Reliant Surveyors
ADVISORY & CONSULTANCY

Q3 2026

DUBAI MARKET REPORT RESIDENTIAL



Precision-Derived Decisions.

Executive Foreword





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Dubai's residential market entered Q3 2026 with a shift in sales activity between off-plan and completed properties. Buyers became more selective, while apartments and villas showed different patterns in sales and rental performance.

The market recorded 35,665 residential transactions valued at AED 75.84 billion. Off-plan properties accounted for 70.7% of transaction volume, while secondary-market transactions increased by 18.1% quarter-on-quarter, highlighting a changing sales mix.

Sales prices remained relatively stable, with modest quarterly adjustments across apartments and villas. Rental movements were more pronounced, revealing a divergence between capital values and leasing performance.

As Dubai's residential landscape evolves, supply absorption, transaction composition and pricing trends remain key indicators of market direction. Project delivery and the absorption of new inventory will help shape conditions across communities.

The differing movements in sales prices and rents highlight the importance of assessing capital values alongside rental income. These trends provide context for understanding the market's current position and near-term trajectory.

This edition of Reliant Surveyors' Q3 2026 Dubai Residential Market Report examines transaction activity, residential supply, sales and rental trends, and gross rental yields through an evidence-led assessment.

Q3 2026 Highlights

Total Market Performance

Total Residential Sales Volume & Value
35,665 Deals
AED 75.84 Bn

Apartments | 87.9% of Sales Volume
31,350 Deals
AED 49.78 Bn

Off-Plan Share of Sales Volume
70.7%

Villas | 12.1% of Sales Volume
4,315 Deals
AED 26.06 Bn

Q3 2026 I Residential Market Highlights

Residential sales activity moderated in Q3 2026, with transaction values declining more sharply than volumes. Off-plan sales continued to account for the majority of transactions, although secondary-market activity increased during the quarter. Sales prices remained relatively stable across apartments and villas, while rents recorded larger declines. Scheduled supply additions place further emphasis on delivery timelines and absorption across individual communities.



Top Communities by Transactions

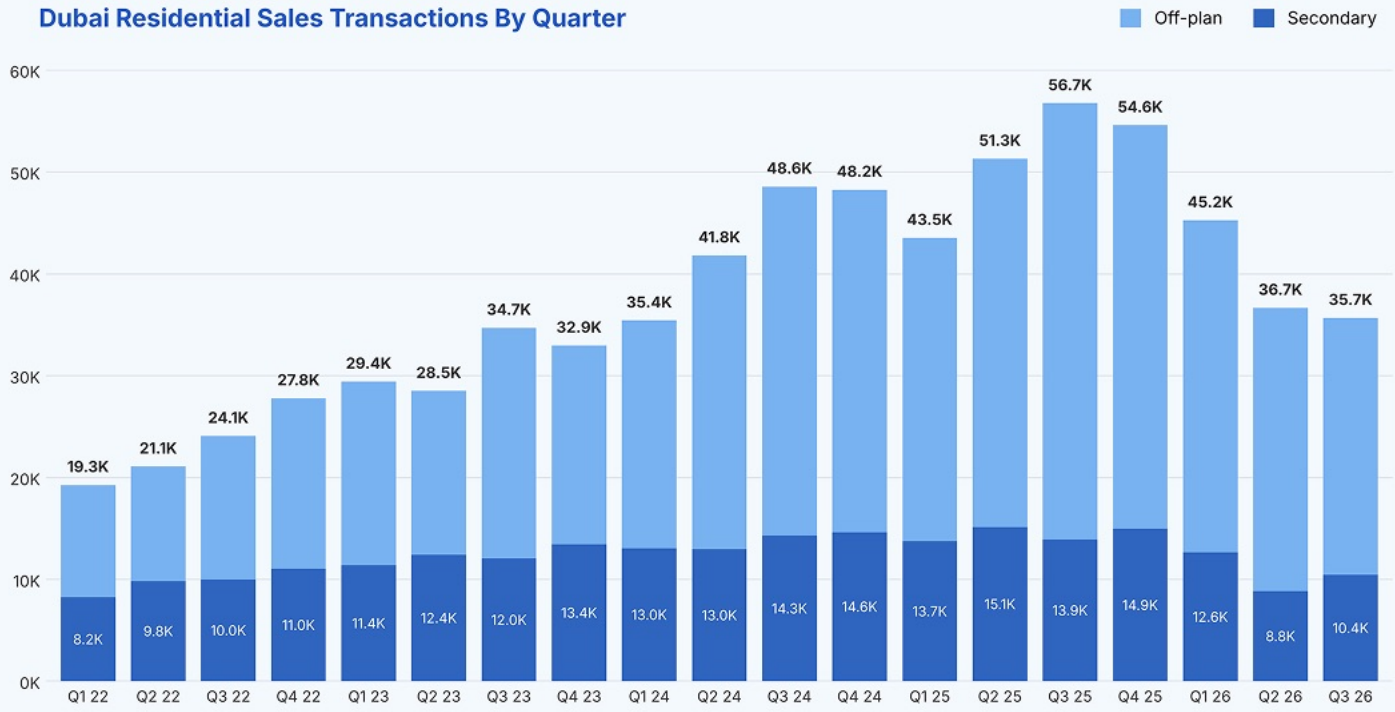


Jumeirah Village Circle
Leading Ready-Apartment Location **1,219 Transactions**



Azizi Venice
Leading Off-Plan Apartment Location **3,898 Transactions**

Dubai Residential Sales Transactions By Quarter



Source: REIDIN, Reliant Surveyors Research

Dubai Residential Market Pulse

A data-led assessment of transaction activity, pricing and supply.

	Transaction	Sales Value	Off-plan share of volume	Average transaction	Price and rent per sq ft	Gross Yield
Apartment	31,350 2.4% QoQ 87.9% of all Sales	AED 49.78 bn 14.1% QoQ	73.2% 22.963 off-plan 8,387 secondary	AED 1.59 mn AED 1.80 mn in Q2	1,784/114.4 0.4% price 4.9% rent	6.74% September 2026
Villas	4,315 4.6% QoQ 12.1% of all Sales	AED 26.06 bn 14.0% QoQ	52.4% 2,263 off-plan 2,052 secondary	AED 6.04 mn AED 6.70 mn in Q2	2,300/99.7 1.1% price 2.3% rent	4.45% September 2026
All residential	35,665 2.7% QoQ 100% of all Sales	AED 75.84 bn 14.1% QoQ	70.7% 75.9% in Q2 63.2% of value	AED 2.13 mn AED 2.41 mn in Q2	Rents adjusting faster than prices in both segments	2.29pp apartment premium over villa

INDICATOR	Q3 2026 POSITION	READING
Residential sales	35,665 transactions	2.7% quarterly moderation
Secondary sales	10,439 transactions	18.1% quarterly increase
Off-plan activity	70.7% of volume	Largest sales segment
Apartment pricing	AED 1,784/sq.ft	0.4% quarterly moderation
Villa pricing	AED 2,300/sq.ft	1.1% quarterly moderation
Rental market	Apartments 4.9% lower, villas 2.3% lower	Rents adjusting faster than prices

Source: Reliant Surveyors, REIDIN Q3 2026 dataset. Price movements are quarter-on-quarter.

HOW IS ACTIVITY EVOLVING?

Secondary-market sales captured a larger share of transactions, while rental values adjusted faster than prices in both segments.

WHERE ACTIVITY CONCENTRATES?

Off-plan developments accounted for the majority of transactions, with apartments remaining the dominant property type by volume.

WHICH INDICATORS MATTER NEXT?

The pace of new supply across communities & rental performance will shape the market's near-term outlook.



