Dubai Market Report

July 2026

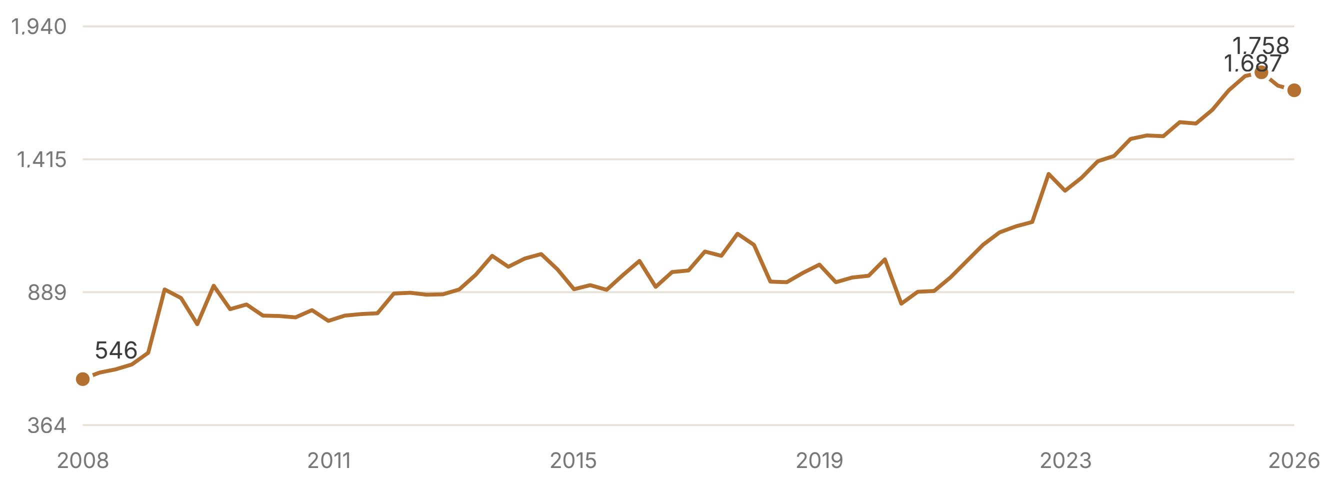
Dubai recorded **13,543 sales worth AED 30.39B** in July 2026 — -0.8% on the month, -0.3% on a year earlier. The median sale was AED 1,152,060 at AED 1,697 per square foot; off-plan took 70.8% of the month. Completed DLD transactions, 1–31 July 2026.

TRANSACTIONS	TOTAL VALUE	MEDIAN AED PER SQ FT
13,543	AED 30.39B	1,697
▼ -0.8% MoM -0.3% YoY	▲ +0.6% MoM -22.7% YoY	▲ +0.5% MoM +2.4% YoY

APARTMENTS	VILLAS	COMMERCIAL	PLOTS
11,505	916	521	632
▲ +4.5% MoM	▼ -0.1% MoM	▲ +8.5% MoM	▼ -18.5% MoM

HIGHEST RECORDED SALE	LOWEST RECORDED SALE
AED 62.3M	AED 250,000
5 B/R · 11,325 sq ft · AMAAL 8, Ras Al Khor Industrial First	Studio · 474 sq ft · J-02, International City

