

ALLSOPP & ALLSOPP

Dubai Real Estate

MARKET SNAPSHOT

→ Q1 2026

VALUE
 € 172 BN

6% decrease
vs Q4 2025

24% increase
vs Q1 2025

Dubai's property market has seen a short-term adjustment over the past four weeks, as regional geopolitical tensions have influenced buyer sentiment and transaction volumes, according to Allsopp & Allsopp.

Transaction activity slowed across March, with a clear shift in behaviour. Following a strong start to the year, the market has moved into a more cautious, "wait and watch" phase. Despite this, total sales value across commercial and residential sectors reached AED 172 billion in quarter one, highlighting underlying strength.

Quarter-on-quarter, the average sales price increased by 14% to AED 3.7M, while year-on-year prices are up 19%, reinforcing continued upward pressure despite short-term uncertainty.

Total sales volume and value softened, with volumes down 18% and value down 6%. However, year-on-year performance remains positive, with quarter one 2026 delivering 24% higher sales value and a slight increase in volume compared to quarter one 2025.

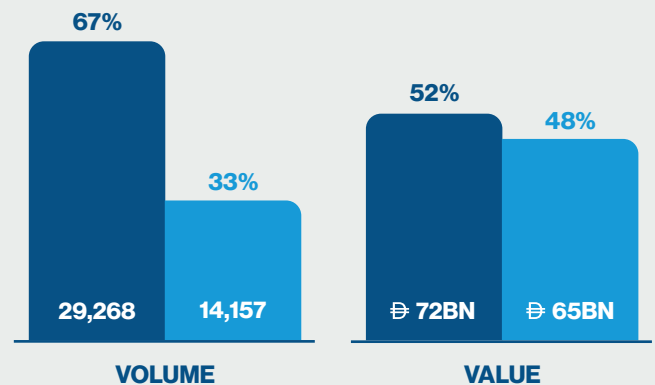
The off-plan market saw a decline, with value down 15% and volume down 22%, partly due to fewer launches compared to 2025. Despite this, off-plan still accounts for 67% of transactions, compared to 33% in the secondary market, showing continued investor demand.

In contrast, the secondary market has shown resilience, with average prices up 23% quarter-on-quarter and total sales value increasing by 10%, reflecting confidence in ready properties.

33%

▲ increase in total off-plan sales value
▲ year-on-year

OFF-PLAN VS SECONDARY



Villas and townhouses remain a standout, with average prices rising 43% year-on-year to AED 7.5M, alongside increases in both volume and value. Apartments, however, saw a short-term correction, with value down 22% and volume down 25%, while prices remained stable with a 3% increase, indicating rebalancing rather than decline.

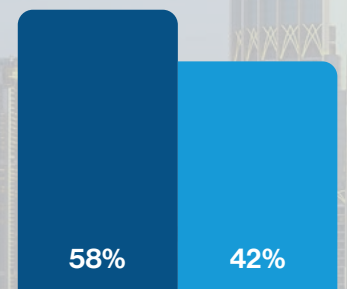
Overall, the market has paused and adjusted rather than declined, with demand, pricing, and key segments continuing to demonstrate resilience.

TOTAL COMPLETED UNITS IN Q1 2026

12,829 units

↑ **27% increase**
in comparison to completed units in
Q1 2025

TOTAL NEW OFF-PLAN UNITS IN Q1 2026



VOLUME

● New units launched
● Completed units

AVERAGE SALES PRICE

₹6,361,182

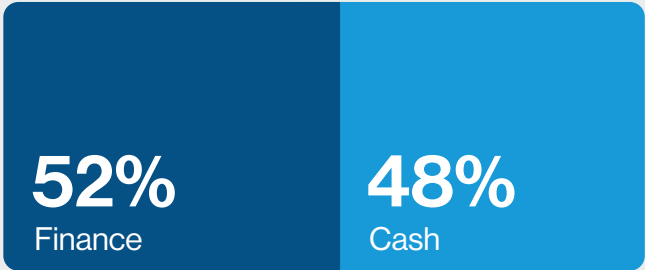
▲ 18% increase
vs Q4 2025

▲ 16% increase
vs Q1 2025

Allsopp & Allsopp saw similar trends across the market in quarter one, with a strong start to the year during the first eight weeks of 2026, followed by a noticeable dip in March driven by regional tensions.

On average, sales prices increased by 18% both quarter-on-quarter and year-on-year, highlighting the continued upward trajectory of Dubai's property values. This sustained price growth reinforces the strength of demand, even as activity levels fluctuate in response to external factors.

