



Dubai Residential

Market Review | July 2026

A monthly review of Dubai residential market's performance and key real estate trends

Hamptons
INTERNATIONAL

Hamptons International's Valuations & Research Division consists of a multi-disciplinary group of qualified professionals who have extensive local and international experience in the real estate industry.

The team of qualified valuers uses a range of comprehensive methods to provide clients with up-to-date and accurate valuations for all property types. This includes individual properties, property portfolios, and all types of asset classes.

The process is carried out by professional valuers who are members of both RICS (The Royal Institution of Chartered Surveyors) and RERA (Real Estate Regulatory Authority), ensuring both expertise and licensing compliance.

Valuation advice and reports are provided for a variety of purposes, which include the following:

- Mortgage Financing (Banks & Financial Institutions)
- Internal Purposes
- Accounting
- Mergers and Acquisitions
- Investment Due Diligence / Strategic Advice
- Government Programs (Golden Visa)

The team also provides Feasibility Studies and Development Appraisals for determining the highest and best use, which identify opportunities and assist investors and developers avoid potential pitfalls.



Residential
Valuations



Commercial
Valuations



Retail
Valuations



Hospitality
Valuations



Specialised
Property
Valuations



Corporate
Valuations



General Market

July 2026 delivered a consolidation rather than an acceleration of June's rebound, with total transaction value edging up 4.1 percent to AED 35.4 billion across 14,263 deals a marginal 1.1 percent volume increase from June's 14,104 transactions. The month's performance reflects a market finding its footing at a new baseline rather than building recovery momentum, with underlying dynamics diverging sharply by asset class. Year-on-year comparisons remained deeply challenging, with July 2026 recording 45.6 percent below July 2025's AED 65.1 billion in value and 29.8 percent below the year-ago volume of 20,322 transactions a widening of the year-on-year gap attributable in part to July 2025's exceptional baseline. Year-to-date cumulative value of AED 324.7 billion sits 17.6 percent behind 2025's equivalent AED 394.0 billion.

The month's defining forward-looking signal was Jebel Ali's emergence as a dominant off-plan destination: Jebel Ali Downtown (534 sales) and Jebel Ali Industrial (455 sales) both entered the top five, reflecting developer and buyer conviction in the port corridor's long-term recovery as regional normalisation progresses.

Apartments

Apartment transactions held broadly stable at 12,125 sales worth AED 18.7 billion in July, a 2.1 percent volume increase and flat value performance from June's 11,872 deals and AED 18.7 billion. Off-plan apartments led with 8,996 transactions valued at AED 13.4 billion, while the ready market contributed its strongest performance of the cycle at 3,129 deals worth AED 5.3 billion a 25.8 percent ready market

share of apartment volume, up from June's 22.0 percent. Off-plan pricing held at AED 1,850 per square foot, confirming the pricing floor established over the past two months around the AED 1,838–1,850 range. Azizi Venice maintained cycle leadership at 1,963 off-plan sales while JVC dominated the secondary market with 487 transactions, its strongest monthly secondary performance of the current cycle.

Villas and Townhouses

The villa segment produced July's most analytically notable result: 1,370 transactions worth AED 8.2 billion a 10.6 percent volume decline from June's 1,533 deals, yet a 3.8 percent value increase from AED 7.9 billion. The divergence implies average villa transaction values rose from AED 5.15 million per deal in June to AED 5.99 million in July a 16.3 percent increase indicating the volume contraction is concentrated in smaller entry-level products while premium and larger villa inventory continues to attract selective buyers. Off-plan (678 units, AED 4.1 billion) and ready (692 units, AED 4.125 billion) channels achieved near-perfect parity, representing the most balanced villa channel split of the current cycle. With August's scheduled villa supply of just 40 units, the tightest monthly delivery of 2026, villa pricing dynamics are increasingly constructive into Q3.



Commercial

Commercial property continued its paradoxical pattern in July, with volume rising 9.8 percent to 528 transactions while value contracted a further 17.4 percent to AED 1.9 billion extending the progressive compression of average deal sizes to AED 3.60 million per transaction, down from June's AED 4.78 million and May's AED 8.66 million. The sustained absence of large-format institutional acquisitions has driven this divergence, with retail units and smaller offices providing transactional liquidity while strategic capital deployment remains on hold. Office leasing contracted 23.9 percent to 6,569 contracts the segment's sharpest monthly decline since the disruption began potentially reflecting corporate decision-making pauses ahead of H2 budget cycle clarity, while the 'others' leasing category surged 36.2 percent to 5,328 leases as businesses favour flexible formats during the extended uncertainty period.

Land

Land transactions continued their positive trajectory in July, rising 10.1 percent in volume to 240 deals and 29.4 percent in value to AED 6.6 billion—the highest monthly plot value of the current cycle. The sustained improvement reflects developer conviction that the disruption trough has passed, with institutional players committing to sites in both established corridors and emerging Jebel Ali-adjacent communities. The direct link between plot acquisition activity and new product launches is evident in the Jebel Ali corridor's prominence in the off-plan top five, reinforcing that today's land activity is directly shaping the next phase of Dubai's supply pipeline.

Off-Plan

Off-plan sales held relatively stable at 9,674 residential transactions valued at AED 17.450 billion in July—a 3.6 percent volume decline and 3.7 percent value reduction from June's 10,041 deals and AED 18.125 billion. The segment's volume share eased to 71.7 percent of residential transactions as the ready market continued gaining ground, with its value share at 64.8 percent as average transaction values of AED 1.803 million per deal maintained near June's level. Azizi Venice sustained its dominant position at 1,963 sales while the Jebel Ali corridor's combined contribution of 989 transactions from two distinct projects signals a significant geographic shift in off-plan buyer preference toward the port-adjacent communities.



Rental Transactions

Dubai's leasing market maintained its positive momentum in July, with 40,556 new rental contracts—a 3.8 percent increase from June's 39,074 and the highest monthly total of the disruption cycle. Apartment leases rose 8.8 percent to 23,287 contracts, setting a new cycle high, while villa rentals advanced 3.5 percent to 3,084 contracts. Commercial leasing eased modestly 3.4 percent to 14,185

Commercial Leasing Breakdown

Commercial leasing registered 14,217 new contracts in July, with a notable internal composition shift. Office leases contracted sharply by 23.9 percent to 6,569 contracts—potentially signalling a pause in corporate expansion decisions ahead of H2 outlook clarity—while industrial leasing advanced 16.2 percent to 337 contracts as logistics operators continued capacity build in the Jebel Ali corridor. Retail and showroom registrations edged up 4.4 percent to 1,983 deals, and the 'others' category surged 36.2 percent to 5,328 leases as businesses increasingly favoured flexible accommodation and multi-use formats during the extended uncertainty period.