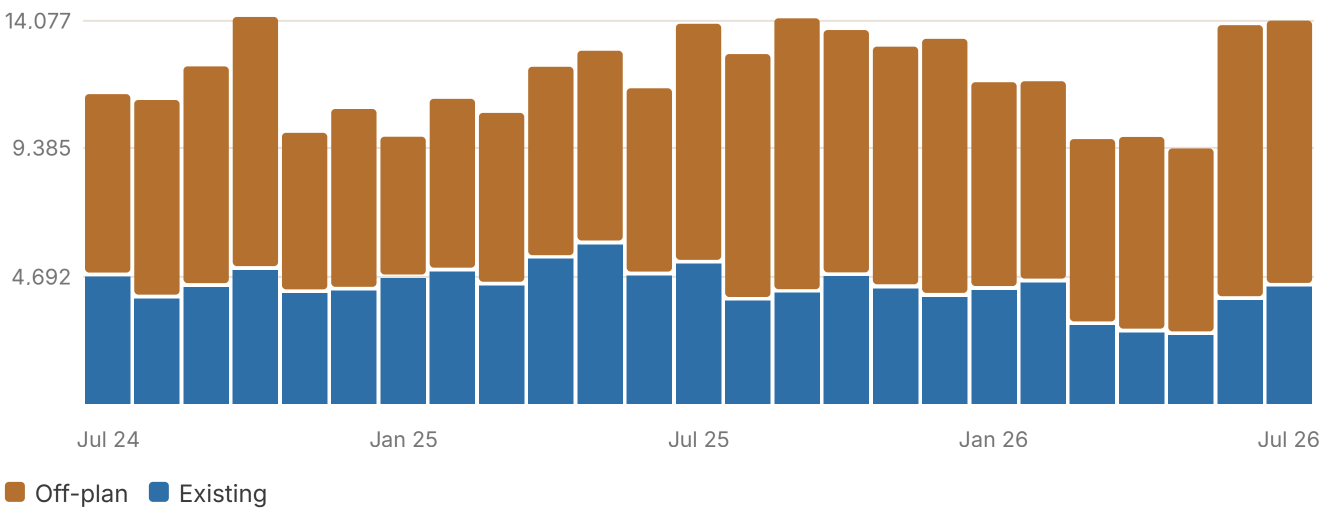
The long view — Dubai since 2008



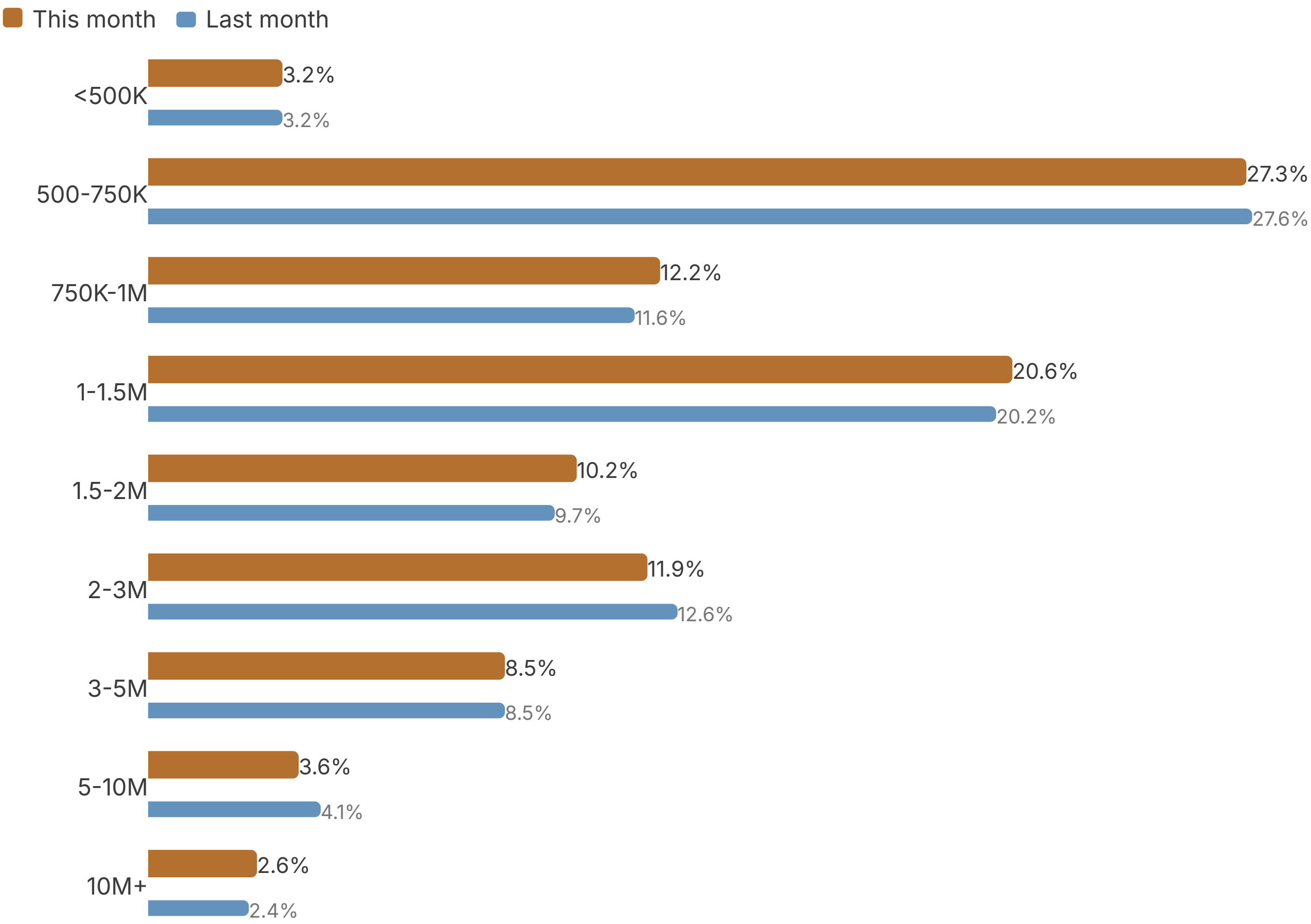
Monthly overview — last 13 months

Month	Median AED/sq ft	MoM	QoQ	YoY
July 2026	**AED 1,687**	-0.1%	-8.5%	+2.2%
June 2026	**AED 1,689**	+2.7%	-2.3%	+2.8%
May 2026	**AED 1,644**	-10.8%	-5.8%	+2.6%
April 2026	**AED 1,844**	+6.7%	+2.7%	+16.1%
March 2026	**AED 1,728**	-1.0%	-4.2%	+8.3%
February 2026	**AED 1,746**	-2.8%	-0.8%	+12.7%
January 2026	**AED 1,796**	-0.4%	+6.5%	+18.7%
December 2025	**AED 1,804**	+2.5%	+6.3%	+15.1%
November 2025	**AED 1,761**	+4.4%	+2.8%	+16.8%
October 2025	**AED 1,687**	-0.6%	+2.2%	+6.4%
September 2025	**AED 1,697**	-0.9%	+3.3%	+10.3%
August 2025	**AED 1,713**	+3.8%	+6.9%	+15.5%
July 2025	**AED 1,650**	+0.5%	+3.9%	+10.2%

Sales volume — last 25 months



Where the money went — price tiers



Top areas of the month

Area	Sales	Value	Median AED/sq ft
Dubai South	2,428	AED 2.86B	AED 1,699
Jabal Ali Industrial Second	1,046	AED 1.23B	AED 1,736
Jumeirah Village Circle	947	AED 1.27B	AED 1,390
Wadi Al Safa 4	680	AED 2.85B	AED 1,727
Jebel Ali	545	AED 1.30B	AED 1,562
Wadi Al Safa 5	530	AED 769.4M	AED 1,372
Jumeirah Lake Towers	452	AED 1.08B	AED 2,245
Wadi Al Safa 3	443	AED 828.5M	AED 1,470

Best-selling projects

Project	Sales	Median price
AZIZI VENICE 14	455	AED 601,400
Azizi Venice 6	408	AED 745,000
azizi venice 13	340	AED 655,000
RAW DISTRICT BY IMTIAZ R	318	AED 987,258
azizi venice 12	252	AED 715,555

Most active developers — last 12 months

Developer	Sales	Share	Busiest projects
Azizi Developments	12,272	10.9%	AZIZI VENICE 14 (1910), Azizi Venice 6 (769), Azizi Milan Heights (680)
