

ALLSOPP & ALLSOPP

DUBAI REAL ESTATE

MARKET SNAPSHOT

AUGUST 2026

VALUE AED 26.2 BILLION

Read in isolation, August's Dubai Land Department figures tell the story of a market catching its breath. Read correctly, they're an echo. Because DLD data reflects deals that took up to 12 weeks to transfer, what we're looking at is largely May's market, the tail end of the region's most cautious stretch, still working its way through the paperwork. The real story of August is further down this report, in Allsopp & Allsopp's own numbers, which reflect deals agreed in real time, and it's a pattern that has now shown up in four of the last five months: our data has told a materially different story to DLD's in April, May, June and August. Keep that distinction in mind as you read what follows.

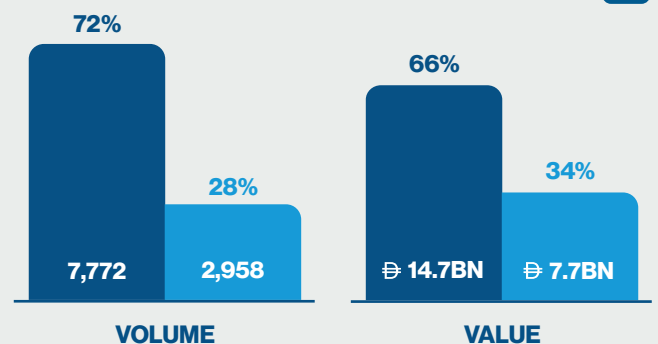
By the headline figures, it was a quiet month: AED 26.2 billion in total sales value, easing 20% month-on-month and 48% against August 2025. Volume followed a similar path, moderating 16% to 11,264 transactions, with the average sale price easing to AED 2,328,831. None of that should come as a surprise once you place it back in its proper timeframe - this is the market's spring hesitation, finally arriving on the books.

What's more revealing is where the softness concentrated. The secondary market felt this most, levelling out almost 14% month-on-month to 2,958 transactions, suggesting resale buyers were the ones who paused hardest back in May, likely waiting to see how regional tensions played out before committing to ready stock. Off-plan, by contrast, held its share of the market steady at 72% of volume - a segment that tends to move on longer-term conviction rather than short-term sentiment, and it shows.

Villas and townhouses continue to punch well above their weight: just 12% of volume, but 35% of total value, at an average price of AED 5,933,604. The month's headline transactions reinforced that the top of the market never really slowed at all - a District One villa at MBR City changed hands for AED 160 million, a Frond J villa on Palm Jumeirah for AED 125 million, and three further villa sales above AED 55 million. It's a thread that's run through nearly every month this year, whatever caution has touched the middle of the market, buyers writing nine-figure cheques haven't paused once in 2026.

One number worth sitting with: completed units reached 3,642 in August, up 98% year-on-year, the sharpest annual jump we've recorded all year. Completions were already up 14% year-on-year in April and 34% across H1 as a whole, so August isn't an isolated spike, it's the clearest sign yet that Dubai's development pipeline is now landing at real scale, not just being announced. Unlike sales data, completions can't be delayed by buyer sentiment, they reflect construction that's already happened, and that pipeline hasn't paused for anyone.

OFF-PLAN VS SECONDARY



So where does that leave the wider narrative? The honest answer is that August's DLD figures shouldn't be read as a verdict on the market today, they're a delayed readout of a more cautious spring. What Allsopp & Allsopp saw happening on the ground in August, set out below, is a more accurate real-time picture of current demand than this month's transfer data alone can offer.

▲ 3%

increase in average
residential sales price
month-on-month

AUG 2026

AUG 2026

TOTAL COMPLETED UNITS IN AUGUST 2026

3,642 units

↑ **98% increase**
in comparison to completed units in
August 2025

OFF-PLAN COMPLETED UNITS

1,842
units

3,642
units

VOLUME

● Aug 2025 ● Aug 2026

AVERAGE SALES PRICE

₹5,057,863

▲ 8% increase
vs July 2026
▲ 20% increase
vs August 2025

If DLD's August figures show where the market has been, Allsopp & Allsopp's show where it is now, and what they show is a business getting choosier, not smaller. Average sales price rose 8% month-on-month and a full 20% year-on-year to AED 5,057,863, in the same month the wider market's average price eased. That's not a coincidence worth glossing over, it's the headline, and it's a pattern that's held for us across several months this year even as DLD's own figures have moved the other way.