The 'others' surge, offsetting the office contraction, reflects an evolving commercial demand composition rather than outright demand destruction

Apartments

The apartment segment maintained its cycle leadership in July with 12,125 transactions totalling AED 18.7 billion. The ready market's expansion to 3,129 units (25.8 percent of apartment volume, AED 5.3 billion) represents the highest secondary apartment volume of the current cycle, reflecting the effective absorption of June's 2,638-unit delivery. Off-plan pricing held firm at AED 1,850 per square foot for a second consecutive month, confirming the floor established in May's post-correction trough. Azizi Venice continued its market-leading run at 1,963 off-plan sales, with City of Arabia accelerating its position to 702 transactions, Jebel Ali Downtown entering at 534, and Dubailand contributing 435. JVC's 487 secondary transactions led the ready market, followed by Dubai Marina (200) and Business Bay (191), demonstrating broad geographic depth across both established and emerging residential hubs.

Villa & Townhouses

Villa transactions registered 1,370 deals worth AED 8.2 billion in July, with the near-equal split between off-plan (678 units, AED 4.1 billion) and ready (692 units, AED 4.125 billion) channels marking a historically balanced market structure for the segment.

Average villa transaction values rose approximately 16.3 percent to AED 5.99 million per deal, indicating volume contraction is disproportionately concentrated in smaller-ticket villa products while larger and premium inventory clears selectively. Villa leasing advanced 3.5 percent to 3,084 contracts, with Damac Hills 2 sustaining its dominance at 319 new leases and Damac Lagoons entering the top five at 120 reflecting growing demand for newer integrated resort-style communities. With August delivering just 40 villa units, supply conditions for the segment are exceptionally tight heading into Q3.

Commercial Properties

Commercial sales registered 528 transactions worth AED 1.9 billion in July volume up 9.8 percent from June's 481 deals, but value down 17.4 percent. Average deal size contracted to AED 3.60 million from June's AED 4.78 million, extending the progressive compression from May's institutional peak of AED 8.66 million per transaction. While smaller commercial unit activity provides transactional continuity, the sector's value recovery requires institutional capital to re-engage with high-grade office towers, large-format logistics facilities, and retail centres in Business Bay, DIFC, and Jebel Ali.

The Jebel Ali Industrial area's appearance in the off-plan top five suggests that industrial property confidence is returning at the development stage, which may lead commercial sales activity in that corridor in the coming months.

Land Plots

Land activity maintained its positive momentum in July with 240 transactions registering AED 6.6 billion the highest monthly plot value of the 2026 cycle and a 10.1 percent volume and 29.4 percent value gain from June. The sustained land market recovery reflects developer confidence that the disruption cycle's trough has passed, with institutional players positioning for the next launch wave. The Jebel Ali corridor's off-plan dominance spanning both Downtown and Industrial sub-markets demonstrates how current land acquisition is translating directly into active project launches, supporting future supply pipeline quality and community development momentum.

Sales Transactions

Month on Month | June 2026 - July 2026

	June Transactions	June Value (AED)	July Transactions	July Value (AED)	Value Change %
Apartments	11,872	18,700,000,000	12,125	18,700,000,000	0.00%
Villas	1,533	7,900,000,000	1,370	8,200,000,000	3.80%
Commercial	481	2,300,000,000	528	1,900,000,000	-17.39%
Plots	218	5,100,000,000	240	6,600,000,000	29.41%
Total	14,104	34,000,000,000	14,263	35,400,000,000	4.12%

