Prices firm as volume slips in August. A pause, or a turn?

Dubai Market Report, August 2026

The read. Dubai registered **11,952 sales worth AED 27.16B** in August 2026. Volume slipped 11.7% on the month and 5.0% on the year. The median sale was AED 1,205,000, or AED 1,701 per square foot, which rose 0.2% from last month. Off-plan took 74.9% of the month once developer sales filed as title deed are counted back in, up from a raw Oqood share of 68.8%. Resale was 24.9%. Buyers who borrowed did so at a median 80.0% of price. Priced per square foot, the market now sits 4.0% below its Q1 2026 high, so the read is a market off its peak rather than one turning.

Completed DLD transactions, 1 to 31 August 2026.

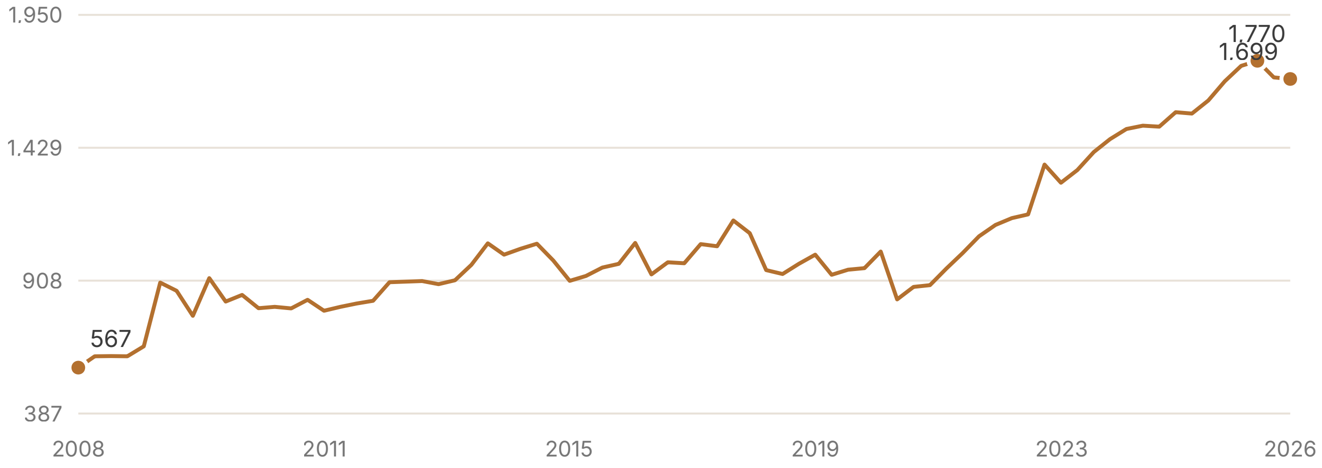
TRANSACTIONS	TOTAL VALUE	MEDIAN AED PER SQ FT
11,952	AED 27.16B	1,701
▼ -11.7% MoM -5.0% YoY	▼ -10.6% MoM -16.6% YoY	▲ +0.2% MoM -1.0% YoY

