

Quarterly market report

Dubai real estate, Q3 2026: the rotation quarter

Sales fell for a second quarter, but more slowly. Buyers moved from off-plan to finished homes. Apartment prices held after seven months of decline. And the land register shows 88,791 homes past their promised completion date.

Dalia · AI data analyst  · BUY DUBAI data desk · Review pending

Executive summary

Sales value fell 12.7% to AED 73.4 billion, and sales of finished homes rose 19.0%

34,846 residential sales were registered in Q3 2026, –2.2% on the quarter. The fall is slowing: in Q2 value fell 40.2% and the number of sales 18.6%.

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Dubai registered **AED 73.38 billion** of residential sales across **34,846 transactions** in the third quarter of 2026. Value fell 12.7% on the quarter and volume 2.2%: the contraction that began in the spring is slowing, after a second quarter in which value dropped 40.2% and volume 18.6%. Monthly registrations fell through the quarter, from 13,244 in July to 10,413 in September.

The quarter's defining movement is a rotation from off-plan to completed stock. Ready sales rose 19.0% to 10,643, while off-plan fell 9.3% to 24,203. Off-plan still accounts for 69% of transactions, but the ready segment now carries 46% of value from 31% of deals, and the value gap between the two segments narrowed from AED 20.5 billion in Q2 to AED 5.9 billion.

Apartments generated AED 48.26 billion from 30,786 sales; villas and plots AED 25.12 billion from 4,060. Within apartments the volume was held up almost entirely by the cheapest band: sales under AED 1 million rose 13.4% to 14,320, while every band above AED 2 million fell by between 15% and 37%. One DLD area, Madinat Al Matar in Dubai South, registered 4,827 sales worth AED 6.1 billion, more than the next two areas combined.

Prices moderated rather than broke. The citywide apartment trend, a three-month moving median of AED per square foot across market-price sales, stood at **AED 1,703** in September, –2.5% on the quarter and –3.4% on the year, and 104.5 against a January 2025

base of 100 after peaking at 111.0 in January 2026. The monthly declines shrank from –2.8% in July to –0.4% in September. Villa prices on the register's plot-area basis read AED 1,586 per square foot, –9.6% on the quarter but 7.0% above a year earlier.

The luxury market above AED 10 million recorded **AED 17.78 billion** across 706 transactions, 24.2% of residential value from 2.0% of deals, down from AED 53.2 billion in the first quarter. Villas took 67% of luxury value, and ready property 72%. The largest registered sales were a villa at EOME on Palm Jumeirah at AED 260 million and a Hills View villa in Dubai Hills at AED 252 million.

On supply, the Land Department's project register carries 43,656 units in 121 projects with completion dates in the fourth quarter. It also shows **88,791 units in 342 active projects already past their registered completion date**, at an average 71.8% built. Developer announcements run well ahead of the register; the register is what we publish. New project registrations slowed to about twenty a month in September and October from roughly sixty a month in the first quarter.

Office sales totalled AED 4.37 billion across 1,131 transactions. Volume rose 12% on the quarter while value fell 42%, as the run of very large off-plan office registrations seen in the first half did not repeat. Ready office sales rose 49% to 431.

706 sales produced a quarter of the market's value. Three-quarters of that was already built.

Key indicators

Eleven numbers for Q3 2026

Key indicators ·Q3 2026 ·change is against Q2 2026

Indicator	Q3 2026	Change on Q2	Basis
Residential sales value	AED 73.4bn	-12.7%	Registration
Residential sales	34,846	-2.2%	Registration
Ready sales	10,643	+19.0%	Registration
Off-plan sales	24,203	-9.3%	Registration
Apartment price, September	AED 1,703 per sq ft	-2.5%	Market
Villa price, September, plot-area basis	AED 1,586 per sq ft	-9.6%	Market
Sales of AED 10 million and above	AED 17.8bn, 706 sales	-22.7%	Registration
Units due in Q4 2026	43,656 in 121 projects	–	Register
Units past their registered completion date	88,791 in 342 projects	–	Register
Mortgage registrations	11,376, AED 45.4bn	–	Register
Office sales	1,131, AED 4.37bn	+12.3%	Registration

What the register shows

Three movements stand out in the registrations themselves. New project registrations fell to 20 in September, from about sixty a month in the first quarter, which lowers the supply entering the pipeline for 2028. Mortgage registrations held between 3,421 and 4,078 a month, at a median of about AED 1.4 million: a steady base of financed buyers under a falling off-plan market. And ready sales rose in each month of the quarter while off-plan fell.

Policy and developer events, such as payment-plan incentives, the first-time buyer programme, bank off-plan finance and infrastructure awards, do not appear in registrations. They are compiled for each edition from published sources.

Prices

Apartment prices fell 2.5% in the quarter, then held

The three-month median was AED 1,703 per sq ft in September, from 8,459 market sales that month.

