DUBAI RESIDENTIAL

ESPACE
REAL ESTATE

Market Overview

MARCH **2026**

March activity was affected by the escalation of regional geopolitical tensions at the end of February, which contributed to a more cautious market environment across the month.

This coincided with Ramadan, the Eid al-Fitr holiday period, and an early start to the school spring break, all of which are typically associated with a seasonal slowdown in activity. As a result, March saw a pause in momentum rather than a change in the underlying market fundamentals, with buyers and investors adopting a more measured and selective approach.

ESPACE ACTIVITY

While activity continued in the ready market, decision-making slowed and some buyers became more focused on value opportunities amid uncertainty. However, there is no indication of widespread pressure to sell. Where pricing has softened, adjustments have generally remained within single-digit percentages, suggesting a market recalibrating rather than repricing. Espace internal data showed new property listings down 49% year-on-year in March, suggesting that owners remained committed to the market's long-term fundamentals rather than reacting with urgency. Overall, this points to a market that became more cautious during the month, but not one that moved into distress.

VILLA & TOWNHOUSE ACTIVITY

At a community level, villa and townhouse activity remained concentrated in established end-user locations, with Dubai Hills Estate, The Springs and Al Furjan emerging as the most active markets in March. In the apartment segment, transaction activity was led by higher-volume, more liquid communities, with JVC, Business Bay and Dubai Marina recording the highest number of sales during the month.

Dubai's leasing market remained active in March, although overall leasing volume softened year-on-year, with both new contracts and renewals declining. This points to a more cautious occupier backdrop, particularly among tenants considering a move. Against this wider trend, Espace internal data recorded resilience in the leasing market, with average villa and townhouse rents rising 20% year-on-year and apartment rents increasing 7%.

A number of notable leasing transactions were also completed during the month, suggesting demand continued to concentrate around high-quality, well-located stock.

▼ **49%**
Listings YoY

▲ **20%**
Villa Rent (YoY)

▲ **7%**
Apartment Rent (YoY)

Total Dubai Residential Property Sales Transactions

Value		Volume	
Đ 37.54B	**No change** vs Mar-25 ▼ **19% decrease** vs Feb-26	12,853	▼ **10% decrease** vs Mar-25 ▼ **18% decrease** vs Feb-26

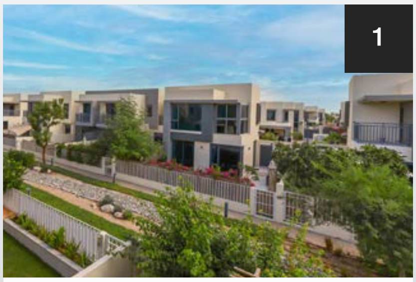
Total Sales Across the Secondary Market

Value		Volume	
Đ 14.33B	▼ **23% decrease** vs Mar-25 ▼ **36% decrease** vs Feb-26	3,559	▼ **35% decrease** vs Mar-25 ▼ **35% decrease** vs Feb-26

Total Sales Across the Off-Plan Market

Value		Volume	
Đ 23.21B	▲ **22% increase** vs Mar-25 ▼ **3% decrease** vs Feb-26	9,294	▲ **6% increase** vs Mar-25 ▼ **8% decrease** vs Feb-26