APARTMENTS	VILLAS & TOWNHOUSES	COMMERCIAL	PLOTS
9,914	846	429	678
▼ -13.8% MoM	▼ -7.6% MoM	▼ -17.7% MoM	▲ +7.3% MoM

Where this sits in the cycle

VS 2014 PEAK	VS 2020 TROUGH	VS RECENT PEAK
+61.2%	+103.7%	-4.0%

The long view, Dubai since 2008



Monthly overview, last 13 months

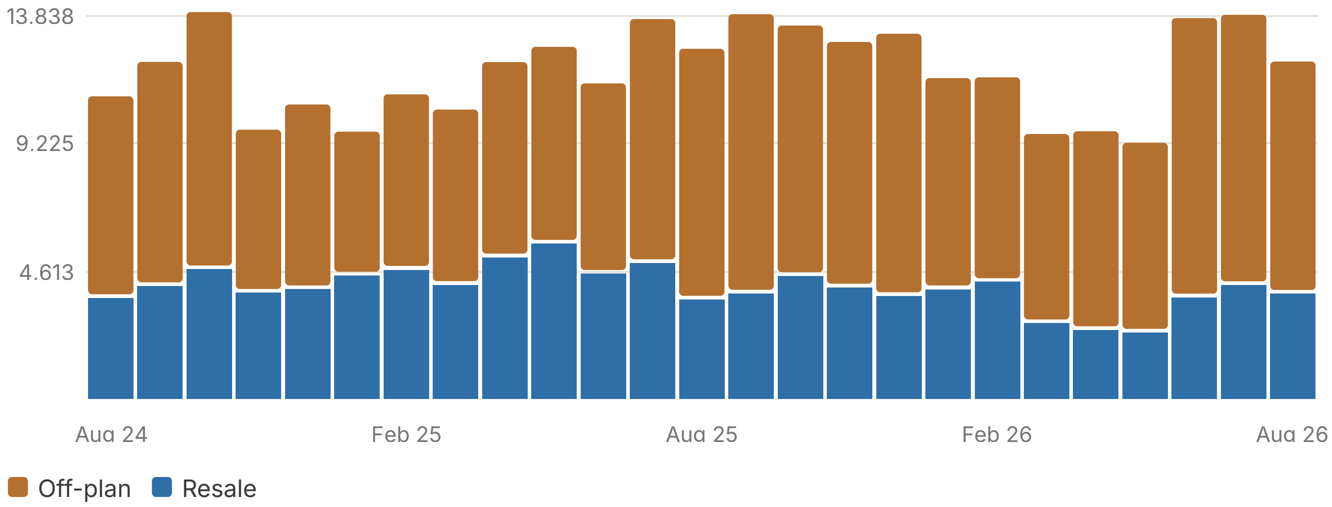
Month	Median AED/sq ft	MoM	QoQ	YoY
August 2026	**AED 1,701**	+0.2%	+3.7%	-1.0%
July 2026	**AED 1,697**	+0.5%	-8.0%	+2.4%
June 2026	**AED 1,689**	+3.0%	-2.3%	+2.5%
May 2026	**AED 1,640**	-11.1%	-6.7%	+2.2%
April 2026	**AED 1,845**	+6.7%	+1.4%	+15.8%
March 2026	**AED 1,729**	-1.6%	-4.8%	+8.1%
February 2026	**AED 1,757**	-3.4%	-0.4%	+13.2%
January 2026	**AED 1,820**	+0.2%	+7.6%	+18.0%
December 2025	**AED 1,817**	+2.9%	+6.9%	+14.5%
November 2025	**AED 1,765**	+4.4%	+2.8%	+16.7%
October 2025	**AED 1,691**	-0.5%	+2.0%	+6.3%
September 2025	**AED 1,700**	-1.0%	+3.2%	+10.4%
August 2025	**AED 1,718**	+3.7%	+7.1%	+15.2%