Binghatti Developers	11,107	9.9%	Binghatti Vintage (1042), Binghatti Hillviews (997), Binghatti Skyrise (844)
Sobha	4,635	4.1%	Skyvue (712), Sobha Central Phase I (632), Sobha Solis (602)
Emaar Development	2,892	2.6%	The Valley - Vindera (392), The St. Regis Residences, Downtown Dubai (110), Grand Polo - Selvara 2 (106)
Danube Properties Development	2,667	2.4%	Breez by Danube (626), Timez By Danube (401), ASPIRZ By Danube (341)

Rentals & mortgages

Over the three months to Jul month-end, 143,565 residential Ejari contracts were registered across Dubai — **44% new leases**, 56% renewals. Median annual rents: apartments AED 67,200, villas AED 174,000. 4,038 mortgages were registered in July 2026, median AED 1,400,000.

Methodology

Figures cover completed DLD transactions dated July 2026 unless a longer window is stated. Rows whose implied price per square metre falls outside 0.25×–4× of the month's median are treated as share transfers or data artefacts and excluded from headline figures, tiers, charts and lists. Property-type medians are computed on all recorded transactions of that type. Highest and lowest recorded sale cover apartments and villas only, never plots or whole buildings. Rental figures are residential Ejari registrations only — commercial leases and land are excluded. An initial-vs-resale split is not published because DLD's registers do not state it reliably. Data current as of 12 August 2026, sourced from Dubai Land Department records. Prepared by Yazdan Properties — yazdanproperties.ae. General market information, not a valuation or investment advice.