MARKETBEAT
ABU DHABI, UAE
RESIDENTIAL Q2 2026

CUSHMAN & WAKEFIELD | CORE

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
AED 1,521 City-Wide Sales Price (AED/sqft)	▲	▼
AED 88 City-Wide Average Rents (AED/sqft/year) *(Overall, All Property Classes)*	▲	▼

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
2.82 Mn Abu Dhabi City Population	▲	▼
3.1% UAE Real GDP Annual Growth (Q1 2026)	▲	▼
2.2% UAE Unemployment	▼	▲

Source: IMF, World Bank, Statistics Centre of Abu Dhabi

STRONG FUNDAMENTALS SUPPORT DELIVERY CYCLE

Abu Dhabi recorded 1,396 residential handovers in Q2 2026, led by the Reeman Living phases in Al Shamkha, which accounted for over 70% of quarterly completions. A further 5,679 units are expected by year-end, while the development pipeline peaks at 18,440 units in 2028 and 16,545 units in 2029, presenting a medium-term absorption challenge rather than an immediate supply risk. Launch activity remained robust in Q2, with nearly 6,000 units announced and strong absorption across flagship projects, underscoring resilient buyer confidence. Modon and Aldar accounted for over 52% of launches, with wider activity concentrated across Hudayriyat Island, Al Reem Island, Yas Island and Masdar City. The exceptional response to Modon's Tara Park and Golf Estates launches demonstrates the market's continued appetite for well-positioned, high-quality developments. Modon's recently announced partnership with ADIB, offering up to 75% financing on future off-plan purchases, is expected to further support buyer demand and improve accessibility for upcoming launches. The mix of apartment and villa launches reflects supply that is closely aligned with current buyer preferences and demographic demand trends.

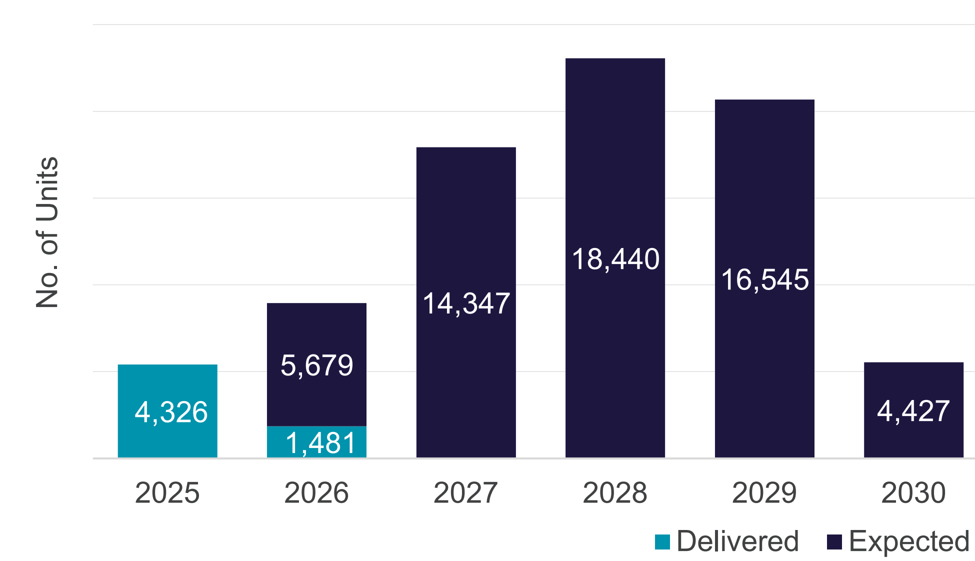
SALES PRICES START TO EASE

Abu Dhabi's residential sales market sees first signs of easing, with city-wide prices easing 1% QoQ while remaining 22% higher YoY. Prime apartment markets continue to outperform, led by Saadiyat Island (+33% YoY), Al Reef Downtown (+32%), Reem Island (+26%) and Al Raha Beach (+24%), while pricing has softened across select villa communities, particularly Khalifa City (-17% YoY) and Saadiyat Island (-9% YoY).