Dubai Residential Market Dynamics

MARKET SEGMENT	CURRENT MARKET POSITION	MARKET IMPLICATIONS	INDICATORS TO MONITOR
Off-Plan Sales	Off-plan transactions accounted for 70.7% of residential sales, despite a 9.3% Qtr. moderation in volume.	Project pricing, new inventory and development positioning remain relevant considerations in assessing off-plan activity.	Project launches, sales absorption and construction progress.
Secondary Sales	An 18.1% quarterly increase was recorded, with 10,439 transactions completed.	A greater share of residential activity was attributed to completed properties, placing greater relevance on comparable transaction evidence.	Resale volumes, achieved prices and transaction mix.
Apartment Market	31,350 transactions were recorded. Sales prices adjusted by 0.4%, compared with 4.9% for rents, quarter-on-quarter.	Rental values experienced a greater adjustment than capital values, with implications for income returns and asset-level assessments	Apartment prices, rental yields and new supply.
Villa Market	4,315 transactions were recorded. Sales prices moderated by 1.1%, compared with 2.3% for rents.	Capital values recorded a smaller quarterly adjustment than rental values, highlighting differences in sales and leasing performance.	Villa resale activity, capital values and community supply.
Rental Market	Quarterly rental moderations of 4.9% for apartments and 2.3% for villas were recorded.	Rental pricing and income assumptions remain important considerations for landlords and residential investors.	Rental trends, leasing activity and new handovers.
Residential Supply	Approximately 58,581 additional residential units are projected for 2026.	Scheduled completions represent potential additions to housing inventory, subject to actual project delivery.	Handovers, delivery schedules and supply absorption.

THE EMERGING MARKET PERSPECTIVE

A CHANGING TRANSACTION COMPOSITION

Off-plan sales remain the largest segment, while completed properties gained share during the quarter.
Future performance will depend on how new supply is absorbed alongside changing sales and rental conditions.



Dubai Macroeconomic Overview 2026

01 I OIL PRICE TRENDS

AED 332

Brent OPEC basket, Q3 2026

Oil prices recorded a significant increase during Q3 2026, reaching AED 332, up 30.2% quarter-on-quarter and 45.0% year-on-year. Global energy markets remained volatile during the period, amid ongoing geopolitical uncertainty and fluctuations in international oil prices.

02 I CONSUMER PRICE INDEX

120.71

Dubai CPI, Q2 2026 (UAE 120.83)

Consumer price indices reached 120.83 for the UAE and 120.71 for Dubai in Q3 2026. These readings provide a measure of the prevailing price environment, with household expenditure and affordability remaining relevant considerations for residential demand.

03 I DUBAI TOURISM PERFORMANCE

6.97Mn

International visitors to August 2026

Dubai recorded 6.97 million international visitors through August 2026, representing a 44.4% year-on-year decline. The movement reflects a period of disruption in regional travel activity, with the subsequent recovery in visitor flows remaining an important indicator for Dubai's broader economy.

04 | UAE & DUBAI GDP GROWTH

3.1%

Dubai 2026 forecast (UAE 1.6%)

Economic growth is forecast to moderate in 2026, with GDP projected to expand by 1.6% in the UAE and 3.1% in Dubai. Growth is expected to strengthen in 2027, supported by an anticipated improvement in economic conditions and continued diversification of Dubai's economy.

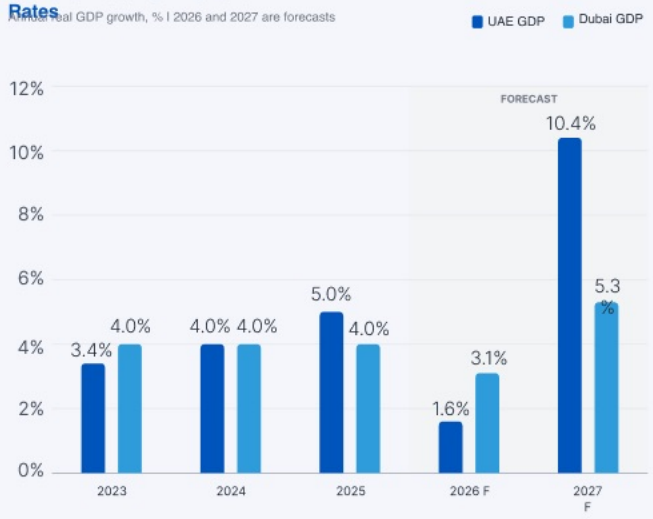


Economic Indicators at a Glance



UAE and Dubai GDP Growth Rates

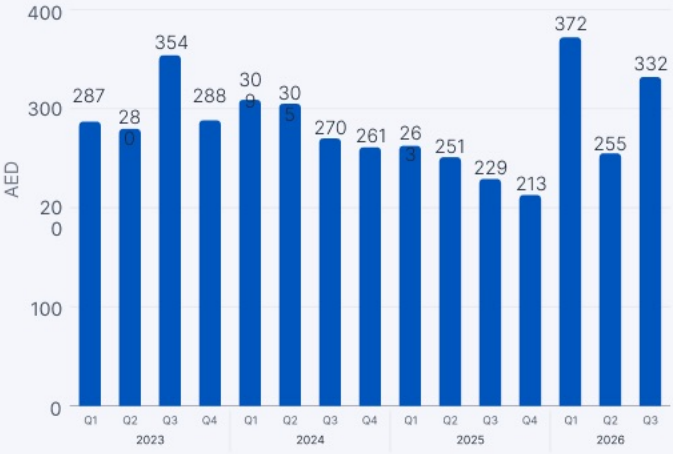
Annual real GDP growth, % | 2026 and 2027 are forecasts



Source: REIDIN, Reliant Surveyors Research
F = Forecast

Brent OPEC Oil Basket Price in UAE (AED)

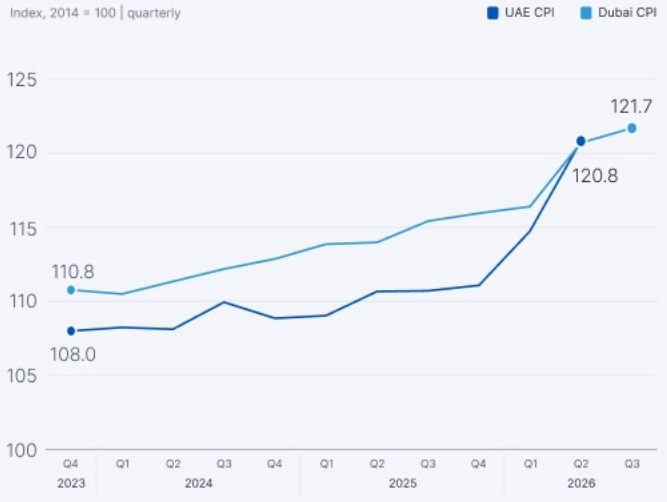
Quarterly average, AED per barrel



Source: REIDIN, Reliant Surveyors Research

Consumer Price Index (CPI), UAE and Dubai.

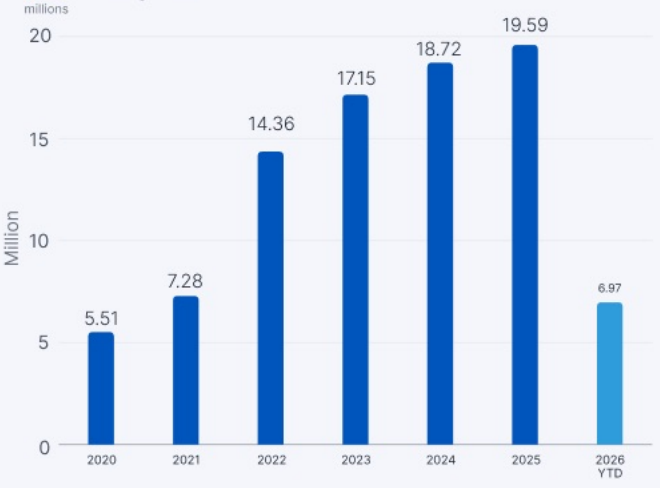
Index, 2014 = 100 | quarterly



Source: REIDIN, Reliant Surveyors Research
UAE CPI for Q3 2026 not yet published at the time of reporting

Visitors in Dubai per Year

International overnight visitors, millions



Source: REIDIN, Reliant Surveyors Research
2026 YTD covers January to August 2026

Residential Sales Transactions | Volume

Dubai recorded 35,665 residential sales transactions in Q3 2026, down 2.7% quarter on quarter and 37.1% year on year. Off-plan transactions declined 9.3% to 25,226, while secondary-market transactions increased 18.1% to 10,439, partly offsetting the quarterly fall.

