

MONTHLY MARKET REPORT · 2 NOVEMBER 2026

Dubai property market: *October 2026*

11,898 sales worth AED 34.7 billion. Deals picked up from September, off-plan kept its lead, and rents held steady.

Every month we read the Dubai Land Department (DLD) records and turn them into a short, plain report: how many homes sold, at what prices, where buyers were active, what happened to rents, and what was launched and handed over. Here is October 2026.

October *at a glance*

11,898 SALES TRANSACTIONS, UP 5.4% ON SEPTEMBER	**AED 34.7bn** TOTAL SALES VALUE, UP 18% ON SEPTEMBER	**AED 1,636** AVERAGE PRICE PER SQ FT, DOWN 1.1% ON SEPTEMBER
64% SHARE OF DEALS THAT WERE OFF-PLAN		

Source: DLD transaction records for 1–31 October 2026. All property types.

The big picture: *a steadier month*

October was the second month in a row of recovery in value. Sales rose 5.4% from September and their total value rose 18%, helped by a higher median deal price of **AED 1.39 million** (up 4.4%). Price per square foot eased slightly to AED 1,636.

Compared with October 2025, a record year, the market is quieter: deals are down about 40% and value about 41%. Most of that drop happened in the spring. Transactions cooled from March as regional tensions weighed on sentiment, and they have held at roughly 11,000–14,000 a month since. Prices have moved far less than volumes. The average price per square foot is about 4% below October 2025, which analysts describe as a market normalising after five years of rapid growth rather than a broad correction.

MEASURE	OCT 2026	SEP 2026	OCT 2025
Sales transactions	11,898	11,288	19,850
Total value (AED)	34.7bn	29.4bn	59.2bn
Median price (AED)	1.39m	1.33m	1.45m
Price per sq ft (AED)	1,636	1,654	1,703

Off-plan vs *ready homes*

Off-plan (primary) sales stayed in front, with **7,609 deals worth AED 19.2 billion**, or 64% of all deals and 55% of value. Resale (ready and secondary) homes made up **4,289 deals worth AED 15.6 billion**. Off-plan prices averaged AED 1,667 per sq ft against AED 1,548 for resale.

By *property type*

TYPE	DEALS	VALUE (AED)	MEDIAN PRICE (AED)	PRICE PER SQ FT
Apartments	8,903	15.5bn	1.14m	1,667
Villas	1,361	9.1bn	4.07m	1,359
Townhouses	649	2.0bn	2.99m	1,575
Commercial	540	2.3bn	2.11m	2,271
Land plots	444	5.8bn	5.61m	468

Area names are as registered with the DLD. Plot price per sq ft is per sq ft of land.

Where buyers *were active*

MOST DEALS	DEALS	HIGHEST VALUE	VALUE (AED)
Al Barsha South Fourth (JVC)	838	Marsa Dubai (Dubai Marina)	1.78bn
Dubai South	784	Business Bay	1.74bn
Wadi Al Safa 3	509	Al Rowaiyah First	1.10bn
Business Bay	457	Palm Jumeirah	1.03bn
Jabal Ali First	457	Dubai Hills Estate	1.02bn

JVC led for the number of deals, with both off-plan and resale buyers. **Dubai South** was the busiest off-plan area with 713 primary deals, as buyers continue to position around the Al Maktoum International Airport expansion (see our airport guide). Dubai Marina, Palm Jumeirah and Downtown Dubai led resale by value.

Top deals *of the month*

- **Villa:** AED 97 million in Dubai Hills Estate, followed by AED 79 million on The World Islands and AED 78 million on Palm Jumeirah.
- **Apartments:** AED 55 million at Balqis Residence Beach Villas and AED 53.7 million at W Residences, both on Palm Jumeirah, and AED 49.4 million at Orla by Omniyat. A bulk transaction of AED 919.8 million was also recorded at Marina Pinnacle in Dubai Marina.

Rents: *broadly stable*

94,404
RENTAL CONTRACTS REGISTERED, UP 0.8% ON OCT 2025

AED 56,000
MEDIAN ANNUAL RENT, ALL TYPES (OCT 2025: AED 56,470)

AED 79
MEDIAN RENT PER SQ FT A YEAR (OCT 2025: AED 78)

+4.9%
APARTMENT RENEWALS, YEAR ON YEAR

CONTRACT	CONTRACTS	MEDIAN ANNUAL RENT (AED)	CHANGE VS OCT 2025
Apartments, new leases	17,545	67,815	−5.8%
Apartments, renewals	17,691	60,000	+4.9%
Villas, new leases	1,035	214,618	−4.6%
Villas, renewals	790	200,000	+14.4%

Rents for new apartment and villa leases are slightly lower than a year ago, as more new buildings are completed, while tenants renewing in place are still paying more. For landlords, this means demand is holding but there is more choice for tenants signing new leases.

New supply: *launches and handovers*

19 projects with 6,969 units were launched in October. The largest were Binghatti Spectre-B in Al Jaddaf (1,932 units), The Wow Tower in Wadi Al Safa 5 (1,382), Holm Central in Al Satwa (461) and Portside Square Tower 3 by Ellington in Mina Rashid (413). Imtiaz launched two projects: Raw District 2 Tower C and The Vault.

10 projects with 2,201 units were handed over, led by Emaar's Club Drive Tower B in Dubai Hills Estate (529 units) and Anya and Anya 2 in Arabian Ranches III (854 units together).

What this means *for buyers*

- **Room to negotiate.** With fewer deals than in 2025 and prices holding, buyers have more time to compare and more room to negotiate, especially on resale.
- **Developers are competing on terms.** Look for pre-launch discounts and post-handover payment plans, such as REEF 995 in DLRC (4% off launch prices for EOIs until 11 November). Our payment plans guide explains how to compare them.
- **Check rents before you buy to let.** New-lease rents are softer in areas with many handovers, so base your yield on recent contracts in the building, not asking rents.
- **Golden Visa.** A property worth AED 2 million or more can still qualify. See our Golden Visa guide.

Want the numbers *for your area?*

Tell us the area or building you're looking at, and we'll send you recent sale prices, rents and yields from DLD records.

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Sources

- Dubai Land Department transaction and rental contract records, October 2025 – October 2026, via DXBinteract
- AGBI, "Dubai property sales tumble but market settling at true value", July 2026

This report is for information only and is not financial advice. Figures are based on registered DLD transactions and may be revised as late registrations are added. Tarek Imad · BRN 52002 · Tanami Properties L.L.C. · ORN 770107