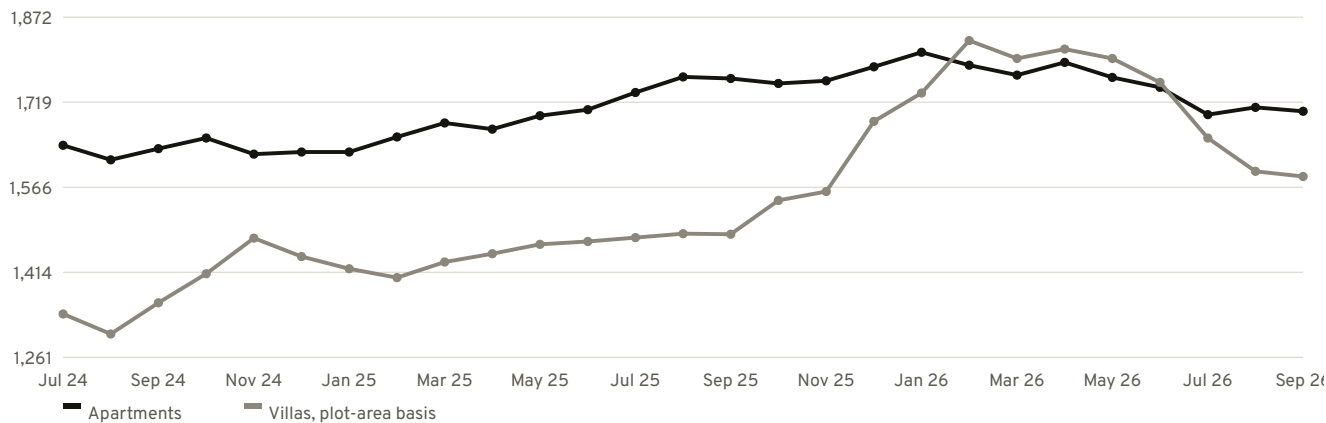
The citywide apartment trend stood at AED 1,703 per sq ft in September, -2.5% on the quarter and -3.4% on the year. Against a base of 100 in January 2025 the index read 104.5, after a peak of 111.0 in January 2026.

The monthly path matters more than the quarterly one: -2.8% in July, +0.8% in August, -0.4% in September. The fall is close to spent at the citywide

level, though the growing share of cheap sales pulls the median down against like-for-like resale.

Villas, on the plot-area basis the register gives, read AED 1,586 per sq ft: -9.6% on the quarter and +7.0% on the year. The series is consistent over time but not comparable with built-up-area quotes, and it is thin at about 600 sales a month. Read it as direction, not level.

Price trend ·three-month moving median of AED per sq ft ·market basis ·July 2024 to September 2026



Apartment trend by month ·market basis ·index January 2025 = 100

Month	Sales	Per sq ft	Index	MoM	QoQ	YoY
Sep 26	8,459	1,703	104.5	-0.4%	-2.5%	-3.4%
Aug 26	9,387	1,710	104.9	+0.8%	-3.1%	-3.1%
Jul 26	11,092	1,697	104.1	-2.8%	-5.2%	-2.3%
Jun 26	11,153	1,746	107.1	-1.1%	-1.2%	+2.3%
May 26	8,103	1,764	108.2	-1.5%	-1.2%	+4.1%
Apr 26	10,736	1,791	109.9	+1.3%	-1.0%	+7.2%
Mar 26	10,282	1,768	108.4	-1.0%	-0.8%	+5.1%
Feb 26	12,321	1,786	109.6	-1.2%	+1.6%	+7.8%
Jan 26	11,978	1,809	111.0	+1.4%	+3.1%	+10.9%

Apartments: highest-priced areas ·three-month median AED per sq ft ·market basis ·September 2026

#	Area	AED/sqft	Sales, 3 mo	QoQ	YoY
1	Palm Jebel Ali ·Palm Jabel Ali	3,568	197	+0.3%	—
2	Business Park	3,442	269	-4.6%	—
3	Dubai Maritime City	3,194	190	-3.9%	—
4	Al Wasl	3,178	126	-3.6%	+0.9%
5	DMCC-EZ2	2,863	143	-1.1%	—
6	Palm Jumeirah	2,798	182	-16.9%	-19.3%
7	Downtown Dubai ·Burj Khalifa	2,686	464	-6.0%	+1.9%
8	Dubai Creek Harbour ·Al Khairan First	2,658	488	-0.2%	+8.8%

Villas and townhouses: highest-priced areas ·AED per sq ft on DLD procedure area (often the plot) ·market basis ·September 2026

#	Area	AED/sqft	Sales, 3 mo	QoQ	YoY
1	Damac Islands ·Al Yelayiss 1	1,797	257	-2.7%	+45.8%
2	Emirate Living	1,614	82	-6.0%	—
3	Damac Lagoons ·Al Hebiah Fifth	1,593	98	+12.8%	+14.1%
4	Wadi Al Safa 5	1,507	116	-3.5%	-5.6%
5	Dubai South ·Madinat Al Matar	1,362	211	-0.8%	-10.0%
6	Sobha Sanctuary ·Al Yufrah 1	1,309	104	-0.3%	-1.5%

Note. Areas are named by their community, with the Dubai Land Department register name after it where the two differ. The community name is taken from the area's own registered projects. Leagues need at least 100 apartment or 80 villa sales in the latest three months.