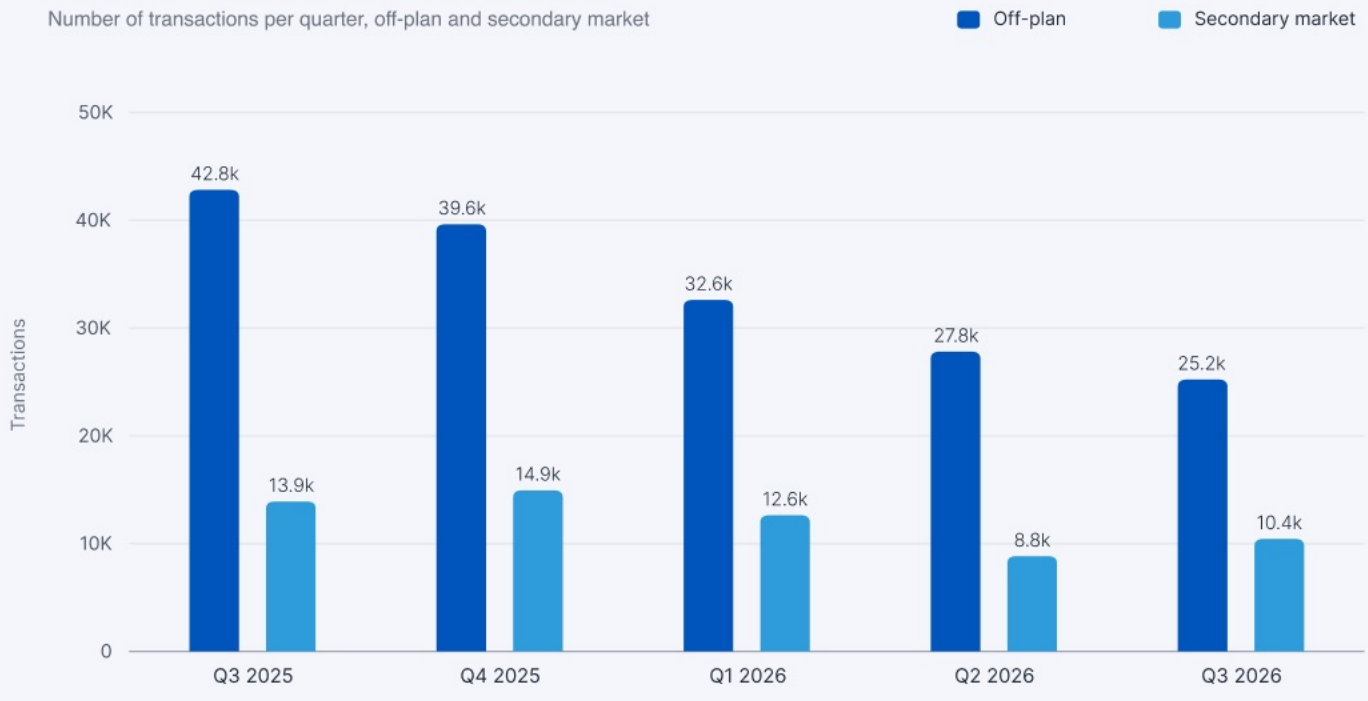
Off-plan properties remained the largest segment, accounting for 70.7% of transactions, compared with 75.9% in Q2. The secondary market's share increased to 29.3%. Apartments represented 87.9% of total sales volume and villas 12.1%, with both recording quarterly declines.

- Off-plan transactions declined for the fourth consecutive quarter, down 9.3%.
- Secondary sales rose 18.1%, recovering after two consecutive quarterly falls.
- Secondary growth offset about 62% of the quarterly decline in off-plan sales.
- Villa sales fell 4.6% in Q3, a sharper quarterly decline than for apartments.



Volume of Residential Sales Transactions

Number of transactions per quarter, off-plan and secondary market



Source: REIDIN, Reliant Surveyors Research

Dubai Residential Sales Transactions | Value

AED 75.84 Bn
TOTAL RESIDENTIAL SALES VALUE
Compared with AED 88.27 Bn in Q2 2026

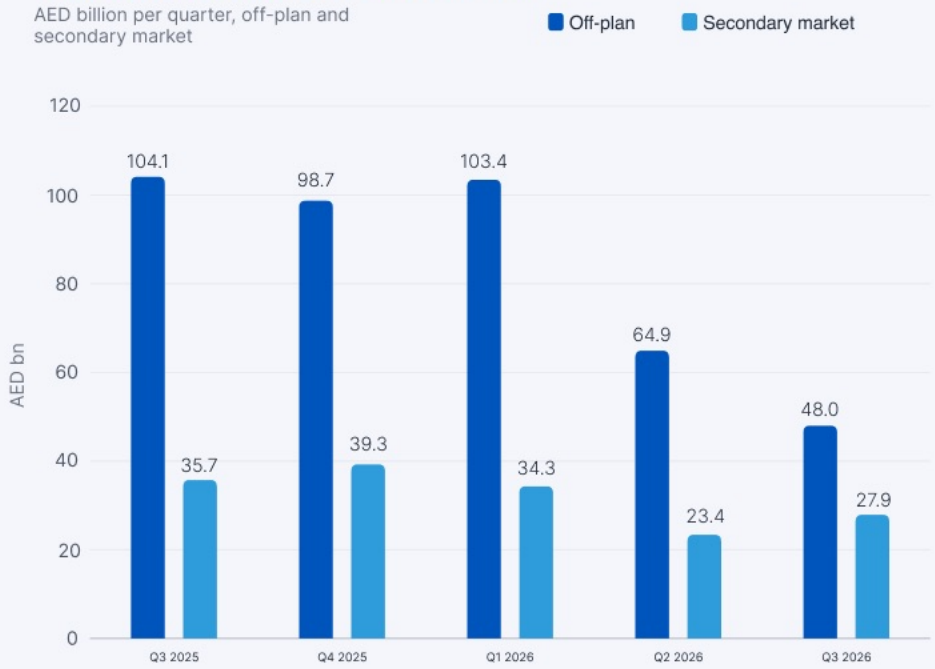
–14.1%
QUARTERLY CHANGE IN SALES VALUE
Compared with a 2.7% decline in volume

