

Market Overview





Dubai recorded **37,869** property sales transactions during Q2 2026, with total sales value reaching **AED 109.16 billion**.

Overall transaction volume declined by 21% quarter-on-quarter and by 28% year-on-year, while total sales value was down 38% compared with Q1 and 39% compared with Q2 2025. Following several quarters of elevated transaction activity, this marked a clear moderation in the pace of the market.

Regional geopolitical uncertainty contributed to more measured buyer decision-making during the quarter. However, the slowdown was not evenly distributed across the market. Secondary transaction volumes declined by 41% compared with Q1 and by 58% year-on-year, while off-plan activity proved comparatively more resilient, with volumes down 11% quarter-on-quarter and 10% compared with Q2 2025.

Off-plan remained the largest component of the market, accounting for 70% of total transaction volume and 54% of total sales value. Registered off-plan activity does not necessarily represent sales agreed during the quarter alone, as transactions agreed in earlier periods may be recorded at a later stage.

Taken together, the figures suggest that the market has moved into a more measured phase following several quarters of sustained activity. Within the residential market, transaction volumes were lower year-on-year in 19 of the 22 villa and townhouse communities tracked, while average sale prices increased in 16. This points to fewer transactions across almost all communities, while villa and townhouse pricing remained comparatively resilient.

Apartment transaction volumes were lower in 12 of the 13 communities reviewed, while pricing remained more mixed. Average sale prices increased in JVC, Downtown Dubai, City Walk, JBR, The Greens and The Views.