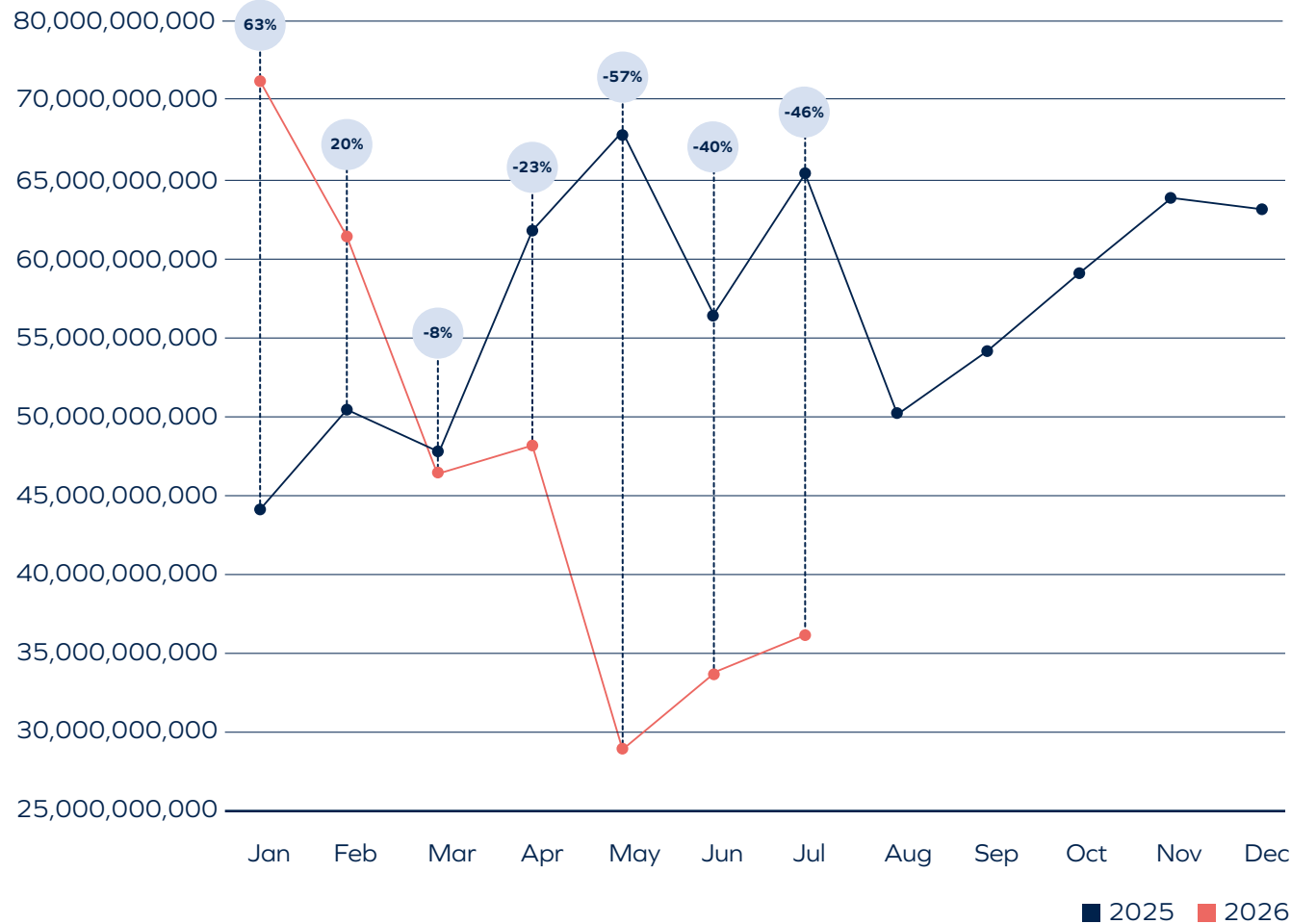


Transactions Value - Graph

2025 v/s 2026



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026



July 2026 recorded AED 35.4 billion in total transaction value, a 4.1 percent increase from June's AED 34.0 billion but 45.6 percent below July 2025's exceptional AED 65.1 billion. The modest month-on-month gain was driven by plots (+29.4%, AED 6.6 billion) and villas (+3.8%, AED 8.2 billion), while apartment values held flat and commercial declined a further 17.4 percent to AED 1.9 billion.

Year-to-date 2026 cumulative value stands at AED 324.7 billion, trailing 2025's equivalent AED 394.0 billion by 17.6 percent. The value trajectory May trough (AED 29.1B), June recovery (AED 34.0B), July consolidation (AED 35.4B) suggests the market has established a new equilibrium range rather than returning to the Q1 2026 highs.

Transactions Value

2025 v/s 2026

2025	Value	2026	Value
January	44,600,000,000	January	72,500,000,000
February	51,000,000,000	February	61,400,000,000
March	47,300,000,000	March	43,700,000,000
April	62,800,000,000	April	48,600,000,000
May	66,900,000,000	May	29,100,000,000
June	56,300,000,000	June	34,000,000,000
July	65,100,000,000	July	35,400,000,000
August	50,800,000,000	August	
September	54,700,000,000	September	
October	59,100,000,000	October	
November	64,800,000,000	November	
December	63,400,000,000	December	

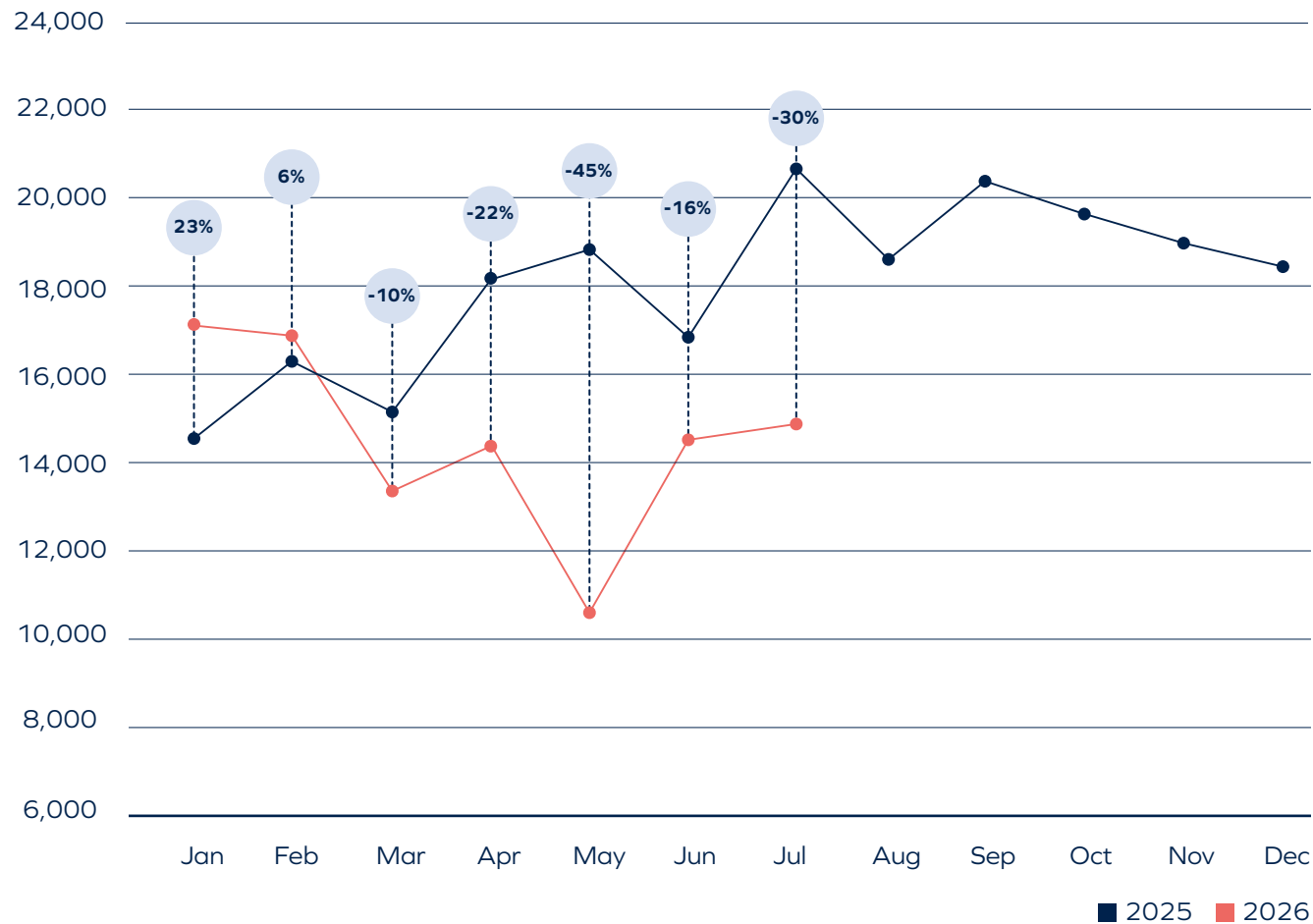


Transactions Volume - Graph

2025 v/s 2026



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026



Dubai registered 14,263 property transactions in July 2026, up 1.1 percent from June's 14,104 deals but 29.8 percent below July 2025's 20,322 transactions a widening of the year-on-year volume gap from June's 15.9 percent deficit, reflecting July 2025's position as one of the year's strongest months. Apartment volumes edged up 2.1 percent to 12,125 units while plots gained 10.1 percent to 240 deals. Villas declined 10.6 percent to 1,370 transactions as mid-range entry-level products continued their correction.