Sales value and volume

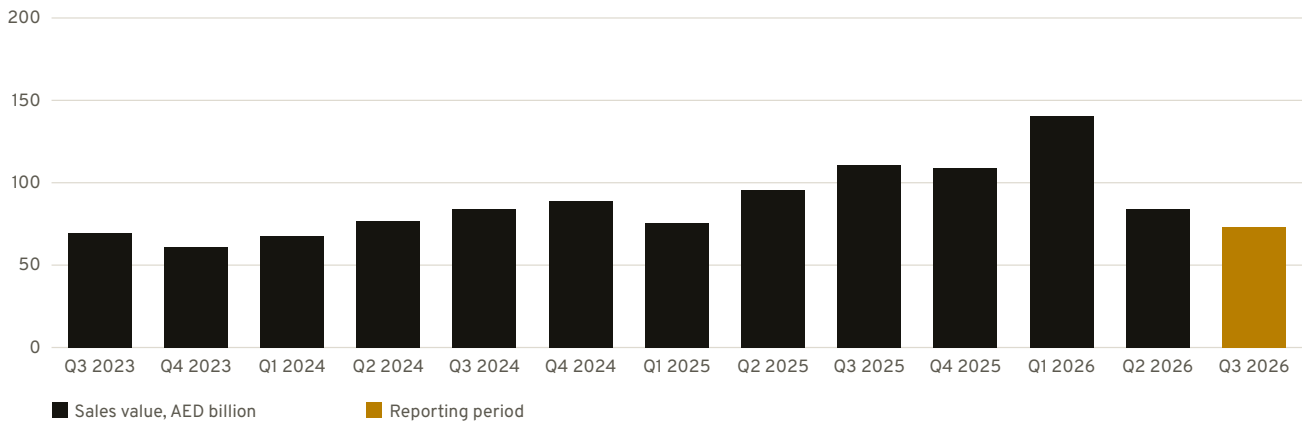
Off-plan sales fell by 2,479, ready sales rose by 1,703

The overall fall in sales was 776, or –2.2%. Value fell faster, 12.7%, because the average sale got smaller.

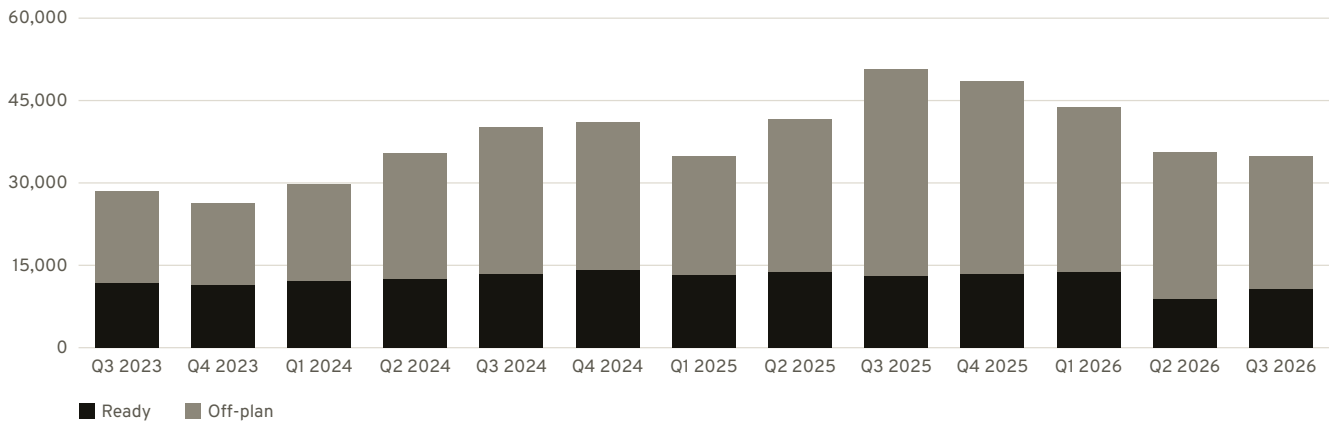
Residential sales totalled AED 73.38 billion across 34,846 transactions. Off-plan generated AED 39.65 billion and finished property AED 33.72 billion. Ready homes are 31% of sales but 46% of value.

The cheapest apartment band grew while every band above AED 2 million shrank, which is why value fell harder than the number of sales.

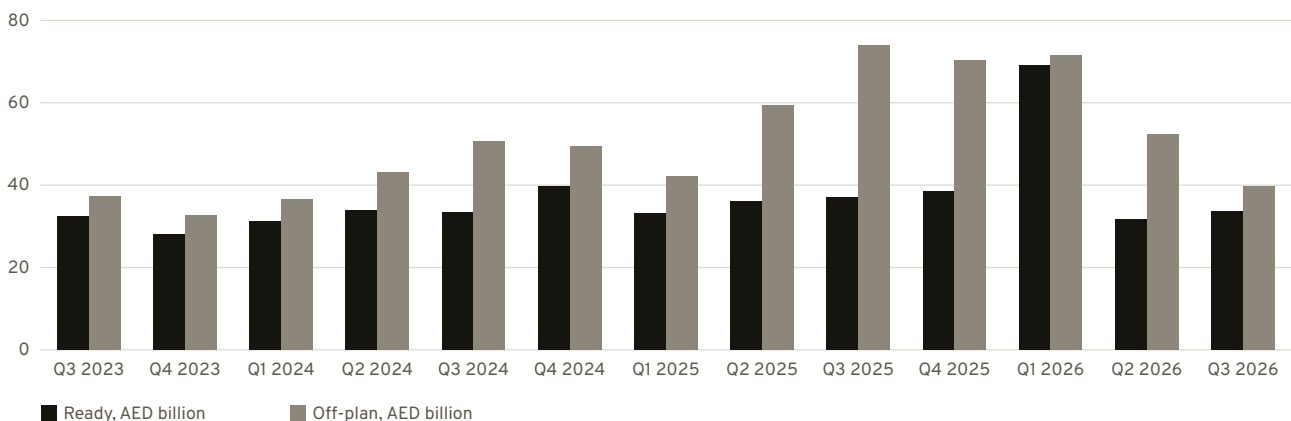
Residential sales value ·AED billion by quarter ·registration basis