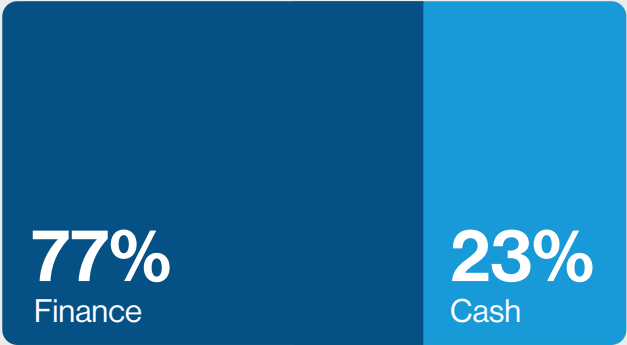
The mechanics behind it are worth spelling out, because they tell more than "prices went up." Look at how our deals broke down by price bracket in August: deals between AED 5-10 million rose 20% year-on-year and 50% month-on-month, and deals above AED 10 million rose 9% year-on-year. We didn't get a market-wide repricing, we got more buyers transacting higher up the market, and the average did what averages do.

Villas told the sharpest version of this story, another month in a run that's held all year. While DLD's own villa and townhouse segment eased by more than a third year-on-year, Allsopp & Allsopp's villa volume actually rose 3%, with total value essentially flat.

SALES TRANSACTION ANALYSIS (Y-O-Y)

Sales Price Bracket	%
Under AED 1M	-60%
AED 1-3M	-44%
AED 5-10M	+20%
Above AED 10M	+9%

BUYER'S FINANCE SUMMARY



Jumeirah Golf Estates led the way at an eye-catching average of AED 14,594,167, followed by The Springs at AED 4,258,333 and DAMAC Hills at AED 5,550,000, a segment that, on our numbers, simply didn't experience the slowdown the wider market did.

Jumeirah Golf Estates deserves a line of its own, and it's a name that's topped this section nearly every month this year. Roughly 2 in 5 homes sold in the community last month were sold by Allsopp & Allsopp, and more than half of all the money spent on property there passed through our books.

TOP 5 BUYER NATIONALITIES



AVERAGE VILLA/TOWNHOUSE SALES PRICE

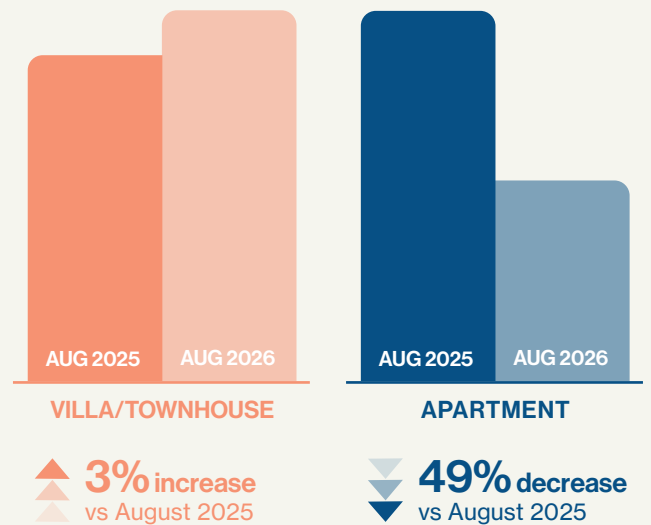


₹ 7,518,056

Apartments moved with the market rather than against it, though even here the price told a different story to the volume: average apartment price rose to AED 2,706,344, up year-on-year, even as transaction volume eased. Dubai Marina remained the top transacting area at AED 2,480,250, followed by Dubai Creek Harbour at AED 2,853,333 and Jumeirah Beach Residence at AED 1,690,000.

There's a quieter shift running underneath all of this worth flagging, and it may be the single clearest green shoot in this whole report: buyers are increasingly financing rather than paying cash. The cash share of our buyers has eased two reporting periods running, from 34% in July to just 23% in August, a steeper drop than the wider year-on-year trend alone would suggest, and it continues a slide that's been building since the spring, when the split was closer to even.

