MARKETBEAT
DUBAI, UAE
RESIDENTIAL Q2 2026

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
13,200 Units Delivered in Q2 2026	▼	▲
1,856 City-Wide Sales Price (AED/sqft)	▲	▼
AED 116 City-Wide Average Rents (AED/sqft/year) *(Overall, All Property Classes)*	▼	▼

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
4.03 Mn Dubai Population	▲	▼
3.1% UAE Real GDP Annual Growth (Q1 2026)	▲	▼
2.2% UAE Unemployment	▲	▲

Source: IMF, World Bank, Dubai Statistics Centre

RESIDENTIAL SUPPLY: DELIVERIES ON TRACK FOR 2026, HOWEVER, SUPPLY CHAIN ISSUES ARE EXPECTED TO IMPACT FUTURE HANDOVERS

Over 13,200 units delivered in Q2 2026, keeping completions broadly on track. Key handovers included Crest Grande at Sobha Hartland, Villas in Malta 1 and Costa Brava at Damac Lagoons, Jebel Ali Village Townhouses Phases 1–3, Skyhills Residences 1 in Dubai Science Park, and Elora at The Valley. Approximately 32,000 units are expected to be delivered in H2 2026, with a substantial pipeline extending through 2030. While delivery volumes remain relatively resilient, contractor capacity and supply chain constraints are expected to impact handovers over the coming months.

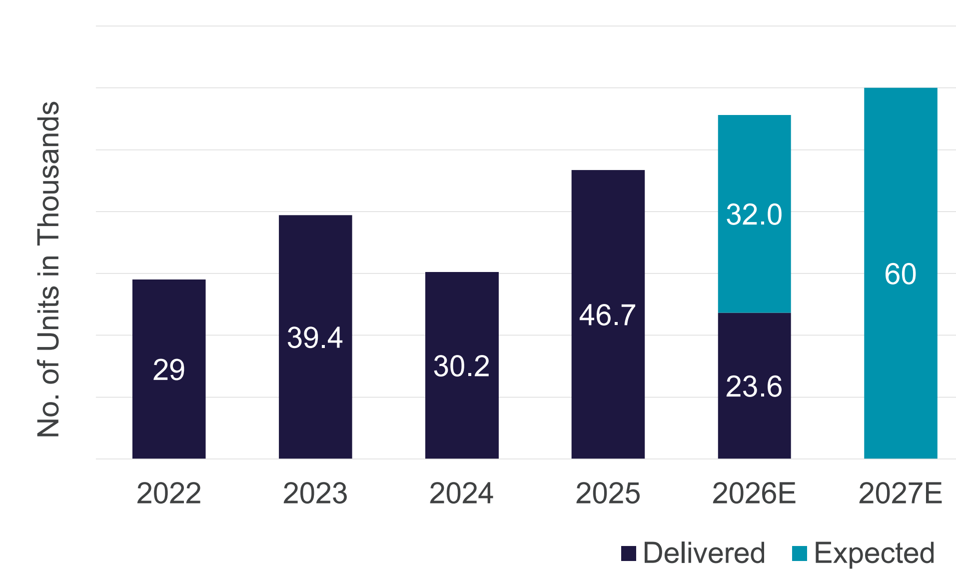
SALES PRICES: SALE PRICE SOFTENING STARTING TO EMERGE

Following five years of exceptional growth, Dubai's residential market has entered a more measured phase of the cycle, with price corrections becoming increasingly evident across most apartment and villa submarkets. City-wide sale prices declined 4% QoQ, led by apartments in Palm Jumeirah (-9%), Downtown Dubai (-7%) and Business Bay (-7%), while Jumeirah Village Circle (-3%) and Dubai Hills Estate (-4%) proved comparatively resilient. Villa performance was more mixed, with The Springs and The Meadows (-9%) and Dubai Hills Estate (-5%) recording the largest declines, while Jumeirah Village Circle (+2%) and Palm Jumeirah (+1%) continued to register modest growth. Importantly, these adjustments follow a sustained period of record price appreciation. Looking ahead, further moderation is expected as transaction volumes remain subdued, buyer-seller expectations continue to diverge, and additional supply enters the market. That said, established end-user communities are expected to remain comparatively resilient, supported by strong underlying demand.