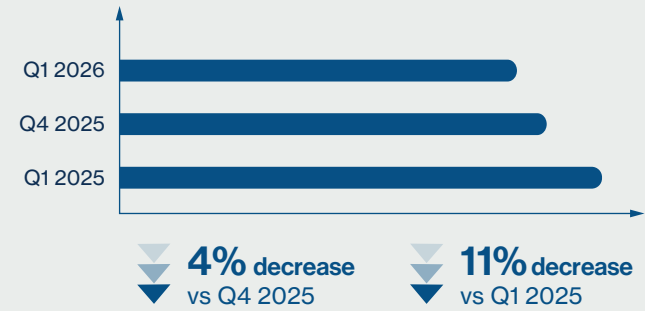
BUYER'S FINANCE SUMMARY



Total sales transaction value rose by 13% in quarter one, while overall volume saw a modest decline of 4%. This suggests that although fewer transactions took place, higher-value deals continued to drive the market, pointing to confidence among more committed buyers.

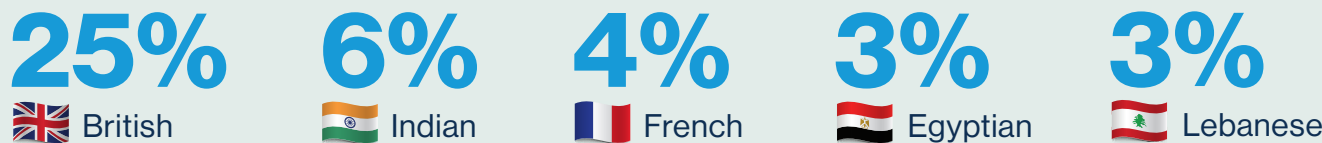
The villa and townhouse segment remained a standout performer. In quarter one, both value and volume increased, with transaction value up by 23% and volume up by 19%, while year-on-year movement remained relatively stable. This reflects ongoing demand for larger, end-user properties, particularly from buyers seeking space, privacy, and long-term lifestyle investments.

SALES TRANSACTION VOLUME



Buyer behaviour also remained balanced, with 52% of purchases completed with finance and 48% in cash. This even split demonstrates a healthy mix of end-users and investors in the market. Notably, several high-value transactions were recorded, including a villa on the Palm Jumeirah for AED 68M, Palm Jebel Ali for AED 53M, and Arabian Ranches for AED 50M, highlighting continued appetite at the top quartile of the market.

TOP 5 BUYER NATIONALITIES



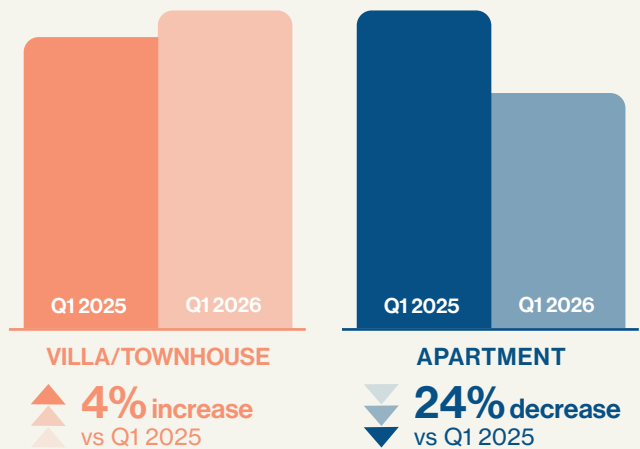
AVERAGE VILLA/TOWNHOUSE SALES PRICE



₹ 10,487,381

Apartments followed a similar trend to the wider data, with a quarterly dip in activity. Value declined by 19% and volume by 18%, suggesting a short-term cooling in this segment. However, pricing has remained relatively stable, indicating that this is more of a pause in activity rather than a correction in values.

SALES TRANSACTION VOLUME



Top apartment sales in quarter one included a DIFC unit for AED 19M, Palm Jumeirah for AED 15.5M, and Jumeirah Lake Towers for AED 8.5M, demonstrating that premium apartments in established areas continue to perform. Across key locations, average apartment prices currently sit at AED 2.5M in Dubai Marina, AED 3.2M in Downtown Dubai, and AED 800K in JVC, with the majority of transactions taking place between AED 1M and AED 3.5M.

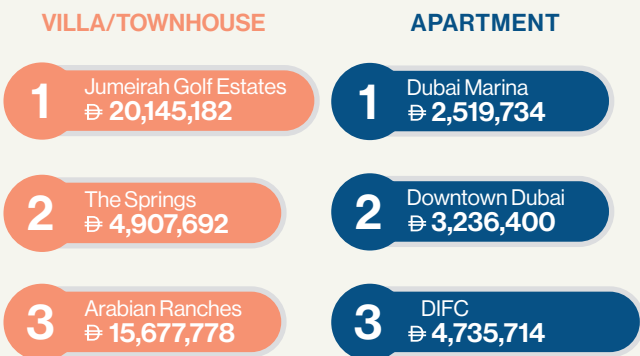
The split between villas, townhouses, and apartments is slightly more balanced within Allsopp & Allsopp compared to wider market data, with 35% of volume in villas and townhouses and 65% in apartments. However, in terms of value, villas and townhouses dominate, accounting for 68% of total sales value, reflecting their higher price points.

