

Dubai eases in September. A breather, or the top of the cycle?

Dubai Market Report, September 2026

The read. Dubai registered **11,353 sales worth AED 27.67B** in September 2026. Volume slipped 5.0% on the month and 18.2% on the year. The median sale was AED 1,321,267, or AED 1,677 per square foot, which slipped 1.5% from last month. Off-plan took 73.0% of the month once developer sales filed as title deed are counted back in, up from a raw Oqood share of 66.2%. Resale was 26.8%. Buyers who borrowed did so at a median 80.0% of price. Priced per square foot, the market now sits 4.3% below its Q1 2026 high, so the read is a market off its peak rather than one turning.

Completed DLD transactions, 1 to 30 September 2026.

TRANSACTIONS

11,353

▼ -5.0% MoM -18.2% YoY

TOTAL VALUE

AED 27.67B

▲ +1.6% MoM -20.9% YoY

MEDIAN AED PER SQ FT

1,677

▼ -1.5% MoM -1.4% YoY

APARTMENTS

8,949

▼ -9.6% MoM

VILLAS & TOWNHOUSES

992

▲ +15.2% MoM

COMMERCIAL

549

▲ +28.9% MoM

PLOTS

696

▲ +2.4% MoM

Where this sits in the cycle

VS 2014 PEAK

+60.7%

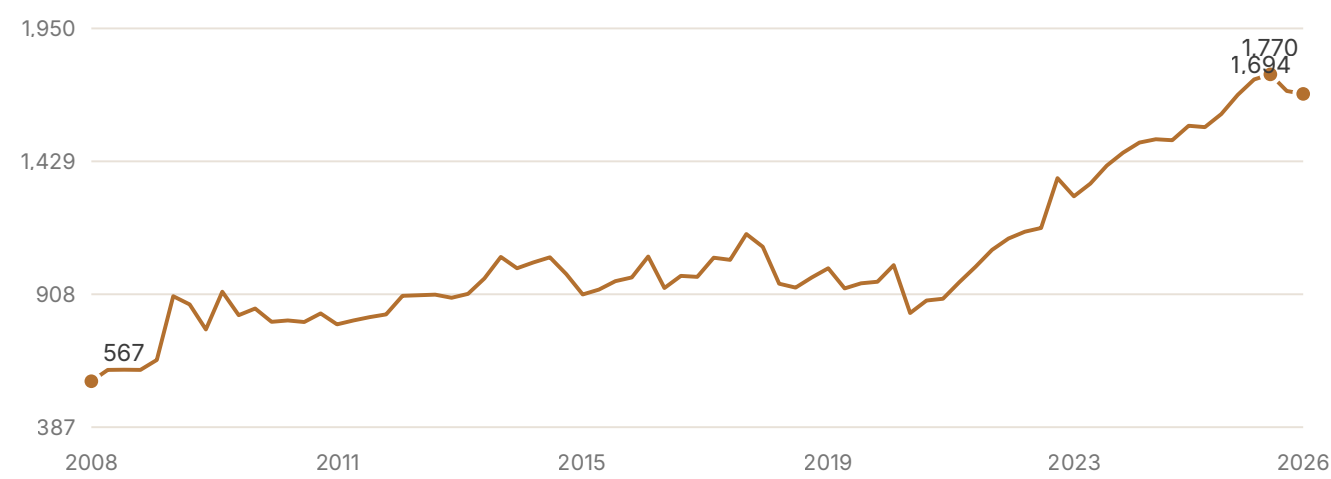
VS 2020 TROUGH

+103.1%

VS RECENT PEAK

-4.3%

The long view, Dubai since 2008



Monthly overview, last 13 months

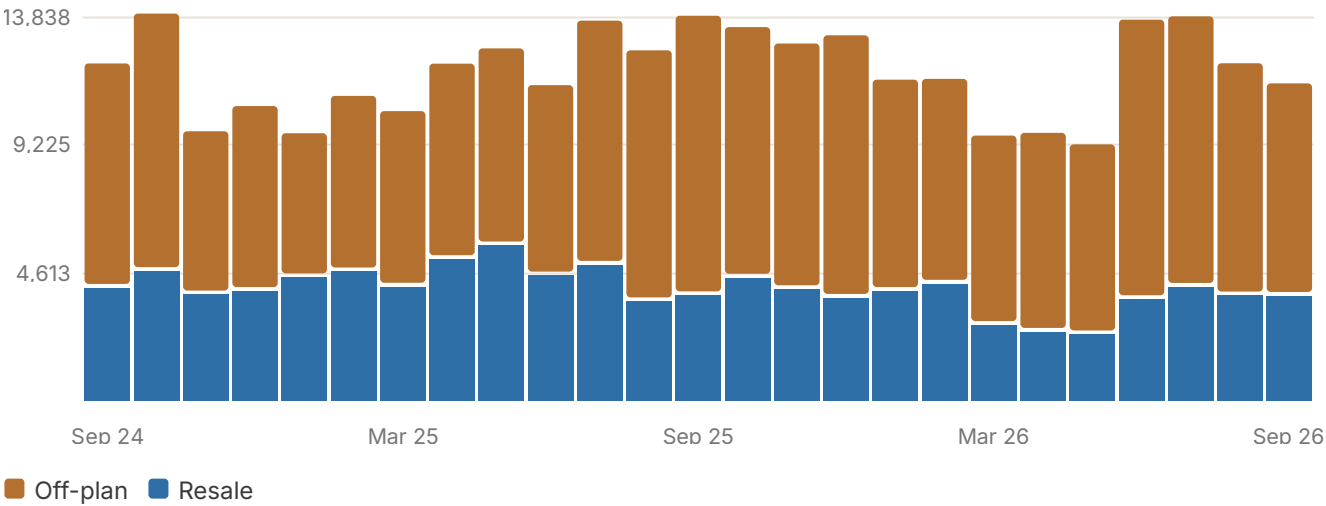
Month	Median AED/sq ft	MoM	QoQ	YoY
September 2026	AED 1,677	-1.5%	-0.7%	-1.4%
August 2026	AED 1,702	+0.3%	+3.8%	-0.9%
July 2026	AED 1,697	+0.5%	-8.0%	+2.4%
June 2026	AED 1,689	+3.0%	-2.3%	+2.5%
May 2026	AED 1,640	-11.1%	-6.7%	+2.2%
April 2026	AED 1,845	+6.7%	+1.4%	+15.8%
March 2026	AED 1,729	-1.6%	-4.8%	+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%

Off-plan and resale

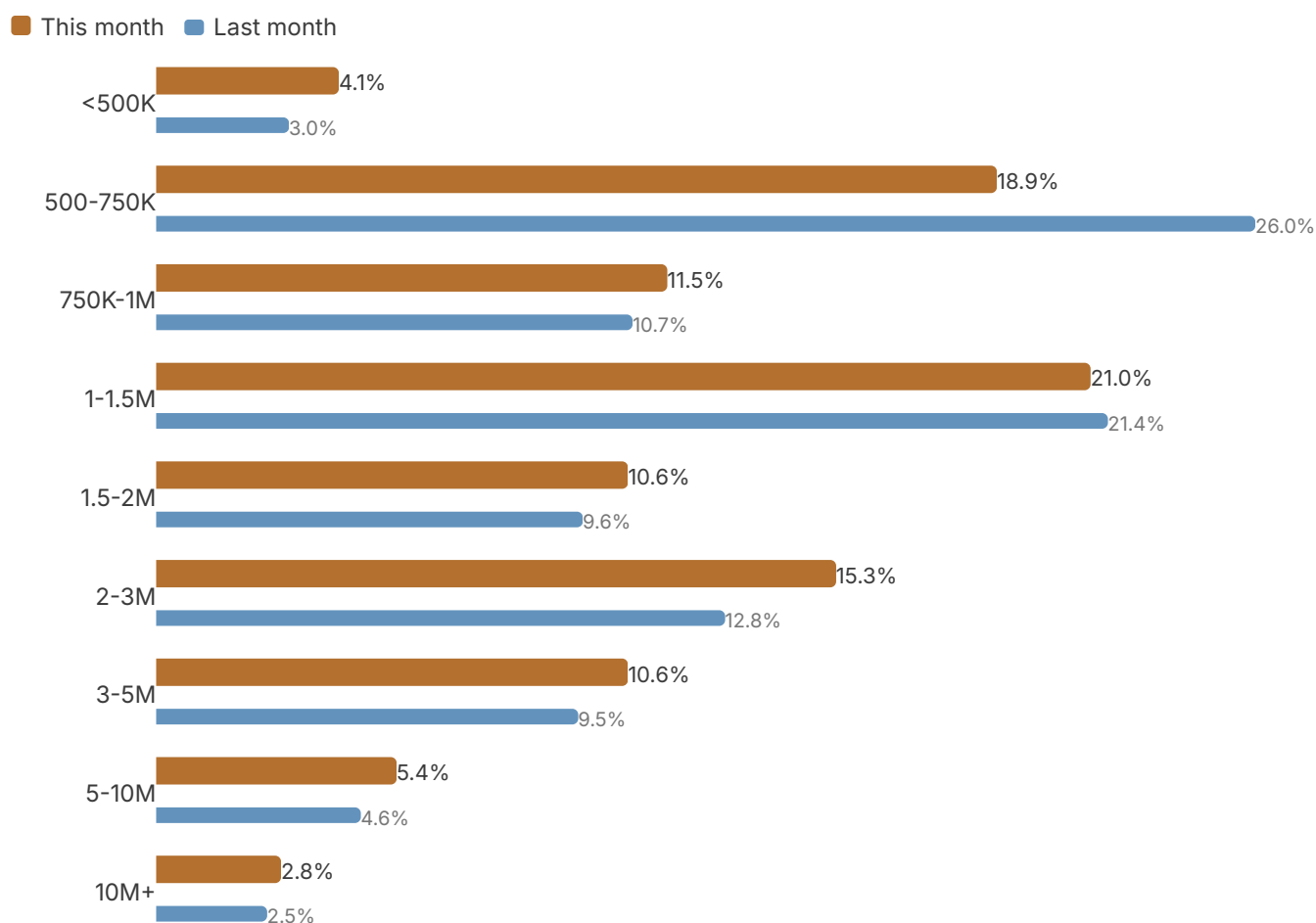
The raw Oqood share puts off-plan at **66.2%**. That undercounts it, because 764 developer-first sales were filed as title deed. Counting those back gives **73.0%**, and the rest of the month is resale at **26.8%**.