SALES TRANSACTION VOLUME (Y-O-Y)



AVERAGE APARTMENT SALES PRICE



₹ 2,706,344

TOP TRANSACTING AREAS & AVERAGE PRICES



VILLA/TOWNHOUSE

APARTMENT

1 Jumeirah Golf Estates
₹ 14,594,167

1 Dubai Marina
₹ 2,480,250

2 The Springs
₹ 4,258,333

2 Dubai Creek Harbour
₹ 2,853,333

3 DAMAC Hills
₹ 5,550,000

3 JBR
₹ 1,690,000

Whether that reflects changing buyer profiles, interest rate expectations, or simply confidence to leverage, it's a shift worth watching into September, and it lines up directly with the price bracket data above, financing appears to be actively pulling demand up-market rather than just supporting it.

Put together, August makes the case that Allsopp & Allsopp's transaction data is arguably a better real-time read on Dubai's actual market health than this month's transfer figures suggest, a reminder that the DLD numbers above will keep catching up to what's actually happening on the ground.

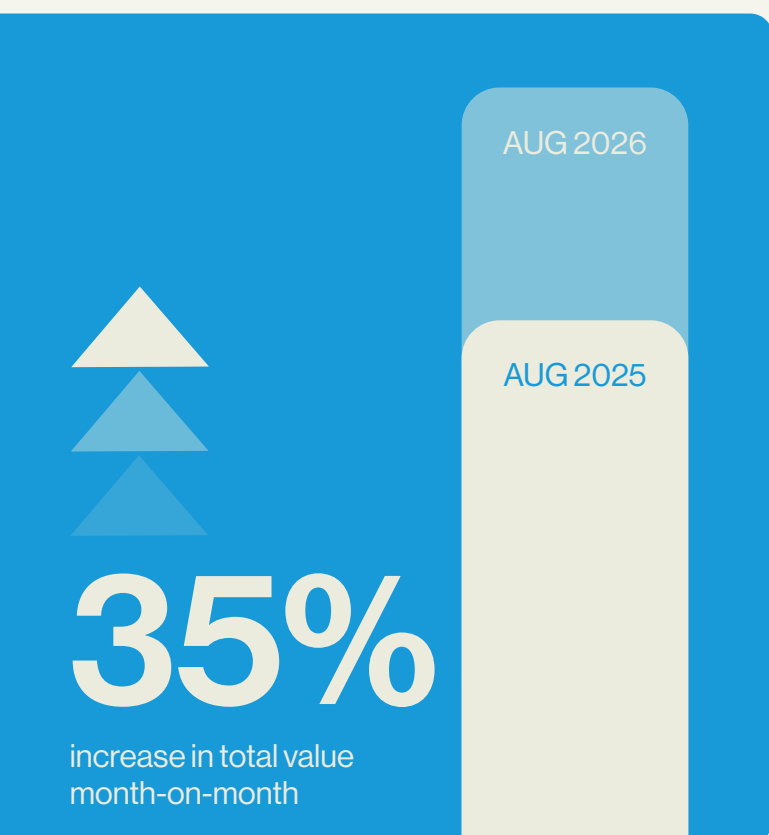
AVERAGE LETTING PRICE

₹ 217,804

▲ **6% increase**
vs July 2026

▼ **0.1% decrease**
vs August 2025

Where the sales story is about buyers being more selective, the lettings story is simpler: demand held, and pricing followed. Average letting price climbed 6% month-on-month to AED 217,804, while total transaction value jumped 35% over the same period, one of the clearest signals in this report that whatever caution touched the sales market earlier in the year isn't showing up in tenant demand now.



Villas and townhouses remain the segment commanding the biggest premium, with an average letting price of AED 426,000. Jumeirah Golf Estates featured heavily among the month's standout transactions, including a Sanctuary Falls villa at AED 2,850,000, a European Clusters home in Jumeirah Islands at AED 3,500,000, and a Signature Villas letting on Palm Jumeirah at AED 1,800,000, three of the market's most sought-after addresses, all transacting within weeks of each other.

Apartments told a steadier story at a lower price point, with an average letting price of AED 118,241. Dubai Marina led the way at AED 155,833, followed by Downtown Dubai at AED 116,200 and Dubai Creek Harbour at AED 113,200, a top three that's barely moved in recent months, a sign of just how entrenched tenant preference is for Dubai's most established addresses.