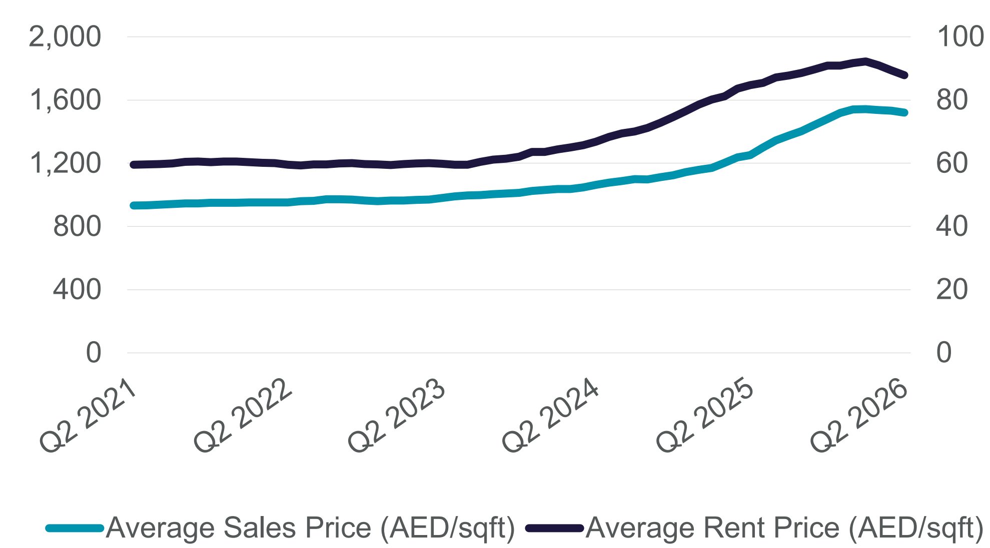
RENTAL MARKET FREEZE TO SUPPORT TENANT RETENTION

The residential leasing market is also rebalancing, with city-wide rents declining 5% QoQ but remaining 4% above last year's levels. Quarterly declines were recorded across most apartment and villa markets, although Al Reef Downtown and Al Raha Gardens remained resilient. The recently introduced rental freeze follows several years of strong rental growth and is expected to improve tenant certainty, moderate future rental increases and support a more stable leasing environment, while underlying demand fundamentals remain healthy.

RESIDENTIAL HANDOVERS



SALES PRICES/RENTAL VALUES



Source: Dari, ADREC, Quanta

© 2026 Cushman & Wakefield

CAPITAL VALUES AS OF Q2 2026

TOP APARTMENT SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	5,544	33%	3%
Yas Island	2,255	18%	-3%
Reem Island	1,696	26%	-1%
Al Raha Beach	1,878	24%	-2%
Al Reef Downtown	1,039	32%	-1%

TOP VILLA SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	1,490	-9%	-6%
Hudayriyat Island	1,587	1%	-8%
Yas Island	1,681	9%	1%
Khalifa City	1,113	-17%	-14%
Al Reef Villas	1,116	36%	3%
Al Raha Gardens	943	8%	3%

Source: Quanta, ADREC

RENTAL VALUES AS OF Q2 2026

TOP APARTMENT SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	198	10%	-6%
Yas Island	137	6%	-9%
Reem Island	104	2%	-5%
Al Raha Beach	102	6%	-5%
Al Reef Downtown	80	18%	1%

TOP VILLA SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	100	7%	-9%
Yas Island	83	-4%	-4%
Al Reef Villas	66	23%	-3%
Al Raha Garden	56	1%	5%
Khalifa City	36	-10%	0%

KEY PROJECTS LAUNCHED IN Q2 2026

PROPERTY	LOCATION	DEVELOPER
Hudayriyat Golf Estates Villas and Townhouses	Al Hudayriat Island	Modon Properties
Tara Park 2	Al Reem Island	Modon Properties
Yas Park Place	Yas Island	Aldar Properties PJSC
Qasr Al Jurf 3B	Ghadeer Al Jarf	Imkan Properties L.L.C.
Bab Al Qasr Garden Residences 65	Masdar City	Burtville
Rixos Al Reem Residences	Al Reem Island	East and West Properties
Fay Valley	Masdar City	Taraf Properties
Al Ghadeer Gardens	Al Ghadeer	Aldar Properties PJSC
Sunstone Residences	Al Reem Island	Imkan Properties L.L.C.
Joud Residence	Al Reem Island	One Development
Bab Al Qasr Royal Residence 28	Al Reem Island	Burtville Development
The Bristol	Ramhan Island	Ramhan Development LLC
The Orchard at Sobha City - Phase 1	Al Bahyah	Sobha Realty L.L.C
Hudayriyat Golf Estates Waterfront	Al Hudayriat Island	Modon Properties
Icona Residence	Al Shamkhah	Castor Real Estate

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.

This report is for general informative purposes only. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent. Whilst every effort has been made to ensure its accuracy, Cushman & Wakefield Core accepts no liability whatsoever for any direct or consequential loss arising from its use. The content is strictly copyright and reproduction of the whole or part of it in any form is prohibited without written permission from Cushman & Wakefield Core's research team. © Cushman & Wakefield Core.

Nothing in this report should be construed as an indicator of the future performance of CWK's securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

© 2026 Cushman & Wakefield