63.2%
OFF-PLAN SHARE OF VALUE
AED 47.96 Bn in sales

36.8%
SECONDARY-MARKET SHARE OF VALUE
AED 27.88 Bn in sales

Value of Residential Sales Transactions

AED billion per quarter, off-plan and secondary market

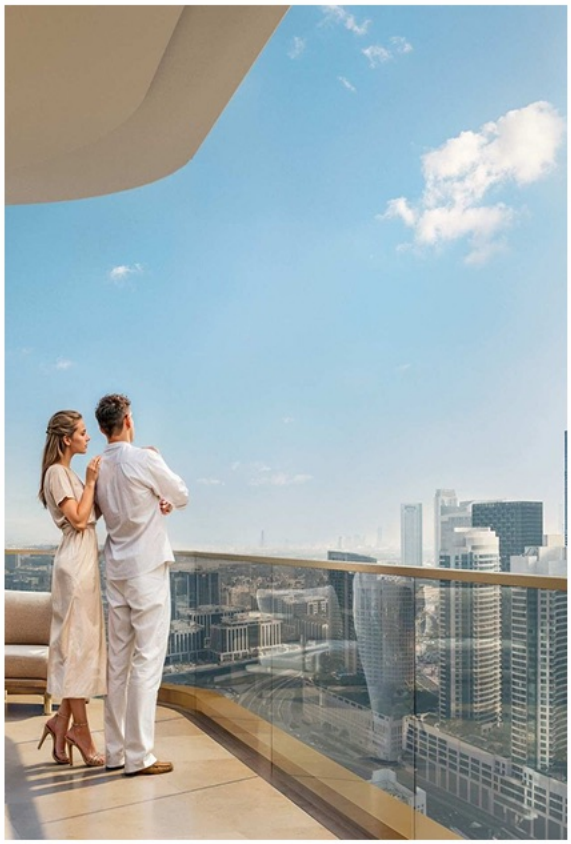


Source: REIDIN, Reliant Surveyors Research

Dubai recorded AED 75.84 billion in residential sales value in Q3 2026, a decline of 14.1% from AED 88.27 billion in the preceding quarter. Apartments accounted for AED 49.78 billion, while villas contributed AED 26.06 billion.

Off-plan sales generated AED 47.96 billion, representing 63.2% of total transaction value. Secondary-market sales reached AED 27.88 billion. Average transaction value decreased to AED 2.13 million from AED 2.41 million in Q2, reflecting a lower average ticket size alongside changes in the sales mix.

- Transaction value fell 14.1%, a much sharper decline than the 2.7% in volume.
- Secondary villa sales of AED 13.18 bn slightly exceeded off-plan villa value.
- Off-plan properties generated 63.2% of residential sales value in the period.
- A lower average ticket does not signal an equal fall in like-for-like prices.



Dubai's Residential Supply Enters a New Phase of Expansion

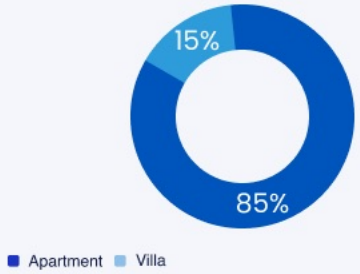
Dubai Residential Supply

Completed residential stock, units I 2026 to 2028 scheduled completions



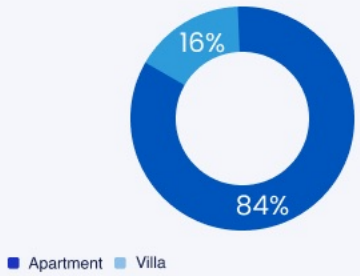
Source: REIDIN, Reliant Surveyors Research
Scheduled completions depend on construction progress and handover timelines

Supply by Type (Under Construction)



Source: Reliant Surveyors Research, REIDIN

Supply by Type (Complete)



Source: Reliant Surveyors Research, REIDIN

Dubai's residential stock is projected to reach 670,667 units by year-end 2026, compared with 612,086 in 2025. Scheduled additions of 58,581 units would represent annual stock growth of approximately 9.6%.

The pipeline includes 225,389 units scheduled for 2027 and 133,552 for 2028. If delivered as planned, total stock would approach 1.03 million units by year-end 2028. Actual completions remain dependent on construction progress and handover timelines.

- 58,581 homes are scheduled for 2026, increasing residential stock by approximately 9.6%.
- Construction delays could shift some completions beyond the forecast period.
- The effect on prices and rents will depend on demand relative to completed supply in each community.

> Dubai's 2027 pipeline exceeds five years of past additions; delivery timelines will now shape prices and rents.

Residential Supply Composition | Apartments & Villas

Dubai's residential inventory remains predominantly apartment-led, with apartments and serviced apartments representing 84% of completed housing stock, compared with 16% for villas. This distribution highlights the established role of higher-density residential developments within the emirate's housing market.

A similar composition is reflected in the development pipeline, with apartments representing 85% of units under construction and villas accounting for the remaining 15%. This indicates that the current pipeline broadly mirrors the existing distribution of residential property types.

As new projects progress towards completion, the concentration of apartment developments will remain an important consideration for future inventory levels and market absorption. Villa supply represents a smaller proportion of the pipeline, with the impact of future handovers likely to vary across individual communities and residential segments.

670,667

PROJECT STOCK, END 2026

58,581

UNITS PROJECTED IN 2026

225,389

SCHEDULED FOR 2027

133,552

SCHEDULED FOR 2028

> Apartments make up 85% of Dubai’s pipeline, making absorption key to market balance.



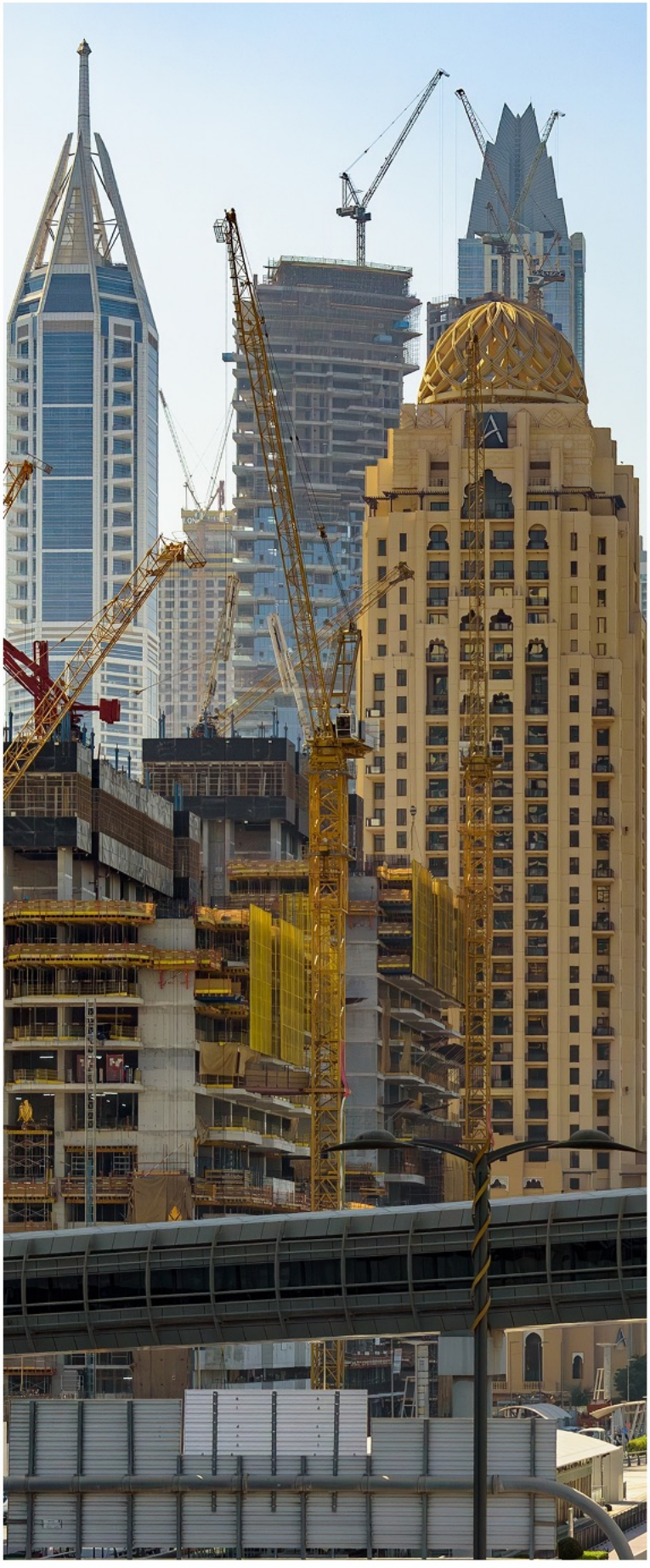
Off-Plan Sales

Off-plan sales continued to dominate Dubai's residential market in Q3 2026, with 25,226 transactions valued at AED 47.96 billion. The segment accounted for 70.7% of total transaction volume and 63.2% of sales value, maintaining its position as the largest contributor to residential activity.