Total Dubai Property Sales Transactions

Value

₪ **109.16B** ▼ **39% decrease** vs Q2-25
▼ **38% decrease** vs Q1-26

Volume

37,869 ▼ **28% decrease** vs Q2-25
▼ **21% decrease** vs Q1-26

Total Sales Across the Secondary Market

Value

₪ **25.78B** ▼ **68% decrease** vs Q2-25
▼ **59% decrease** vs Q1-26

Volume

8,360 ▼ **58% decrease** vs Q2-25
▼ **41% decrease** vs Q1-26

Total Sales Across the Off-Plan Market

Value

₪ **59.13B** ▼ **14% decrease** vs Q2-25
▼ **19% decrease** vs Q1-26

Volume

26,669 ▼ **10% decrease** vs Q2-25
▼ **11% decrease** vs Q1-26

Total Sales Across the Commercial Market

Value

₪ **24.25B** ▼ **22% decrease** vs Q2-25
▼ **40% decrease** vs Q1-26

Volume

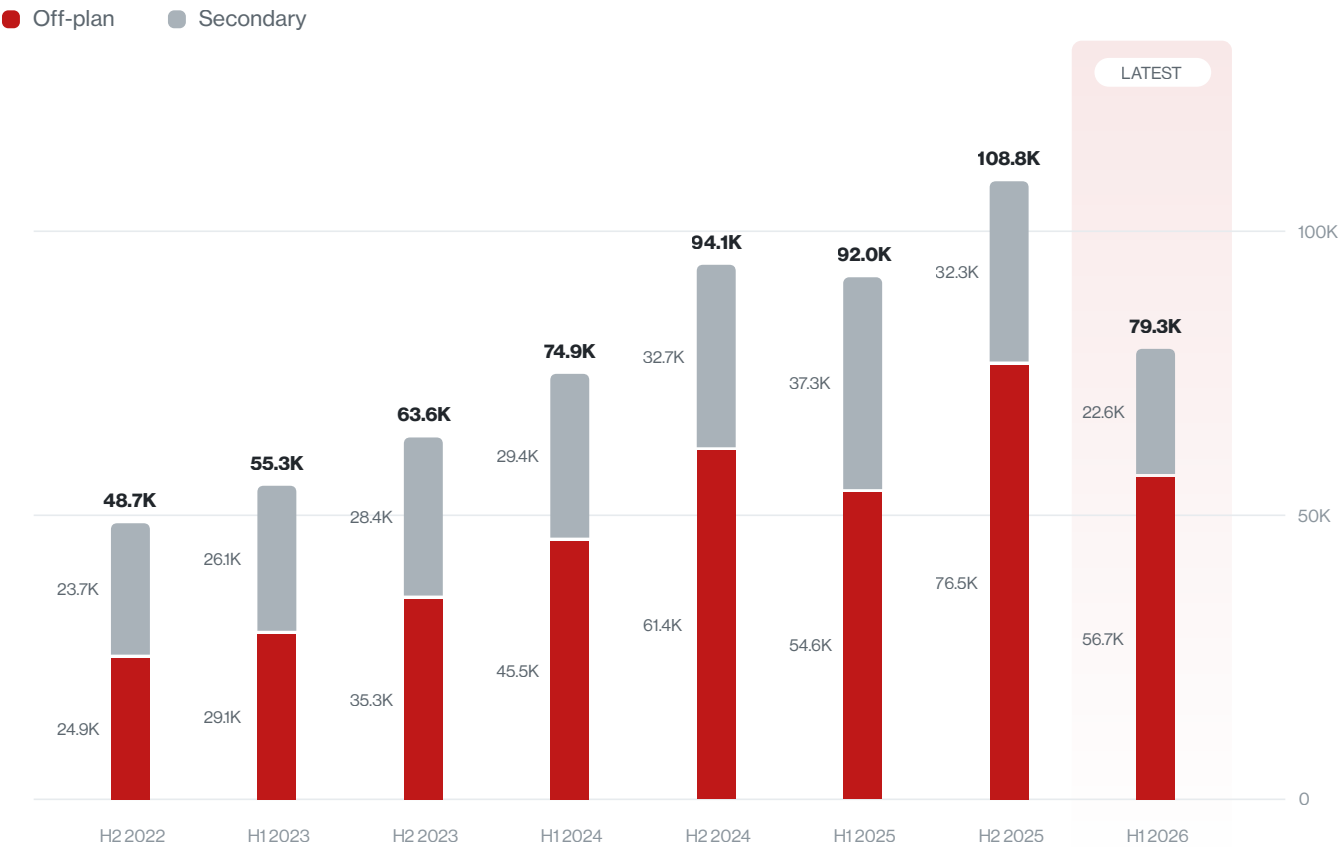
2,840 ▼ **1% decrease** vs Q2-25
▼ **22% decrease** vs Q1-26



Dubai Residential Sales Activity

Source: Property Monitor | Espace Research

Residential Transaction Volume - H2 2022–H1 2026



Residential transaction volumes declined by 14% year-on-year in H1 2026, with the slowdown concentrated in the secondary market. Secondary transactions fell by 39%, while off-plan volumes increased by 4% and accounted for 71% of total residential activity.

The growing share of off-plan activity does not necessarily point to a lack of demand for completed homes. It partly reflects lower turnover within the ready market. Following several years of strong purchasing activity and capital growth, more expatriates are buying homes to live in and viewing Dubai as a long-term base rather than a temporary destination. This has increased demand for established family communities at a time when the supply of suitable villas and townhouses remains limited.

Espace recorded a 44% year-on-year decline in new listings, supporting the view that fewer completed properties are returning to the market. Lower transaction volumes have also coincided with comparatively resilient pricing across many villa communities, suggesting that demand continues to exceed available supply in several sought-after locations.

This is therefore not a market characterised by a large volume of ready properties remaining unsold. Instead, limited resale availability is directing a greater share of buyers and investors towards off-plan developments, where new inventory, structured payment plans and evolving financing options continue to make developer stock accessible and attractive.



