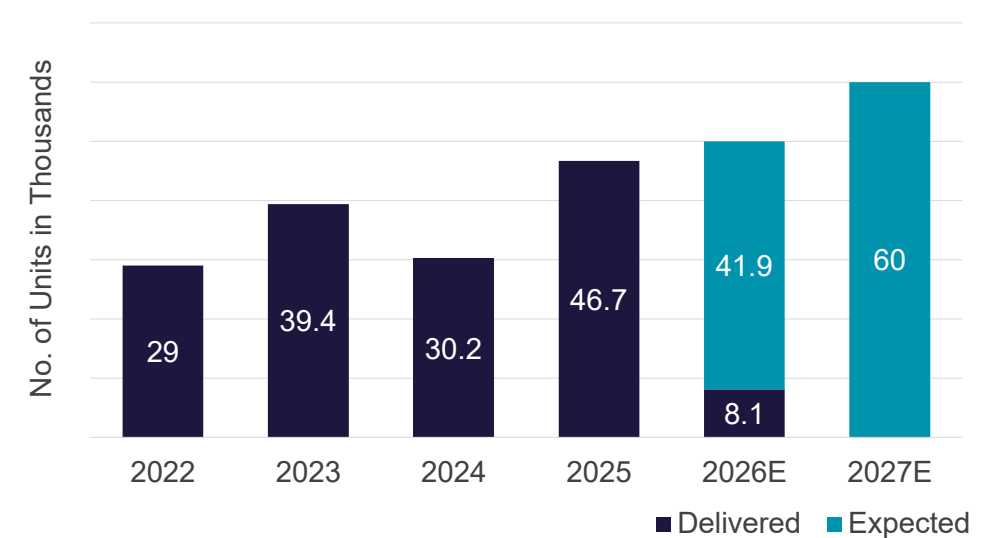
SALES PRICES: GROWTH CONTINUES AS BUYERS TURN SELECTIVE

Residential sales prices continue to rise, up 9% YoY in Q1 2026, albeit at a more moderate pace than the 2024-2025 peak. QoQ prices remain flat, pointing to a maturing cycle, with any early conflict-related impacts yet to reflect in pricing, despite a slowdown in enquiries and transaction volumes. Palm Jumeirah continues to lead pricing across both apartments and villas, with Downtown Dubai, Dubai Hills, Emirates Hills, and Jumeirah Islands among the strongest-performing submarkets. The current regional conflict has introduced some caution, with a wait-and-watch approach from certain investors. However, realistically priced assets and projects by established developers continue to see demand, particularly from end-users and long-term investors.

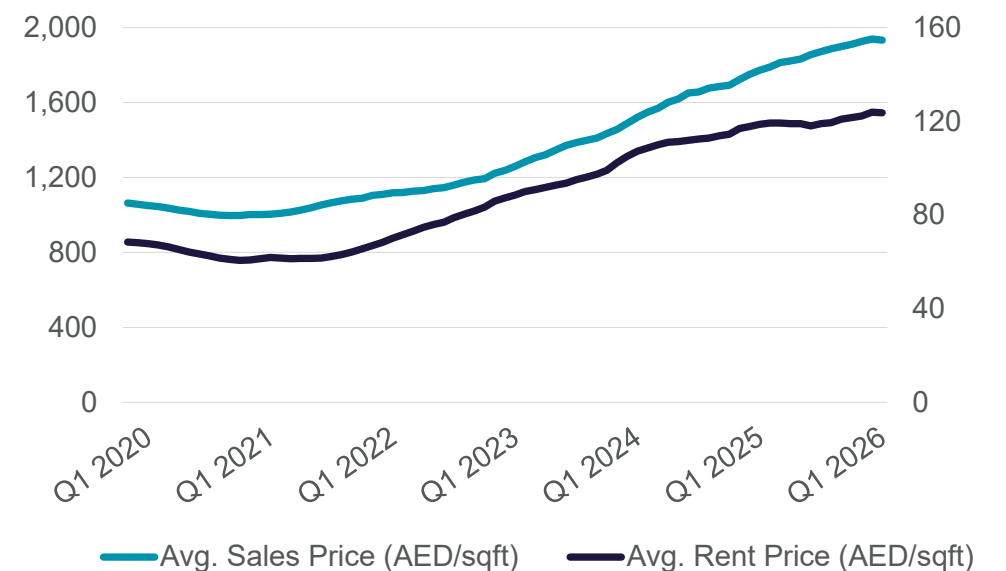
RENTS: GROWTH EASES AS OPTIONS EXPAND

The rental market remains positive, with average rents up 4% YoY in Q1 2026, while QoQ levels are largely unchanged, indicating a moderation in growth. Renewals continue to hold at existing levels, but new leases, particularly in March, have started to reflect early signs of softening amid conflict-driven uncertainty. In the near term, rental demand is expected to ease, with additional supply and some Airbnb stock shifting to long-term leases likely to create localised softness in select districts. Prime villa communities continue to outperform, while apartment-led areas are seeing flatter rental movements and more measured growth.

RESIDENTIAL HANDOVERS



CITY-WIDE CAPITAL VALUES/RENTAL VALUES



Source: Cushman & Wakefield Core Research, REIDIN

CAPITAL VALUES AS OF Q1 2026

TOP APARTMENT SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	3,512	13%	2%
Downtown Dubai	2,959	1%	0%
Dubai Hills	2,453	5%	0%
Business Bay	2,211	7%	2%
Dubai Marina	2,082	6%	0%
Jumeirah Lake Towers	1,684	6%	1%
Jumeirah Village Circle	1,429	5%	0%

TOP VILLA SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	6,428	8%	1%
Emirates Hills	3,571	16%	11%
Dubai Hills	2,758	10%	-1%
The Springs and The Meadows	2,350	13%	4%
Arabian Ranches	2,161	6%	1%
Jumeirah Village Circle	1,278	16%	3%

Source: REIDIN

KEY PROJECTS LAUNCHED IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS
Mercedes Benz Places	Meydan City	Binghatti Holding	13,000
Azizi Jaddaf Beach Oasis	Al Jadaf	Azizi Developments	1,259
Serenz by Danube	Jumeirah Village Circle	Danube Properties	1,204
The Meriva Collection	Dubai Islands	Ellington Properties	903
Expo City Hills 1A & 1B	Expo City	Dubai South Properties	864
Valencia Tower A & B	Damac Lagoons	Damac Properties	881
The Residences DIFC Zabeel	DIFC 2.0	DIFC	463

KEY CONSTRUCTION COMPLETIONS IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS
Regalia Residences	Business Bay	Deyaar	911
Azizi Beach Oasis	Dubai Studio City	Azizi Developments	712
Santorini 2	Damac Lagoons	Damac Properties	388
Raya Townhouses	Arabian Ranches 3	Emaar Properties	240
Marina Living	Dubai Marina	LMD Continental	205

RENTAL VALUES AS OF Q1 2026

TOP APARTMENT SUBMARKETS	AVERAGE RENTS (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	168	7%	1%
Downtown Dubai	198	15%	0%
Dubai Hills	178	6%	-1%
Business Bay	143	1%	3%
Dubai Marina	134	2%	2%
Jumeirah Lake Towers	119	1%	1%
Jumeirah Village Circle	111	1%	2%

TOP VILLA SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	244	48%	11%
Emirates Hills	114	8%	-8%
Dubai Hills	128	3%	0%
The Springs and The Meadows	91	-8%	0%
Arabian Ranches	89	0%	5%
Jumeirah Village Circle	96	3%	-2%

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