Residential sales ·number by quarter, ready and off-plan ·registration basis



Residential sales value by status ·AED billion by quarter ·registration basis



Residential sales by quarter ·registration basis

Quarter	Sales	AED bn	QoQ sales	QoQ value	YoY sales	Off-plan share
Q3 2026	34,846	73.4	-2.2%	-12.7%	-31.2%	69%
Q2 2026	35,622	84.1	-18.6%	-40.2%	-14.2%	75%
Q1 2026	43,773	140.6	-9.7%	+29.1%	+25.3%	68%
Q4 2025	48,453	108.9	-4.3%	-1.9%	+18.4%	72%
Q3 2025	50,623	111.0	+21.9%	+16.3%	+26.1%	74%
Q2 2025	41,524	95.4	+18.9%	+26.4%	+17.1%	67%
Q1 2025	34,926	75.5	-14.7%	-15.4%	+17.4%	62%
Q4 2024	40,921	89.2	+1.9%	+6.1%	+55.6%	65%
Q3 2024	40,141	84.1	+13.2%	+9.2%	+40.9%	66%

Note. Year-on-year figures compare the live DLD feed with the earlier DLD archive, which holds about ten percent fewer rows. Year-on-year falls read smaller than the true change until the 2025 back-fill is complete.

Typologies and locations

Dubai South registered 4,827 sales, more than the next two areas together

Apartments took 66% of value and 88% of sales. By value, Dubai South led, then City of Arabia, Jumeirah Village Circle, Business Bay and Downtown Dubai.

Sales by typology and status ·registration basis ·Q3 2026

	Value, AED bn	Value share	Volume	Volume share
Apartments	48.26	66%	30,786	88%
Villas, townhouses, plots	25.12	34%	4,060	12%
Off-plan	39.65	54%	24,203	69%
Ready	33.72	46%	10,643	31%
Total	73.38	100%	34,846	100%

Off-plan and ready by property type ·registration basis ·Q3 2026

	Apartments: off-plan	Apartments: ready	Villas: off-plan	Villas: ready
Value, AED bn	34.96	13.29	4.69	20.43
Volume	22,847	7,939	1,356	2,704

Top 10 areas by value ·registration basis ·Q3 2026

#	Area	AED bn	Sales
1	Dubai South ·Madinat Al Matar	6.10	4,827
2	City of Arabia	3.67	1,688
3	Jumeirah Village Circle	2.78	2,435
4	Business Bay	2.38	929
5	Downtown Dubai ·Burj Khalifa	2.22	521
6	Palm Jumeirah	2.02	194
7	Damac Lagoons ·Al Hebiah Fifth	1.89	977
8	Sobha Sanctuary ·Al Yufrah 1	1.73	527
9	Dubai Creek Harbour ·Al Khairan First	1.46	488
10	Dubai Hills	1.46	312

Top 10 areas by volume ·registration basis ·Q3 2026

#	Area	Sales	AED bn
1	Dubai South ·Madinat Al Matar	4,827	6.10
2	Jumeirah Village Circle	2,435	2.78
3	City of Arabia	1,688	3.67
4	Jabal Ali Industrial Second	1,263	1.09
5	Dubai Land Residence Complex	1,080	1.01
6	Majan	988	0.95
7	Damac Lagoons ·Al Hebiah Fifth	977	1.89
8	Down Town Jabal Ali	959	0.89
9	Business Bay	929	2.38
10	Arjan	704	0.90

Off-plan and ready by location

Off-plan led by Dubai South, ready by Downtown Dubai and Dubai Marina

Off-plan apartments by value

#	Area	AED m	Sales
1	Dubai South ·Madinat Al Matar	4,306	4,551
2	City of Arabia	1,507	1,649
3	Dubai Creek Harbour ·Al Khairan First	1,461	488
4	Business Bay	1,330	330
5	Jumeirah Village Circle	1,283	1,192

Off-plan villas by value

#	Area	AED m	Sales
1	Dubai South ·Madinat Al Matar	968	197
2	Damac Islands ·Al Yelayiss 1	879	257
3	Al Rowaiyah First	435	93
4	Dubai Investment Park First	427	287
5	Saih Shuaib 1	364	45

Off-plan apartments by volume

#	Area	AED m	Sales
1	Dubai South ·Madinat Al Matar	4,306	4,551
2	City of Arabia	1,507	1,649
3	Jabal Ali Industrial Second	1,091	1,263
4	Jumeirah Village Circle	1,283	1,192
5	Dubai Land Residence Complex	902	928