Most Active Villa & Townhouse Communities - Q2 2026



1

Dubai Hills Estate

Avg price: **AED 19,627,458**

▲ Up 18% YoY



2

Arabian Ranches 3

Avg price: **AED 5,001,019**

▲ Up 27% YoY



3

Damac Hills

Avg price: **AED 5,937,503**

▲ Up 2% YoY

Community		Transactions (Q2 2026)	YoY Change	Avg Price (2026)	Avg Price (YoY Change)
1.	Dubai Hills Estate	93	-2%	AED 19,627,458	18%
2.	Arabian Ranches 3	71	-21%	AED 5,001,019	27%
3.	Damac Hills	71	-40%	AED 5,937,503	2%
4.	Mudon	71	45%	AED 4,230,140	1%
5.	The Springs	65	-48%	AED 4,499,623	2%
6.	Al Furjan	55	-66%	AED 5,624,061	8%
7.	Tilal Al Ghaf	49	-51%	AED 7,009,388	-35%
8.	Town Square	44	-35%	AED 2,888,681	5%
9.	Arabian Ranches	41	-50%	AED 8,653,878	-6%
10.	Emaar South	40	-55%	AED 3,311,591	24%
11.	Jumeirah Golf Estates	33	-77%	AED 13,453,173	20%
12.	Jumeirah Park	27	-44%	AED 9,994,444	9%
13.	Green Community	23	15%	AED 7,225,641	9%
14.	The Meadows	18	-53%	AED 14,184,722	22%
15.	Arabian Ranches 2	17	-68%	AED 5,380,294	-17%
16.	Mira Reem	17	-29%	AED 3,361,086	0%
17.	Al Barari	16	-30%	AED 26,195,544	-29%
18.	Palm Jumeirah	14	-55%	AED 50,546,429	36%
19.	Victory Heights	14	-30%	AED 9,802,854	10%
20.	Jumeirah Islands	11	-45%	AED 27,859,091	15%
21.	The Lakes	9	-18%	AED 7,952,778	-15%
22.	Emirates Hills	4	0%	AED 62,462,472	45%