TOP 5 TENANT NATIONALITIES



15%



British

3%



Russian

3%



Lebanese

2%



Canadian

2%



Turkish

AVERAGE VILLA/TOWNHOUSE LETTING PRICE



₹ 426,000

TENANT FINANCE SUMMARY

Cheques	1	2	3	4+
Aug 2026	23%	17%	11%	49%

Tenant behaviour also offered a useful read on confidence: four-or-more cheque payments accounted for 49% of transactions in August, the clear preference across the period, suggesting tenants remain comfortable spreading larger commitments rather than negotiating down to single-cheque terms. British tenants remained the largest group by some distance at 15% of all lettings, with Russian and Lebanese tenants rounding out a genuinely international spread at 3% each.

NOTABLE VILLA/TOWNHOUSE LETTING TRANSACTIONS



₹ 3,500,000

European Clusters Jumeirah Islands

₹ 2,850,000

Sanctuary Falls Jumeirah Golf Estates

₹ 1,800,000

Signature Villas Palm Jumeirah

AVERAGE APARTMENT LETTING PRICE



₹ 118,241

Taken alongside the sales data, the picture that emerges is one of a market where transactional caution, if it exists at all right now, is concentrated almost entirely on the buy side, and even there, mostly in the DLD's rear-view figures rather than in what we're agreeing in real time. Rental demand, by contrast, looks entirely uninterrupted.