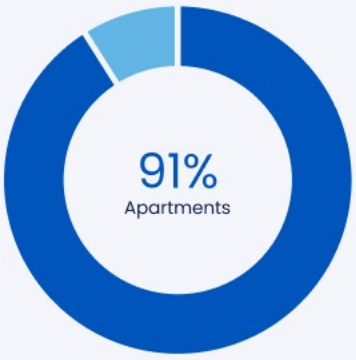
However, transaction volumes moderated by 9.3% quarter-on-quarter, indicating a slower pace of activity compared with the preceding quarter. Despite this adjustment, off-plan properties continued to represent more than seven in ten residential sales, highlighting the segment's continued prominence within the market.

Apartments accounted for the majority of off-plan transactions, with 22,963 sales, compared with 2,263 villa transactions. This reflects the apartment-led composition of off-plan activity, with transaction volumes varying considerably between the two residential property types.

Looking ahead, the pace of new project launches, available inventory and construction progress will remain important indicators of off-plan market activity, particularly as Dubai's residential development pipeline continues to expand.



Off-Plan Mix by Type



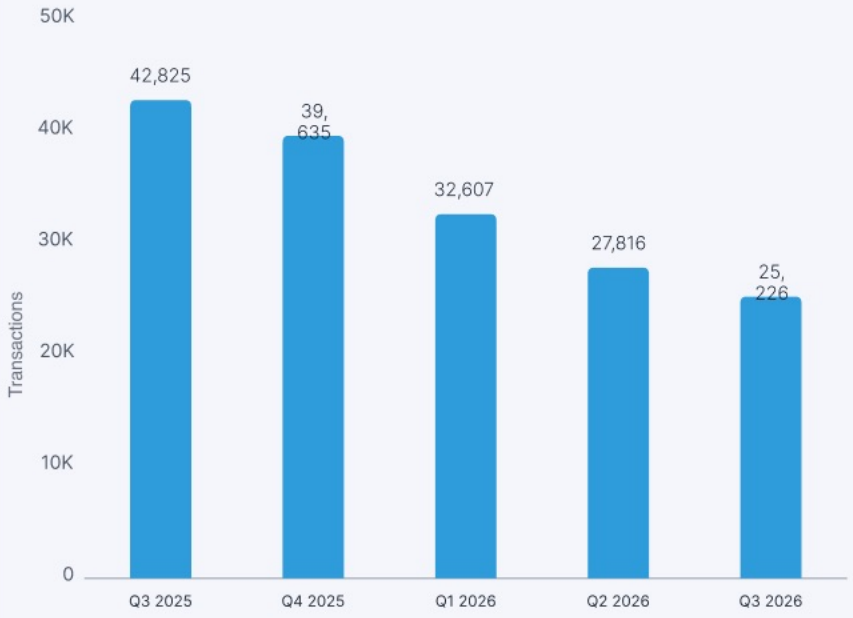
Apartments	22,963
Villas	2,263

Source: Reliant Surveyors Research, REIDIN

Off-Plan Market | Key Figures

Off-Plan Residential Sales Transactions

Number of off-plan sales transactions per quarter, Dubai



Source: REIDIN, Reliant Surveyors Research



> Off-plan's larger share of transaction volume than value indicates a lower average ticket size than secondary sales, highlighting distinct transaction profiles within Dubai's residential market this quarter.

Off-Plan Share of Residential Sales, Q3 2026



Source: Reliant Surveyors Research, REIDIN

Apartment Sales | Transaction Volume & Value

Dubai's apartment market recorded 31,350 transactions worth AED 49.78 billion in Q3 2026, representing approximately 88% of residential sales volume. Transaction volumes declined by 2.4% quarter-on-quarter, while sales value decreased by 14.1%.

Off-plan apartments continued to account for most sales, although secondary-market activity increased during the quarter. Average transaction value declined to AED 1.59 million from AED 1.80 million in Q2, alongside changes in the mix of properties sold.

- Off-plan apartments: 22,963 transactions, accounting for 73.2% of apartment sales volume.
- Secondary apartments: 8,387 transactions, an increase of 19.2% quarter-on-quarter.
- Sales mix: a lower average ticket does not imply an equal fall in like-for-like prices.
- Off-plan sales value: AED 35.08 billion, compared with AED 14.70 billion in secondary sales.
- Average transaction value: AED 1.59 million, compared with AED 1.80 million in Q2.