Off-plan and resale

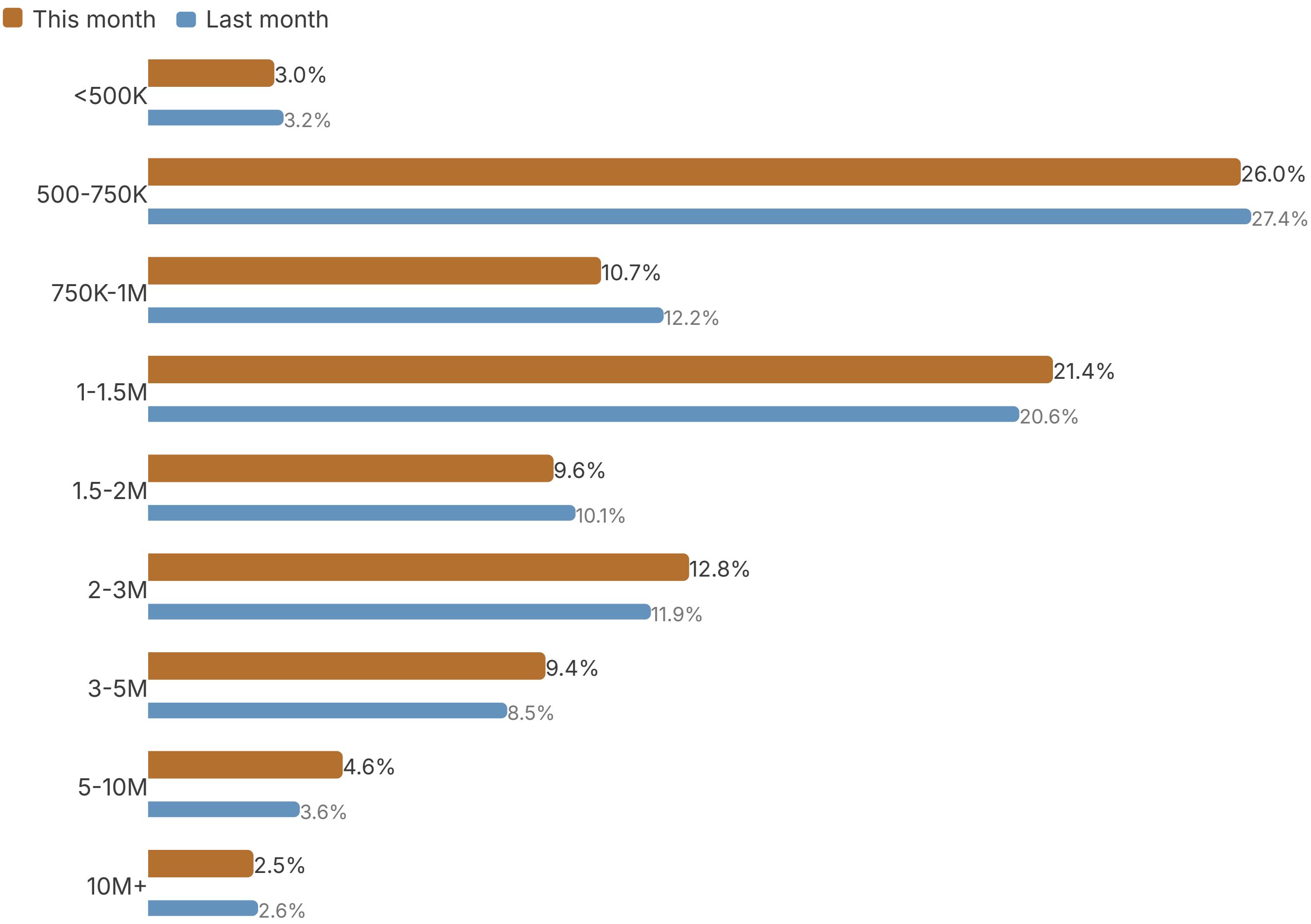
The raw Oqood share puts off-plan at **68.8%**. That undercounts it, because 732 developer-first sales were filed as title deed. Counting those back gives **74.9%**, and the rest of the month is resale at **24.9%**.

How the month splits	Sales	Share
Off-plan, adjusted	8,954	74.9%
Resale	2,972	24.9%
Other procedures	26	0.2%
Total	**11,952**	**100.0%**

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	1,971	AED 2.61B	AED 1,716
Wadi Al Safa 4	946	AED 921.3M	AED 1,703
Jabal Ali Industrial Second	904	AED 968.2M	AED 1,724
Jumeirah Village Circle	784	AED 1.02B	AED 1,425
Jebel Ali	463	AED 846.1M	AED 1,575
Wadi Al Safa 5	462	AED 1.02B	AED 1,437
Wadi Al Safa 3	426	AED 704.0M	AED 1,462
Business Bay	423	AED 1.66B	AED 2,205

Which areas moved on price

Of 47 areas with enough sales to measure in both months. Areas under 30 cleaned sales in either month are excluded.

Biggest gains

Area	Median AED/sq ft	MoM	Sales
Al Yufrah 1	AED 1,930	+30.0%	311
Al Hebiah Sixth	AED 1,720	+15.5%	57
Dubai Investment Park First	AED 1,151	+10.0%	159
Wadi Al Safa 2	AED 1,379	+9.8%	60
Wadi Al Safa 7	AED 1,389	+7.1%	40

Biggest falls

Area	Median AED/sq ft	MoM	Sales
International City	AED 761	-21.1%	172
Dubai Marina	AED 2,273	-9.7%	258
Al Barshaa South Third	AED 1,489	-9.7%	220
Al Merkadh	AED 1,925	-7.7%	187
Palm Jumeirah	AED 2,749	-7.5%	57

Where the money is, prime and luxury

Sales at **AED 10M and above** were **2.5%** of transactions but **26.5%** of the money spent.