The volume picture essentially flat across the aggregate for a second consecutive month confirms that the market has found a near-term volume equilibrium in the 14,000–14,300 transaction range, with recovery momentum dependent on broader geopolitical and regional stabilisation signals.

Transactions Volume

2025 v/s 2026

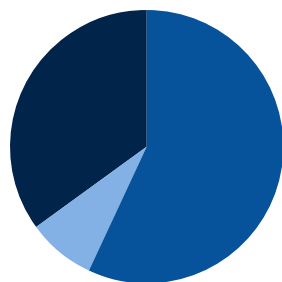


DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026

2025	Volume	2026	Volume
January	14,247	January	17,477
February	16,106	February	17,120
March	15,150	March	13,565
April	18,044	April	14,086
May	18,697	May	10,301
June	16,765	June	14,104
July	20,322	July	14,263
August	18,493	August	
September	20,360	September	
October	19,852	October	
November	19,024	November	
December	18,680	December	



New Rental Transactions



■ Apartments	57%
■ Villas	8%
■ Commercial	35%

	June	July	Volume Change %
Apartments	21,411	23,287	8.76%
Villas	2,981	3,084	3.46%
Commercial	14,682	14,185	-3.39%
Total	39,074	40,556	3.79%

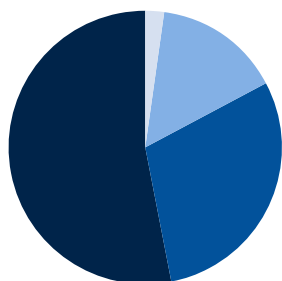
Leasing registered 40,556 new contracts in July, a 3.8 percent increase from June's 39,074 marking the highest monthly rental total of the disruption cycle. Apartment leases advanced 8.8 percent to 23,287 contracts, setting a new cycle high and approaching pre-disruption monthly volumes. Villa rentals rose 3.5 percent to 3,084 contracts as summer relocation activity and ongoing family demand sustained momentum.

Commercial leasing eased modestly 3.4 percent to 14,185 contracts. The leasing market's new cycle high provides the most structurally significant evidence yet that Dubai's population and business formation fundamentals are fully intact delivering sustained occupier demand growth irrespective of the sales market's recovery pace.

Commercial Rental Breakdown



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026



Shops/Showroom	13%
Office	46%
Industrial	2%
Others	26%

	June	July	Volume Change %
Shops/Showroom	1,900	1,983	4.37%
Office	8,627	6,569	-23.86%
Industrial	290	337	16.21%
Others	3,911	5,328	36.23%
Total	14,728	14,217	-3.47%

Commercial leasing registered 14,217 new contracts in July, easing 3.5 percent from June's total, with a significant internal composition shift. Office leases contracted 23.9 percent to 6,569 the sharpest monthly office leasing decline of the cycle as corporate occupiers appear to be pausing expansion decisions ahead of H2 planning cycles. Industrial leasing advanced 16.2 percent to 337 contracts, led by logistics capacity build in the Jebel Ali corridor.

Retail and showroom registrations edged up 4.4 percent to 1,983 deals, reflecting continued gradual improvement in consumer-facing commercial activity. Most notably, the 'others' category surged 36.2 percent to 5,328 leases now representing 37.5 percent of total commercial leasing as businesses increasingly adopt flexible workspace and accommodation formats. This shift from structured office leases toward flexible alternatives reflects an evolving commercial demand composition that may persist beyond the

Residential Off Plan v/s Secondary Sales



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026

Sales Volume	Off-Plan	9,674
	Ready	3,821

Sales Value (AED)	Off-Plan	17,500,000,000
	Ready	9,425,000,000

Residential Breakdown	Off Plan	Ready
Apartments	8,996	3,129
Villas	678	692

Residential Breakdown	Off Plan	Ready
Apartments	13,400,000,000	5,300,000,000
Villas	4,100,000,000	4,125,000,000