How the month splits	Sales	Share
Off-plan, adjusted	8,283	73.0%
Resale	3,039	26.8%
Other procedures	31	0.3%
Total	11,353	100.1%

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	928	AED 1.46B	AED 1,650
Jumeirah Village Circle	813	AED 1.30B	AED 1,423
Wadi Al Safa 3	657	AED 813.2M	AED 1,416
Jabal Ali Industrial Second	624	AED 719.1M	AED 1,731
Jebel Ali	542	AED 1.26B	AED 1,661
Wadi Al Safa 5	467	AED 859.3M	AED 1,375
Business Bay	437	AED 1.50B	AED 2,115
Al Hebiah Fifth	410	AED 724.6M	AED 1,638

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
International City	AED 900	+18.2%	185
Al Hebiah First	AED 1,843	+8.6%	407
Madinat Dubai Almelaheyah	AED 3,202	+7.4%	117
Dubai Production City	AED 1,511	+7.4%	234
Downtown Dubai	AED 2,833	+6.7%	171

Biggest falls

Area	Median AED/sq ft	MoM	Sales
Nad Al Shiba First	AED 2,538	-23.6%	100
Dubai Investment Park First	AED 1,042	-9.5%	346
Dubai Marina	AED 2,065	-9.1%	222
Dubai Sports City	AED 1,256	-7.5%	214
Jumeirah Lake Towers	AED 2,016	-4.7%	240

Where the money is, prime and luxury

Sales at **AED 10M and above** were **2.8%** of transactions but **26.1%** of the money spent.

AED 5M AND ABOVE

41.2% of value

AED 10M AND ABOVE

26.1% of value

What is still being built

375,705 units sit in 1,556 projects that are active, pending or not yet started. **81,793 units** are already past the date recorded against them and still not finished. 35,919 of those are in projects already at least half built.

Planned handover	Projects	Units
2026	118	27,404
2027	395	83,694
2028	277	68,752
2029	103	32,390
2030	12	9,579
2031	2	574
Past their planned date	385	81,793
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 71.2M		
5 B/R · 11,711 sq ft · Como Residences, Palm Jumeirah		

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	59	AED 4,170,870
Binghatti Apex	44	AED 720,000
The Brooks at Sobha Sanctuary	36	AED 5,765,728
The Grove at Sobha Sanctuary	36	AED 9,538,246
Dune Residency Dubai	32	AED 651,188

Most active developers, last 12 months

Developer	Sales	Share	Busiest projects
Azizi Developments	14,631	14.6%	AZIZI VENICE 14 (1998), Azizi Venice 6 (983), Azizi Venice 15 (796)
Binghatti Developers	7,326	7.3%	Binghatti Vintage (1077), Binghatti Titania (545), Binghatti Aquarise (375)
Sobha	3,545	3.5%	Sobha Central Phase II (506), Skyvue (464), Sobha Solis (360)
Island Oasis Properties	2,633	2.6%	DAMAC LAGOONS - VALENCIA (1122), DAMAC LAGOONS - LAGOON VIEWS 13 (518), DAMAC LAGOONS - PORTOFINO (115)
Emaar Development	2,518	2.5%	The Valley - Vindera (298), The St. Regis Residences, Downtown Dubai (97), Downtown Views II (68)

The rental market

Over the three months to Sep month-end, 184,626 residential Ejari contracts were registered across Dubai. **47% were new leases** and 53% renewals. Median annual rents came in at AED 69,300 for apartments and AED 180,000 for villas and townhouses.

APARTMENTS YIELD

5.9%

VILLAS & TOWNHOUSES YIELD

5.1%

Mortgages

3,883 mortgages were registered in September 2026, at a median of AED 1,480,000. Across the 1,522 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 39.2% 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 September 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 21 October 2026, sourced from Dubai Land Department records. Prepared by Yazdan Properties. yazdanproperties.ae. General market information, not a valuation or investment advice.