Apartment Sales | Highlights Volume & Value

31,350

TOTAL APARTMENT TRANSACTION

VALUE AT AED 49.78 BILLION

73.2%

OFF-PLAN SHARE OF VOLUME

22,963 TRANSACTIONS, AED 35.08 BILLION

AED 1.59MN

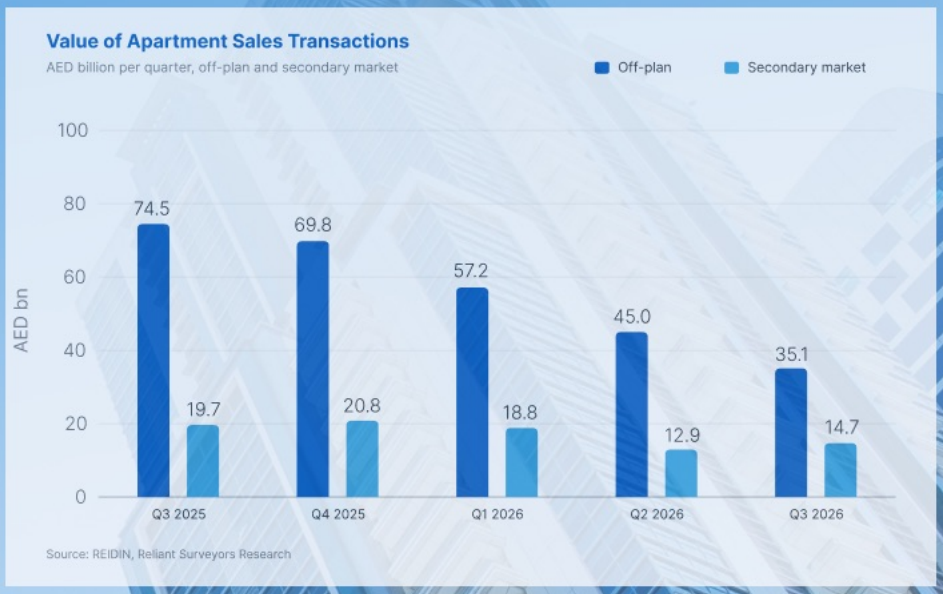
AVERAGE TRANSACTION VALUE

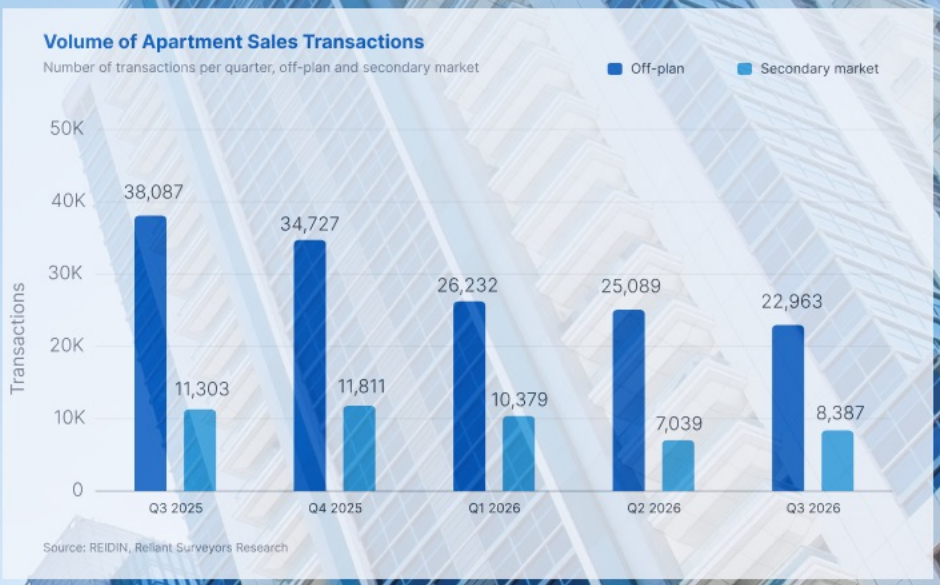
AED 1.80MN IN Q2 2026

+19.2%

SECONDARY VOLUME QOQ

8,387 TRANSACTIONS, AED 14.70 BILLION





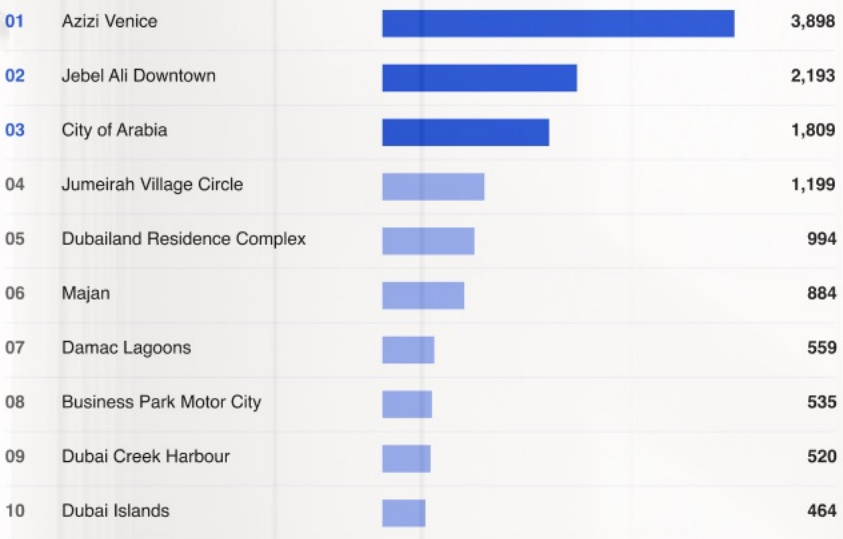
Top 10 Areas by Transactions | Off-Plan Apartments

Off-plan apartment sales in Q3 2026 were concentrated across several major development locations, with Azizi Venice, Jebel Ali Downtown and City of Arabia leading transaction activity. Together, these three locations recorded 7,900 sales, accounting for approximately 34.4% of all off-plan apartment transactions in Dubai.

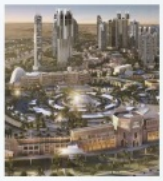
- Azizi Venice led the market, with 3,898 transactions, ahead of Jebel Ali Downtown (2,193) and then City of Arabia (1,809).
- The remaining four locations recorded between 464 and 559 transactions each, showing a broader spread of activity overall.
- Jumeirah Village Circle was fourth with 1,199 transactions, followed by Dubailand Residence Complex (994) and Majan (884).
- The top three locations accounted for approximately 61% of all transactions recorded across the top ten off-plan projects.

Top 10 areas by off-plan apartment transactions

Number of sales transactions, Q3 2026



Source: REIDIN, Reliant Surveyors Research



City of Arabia
Transaction
1809



Jebel Ali Downtown
Transaction
2193



AZIZI VENICE
transaction
3898

Top 10 Areas by Transactions | Ready Apartments

Ready-apartment sales in Q3 2026 were concentrated across established residential communities, with Jumeirah Village Circle, Business Bay and Dubai Marina leading transaction activity. Together, these three communities recorded 2,429 sales, accounting for approximately 54.6% of transactions across the top ten locations.

KEY HIGHLIGHTS

- Jumeirah Village Circle led with 1,219 transactions, followed by Business Bay (634) and Dubai Marina (576).
- The remaining four communities recorded between 246 and 274 transactions each, showing a fairly even split.
- Downtown Dubai ranked fourth overall, with 428 transactions, followed closely by Arjan (282) and Dubai Silicon Oasis (275).
- The top three communities accounted for 54.6% of all transactions across the top ten ready-apartment areas.

Top 10 areas by ready apartment transactions

Number of sales transactions, Q3 2026

01	Jumeirah Village Circle	1,219
02	Business Bay	634
03	Dubai Marina	576
04	Downtown Dubai	428
05	Arjan	282
06	Dubai Silicon Oasis	275
07	International City	274
08	Dubai Hills Estate	270
09	Dubai Creek Harbour	247
10	Dubai Sports City	246

Source: REIDIN, Reliant Surveyors Research



Jumeirah Village Circle
transaction
1219



Business Bay
transaction
634



Dubai Marina
transaction
576



Dubai Apartment Sales & Rental Price Trends

Dubai's apartment market recorded relatively stable sales prices in Q3 2026, averaging AED 1,784.1 per sq.ft in September, following a modest 0.4% quarter-on-quarter moderation. Rental values experienced a sharper adjustment, declining 4.9% over the same period to AED 114.4 per sq.ft, indicating a divergence between sales and leasing performance.

The difference was also evident over longer periods. Apartment sales prices stood 1.6% below September 2025 levels, compared with a 7.0% annual moderation in rents. Over the preceding six months, sales prices adjusted by 4.7%, while rental values moderated by 11.1%, reflecting a more pronounced movement in the leasing market.

The contrasting trends highlight the relative resilience of apartment capital values alongside softer rental performance. While sales prices experienced limited quarterly movement, rental adjustments were more pronounced, making the relationship between pricing, leasing activity and community-level supply an important indicator of market conditions.

Dubai Apartment Rental Price Trend

Average rental price, AED per sq ft per month | monthly, October 2020 to September 2026



Source: REIDIN, Reliant Surveyors Research

Monthly series; labelled points are the September value of each year

Dubai Apartment Sales Price Trend

Average sales price, AED per sq ft | yearly, October 2020 to September 2026



Source: REIDIN, Reliant Surveyors Research

Yearly series; labelled points are the September value of each year

1,784.1

AED/sq.ft

AVERAGE SALES PRICE, SEP 2026

0.4% QoQ moderation, 1.6% below Sep 2025

114.4

AED/sq.ft/yr

AVERAGE RENT, SEP 2026

4.9% QoQ moderation, 6.9% below Sep 2025

> Prices eased just 0.4% this quarter while rents fell 4.9%. Capital values are proving more resilient.

Dubai Villa Sales | Transaction Volume & Value

Dubai's villa market recorded 4,315 transactions worth AED 26.06 billion in Q3 2026. Transaction volumes declined by 4.6% quarter-on-quarter, while total sales value decreased by 14.0%.

Completed villa sales generated AED 13.18 billion, marginally exceeding AED 12.88 billion in off-plan sales. Average transaction value declined from AED 6.70 million in Q2 to AED 6.04 million in Q3. This movement reflects the mix of properties sold and does not necessarily indicate an equivalent decline in like-for-like villa prices.