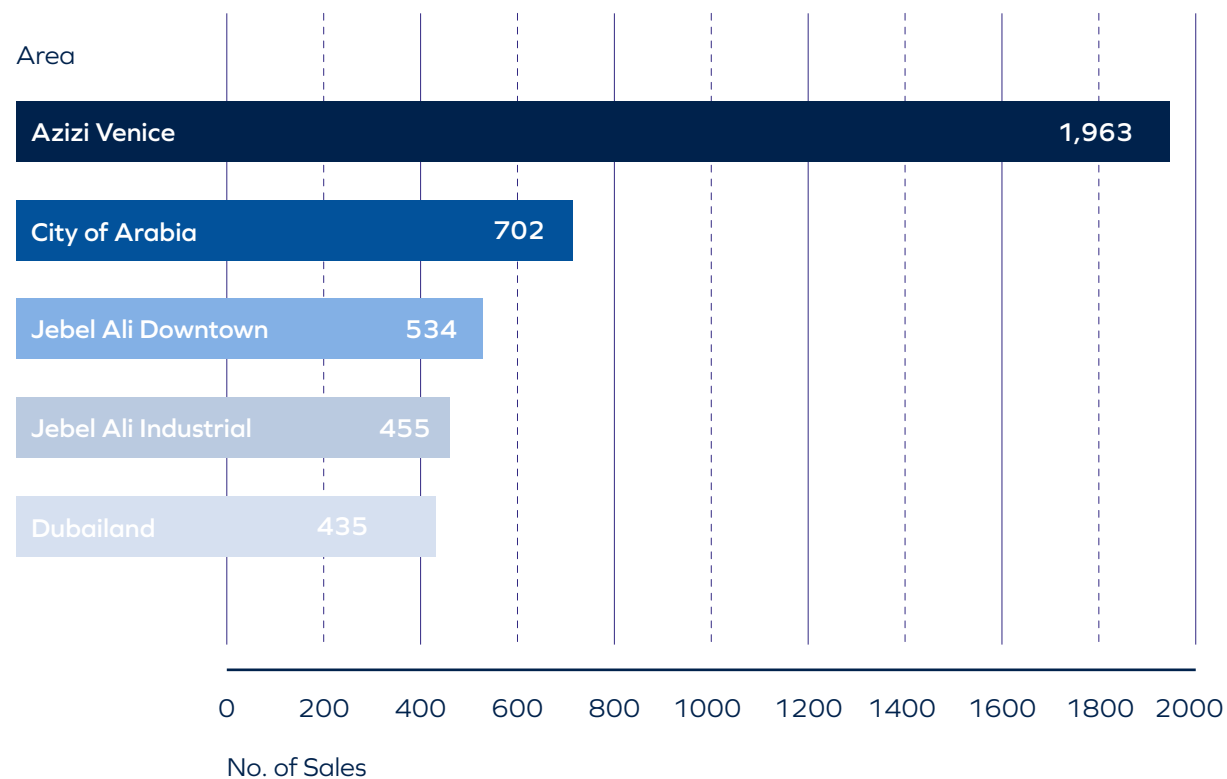


Off-plan sales registered 9,674 residential transactions valued at AED 17.500 billion versus 3,821 ready sales worth AED 9.425 billion the strongest ready market volume of the current cycle, up 13.6 percent from June's 3,364 transactions. Off-plan volume share eased to 71.7 percent (from June's 74.9 percent) as the ready market absorbed June's substantial delivery pipeline, while off-plan value share moderated to 64.8 percent of residential totals with average transaction values of AED 1.803 million per deal.



Cash buyers maintained dominance at 70.5 percent of residential transactions (9,509 cash versus 3,986 mortgage), with mortgage activity advancing to 29.5 percent market share the highest of the current cycle as financial institutions continued normalising their underwriting and lending criteria.

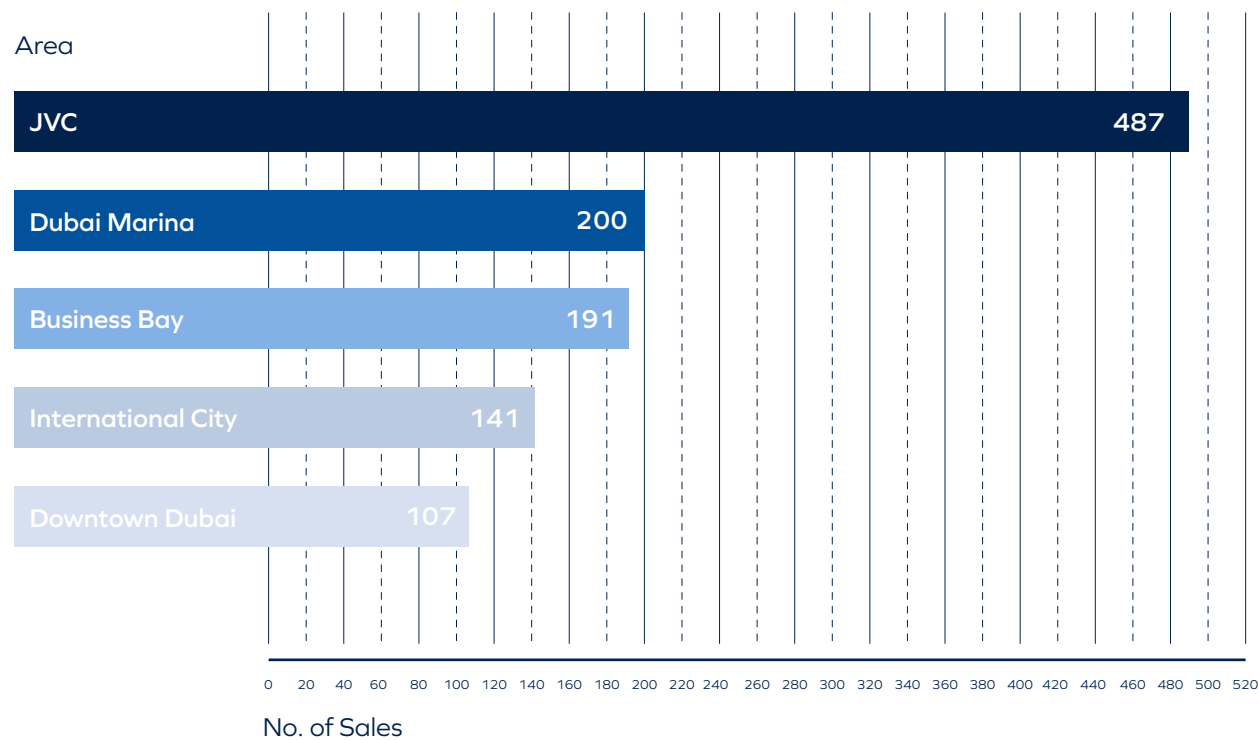
Top 5 Performing Areas - Off Plan Sales



Top 5 Performing Areas - Secondary Sales



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026



Residential Breakdown



Apartments led July's residential activity with 12,125 transactions totalling AED 18.7 billion, split between 8,996 off-plan deals (AED 13.4 billion) and 3,129 ready transactions (AED 5.3 billion). Villas registered 1,370 deals worth AED 8.225 billion, comprising 678 off-plan sales (AED 4.1 billion) and 692 ready transactions (AED 4.125 billion).

The villa segment's near-equal off-plan/ready split with ready transactions at 50.5 percent of villa volume represents the first instance of ready-channel parity in the villa market since the disruption cycle commenced, reflecting effective handover absorption and sustained demand for immediate occupancy at current pricing levels. Apartments accounted for 89.8 percent of residential volume with off-plan pricing flat at AED 1,850 per square foot and ready stock softening to AED 1,716 per square foot from June's AED 1,754.6.



Top Performing Areas – July 2026



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026

Off-Plan Sales

July's off-plan market was again anchored by Azizi Venice at 1,963 transactions down from June's 2,402 but still far exceeding any other individual project. The month's most significant development was the Jebel Ali corridor's emergence, with Jebel Ali Downtown recording 534 sales and Jebel Ali Industrial contributing 455 transactions collectively representing 989 off-plan deals from a single geographic corridor and signalling decisive developer and buyer conviction in the port-adjacent communities. City of Arabia strengthened its position to 702 sales from June's 458, confirming sustained demand for established master-plan communities, while Dubailand contributed 435 transactions. The top five collectively accounted for 4,089 transactions 42.3 percent of total off-plan residential volume, with Jebel Ali's combined 989 sales representing a geographically concentrated demand signal of considerable forward significance.