Most Active Apartment Communities - Q2 2026



1

JVC

Avg price: **AED 1,025,338**

▲ Up 4% YoY



2

Business Bay

Avg price: **AED 1,920,379**

▼ Down 13% YoY



3

Dubai Marina

Avg price: **AED 2,294,142**

▼ Down 3% YoY

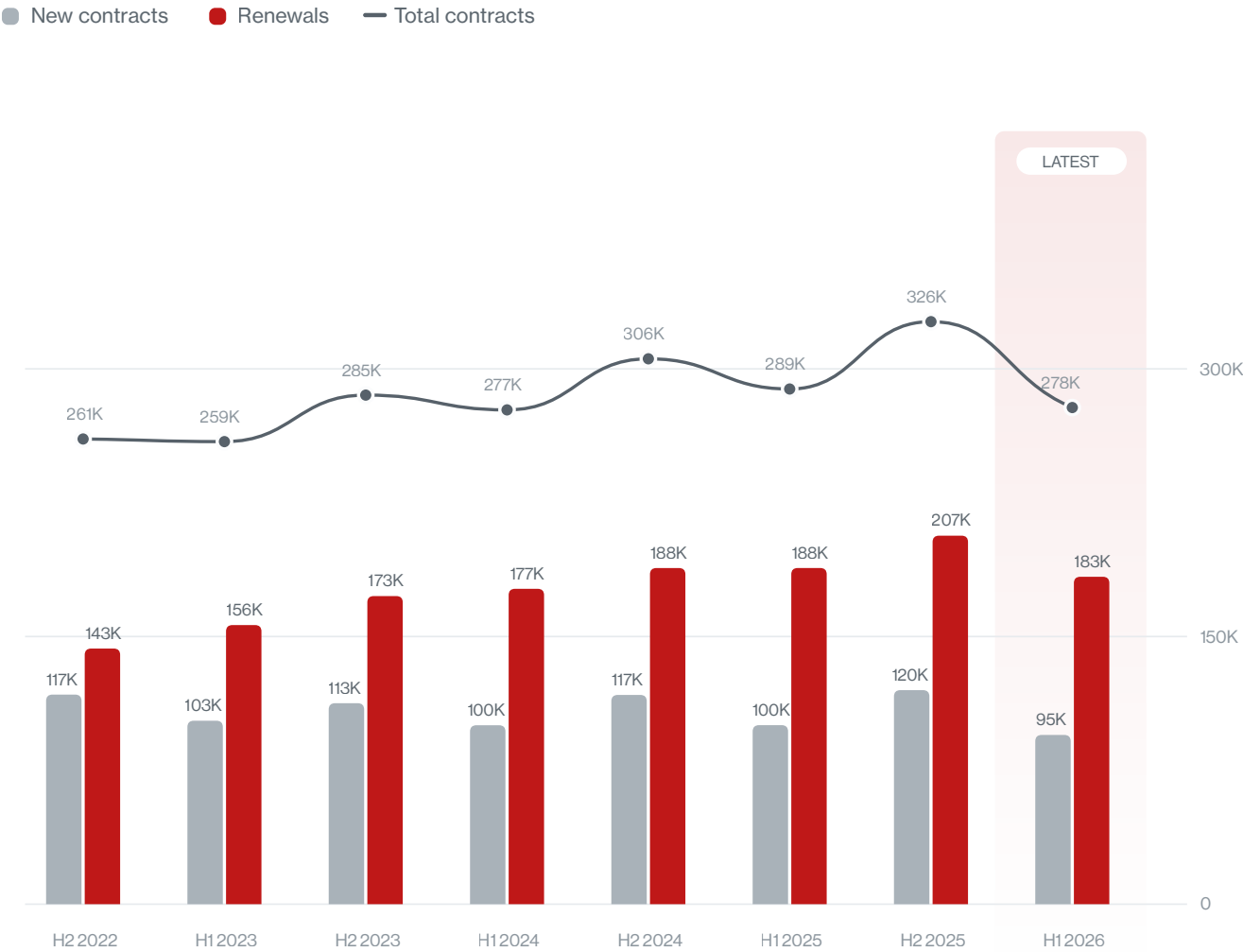
Community		Transactions (Q2 2026)	YoY Change	Avg Price (2026)	Avg Price (YoY Change)
1.	JVC	776	-42%	AED 1,025,338	4%
2.	Business Bay	433	-51%	AED 1,920,379	-13%
3.	Dubai Marina	334	-51%	AED 2,294,142	-3%
4.	Dubai Creek Harbour	254	-36%	AED 2,652,720	-1%
5.	Downtown Dubai	240	-53%	AED 4,086,385	14%
6.	JLT	161	-53%	AED 1,528,680	-9%
7.	Palm Jumeirah	134	-51%	AED 6,159,116	0%
8.	City Walk	93	75%	AED 4,991,526	5%
9.	JBR	89	-49%	AED 3,434,943	3%
10.	Emaar Beachfront	53	-50%	AED 4,332,761	-13%
11.	The Greens	44	-57%	AED 1,726,939	10%
12.	The Views	30	-60%	AED 2,734,581	15%
13.	Bluewaters Island	14	-26%	AED 8,989,857	-16%



Dubai Residential Rental Activity

Source: Property Monitor | Espace Research

Rental Transaction Volume - H2 2022–H1 2026



Dubai recorded 278,317 residential rental contracts during H1 2026, down 4% year-on-year. New contracts declined by 5%, compared with a 3% fall in renewals. Renewals accounted for 66% of total activity, suggesting that tenants continued to favour remaining in their existing homes rather than moving.

Performance varied by property type and community. Average rents increased or remained unchanged in 17 of the 22 villa and townhouse communities tracked, reflecting continued demand for family homes in established locations. Apartment rents were softer, declining in nine of the 13 communities reviewed as additional supply gave tenants greater choice in some areas. This is creating a more competitive leasing environment and more realistic pricing in selected apartment communities, while villa and townhouse rents remain comparatively resilient.