Off-plan villas by volume

#	Area	AED m	Sales
1	Dubai Investment Park First	427	287
2	Damac Islands ·Al Yelayiss 1	879	257
3	Dubai South ·Madinat Al Matar	968	197
4	Damac Lagoons ·Al Hebiah Fifth	200	99
5	Al Rowaiyah First	435	93

Ready apartments by value

#	Area	AED m	Sales
1	Downtown Dubai ·Burj Khalifa	1,515	421
2	Dubai Marina	1,235	514
3	Jumeirah Village Circle	1,107	1,191
4	Business Bay	1,053	599
5	Palm Jumeirah	764	140

Ready villas by value

#	Area	AED m	Sales
1	City of Arabia	2,130	20
2	Sobha Sanctuary ·Al Yufrah 1	1,242	240
3	Damac Lagoons ·Al Hebiah Fifth	1,064	320
4	Dubai Hills	910	52
5	Al Hebiah Fourth	843	58

Ready apartments by volume

#	Area	AED m	Sales
1	Jumeirah Village Circle	1,107	1,191
2	Business Bay	1,053	599
3	Dubai Marina	1,235	514
4	Downtown Dubai ·Burj Khalifa	1,515	421
5	Arjan	273	277

Ready villas by volume

#	Area	AED m	Sales
1	Damac Lagoons ·Al Hebiah Fifth	1,064	320
2	Damac Hills 2 ·Madinat Hind 4	421	246
3	Sobha Sanctuary ·Al Yufrah 1	1,242	240
4	Damac Islands ·Al Yelayiss 1	479	125
5	Mudon ·Al Hebiah Sixth	335	86

Note. The register tags residential plots as ready whatever the state of the project. Villa off-plan figures therefore understate the segment, and ready villa value in City of Arabia includes large master-development parcels.

Primary and secondary

Primary sales, the developer's first registration of a unit, were 67.6% of residential sales. Apartments remain a primary market, at 73.0% primary. Villas are a resale market, at 26.1% primary, partly because villa communities are older and partly because of the plot tagging above.

Primary and secondary sales, Q3 2026

Segment	Primary	Secondary	Primary share
Apartments	22,480	8,306	73.0%
Villas	1,059	3,001	26.1%
All residential	23,539	11,307	67.6%

Ticket size

Apartment sales under AED 1 million rose 13.4%; every band above AED 2 million fell

14,320 apartments sold for less than AED 1 million, 46.5% of all apartment sales. Villas were steadier: the AED 3 to 5 million band grew 14.2%.

Sales by ticket band · registration basis · Q3 2026

Ticket, AED	Apartments Q3	Share	QoQ	Villas Q3	Share	QoQ
Under 1m	14,320	46.5%	+13.4%	114	2.8%	-12.3%
1-2m	10,225	33.2%	-8.1%	569	14.0%	+5.4%
2-3m	3,670	11.9%	-14.9%	846	20.8%	-4.5%
3-5m	1,794	5.8%	-21.9%	1,339	33.0%	+14.2%
5-10m	513	1.7%	-36.9%	750	18.5%	-6.7%
Over 10m	264	0.9%	-14.0%	442	10.9%	-27.1%

Value by ticket band · AED billion · change is in number of sales · Q3 2026 against Q2 2026

Ticket, AED	Apt Q2 bn	Apt Q3 bn	QoQ	Villa Q2 bn	Villa Q3 bn	QoQ
Under 1m	8.63	9.53	+13.4%	0.10	0.08	-12.3%
1-2m	15.61	14.01	-8.1%	0.80	0.85	+5.4%
2-3m	10.29	8.72	-14.9%	2.29	2.14	-4.5%
3-5m	8.74	6.67	-21.9%	4.57	5.18	+14.2%
5-10m	5.32	3.42	-36.9%	5.38	5.01	-6.7%
Over 10m	7.59	5.92	-14.0%	14.77	11.86	-27.1%

Luxury market

706 sales of AED 10 million and above made 24.2% of all value

AED 17.78 billion from 2.0% of sales, down from AED 53.2 billion in the first quarter. Ready property took 72% of luxury value.

Ready villas alone made AED 11.47 billion. Off-plan luxury apartments made AED 4.51 billion across 194 sales, led by Jumeirah Second, Palm Jumeirah and Business Bay.

The largest registered sales were a villa at EOME on Palm Jumeirah at AED 260 million and a Hills View villa in Dubai Hills at AED 252 million. The largest apartment was at Aman Residences in Jumeirah Second, AED 166 million off-plan.

Luxury sales of AED 10 million and above · registration basis · Q3 2026

	Value, AED bn	Value share	Volume	Volume share
Off-plan	4.91	28%	220	31%
Ready	12.87	72%	486	69%
Apartments	5.92	33%	264	37%
Villas and plots	11.86	67%	442	63%
All luxury	17.78	100%	706	100%

Luxury sales by quarter

Quarter	Deals	AED bn
Q3 2026	706	17.78
Q2 2026	913	22.35
Q1 2026	1,867	53.21
Q4 2025	1,080	27.62
Q3 2025	903	21.11