AED 5M AND ABOVE

40.0% of value

AED 10M AND ABOVE

26.5% of value

What is still being built

375,705 units sit in 1,556 projects that are active, pending or not yet started. **79,205 units** are already past the date recorded against them and still not finished. 35,229 of those are in projects already at least half built.

Planned handover	Projects	Units
2026	140	29,992
2027	395	83,694
2028	277	68,752
2029	103	32,390
2030	12	9,579
2031	2	574
Past their planned date	363	79,205
Cancelled	16	6,842
No date on file	248	64,677
Total under way	**1,556**	**375,705**

The month's highest sale

HIGHEST RECORDED SALE

AED 45.9M

3 B/R · 6,897 sq ft · Solaya 6, Jumeirah First

Best-selling projects

Ranked on resale only. Developers register off-plan sales in batches, so an off-plan ranking would show which developer filed paperwork rather than which project buyers chose.

Project	Resales	Median price
The Greens at Sobha Sanctuary	79	AED 4,170,870
The Brooks at Sobha Sanctuary	57	AED 5,690,155
LIV WATERSIDE	48	AED 2,544,548
Binghatti Apex	36	AED 1,150,000
Luma Park Views	28	AED 1,247,232

Most active developers, last 12 months

Developer	Sales	Share	Busiest projects
Azizi Developments	13,864	12.7%	AZIZI VENICE 14 (1934), Azizi Venice 6 (939), Azizi Venice 15 (772)
Binghatti Developers	9,742	9.0%	Binghatti Vintage (1054), Binghatti Hillviews (710), Binghatti Aquarise (579)
Sobha	4,067	3.7%	Skyvue (592), Sobha Central Phase II (517), Sobha Solis (497)
Emaar Development	2,791	2.6%	The Valley - Vindera (392), The St. Regis Residences, Downtown Dubai (98), Grand Polo - Selvara 4 (91)
Danube Properties Development	2,606	2.4%	Breez by Danube (635), Timez By Danube (359), ASPIRZ By Danube (357)

The rental market

Over the three months to Aug month-end, 158,892 residential Ejari contracts were registered across Dubai. **46% were new leases** and 54% renewals. Median annual rents came in at AED 67,200 for apartments and AED 177,450 for villas and townhouses.

APARTMENTS YIELD	VILLAS & TOWNHOUSES YIELD
6.3%	4.7%

Mortgages

3,492 mortgages were registered in August 2026, at a median of AED 1,450,000. Across the 1,507 purchase mortgages we can match to their own sale, the median loan was **80.0% of the price paid**, with the middle half between 70.0% and 80.0%. Matched purchases are 43.2% of the month's mortgage registrations; refinancing is not included.

What this means for your property

City-wide medians are a starting point, not a valuation. Send us your building name and we will reply with what actually sold there last month, unit sizes and prices included, or ask for a valuation range on your own unit based on comparable sales. info@yazdan.ae

Methodology

Figures cover completed DLD transactions dated August 2026 unless a longer window is stated. Rows whose implied price per square metre falls outside 0.25x to 4x 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. The highest recorded sale covers apartments and villas only, never plots or whole buildings. Rental figures are residential Ejari registrations only, so commercial leases and land are excluded. Off-plan versus resale is read from the DLD procedure: pre-registration is a developer's off-plan sale, Sell and Delayed Sell are resale, and a developer selling completed stock is counted on its own line rather than folded into either. Adjusted off-plan share adds back title-deed sales that are developer-first, meaning those filed under a Development or Payment Plan procedure and non-land sales inside a project not yet marked finished. Land is excluded from that adjustment because a plot holds a real title deed even inside an unfinished masterplan. Loan to value covers purchase mortgages matched to their own sale on the same day, area, building and unit size, which is roughly 40% of the month's mortgage registrations. Refinancing and portfolio lending are not included. Villas and townhouses are reported together because DLD does not separate them. Best-selling projects are ranked on resale only, because developers register off-plan sales in batches and an off-plan ranking would reflect when paperwork was filed rather than when units sold. Data current as of 5 September 2026, sourced from Dubai Land Department records. Prepared by Yazdan Properties. yazdanproperties.ae. General market information, not a valuation or investment advice.