Secondary Sales

The ready market registered 3,821 residential transactions in July the highest secondary volume of the current cycle led by JVC's 487 transactions, the area's strongest monthly secondary performance since the disruption began.

Dubai Marina advanced to second with 200 deals, while Business Bay held firm at 191 transactions. Downtown Dubai contributed 141 deals, returning to the top five, and Dubai Hills Estate entered at 107 transactions reflecting strengthening demand for premium ready market inventory in established communities. The secondary market's sustained volume improvement 3,821 versus June's 3,364 and May's 2,424 alongside the broadening of contributing communities signals a genuine widening of buyer confidence beyond the core affordable hubs that led the initial recovery.

New Apartment Rentals

Apartment rental registrations reached a new cycle high of 23,287 contracts in July, with JVC extending its dominant position to 1,946 new leases the area's highest monthly total of the cycle. Business Bay advanced strongly to 1,127 contracts as corporate residential demand concentrated in the CBD corridor, and Dubai Marina broke through the 1,000-lease threshold with 1,008 contracts—its first four-digit monthly rental figure of the cycle. communities further from the city centre.

International City contributed 942 leases as budget-segment demand remained robust, and Arjan entered the top five with 704 leases, displacing Town Square and reflecting emerging demand in the south Dubai affordable mid-rise corridor. The uniformly strong performance across all five communities, with four of five surpassing their prior cycle highs, demonstrates the broad-based acceleration of residential rental demand.

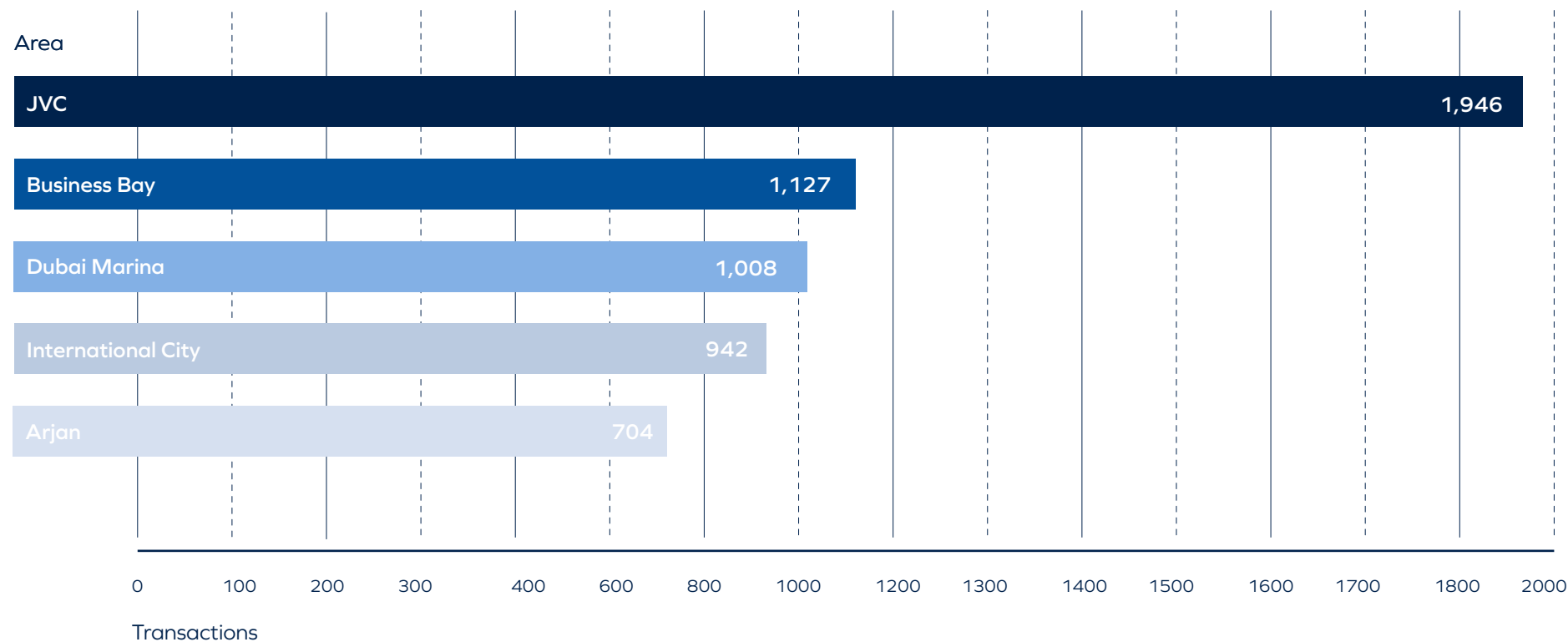
New Villa Rentals

Villa rental registrations advanced 3.5 percent to 3,084 contracts in July, with Damac Hills 2 maintaining leadership at 319 new leases and Arabian Ranches 3 strengthening to 175 contracts. Mirdif contributed 153 leases as its affordability proposition and community depth sustained consistent family demand. Damac Lagoons entered the top five with 120 contracts reflecting growing appetite for resort-lifestyle integrated communities while the Springs registered 116 leases, returning to the top five. The villa leasing segment's continued growth, now at its highest monthly level of the cycle, combined with August's 40-unit supply constraint, creates an exceptionally tight demand-supply dynamic in the villa rental market for Q3.