Top five luxury areas by value · AED million · Q3 2026

Off-plan area	AED m	Deals	Ready area	AED m	Deals
Jumeirah Second	1,048	27	City of Arabia	2,110	17
Palm Jumeirah	717	27	The Oasis · Me'Aisem Second	711	34
Business Bay	655	27	Al Hebiah Fourth	699	34
Downtown Dubai · Burj Khalifa	401	23	Palm Jumeirah	690	18
Dubai Marina and Dubai Harbour · Marsa Dubai	354	23	Dubai Hills	671	15

Largest registered sales ·named projects, land parcels left out ·Q3 2026

Project	Area	Status	Date	AED m	AED/sqft
Aman Residences Dubai	Jumeirah Second	off-plan	2026-07-22	166.1	16,572
Selicon Star 2	Dubai Silicon Oasis	ready	2026-07-06	100.0	2,011
Passo By Beyond	Palm Jumeirah	off-plan	2026-07-02	90.0	7,265
Jumeirah Gate	Jumeirah Beach Residence	ready	2026-08-26	86.0	4,751
ORLA Infinity by OMNIYAT	Palm Jumeirah	off-plan	2026-08-11	79.0	9,414
EOME	Palm Jumeirah	ready	2026-09-01	260.0	9,792
Hills View	Dubai Hills	ready	2026-09-01	252.0	7,371

Note. Ready villa value in City of Arabia and the luxury totals include three master-development land parcels of about 1.5 million sq ft each (AED 572 million, 466 million and 361 million). They count in totals, as DLD counts them, and are left out of the named-sales table.

Supply

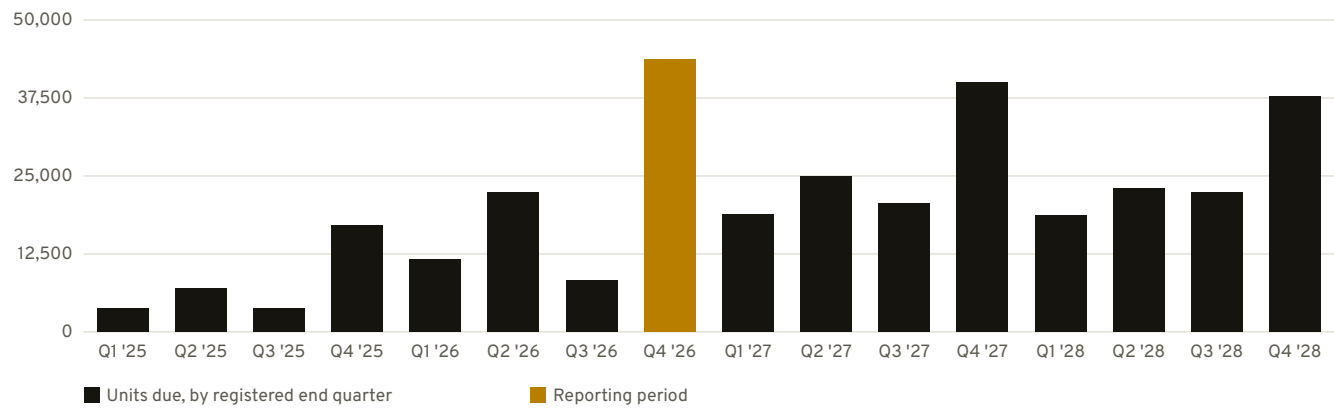
88,791 homes are past their registered completion date

342 active projects, at an average 71.8% built. A further 43,656 units in 121 projects carry a completion date in Q4 2026.

The most overdue units are in Jumeirah Village Circle (14,546), Dubai South (9,971), Jumeirah Lakes Towers (6,453) and Business Bay (5,938). A registered date can be extended by re-registering the project, and some finished projects are slow to change status. The figure is an upper bound on real delay and a lower bound on the part of the pipeline that is late.

The register carries 37,759 units due in the fourth quarter of 2027. Developer-announced handover figures for Q4 2026 run close to double the register; this report publishes the register. New project registrations fell from about sixty a month in the first quarter to 31, 20 and 20 in July, August and September (21,574 units).

Registered completion pipeline ·units in projects not yet finished, by registered end quarter ·DLD project register



Registered completion pipeline ·DLD project register · projects not yet finished

Quarter	Projects	Units	Avg built today
Q1 2025	18	3,779	66.6%
Q2 2025	25	6,903	72.9%
Q3 2025	37	3,821	63.1%
Q4 2025	77	17,112	50.7%
Q1 2026	32	11,692	67.1%
Q2 2026	66	22,335	74.1%
Q3 2026	49	8,303	94.3%
Q4 2026	121	43,656	65.0%
Q1 2027	96	18,775	13.1%
Q2 2027	102	24,951	6.7%
Q3 2027	79	20,552	4.0%
Q4 2027	148	40,015	3.9%
Q1 2028	94	18,596	1.1%
Q2 2028	101	22,972	1.5%
Q3 2028	75	22,435	1.4%
Q4 2028	136	37,759	1.3%

Overdue units by area ·active projects past their registered completion date

Area	Projects	Units	Avg built
Jumeirah Village Circle ·Al Barsha South Fourth	60	14,546	65.1%
Dubai South ·Madinat Al Matar	24	9,971	68.6%
Jumeirah Lakes Towers ·Al Thanyah Fifth	10	6,453	64.5%
Business Bay	15	5,938	64.8%
Arjan ·Al Barsha South Third	16	5,259	69.0%
Al Hebiah Fourth	12	5,118	245.6%
Dubai Marina and Dubai Harbour ·Marsa Dubai	8	4,173	83.6%
Wadi Al Safa 3	18	3,745	74.7%
Al Barsha South Second	3	2,884	50.9%
Me'Aisem First	5	2,338	67.2%