Most Active Villa & Townhouse Rental Communities - Q2 2026

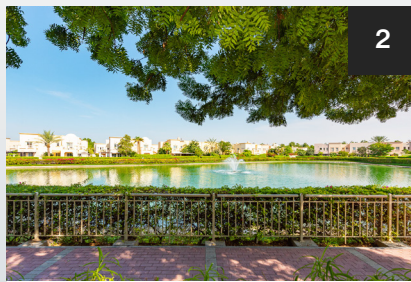


1

Town Square

Avg price: **AED 143,379**

▲ Up 1% YoY



2

The Springs

Avg price: **AED 192,826**

▲ Up 4% YoY



3

Arabian Ranches 3

Avg price: **AED 201,874**

▲ Up 16% YoY

	Community	Transactions (Q2 2026)	YoY Change	Avg Annual Rent (2026)	Avg Price (YoY Change)
1.	Town Square	515	-5%	AED 143,379	1%
2.	The Springs	400	-16%	AED 192,826	4%
3.	Arabian Ranches 3	364	65%	AED 201,874	16%
4.	Emaar South	333	-18%	AED 115,394	0%
5.	Dubai Hills Estate	307	-8%	AED 598,922	36%
6.	Mira Reem	307	-20%	AED 159,681	2%
7.	Al Furjan	306	-6%	AED 236,444	3%
8.	Arabian Ranches	264	-7%	AED 307,126	2%
9.	Damac Hills	239	-10%	AED 232,619	-3%
10.	Tilal Al Ghaf	236	18%	AED 292,448	-17%
11.	Mudon	210	22%	AED 197,953	0%
12.	Jumeirah Park	175	-11%	AED 360,890	3%
13.	Arabian Ranches 2	145	-14%	AED 261,098	0%
14.	The Meadows	86	6%	AED 409,750	-2%
15.	The Lakes	71	0%	AED 352,496	15%
16.	Palm Jumeirah	69	-25%	AED 1,462,063	2%
17.	Jumeirah Golf Estates	65	-16%	AED 628,744	2%
18.	Victory Heights	60	-6%	AED 370,122	-2%
19.	Al Barari	40	111%	AED 858,824	-18%
20.	Jumeirah Islands	32	-33%	AED 828,864	13%
21.	Green Community	29	-17%	AED 369,871	27%
22.	Emirates Hills	12	20%	AED 2,941,375	2%



Most Active Apartment Rental Communities - Q2 2026



JVC

Avg price: **AED 68,190**

▼ Down 1% YoY



Business Bay

Avg price: **AED 106,545**

▼ Down 1% YoY



Dubai Marina

Avg price: **AED 120,428**

▼ Down 4% YoY

Community		Transactions (Q2 2026)	YoY Change	Avg Annual Rent (2026)	Avg Price (YoY Change)
1.	JVC	5,206	-4%	AED 68,190	-1%
2.	Business Bay	3,046	-12%	AED 106,545	-1%
3.	Dubai Marina	2,543	-21%	AED 120,428	-4%
4.	Downtown Dubai	1,625	-20%	AED 160,308	-9%
5.	JLT	1,546	-13%	AED 92,584	-1%
6.	Dubai Creek Harbour	1,060	3%	AED 135,496	-4%
7.	Palm Jumeirah	754	-17%	AED 248,374	3%
8.	JBR	528	-21%	AED 162,463	5%
9.	The Greens	376	-16%	AED 103,570	3%
10.	The Views	308	-16%	AED 128,936	1%
11.	Emaar Beachfront	249	21%	AED 187,151	-16%
12.	City Walk	177	4%	AED 224,241	-5%
13.	Bluewaters Island	38	-17%	AED 456,813	-2%





Espace Real Estate Market Activity Indicators - Q2 2026

Sales Market Activity Indicators

New Property Listings

-44%

▼ **decrease** vs Q2-25

Price Reductions

13%

▲ **increase** vs Q2-25

Buyer Registrations

-37%

▼ **decrease** vs Q2-25

Viewings

-26%

▼ **decrease** vs Q2-25



Average Sales Prices - Q2 2026

Villa / Townhouse

₪10,737,152

▲ **19% increase** vs Q2-25

Apartment

₪3,766,225

▲ **17% increase** vs Q2-25



Average Leasing Prices - Q2 2026

Villa / Townhouse

₪325,516

▼ **6% decrease** vs Q2-25

Apartment

₪153,452

▼ **11% decrease** vs Q2-25



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