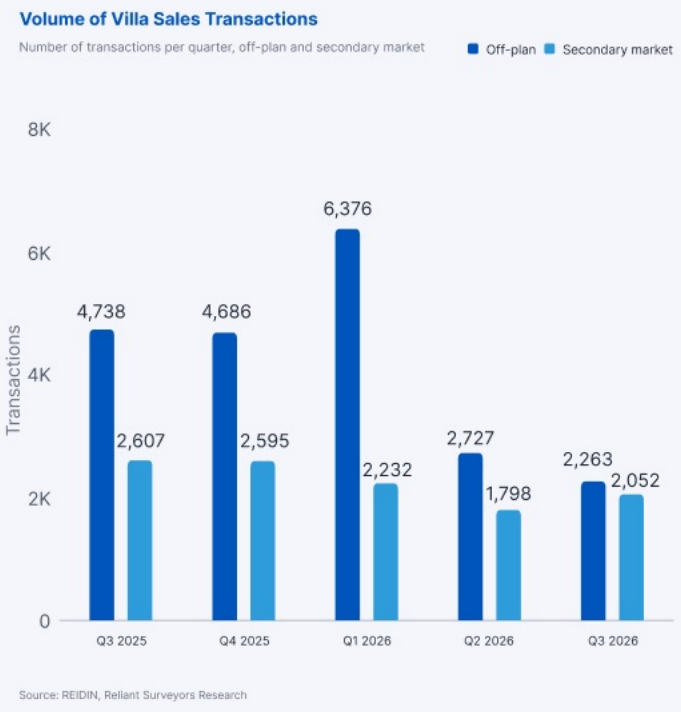
- Off-plan villas accounted for 2,263 transactions, representing 52.4% of total villa sales volume.
- Secondary villa transactions rose 14.1% quarter-on-quarter to 2,052, despite the overall decline.
- The gap between off-plan and secondary villa volumes narrowed, from 929 deals in Q2 to 211 in Q3.
- Completed villas generated 50.6% of sales value, while off-plan retained a slight lead in volume.

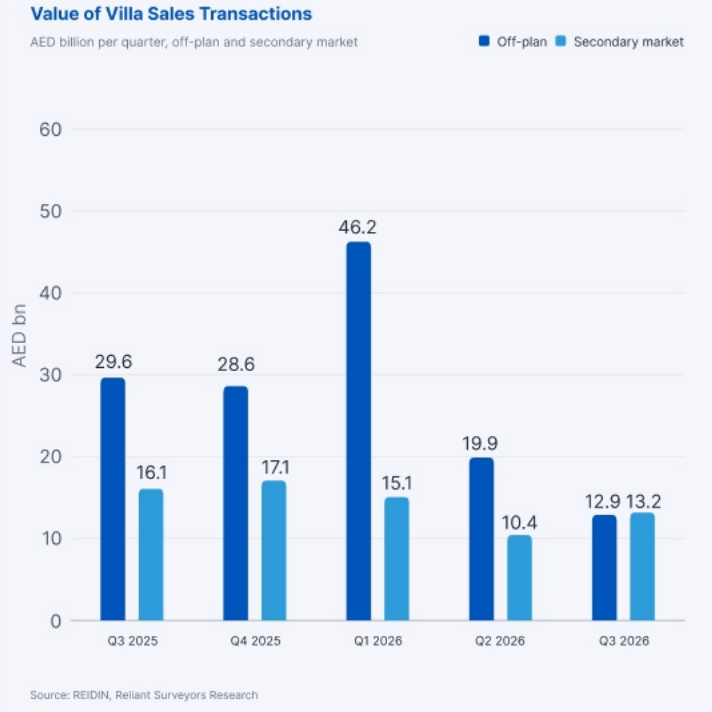
4,315
TOTAL VILLA TRANSACTION
VALUE AT AED 26.06 BILLION

52.4%
OFF-PLAN VOLUME
2263 TRANSACTIONS, AED 12.88 BILLION

AED 6.04MN
AVERAGE TRANSACTION VALUE
AED 6.70MN IN Q2 2026

14.1%
SECONDARY VOLUME QOQ
2052 TRANSACTIONS, AED 13.18 BILLION





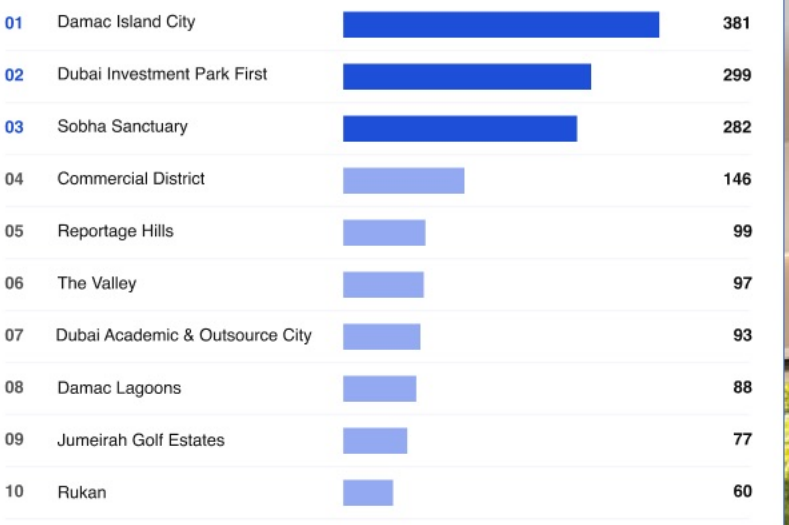
Top 10 Areas by Transactions | Off-Plan Villas

Off-plan villa sales in Q3 2026 were concentrated across several major development locations, with Damac Island City, Dubai Investment Park First and Sobha Sanctuary leading transaction activity. Together, these three locations recorded 962 sales, accounting for approximately 42.5% of all off-plan villa transactions in Dubai.

- Damac Island City led with 381 transactions, followed by Dubai Investment Park First (299) and Sobha Sanctuary (282).
- The remaining four areas recorded between 60 and 93 transactions each, showing a broader spread of off-plan activity.
- Commercial District had 146 transactions, ranking fourth, followed by Reportage Hills (99) and later The Valley (97).
- The top three locations accounted for approximately 59.3% of all transactions recorded by the top ten off-plan areas.

Top 10 areas by off-plan villa transactions

Number of sales transactions, Q3 2026



Source: REIDIN, Reliant Surveyors Research



Sobha Sanctuary
transaction
282



Dubai Investment Park First
transaction
299



Damac Island City
transaction
381

Top 10 Areas by Transactions | Ready Villas

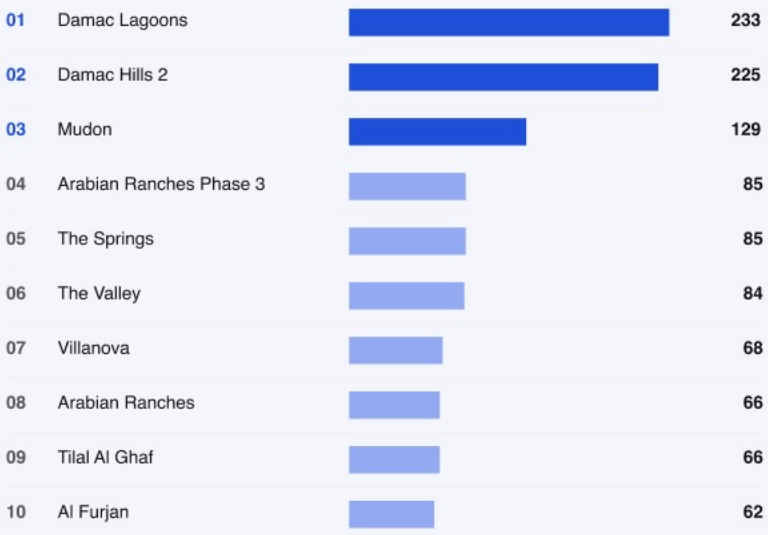
Ready-villa sales in Q3 2026 were concentrated across established and emerging residential communities, with Damac Lagoons, Damac Hills 2 and Mudon leading transaction activity. Together, these three communities recorded 587 sales, accounting for approximately 28.6% of all secondary villa transactions in Dubai.