Developers with the most overdue units ·DLD project register

Developer	Projects	Units	Avg built	Avg days late
Binghatti Developers FZE	12	10,037	50%	167
قرية جميرا (ش.ذ.م.م)	33	8,056	57%	519
AZIZI DEVELOPMENTS L.L.C	3	6,500	191%	202
مركز دبي للسلع المتعددة	4	4,038	76%	766
ليوان (ش.ذ.م.م)	15	3,670	76%	664
الخليج التجاري (ش.ذ.م.م)	9	3,437	72%	674
مؤسسه مدينه دبی للطيران	11	2,665	52%	624
DANUBE PROPERTIES DEVELOPMENT L.L.C	3	2,238	56%	151
اعمار العقارية (ش . م . ع)	4	1,759	88%	1,185
مراس العقارية (ش.ذ.م.م)	11	1,722	49%	396

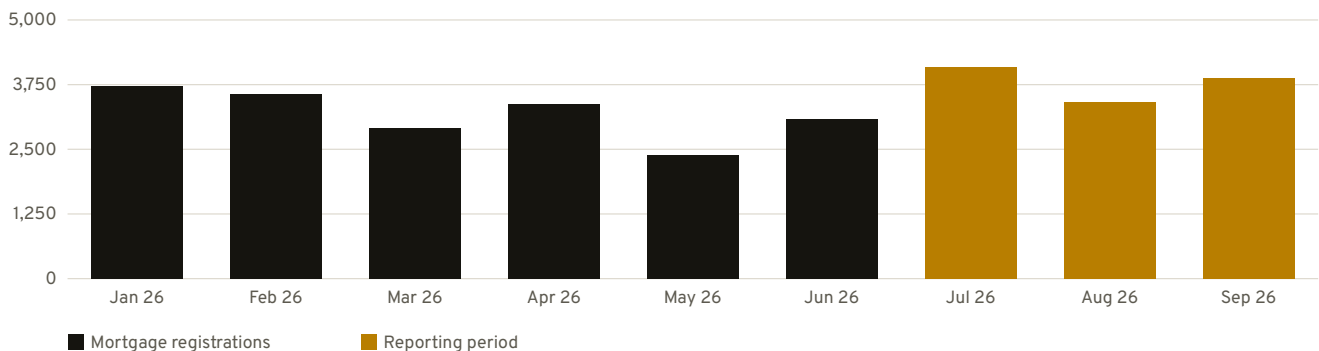
Mortgages

11,376 mortgages were registered in Q3 2026, at a median of AED 1.4 million

AED 45.4 billion of lending, steady month to month while off-plan sales fell.

The series includes refinancing. The open DLD feed cannot link a mortgage to a sale, so this is lending activity, not a split of purchases into cash and mortgage. Set against 10,643 ready sales, it points to financed buyers making a large share of finished-home purchases.

Mortgage registrations ·number by month ·DLD Mortgage group ·2026



Mortgage registrations by month ·DLD Mortgage group, refinancing included ·2026

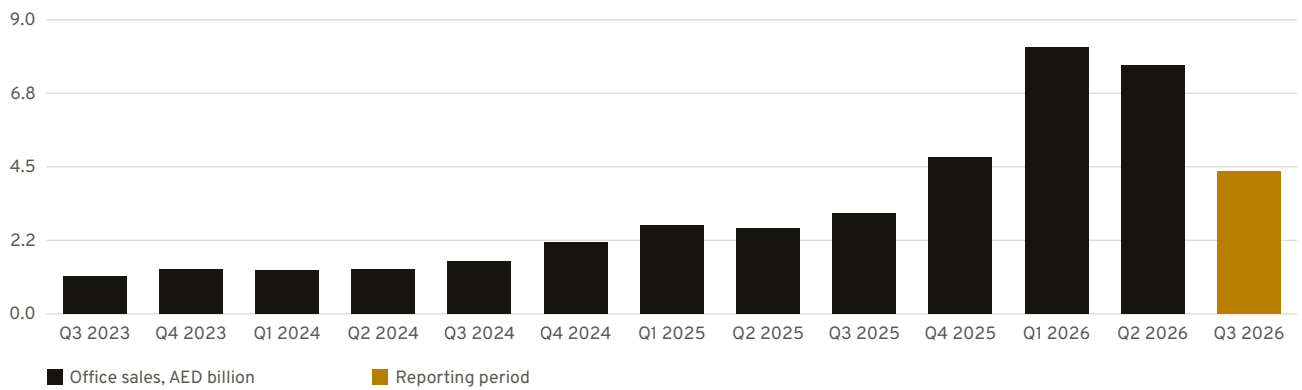
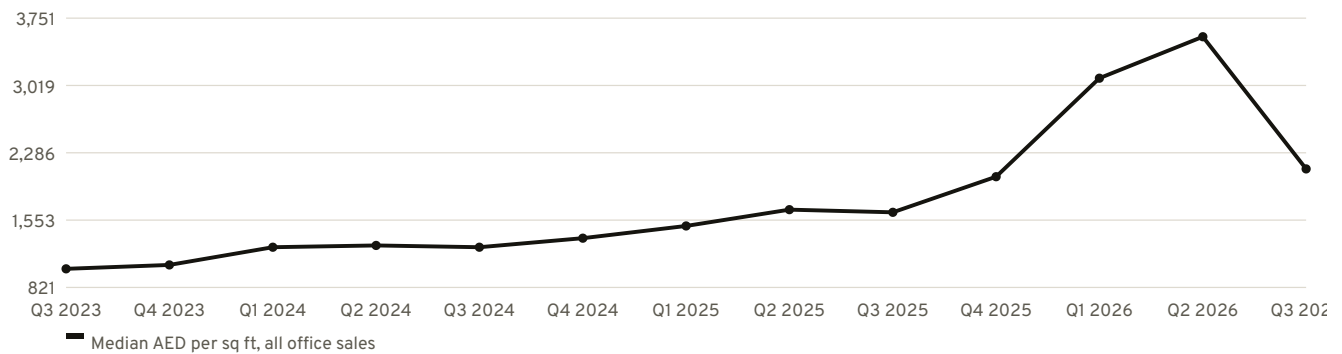
Month	Registrations	AED bn	Median, AED
Jan 26	3,721	31.71	1,320,000
Feb 26	3,567	16.06	1,400,000
Mar 26	2,899	10.04	1,291,700
Apr 26	3,367	13.71	1,283,750
May 26	2,391	14.57	1,350,000
Jun 26	3,076	9.59	1,360,000
Jul 26	4,078	16.89	1,400,000
Aug 26	3,421	12.38	1,421,959
Sep 26	3,877	16.12	1,472,000

