

Market Overview

MAY 2026



Dubai recorded **10,225** property sales transactions in May 2026, with total sales value reaching **AED 28.53 Billion**.

Overall transaction volume declined by 27% month-on-month and by 45% year-on-year, while total sales value was down 41% compared with April and 57% compared with May 2025. This represents a clear moderation in activity, although the figures require careful interpretation within the wider context of the month.

May's figures continued to reflect the impact of the regional geopolitical tensions that began on 28 February. The Eid Al-Adha holiday also fell at the end of the month, reducing the number of working days available for transfers to be processed and registered. Increased travel during the holiday period contributed further to the slowdown in recorded transactions.

The regional unrest led to a pause in market activity, with buyers adopting a more cautious and measured approach. Given the typical lag between agreement and registration, the effect of that slowdown is now becoming more visible in May's transaction figures.

Taken together, the data points to a market adjusting rather than reversing. Transaction activity has slowed, but pricing has proved more resilient, while buyers continue to seek out opportunities selectively. The moderation has been more visible in transaction volumes than in property values, suggesting greater caution rather than a broad withdrawal from the market.

Off-plan remained the largest component of the market, accounting for 70% of transaction volume and 53% of total sales value. This continues a trend seen across Dubai in recent years, with new development sales representing a significant share of overall market activity.

While off-plan activity moderated during May, the launch of a new phase of Palm Central Private Residences on Palm Jebel Ali points to continued activity within Dubai's major long-term master developments.

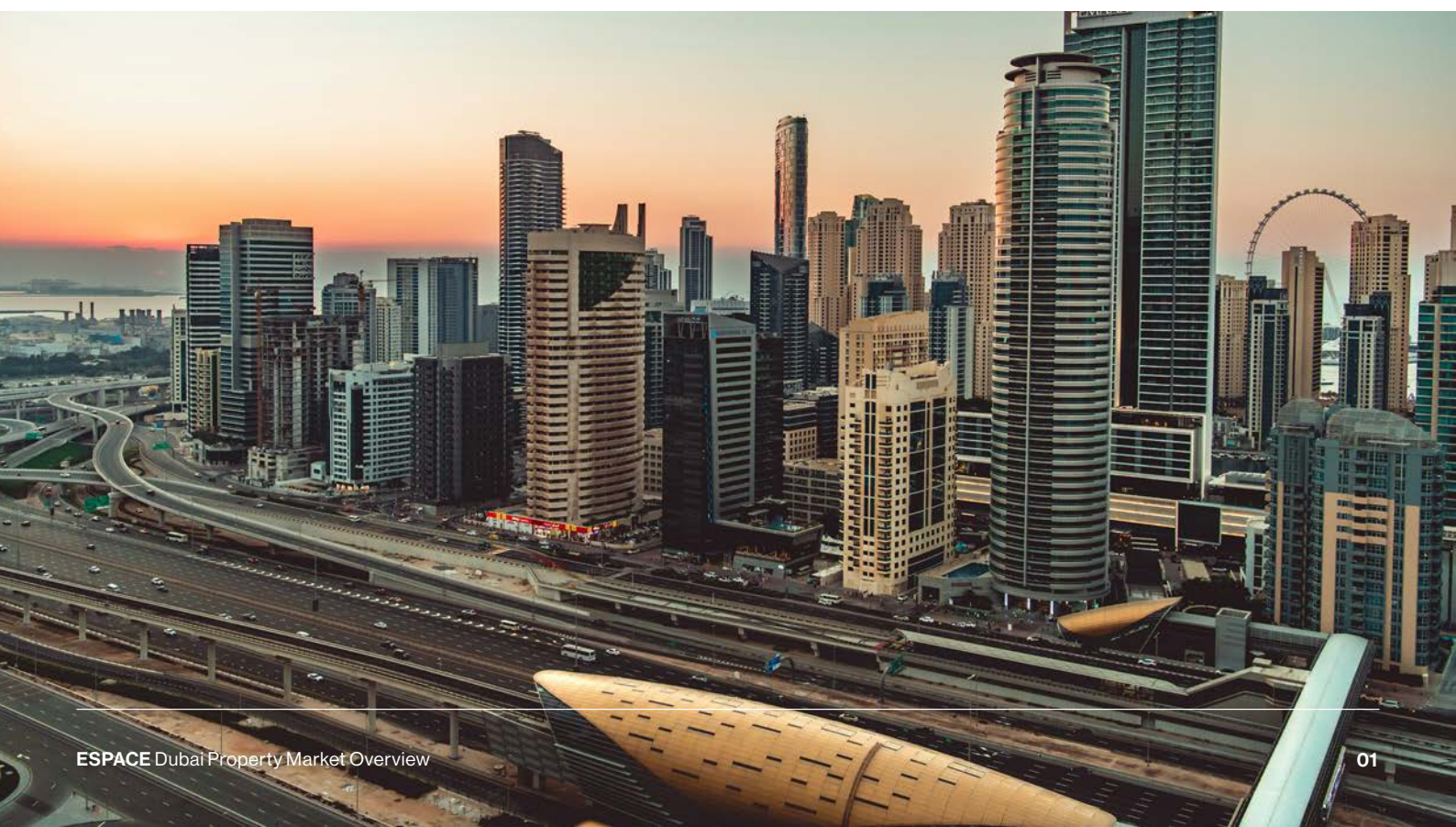
Average villa and townhouse prices reached AED 1,750 per sq. ft., up 15% year-on-year, while apartment prices averaged AED 1,637 per sq. ft., an increase of 4% year-on-year.

