DUBAI PROPERTY

ESPACE
REAL ESTATE

Market Overview

APRIL **2026**

Dubai recorded **14,071** total property sales transactions in April 2026, with total sales value reaching **AED 48.06B**.

Activity improved from March, with transaction volume up 3% and value up 10%, supported by continued off-plan momentum and stronger commercial activity. Year-on-year, however, the market remained more measured, with total transaction volume down 19% and value down 16%.

As the market entered Q2, April's data points to continued activity, but with more selective and measured buyer behaviour. March marked a clear change of pace following the escalation of regional geopolitical tensions at the end of February, and April suggests the market is now adjusting to a more cautious decision-making environment.

Rather than signaling a broad reset, this points to a more disciplined phase after a sustained period of strong growth, with buyers taking longer to commit and placing greater emphasis on value, location and asset quality. Given the lag between agreed sales and completed transfers, some of the improvement in activity seen during April may only become visible in the coming months' transaction data.

Commercial property delivered the strongest growth in April, with sales value rising 58% month-on-month and 15% year-on-year to AED 10.35B. Transaction volume also increased, up 32% from March and 18% year-on-year, underscoring continued investor appetite for Dubai as a regional business and investment hub.

Off-plan sales contributed AED 26.54B in April, highlighting continued buyer confidence in future developments and the role of new supply in supporting overall market momentum.

Within the residential market, April's community-level data shows that softer activity has not translated into broad-based price declines. Across several established villa and townhouse communities, transaction volumes were lower year-on-year, yet average prices increased in the majority of communities tracked by Espace. This points to a more selective market, rather than a broad-based repricing across the villa and townhouse segment.

Unlike the villa and townhouse segment, apartment pricing was more uneven in April. While several communities continued to record year-on-year price growth, including JVC, City Walk and Dubai Creek Harbour, others saw average prices soften alongside lower transaction volumes. The data points to a more segmented apartment market, where liquidity remains concentrated in high-volume or strongly positioned communities, but pricing is less uniformly supported than in the villa/townhouse segment.

Sellers are holding firm: the absence of widespread selling pressure is helping support pricing across several segments. Espace recorded a 35% decline in new property listings in April, suggesting owners remain broadly committed to the market. Buyers are looking for opportunities and trying to secure value, but sellers are generally holding firm. Where pricing adjustments are taking place, they remain measured, typically within single-digit percentages or around 10%, rather than pointing to widespread distress.

Overall, April points to a market adjusting to a more disciplined phase, supported by continued activity across off-plan, commercial and residential segments, but increasingly shaped by buyer selectivity and asset quality.

Total Dubai Property Sales Transactions

Value	Volume
Đ 48.06B	**14,071**
▼ **16% decrease** vs Apr-25	▼ **19% decrease** vs Apr-25
▲ **10% increase** vs Mar-26	▲ **3% increase** vs Mar-26

Total Sales Across the Secondary Market

Value	Volume
Đ 11.17B	**3,107**
▼ **58% decrease** vs Apr-25	▼ **52% decrease** vs Apr-25
▼ **21% decrease** vs Mar-26	▼ **13% decrease** vs Mar-26

Total Sales Across the Off-Plan Market

Value	Volume
Đ 26.54B	**10,003**
▲ **22% increase** vs Apr-25	**No change** vs Apr-25
▲ **14% increase** vs Mar-26	▲ **7% increase** vs Mar-26

Total Sales Across the Commercial Market

Value	Volume
Đ 10.35B	**961**
▲ **15% increase** vs Apr-25	▲ **18% increase** vs Apr-25
▲ **58% increase** vs Mar-26	▲ **32% increase** vs Mar-26