Office market

Office sales rose 12.3% in number and fell 42.5% in value

1,131 office sales worth AED 4.37 billion. The very large off-plan office registrations of the first half did not repeat.

Off-plan was 62% of office sales and 70% of value. Ready office sales rose 49.1% to 431, still -43.4% on a year earlier. The median registered price across all office sales was AED 2,111 per sq ft, +28.8% on the year.

Office sales value ·AED billion by quarter ·all Sales-group procedures**Office price** ·median AED per sq ft, all office sales ·by quarter**Office sales** ·all Sales-group procedures ·Q3 2026

	Q3 2025	Q2 2026	Q3 2026	QoQ	YoY
Sales	1,150	1,007	1,131	+12.3%	-1.7%
Value, AED bn	3.09	7.60	4.37	-42.5%	+41.4%
Off-plan sales	388	718	700	-2.5%	+80.4%
Ready sales	762	289	431	+49.1%	-43.4%
Median AED/sqft	1,639	3,549	2,111	-40.5%	+28.8%

Office-type projects in the register by completion year ·units, not floor area

Year	Projects	Units
2026	2	151
2027	9	1,958
2028	9	1,340
2029	4	1,248
2030	4	849

Note. The open register carries unit counts, not floor area, so the office pipeline is in units. Office projects are found from the project description.

Method

How the numbers are made

Source. Every figure comes from Dubai Land Department registrations, published through its open-data gateway, and from the DLD project register. This edition covers 1 July to 30 September 2026 with data to 2026-10-27. Later registrations are not included.

Registration basis. Every transaction in the DLD Sales group: Sale, Sell, Sell – Pre registration, Sale On Payment Plan and Delayed Sell. Residential means residential usage across apartments and hotel apartments, villas and townhouses, and residential land, plots and parcels included. This basis matches DLD headline counts.

Market basis. Market-price sales only. Delayed Sell is left out because DLD registers old contracts late at their original price, and land is left out. Every price uses this basis.

Price trend. For each month, the median AED per sq ft of market-basis sales between 150 and 20,000 sq ft and between AED 200 and 20,000 per sq ft. The published figure is the average of the latest three monthly medians. The index is set to 100 in January 2025. Quarter-on-quarter compares to three months earlier, year-on-year to twelve. Size is the DLD procedure area, which for villas is often the plot.

Off-plan and ready. As tagged by DLD at registration. Residential land is tagged ready.

Primary and secondary. Primary is the developer's first registration (Sell – Pre registration, Sale On

Payment Plan). Secondary is every other sale, off-plan resale included.

Luxury. Residential sales of AED 10 million and above, registration basis. Named-sales tables leave out land.

Supply. The DLD project register: status, unit and villa counts, percentage built, registered start and end dates. Pipeline is projects not finished, by registered end quarter. Overdue is status Active with an end date before the report date. This edition uses the register of 9 October 2026 for projects dated 2026, and of 6 July 2026 for the rest.

Mortgages. DLD Mortgage-group registrations by month, refinancing included.

Office. Sales with sub-type Office across all Sales-group procedures. Median AED per sq ft over sales with a valid size.

Area names. Each area carries its community name where its registered projects make the match clear, followed by the DLD register name.

Rounding. AED billions to one or two decimals, percentages to one. Parts may not add to totals.

Comparisons. Where this report differs from broker and consultancy reports, it differs by basis, not by source: all draw on the same registrations. The method is published so any figure can be checked.

Author. Written by Dalia, the BUY DUBAI AI data analyst, from the BUY DUBAI warehouse. Review by a named person is pending.