Within the residential market, transaction volumes were lower across most villa and townhouse communities, while average prices increased in more than half of those tracked. Apartment pricing remained more mixed, with year-on-year growth recorded in JVC, Downtown Dubai, Palm Jumeirah and The Views, while Bluewaters Island was unchanged.

A gap between buyer and seller expectations is also becoming more evident. Buyers are increasingly focused on value and, in some cases, anticipating greater room for negotiation. Many owners, however, have benefited from several years of capital appreciation and remain under limited pressure to reduce prices.

Espace's own activity indicators support this view. New property listings declined by 53% year-on-year, while price reductions were broadly stable, down 2% compared with May 2025. This suggests that lower activity has not been accompanied by a material rise in seller pressure. Owners are generally continuing to hold their positions, while buyers are taking more time to assess individual opportunities.

Overall, May reflects a more selective and measured market. Activity has moderated, but pricing remains supported across several established communities.



Total Dubai Property Sales Transactions

Value

₹ 28.53B ▼ **57% decrease** vs May-25
▼ **41% decrease** vs Apr-26

Volume

10,225 ▼ **45% decrease** vs May-25
▼ **27% decrease** vs Apr-26

Total Sales Across the Secondary Market

Value

₹ 6.91B ▼ **77% decrease** vs May-25
▼ **38% decrease** vs Apr-26

Volume

2,335 ▼ **69% decrease** vs May-25
▼ **25% decrease** vs Apr-26

Total Sales Across the Off-Plan Market

Value

₹ 15.11B ▼ **39% decrease** vs May-25
▼ **43% decrease** vs Apr-26

Volume

7,179 ▼ **28% decrease** vs May-25
▼ **28% decrease** vs Apr-26

Total Sales Across the Commercial Market

Value

₹ 6.50B ▼ **46% decrease** vs May-25
▼ **37% decrease** vs Apr-26

Volume

711 ▼ **36% decrease** vs May-25
▼ **26% decrease** vs Apr-26





Most Active Villa & Townhouse Communities - May 2026



1

Damac Hills

Avg price: **AED 5,661,918**

▲ Up 6% YoY



2

Arabian Ranches 3

Avg price: **AED 5,741,190**

▲ Up 56% YoY



3

Dubai Hills Estate

Avg price: **AED 9,358,425**

▼ Down 31% YoY

Community	Transactions (May 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1. Damac Hills	25	-36%	AED 5,661,918	6%
2. Arabian Ranches 3	21	-42%	AED 5,741,190	56%
3. Dubai Hills Estate	20	-39%	AED 9,358,425	-31%