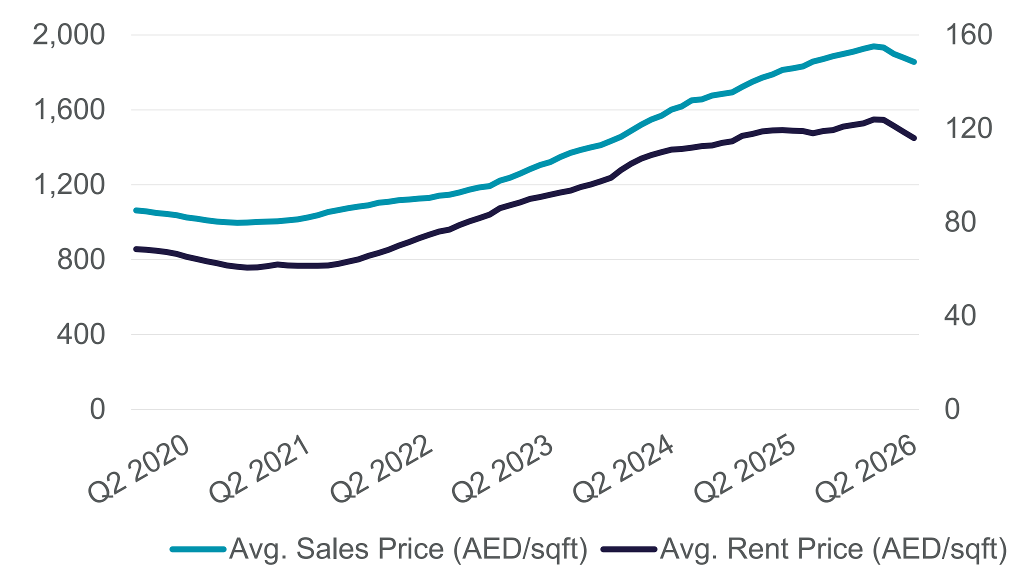
RENTS: RENTS SOFTEN AS TENANT DEMAND MODERATES

After several years of a landlord-favoured market, the leasing cycle is beginning to shift in favour of tenants, with city-wide rents declining 6% QoQ. As affordability pressures increase, we expect more existing tenants to relocate in search of better value, driving leasing activity primarily from tenant churn rather than new demand, as the pool of new tenants remains limited. Apartment rents recorded the sharpest declines, led by Downtown Dubai (-14%), Dubai Hills Estate (-10%), Dubai Marina (-10%), and Palm Jumeirah (-9%). Villa rents also eased, with Dubai Hills Estate (-12%) recording the largest drop, while Jumeirah Village Circle (-1%) and The Springs & The Meadows (-3%) remained comparatively resilient.

RESIDENTIAL HANDOVERS



CITY-WIDE CAPITAL VALUES/RENTAL VALUES



Source: Cushman & Wakefield Core Research, REIDIN

SALE PRICES AS OF Q2 2026

TOP APARTMENT SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	3,202	-2%	-9%
Downtown Dubai	2,738	-6%	-7%
Dubai Hills	2,362	1%	-4%
Business Bay	2,058	1%	-7%
Dubai Marina	1,947	-3%	-6%
Jumeirah Lake Towers	1,608	3%	-4%
Jumeirah Village Circle	1,380	2%	-3%

TOP VILLA SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	6,464	8%	1%
Emirates Hills	3,570	16%	0%
Dubai Hills	2,607	-5%	-5%
The Springs and The Meadows	2,150	0%	-9%
Arabian Ranches	2,142	1%	-1%
Jumeirah Village Circle	1,309	13%	2%

Source: REIDIN

RENTAL VALUES AS OF Q2 2026

TOP APARTMENT SUBMARKETS	AVERAGE RENTS (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	154	3%	-9%
Downtown Dubai	171	-8%	-14%
Dubai Hills	160	-2%	-10%
Business Bay	133	-2%	-7%
Dubai Marina	121	-6%	-10%
Jumeirah Lake Towers	112	-2%	-6%
Jumeirah Village Circle	103	-6%	-7%

TOP VILLA SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Palm Jumeirah	229	27%	-6%
Emirates Hills	107	1%	-6%
Dubai Hills	113	-5%	-12%
The Springs and The Meadows	88	-6%	-3%
Arabian Ranches	84	-9%	-5%
Jumeirah Village Circle	95	6%	-1%

KEY PROJECTS LAUNCHED IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	TYPE	UNITS
Binghatti Wraith	Al Jadaf	Binghatti Holding Limited	Apartment	855
Faro at The Heights Country Club & Wellness	The Heights	Emaar Properties	Villa	489
Boulevard Living 1 and 2	Wasl Gate	Wasl Properties	Apartment	389
Aldar Studio City	Dubai Studio City	Aldar Properties	Apartment	312
Arancia Yards	City of Arabia	Beyond Developments	Apartment	272
Everly Place	Ras Al Khor	Ellington Properties	Apartment	209

KEY CONSTRUCTION COMPLETIONS IN Q2 2026

PROPERTY	LOCATION	DEVELOPER	TYPE	UNITS
Jebel Ali Village Townhouses - Phase1-3	Jebel Ali Village	Dubai Holding	Villa	614
Crest Grande	Sobha Hartland	Sobha Real Estate	Apartment	965
Malta 1	Damac Lagoons	Damac Properties	Villa	760
Skyhills Residences - 1	Dubai Science Park (Dubiotech)	Hijazi Real Estate	Apartment	635
Costa Brava 1	Damac Lagoons	Damac Properties	Villa	555
The Valley - Elora	The Valley	Emaar Properties	Villa	430

PRATHYUSHA GURRAPU MRICS
Head of Research
Tel: +971 52 714 7175
prathyusha.gurrapu@cushwake.ae

SPOORTHI BADARI
Assistant Manager, Research
Tel: +971 52 288 9676
spoorthi.badari@cushwake.ae

Cushman & Wakefield Core is an independently owned and operated affiliate of Cushman & Wakefield, operating in the UAE since 2008.

For additional information, visit www.cushwake.ae.