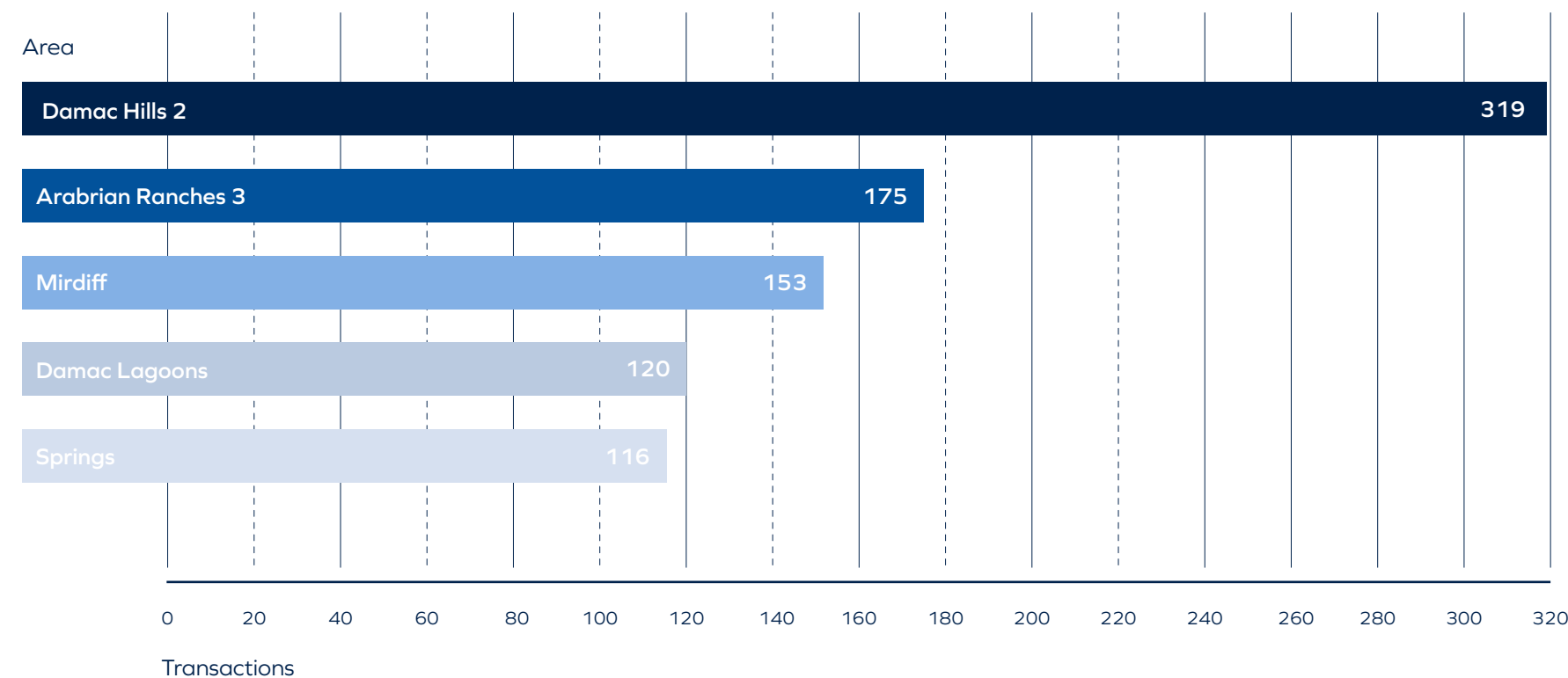
Top 5 Performing Areas - New Apartment Rentals



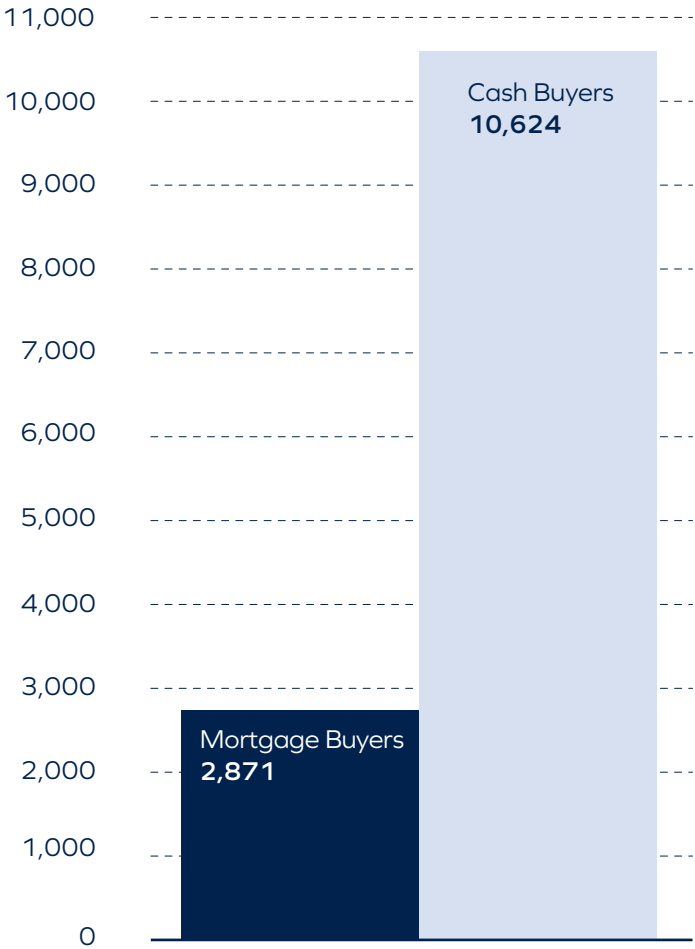
DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026



Top 5 Performing Areas - New Villa Rentals



Residential Mortgage Buyers v/s Cash Buyers



	Mortgage Sales	Cash Sales
Apartments	2,500	9,625
Villas	371	999

Mortgage Transaction Value: AED 8,300,000,000



Mortgage Buyers v/s Cash Buyers



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026

Cash transactions maintained market leadership at 70.5 percent of residential purchases (10,624 cash versus 2,871 mortgage), with mortgage participation advancing to 29.5 percent—the highest mortgage market share of the current cycle and a continued recovery from April's crisis floor. Total mortgage activity reached 3,986 transactions worth AED 8.3 billion, with the average loan size at approximately AED 2.08 million.

Apartment financing recorded 2,500 mortgage transactions against 9,625 cash deals (79.4 percent cash preference). Note: the villa-specific mortgage/cash breakdown in the source data contains an apparent calculation anomaly the mortgage villa figure exceeds total villa transaction volume and as such the villa channel split has not been reported in isolation. The aggregate figures (3,986 mortgage, 9,509 cash, total 13,495) are confirmed and consistent with total residential transaction counts.



Price Trends and New Supply



Dubai's residential pricing showed a split performance in July. Off-plan rates held essentially flat at AED 1,850 per square foot from June's AED 1,848.8 a marginal 0.06 percent change that confirms the pricing floor established over the past two months. Ready property values softened 2.2 percent to AED 1,716 per square foot from June's AED 1,754.6, as June's substantial handover delivery of 2,638 apartments and 953 villas applied temporary downward pressure on the secondary market.