Most Active Villa & Townhouse Communities - April 2026

Dubai Hills Estate

Avg price: **AED 29,155,170**

▲ Up 60% YoY

Mudon

Avg price: **AED 4,695,320**

▲ Up 14% YoY

Damac Hills

Avg price: **AED 6,395,483**

▲ Up 46% YoY

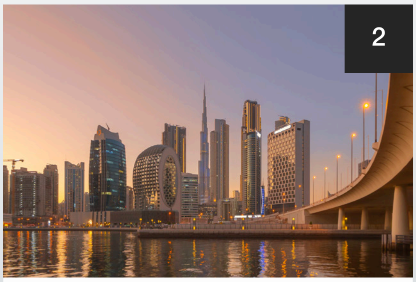
	Community	Transactions (Apr 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1.	Dubai Hills Estate	44	57%	AED 29,155,170	60%
2.	Mudon	31	244%	AED 4,695,320	14%
3.	Damac Hills	29	-26%	AED 6,395,483	46%
4.	Arabian Ranches 3	24	-20%	AED 4,911,875	21%
5.	Al Furjan	23	-63%	AED 5,908,052	9%
6.	Emaar South	19	-53%	AED 3,200,520	24%
7.	Arabian Ranches	17	-23%	AED 11,073,235	24%
8.	Tilal Al Ghaf	17	-51%	AED 6,764,118	-48%
9.	Town Square	17	-26%	AED 2,947,941	6%
10.	The Springs	16	-63%	AED 4,300,781	2%
11.	Jumeirah Golf Estates	15	-50%	AED 10,974,933	-31%
12.	Green Community	10	150%	AED 7,368,990	26%
13.	Jumeirah Park	9	-40%	AED 10,283,333	18%
14.	Mira Reem	7	-36%	AED 3,689,286	3%
15.	Jumeirah Islands	6	20%	AED 27,791,667	20%
16.	Al Barari	5	-38%	AED 28,860,000	-34%
17.	Arabian Ranches 2	5	-64%	AED 5,692,000	-21%
18.	Palm Jumeirah	5	-29%	AED 37,180,000	6%
19.	Victory Heights	4	-33%	AED 7,164,988	-30%
20.	Emirates Hills	2	N/A	AED 44,424,944	N/A
21.	The Meadows	2	-86%	AED 14,325,000	26%
22.	The Lakes	0	N/A	0	N/A

Most Active Apartment Communities - April 2026

JVC

Avg price: **AED 1,066,405**

▲ Up 8% YoY



Business Bay

Avg price: **AED 1,841,800**

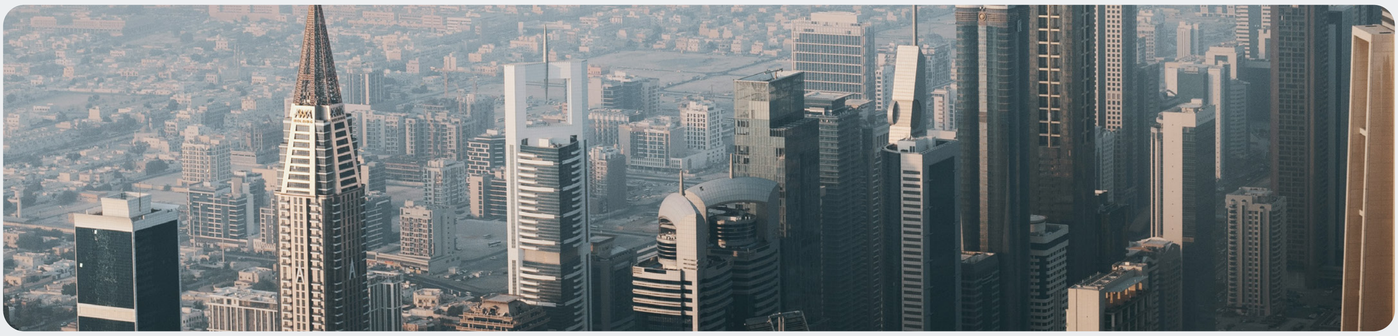
▼ Down 26% YoY

Dubai Marina

Avg price: **AED 2,041,440**

▼ Down 12% YoY

	Community	Transactions (Apr 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1.	JVC	236	-43%	AED 1,066,405	8%
2.	Business Bay	148	-63%	AED 1,841,800	-26%
3.	Dubai Marina	105	-58%	AED 2,041,440	-12%
4.	Downtown Dubai	83	-53%	AED 3,750,666	1%
5.	Dubai Creek Harbour	73	-48%	AED 2,794,219	5%
6.	City Walk	70	338%	AED 5,499,561	32%
7.	JLT	44	-59%	AED 1,678,143	0%
8.	Palm Jumeirah	40	-63%	AED 4,675,593	-17%
9.	JBR	37	-46%	AED 3,209,081	6%
10.	The Greens	14	-56%	AED 1,933,571	25%
11.	Emaar Beachfront	14	-52%	AED 4,806,949	-14%
12.	The Views	8	-58%	AED 2,243,750	-11%
13.	Bluewaters Island	3	-57%	AED 11,550,000	0%



Espace Real Estate Market Activity Indicators - April 2026

Sales Market Activity Indicators

Indicator	Change	vs Apr-25
New Property Listings	-35%	▼ **decrease** vs Apr-25
Price Reductions	+10%	▲ **increase** vs Apr-25
Buyer Registrations	-28%	▼ **decrease** vs Apr-25
Viewings	-4%	▼ **decrease** vs Apr-25

Average Sales Prices - April 2026

Villa / Townhouse

Ð 7,727,609

No change vs Apr-25

Apartment

Ð 6,931,250

▲ **130% increase** vs Apr-25

*The significant YoY increase was influenced by high-end and luxury apartment transactions completed during the month.

Average Leasing Prices - April 2026

Villa / Townhouse

Ð 311,281

▼ **10% decrease** vs Apr-25

Apartment

Ð 114,857

▼ **29% decrease** vs Apr-25

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