TOP TRANSACTING APARTMENT AREAS AND AVERAGE RENT



1 ₹ 116,200 — Downtown Dubai

2 ₹ 113,200 — Dubai Creek Harbour

3 ₹ 155,833 — Dubai Marina

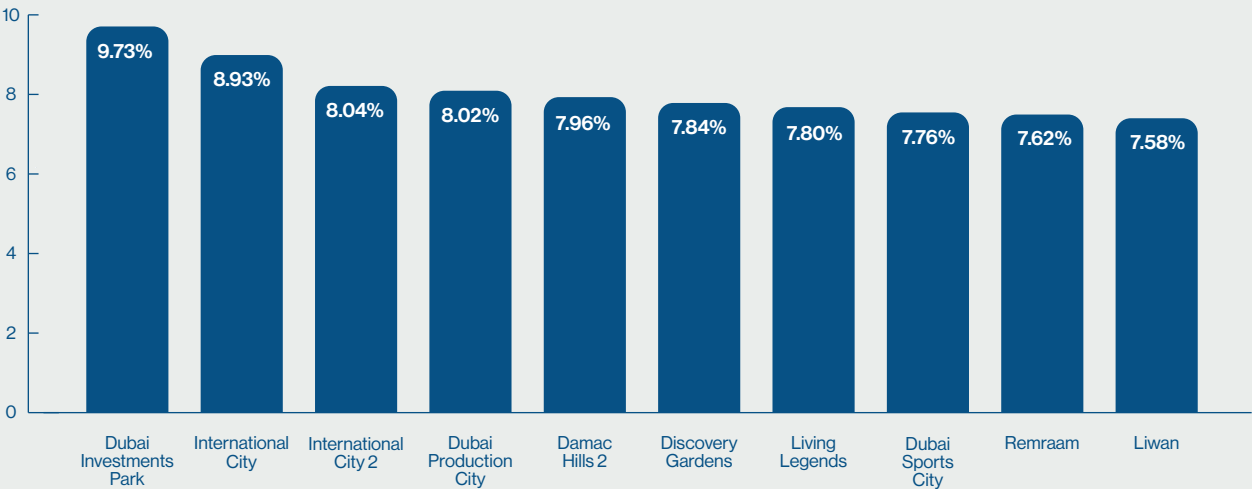
4 ₹ 73,333 — Jumeirah Lakes Towers

5 ₹ 108,000 — DIFC

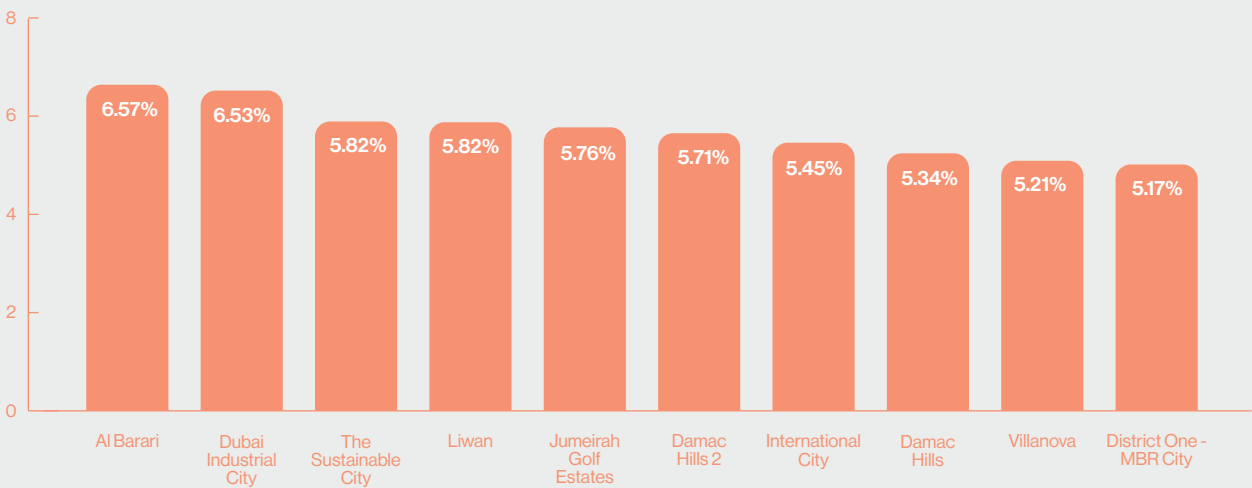
AUGUST 2026 RENTAL YIELDS

Dubai's rental yield picture eased slightly in August, with apartments delivering an average gross investment yield of 7% and townhouse/villa yields averaging 5%, with apartments remaining the higher-yielding asset class of the two, as usual. Year-on-year, though, the trends continue to diverge: apartment yields have eased 3% against August 2025, a sharper annual adjustment than last month and the first time this year the comparison has turned this firmly negative, while townhouse/villa yields are still up 2% over the same period, underlining that villa and townhouse demand has held its ground more consistently over the past twelve months even as apartments retain the higher absolute yield. Villas and townhouses also continue to command the stronger absolute income returns given their higher rental value, a distinction worth keeping in the copy rather than treating the two as interchangeable.

TOP 10 APARTMENT YIELDS



TOP 10 TOWNHOUSE/VILLA YIELDS



Two communities made both top 10 lists this month, DAMAC Hills 2 and International City - reflecting continued strong rental demand across both apartment and villa/townhouse stock in each area. It's also worth noting Liwan appears in both the apartment (10th) and villa/townhouse (joint 3rd) tables, a community showing consistent strength across property types even as the wider yield picture cooled.



TOP MOVERS — 12-MONTH GROWTH



Capital appreciation across Dubai was more mixed in August, with several of July's leaders cooling and a different set of communities picking up the pace. Majan apartments led the pack, up 7% month-on-month, capping a run that's delivered 31% over six months and 22% over the past year - one of the clearest examples of sustained, accelerating growth in this month's data.

Motor City villas told a similar story, up 6% in August and now 24% ahead both over six months and the past year. Jumeirah Golf Estates villas also had a strong month, up 5%, continuing a steadier build that's delivered 7% over six months and 11% over the year.

Palm Jumeirah's Fronds Garden Homes stood out too, up 4% month-on-month and 37% ahead year-on-year, reinforcing the strength at the very top of the villa market. Jaddaf Waterfront apartments kept building on their July momentum, up a further 2% on top of 24% growth over the past year.

Not every July leader carried through, though. Barsha Heights, last month's standout at +4%, levelled out in August, still up 25% over the year but a clear pause after months of acceleration. Sobha Hartland villas and Jumeirah Islands both saw sharp single-month corrections, easing 13% and 10% respectively, large enough swings to watch in September rather than read as a trend just yet.

ALLSOPP & ALLSOPP

For press and media
enquiries, please contact:

PR & Communications

✉ pr@allsoppandallsopp.com

☎ +971 4 429 4444

🌐 allsoppandallsopp.com