Most Active Villa & Townhouse Communities - March 2026



Dubai Hills Estate

Avg price: **AED 26,306,500**

▲ Up 110% YoY

The Springs

Avg price: **AED 5,095,000**

▲ Up 12% YoY

Al Furjan

Avg price: **AED 5,352,208**

▲ Up 2% YoY

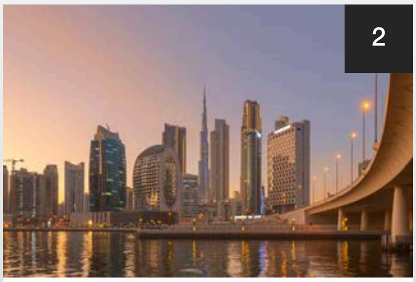
	Community	Transactions (Mar 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1.	Dubai Hills Estate	40	18%	AED26,306,500.00	110%
2.	The Springs	37	-3%	AED5,094,999.97	12%
3.	Al Furjan	36	-45%	AED5,352,208.31	2%
4.	Damac Hills	35	3%	AED4,704,888.26	-12%
5.	Jumeirah Golf Estates	26	-24%	AED14,568,959.73	25%
6.	Tilal Al Ghaf	26	-33%	AED7,159,408.62	-37%
7.	Mudon	19	46%	AED3,947,894.74	-1%
8.	Arabian Ranches 3	18	-14%	AED5,364,167.00	30%
9.	Emaar South	17	-37%	AED2,912,059.00	2%
10.	Town Square	16	-30%	AED3,192,500.00	30%
11.	Arabian Ranches	14	-53%	AED11,601,235.14	34%
12.	Jumeirah Park	11	-35%	AED10,390,364.91	24%
13.	Mira Reem	9	-25%	AED3,567,777.78	9%
14.	Arabian Ranches 2	8	-53%	AED7,051,875.00	7%
15.	The Meadows	8	-27%	AED11,160,875.00	1%
16.	Al Barari	7	40%	AED22,400,000.00	18%
17.	Jumeirah Islands	6	-25%	AED21,866,294.33	-1%
18.	The Lakes	6	50%	AED8,466,666.67	5%
19.	Victory Heights	4	-60%	AED11,937,500.00	50%
20.	Green Community	3	-63%	AED5,163,333.00	-22%
21.	Palm Jumeirah	3	-57%	AED71,333,333.33	137%
22.	Emirates Hills	2	-50%	AED60,000,000.00	28%

Most Active Apartment Communities - March 2026

JVC

Avg price: **AED 1,141,094**

▲ **Up 15% YoY**



Business Bay

Avg price: **AED 2,141,287**

▲ **Up 6% YoY**

Dubai Marina

Avg price: **AED 2,474,502**

▲ **Up 6% YoY**

	Community	Transactions (Mar 2026)	YoY Change	Avg Price (AED)	Avg Price (YoY Change)
1.	JVC	253	-37%	AED1,141,094.00	15%
2.	Business Bay	129	-52%	AED2,141,287.00	6%
3.	Dubai Marina	122	-54%	AED2,474,502.00	6%
4.	Downtown Dubai	79	-62%	AED3,254,622.00	-11%
5.	JLT	67	-48%	AED2,026,143.00	20%
6.	Dubai Creek Harbour	65	-34%	AED2,973,003.00	1%
7.	Palm Jumeirah	50	-48%	AED6,244,466.00	-1%
8.	JBR	22	-66%	AED4,029,646.00	2%
9.	The Greens	21	-32%	AED1,814,286.00	5%
10.	The Views	11	-54%	AED2,427,272.73	-4%
11.	Emaar Beachfront	9	-76%	AED4,988,272.00	-4%
12.	Bluewaters Island	8	-11%	AED18,206,250.00	81%
13.	City Walk	7	-42%	AED4,242,857.00	-4%

Espace Real Estate Market Activity Indicators - March 2026

Sales Market Activity Indicators

New Property Listings

-49%

▼ **decrease** vs Mar-25

Price Reductions

-22%

▼ **decrease** vs Mar-25

Buyer Registrations

-44%

▼ **decrease** vs Mar-25

Viewings

-63%

▼ **decrease** vs Mar-25

Average Sales Prices - March 2026

Villa / Townhouse

Đ 9,053,056

▼ **9% decrease** vs Mar-25

Apartment

Đ 2,699,444

▼ **12% decrease** vs Mar-25

Average Leasing Prices - March 2026

Villa / Townhouse

Đ 353,636

▲ **20% increase** vs Mar-25

Apartment

Đ 176,400

▲ **7% increase** vs Mar-25

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