KEY HIGHLIGHTS

- Damac Lagoons led all areas with 233 transactions, followed by Damac Hills 2 (225) and then Mudon (129).
- Arabian Ranches Phase 3 and The Springs tied fourth with 85 transactions each, ahead of The Valley (84).
- The remaining four communities recorded between 62 and 68 transactions each, a fairly even distribution.
- The top three communities for approximately 53.2% of all transactions across the top ten list.

Top 10 areas by ready villa transactions

Number of sales transactions, Q3 2026



Source: REIDIN, Reliant Surveyors Research



Damac Lagoons
transaction
233



Damac Hills 2
transaction
225



Mudon
transaction
129



Dubai Villa Sales & Rental Price Trends

Dubai's villa market demonstrated relative resilience in sales prices during Q3 2026, averaging AED 2,299.9 per sq.ft in September, following a modest 1.1% quarter-on-quarter moderation. Rental values recorded a comparatively sharper adjustment, declining 2.3% over the same period to AED 99.7 per sq.ft, reflecting differing movements across the sales and leasing markets.

The divergence was more evident on an annual basis. Villa sales prices remained 1.1% above September 2025 levels, while rental values were 5.7% lower. Over the preceding six months, sales prices moderated by 3.2%, compared with 6.2% for rents, indicating greater adjustment in the leasing segment.

The contrasting trends highlight the relative stability of villa capital values despite softer rental performance. While sales prices maintained positive annual growth, rental values experienced more pronounced adjustments across all three comparison periods, reinforcing the importance of assessing ownership and leasing trends independently.

Dubai Villa Rental Price Trend

Average rental price, AED per sq ft per month | monthly, October 2020 to September 2026



Source: REIDIN, Reliant Surveyors Research

Monthly series; labelled points are the September value of each year

Dubai Villa Sales Price Trend

Average sales price, AED per sq ft | yearly, October 2020 to September 2026



Source: REIDIN, Reliant Surveyors Research

Yearly series; labelled points are the September value of each year

2,299.9

AED/sq.ft

AVERAGE SALES PRICE, SEP 2026

1.1% QoQ moderation, 1.1% above Sep 2025

99.7

AED/sq.ft/yr

AVERAGE RENT, SEP 2026

2.3% QoQ moderation, 5.7% below Sep 2025

> Six years of growth have more than doubled villa prices. Rents are now leading the adjustment.

Dubai Gross Rental Yields | Residential Income Returns

Dubai's residential investment market continued to demonstrate differing gross rental yields across property types in September 2026. Apartments recorded an average gross yield of 6.74%, compared with 4.45% for villas, maintaining a clear distinction in indicative income returns between the two segments.

The 2.29 percentage-point gap reflects differences in the relationship between rental income and capital values. Apartments offered comparatively higher gross income returns relative to property values, while villa yields remained lower, highlighting the distinct investment characteristics of each residential segment.

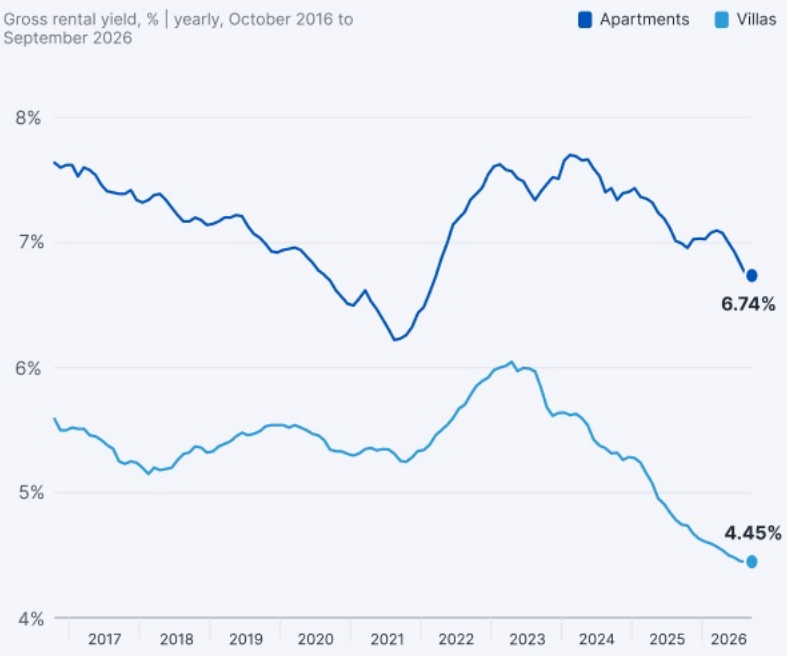
While gross rental yields provide a useful benchmark for comparing residential investment performance, they do not account for service charges, maintenance, vacancy or financing costs. Net returns will therefore depend on individual property characteristics, operating expenses and investment circumstances.

> “At 6.74%, apartments remain Dubai’s income play. Villas, at 4.45% trade yield for space and scarcity.”



Dubai Gross Rental Yields

Gross rental yield, % | yearly, October 2016 to September 2026



Source: REIDIN, Reliant Surveyors Research

4.45%
Villa Gross Yield
September 2026, capital values outpacing rental income

6.74%
Apartment Gross Yield
September 2026, indicative income return relative to capital value

Market Outlook 2027 Onwards

01. Supply Is the Key Watchpoint

Dubai's residential development pipeline is expected to expand significantly, with approximately 225,389 units scheduled for completion in 2027 and a further 133,552 units in 2028. The pace of actual delivery, alongside demand absorption across communities, will be a key determinant of market conditions. Differences in location, property type and development positioning are likely to influence how effectively new inventory is absorbed.

02. Financing Conditions in Focus

Financing conditions will remain an important consideration for residential demand as buyers assess borrowing costs, mortgage availability and purchasing capacity. Changes in lending conditions and financing affordability could influence buyer participation, transaction activity and the balance between cash and mortgage-backed purchases.

03. Affordability Takes Centre Stage

As residential inventory expands, affordability will remain an important consideration for both buyers and tenants. Property pricing, rental commitments, household purchasing capacity and mortgage obligations will influence housing decisions. Communities offering a closer alignment between pricing, location and accessibility may attract greater consideration from demand-conscious buyers.

Looking Ahead

Dubai's residential market will increasingly be shaped by the relationship between new supply, demand absorption and financing affordability. Monitoring these indicators alongside community-level pricing and rental performance will remain essential to understanding the market's direction beyond 2027.



Methodology

This report examines Dubai's residential market in Q3 2026 using the Reliant Surveyors REIDIN Data Sets, supported by market observations and internal analytical review. The analysis covers transaction volumes and values, residential supply, sales prices, rents and gross rental yields across apartments and villas. Transactions are classified as off-plan or secondary-market sales. Villa figures include townhouses, in line with REIDIN's classification. Price and rental changes compare September 2026 with the corresponding month of each stated period.

Average transaction values reflect the mix of properties sold and do not necessarily indicate equivalent changes in like-for-like prices. Gross rental yields exclude property operating expenses, vacancy and financing costs.

Supply projections reflect scheduled completions and remain subject to construction progress and handover timing. Figures should be interpreted within the coverage and methodological detail available in the supplied datasets; individual properties and communities may perform differently from market averages.

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Disclaimer:

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