Year-on-year, off-plan pricing remains 8.0 percent below July 2025's AED 2,010.9, while ready stock is 6.5 percent above July 2025's AED 1,611.5 the latter continuing the structural ready market outperformance versus the year-ago period. The three-month off-plan pricing stabilisation at AED 1,838–1,850 per square foot is increasingly indicative of a genuine floor rather than a temporary pause.

August's incoming residential supply represents the tightest delivery environment of 2026, with just 572 apartments and a historically unprecedented 40 villas scheduled for handover.

The near-absence of villa deliveries 40 units against a leasing market recording 3,084 monthly contracts and a sales market finding value support at rising average transaction prices creates the most compelling near-term villa pricing dynamic of the current cycle.

For apartments, 572 units arriving against a market registering 23,287 monthly leases and a secondary market at its cycle volume high is similarly supportive of pricing stability. August's supply constraint is the clearest technical catalyst for near-term price recovery across both segments.

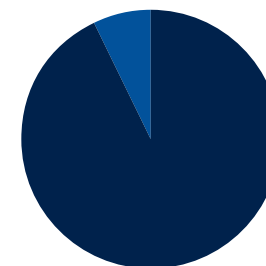


Sales Price Trend (AED per sq.ft.)



DUBAI RESIDENTIAL MARKET REVIEW
JUL 2026

2025	Off-plan	Ready	2026	Off-plan	Ready
January	1,694.3	1,609.1	January	2,021.5	1,695.7
February	1,782.2	1,600.7	February	2,030.8	1,647.9
March	1,938.0	1,651.4	March	2,032.6	1,648.6
April	1,903.0	1,674.8	April	2,085.0	1,786.8
May	1,912.1	1,656.8	May	1,838.0	1,732.0
June	1,914.7	1,693.7	June	1,848.8	1,754.6
July	2,010.9	1,611.5	July	1,850.0	1,716.0
August	2,024.1	1,698.3	August		
September	2,009.0	1,613.8	September		
October	2,001.5	1,659.7	October		
November	2,064.5	1,669.0	November		
December	2,015.1	1,706.2	December		



August Residential Supply

■ Apartments	572
■ Villa	40



July 2026 confirmed that the Dubai real estate market has entered a consolidation phase, finding equilibrium in the AED 34–36 billion monthly value range and the 14,000–14,300 transaction range across two consecutive months. The 4.1 percent value increase to AED 35.4 billion is encouraging in trend terms, but the month's most significant signals are structural and forward-looking rather than headline-driven. Jebel Ali Downtown and Jebel Ali Industrial jointly entering the off-plan top five for the first time with a combined 989 transactions is the most concrete evidence yet that developer confidence in the port corridor's long-term recovery has translated into active capital deployment and market supply. This Jebel Ali reactivation, combined with land values reaching their cycle high of AED 6.6 billion, points to a market building its next phase rather than merely stabilising at current levels.

The villa segment's volume-value divergence warrants close attention. A 10.6 percent volume decline alongside a 3.8 percent value increase implies average villa deal sizes rose 16.3 percent to approximately AED 5.99 million in July a compositional shift indicating that mid-range villa buyers remain cautious while larger, higher-value properties are attracting selective buyers willing to transact at premium levels.

This is a structurally healthy development for villa price stability: if the volume contraction is concentrated at the entry-level end rather than uniformly distributed across the segment, it limits the downward pricing pressure that would otherwise accompany a broad-based volume decline. The villa ready market's near-parity with off-plan (692 versus 678 transactions) further confirms the segment is absorbing its handover pipeline effectively.

The leasing market's new cycle high of 40,556 contracts including 23,287 apartment leases provides the most unambiguous validation of Dubai's demand fundamentals available in the current dataset.

With JVC (1,946), Business Bay (1,127), and Dubai Marina (1,008) all delivering their strongest or near-strongest monthly leasing performances of the cycle simultaneously, the data confirms that occupier demand is broad-based and accelerating across multiple community types. Villa leasing at 3,084 contracts, also a cycle high, sets the context for August's extraordinary supply constraint of just 40 units a mismatch that will likely create acute upward pressure on villa rental rates and resale values through Q3.

Mortgage market participation reaching 29.5 percent its highest level of the cycle combined with AED 8.3 billion in mortgage value and an average loan size of AED 2.08 million, demonstrates that the banking sector has effectively fully re-engaged with the residential market. For investors, the implication is that buyer pools are deepening beyond the cash-dominant post-crisis composition, providing a broader and more sustainable transactional foundation as overall volumes recover. The data anomaly in the villa-specific mortgage/cash breakdown has been flagged and confirmed with aggregate figures where possible; the underlying mortgage recovery trend is not affected.

For the August outlook, the supply arithmetic is compelling: 572 apartments and 40 villas arriving into a market with 23,287 apartment leases and 3,084 villa leases ratios of approximately 40:1 and 77:1 demand-to-supply, respectively. While not all rental demand translates directly to sales demand, these ratios confirm the structural case for price recovery in both segments as the disruption cycle progressively normalises. The market's 2026 year-to-date value of AED 324.7 billion remains 17.6 percent behind 2025's equivalent, but with the trough firmly behind and supply dynamics increasingly supportive, the conditions for a meaningful H2 recovery are accumulating.





Samuel Hitchcock
General Manager

058 599 8202
samuelh@hamptonsuae.com



Amalia Legras
Sales Manager

050 851 3481
a.legras@hamptonsuae.com



André Henry-Watson
Sales Manager

050 426 8126
awatson@hamptonsuae.com



Hasan Bajis
Sales Manager

056 892 2254
hasan.b@hamptonsuae.com



Sohail Raja
Valuations & Research Manager

050 443 5997
sohail.raja@hamptonsuae.com



Alisha Azzopardi
Property Management & Leasing Manager

055 393 9207
alisha.a@hamptonsuae.com



Important Notice

This Dubai residential market report has been prepared by Hamptons' Valuations and Research team. The information contained herein is from reliable data source providers. Any reproduction, whether in whole or in part, is strictly prohibited without the prior approval of the company.

EBP3: Office 101, First Floor, Building no. 3, Emaar Business Park, Dubai, UAE
DHE: Park Heights 1, First Floor Office 102-103 Dubai Hills Estate, Dubai, UAE

@hamptonsdx

hamptonsdx

hamptonsdx

hamptonsdx