4. The Springs	17	-55%	AED 4,632,118	8%
5. Al Furjan	14	-75%	AED 4,593,441	-8%
6. Tilal Al Ghaf	14	-60%	AED 6,002,500	-35%
7. Mudon	13	-46%	AED 3,532,308	-17%
8. Town Square	12	-43%	AED 2,898,912	4%
9. Jumeirah Golf Estates	11	-86%	AED 14,630,155	53%
10. Arabian Ranches	10	-70%	AED 6,013,400	-28%
11. Emaar South	10	-62%	AED 3,541,000	30%
12. Palm Jumeirah	7	-36%	AED 60,464,286	82%
13. The Meadows	7	-46%	AED 15,696,429	33%
14. Green Community	6	-33%	AED 6,241,650	-14%
15. Jumeirah Park	6	-50%	AED 10,175,000	15%
16. The Lakes	6	50%	AED 8,554,167	-40%
17. Al Barari	4	-60%	AED 28,538,425	-16%
18. Mira Reem	3	-40%	AED 2,729,485	-21%
19. Victory Heights	3	-63%	AED 12,616,667	59%
20. Arabian Ranches 2	2	-92%	AED 5,050,000	-21%
21. Jumeirah Islands	2	-78%	AED 25,150,000	2%
22. Emirates Hills	1	-67%	AED 75,000,000	91%



Most Active Apartment Communities - May 2026



JVC

Avg price: **AED 1,009,885**

▲ Up 3% YoY



Business Bay

Avg price: **AED 1,888,948**

▼ Down 3% YoY



Dubai Marina

Avg price: **AED 2,226,172**

▼ Down 1% YoY

Community	Transactions (May 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1. JVC	216	-59%	AED 1,009,885	3%
2. Business Bay	111	-56%	AED 1,888,948	-3%
3. Dubai Marina	100	-60%	AED 2,226,172	-1%
4. Downtown Dubai	77	-57%	AED 3,614,295	6%
5. Dubai Creek Harbour	60	-61%	AED 2,570,084	-5%
6. JLT	50	-64%	AED 1,502,403	-13%
7. Palm Jumeirah	37	-56%	AED 8,771,142	24%
8. Emaar Beachfront	17	-62%	AED 4,432,354	-17%
9. JBR	13	-79%	AED 2,614,318	-31%
10. City Walk	12	-33%	AED 3,337,500	-30%
11. The Views	12	-61%	AED 3,542,083	58%
12. The Greens	5	-88%	AED 1,452,000	-4%
13. Bluewaters Island	4	-20%	AED 9,562,500	0%





Espace Real Estate Market Activity Indicators - May 2026

Sales Market Activity Indicators

New Property Listings

-53%

▼ decrease vs May-25

Price Reductions

-2%

▼ decrease vs May-25

Buyer Registrations

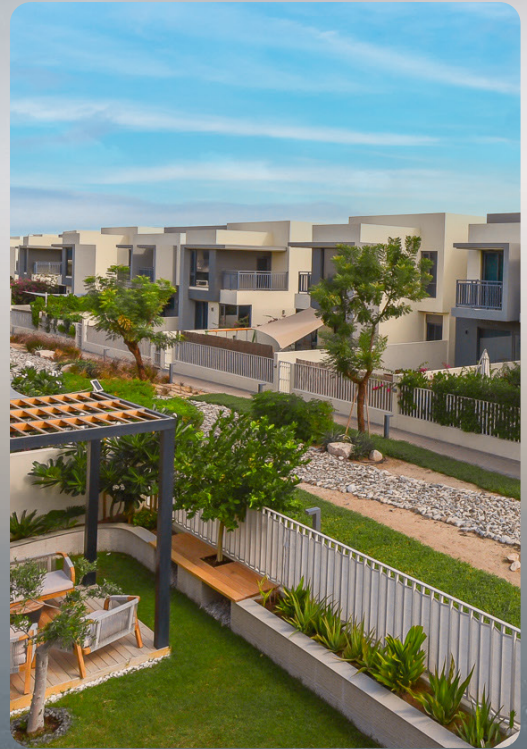
-45%

▼ decrease vs May-25

Viewings

-45%

▼ decrease vs May-25



Average Sales Prices - May 2026

Villa / Townhouse

₹ 19,455,357

▲ 125% increase vs May-25
▲ 152% increase vs Apr-26

Apartment

₹ 2,132,000

▼ 38% decrease vs May-25
▼ 69% decrease vs Apr-26



Average Leasing Prices - May 2026

Villa / Townhouse

₹ 328,348

▼ 6% decrease vs May-25
▲ 5% increase vs Apr-26

Apartment

₹ 124,750

▼ 16% decrease vs May-25
▲ 9% increase vs Apr-26



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