AVERAGE APARTMENT SALES PRICE



₹ 2,622,876

TOP TRANSACTING AREAS & AVERAGE PRICES



Another key trend in quarter one has been the increase in higher-value transactions. Sales of properties above AED 10M rose by 45% compared to quarter four, while the AED 3M–5M segment saw a 14% increase in transactions. This indicates growing confidence among mid- to high-end buyers, even during periods of uncertainty.

While some short-term softness may continue, the data shows a resilient market supported by strong pricing and consistent demand.



AVERAGE LETTING PRICE

₹ 202,499

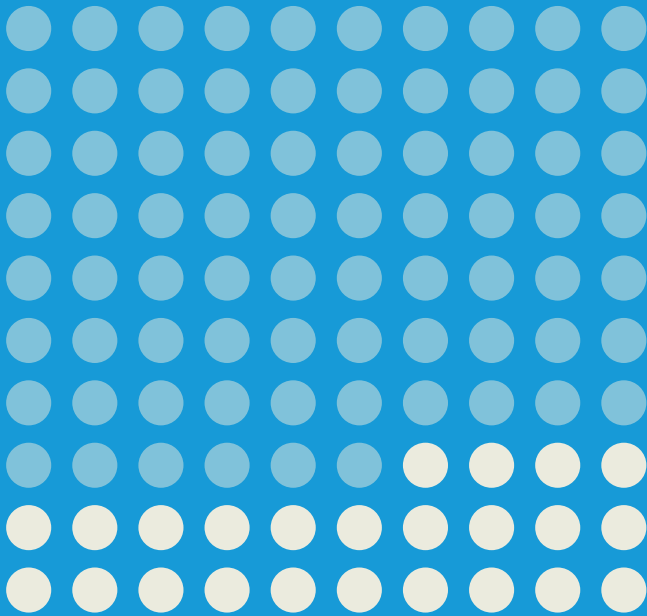
3% decrease
vs Q4 2025

8% decrease
vs Q1 2025

DLD rental data shows a clear softening across all key metrics in quarter one. Renewals were down 13% quarter-on-quarter and 12% year-on-year, while new contracts declined by 19% quarterly and 8% annually. Overall rental transaction volume dropped by 15% compared to quarter four, reflecting a slowdown in activity across the market.

24%

▲ increase in total lettings listings in Q1 2026
▲ vs Q4 2025



When compared to Allsopp & Allsopp data, a similar trend emerges, with rental volume down 22% and total value decreasing by 25%. While activity has slowed, it's important to highlight that this reflects a short-term shift in behaviour rather than a drop in demand. Tenants are taking more time, negotiating more, and adopting a more cautious approach. The top three nationalities remain the UK, Turkey, and France, highlighting continued international demand.

The villa and townhouse rental segment has seen a notable dip in activity during quarter one. However, this needs to be viewed in context. For the past six months, demand has significantly outweighed supply. As a result, despite fewer transactions, rental prices for villas and townhouses have continued to increase, highlighting the ongoing demand for larger, family-focused properties. This is reflected in top rental transactions, including AED 2.3M in Jumeirah Golf Estates, AED 1.6M in Emirates Hills, and AED 1.2M in Jumeirah Golf Estates, demonstrating the premium tenants are willing to pay for prime properties.

TOP 5 TENANT NATIONALITIES



12%



3%



3%



3%



3%



Apartments have experienced a more noticeable short-term dip, with volume down 19% and value down 23% quarter-on-quarter. However, this follows a particularly strong period in late 2025, making this more of a market stabilisation rather than a decline. Top apartment rentals included AED 500K in Dubai Marina, AED 465K in Jumeirah Lakes Towers, and AED 450K in Al Barari, with areas such as Downtown Dubai, Dubai Marina, and Business Bay continuing to dominate due to their prime locations and amenities.

AVERAGE APARTMENT LETTING PRICE



₹ 136,757

TOP TRANSACTING APARTMENT AREAS AND AVERAGE RENT



1 Downtown Dubai
₹ 141,007

2 Dubai Marina
₹ 179,376

3 Business Bay
₹ 110,682

4 Jumeirah Village Circle
₹ 81,714

5 Motor City
₹ 107,607

AVERAGE VILLA/TOWNHOUSE LETTING PRICE



₹ 336,966

NOTABLE VILLA/TOWNHOUSE LETTING TRANSACTIONS



₹ 2,350,000

Flame Tree Ridge Jumeirah Golf Estates

₹ 1,600,000

Sector E Emirates Hills

₹ 1,600,000

Sanctuary Falls Jumeirah Golf Estates

The overall rental split mirrors the sales market, with apartments accounting for 71% of transactions and villas and townhouses making up 29%, largely due to the greater availability of apartment stock. Listings in quarter one were 24% higher than quarter four, while new applicants rose 13% year-on-year, reflecting continued population growth. Increased supply combined with cautious tenant behaviour is contributing to the current slowdown in activity.

Overall, the market is showing a short-term adjustment rather than decline, with demand remaining strong and activity expected to pick up as conditions stabilise.

TENANT FINANCE SUMMARY

Cheques	1	2	3	4+
Q1 2026	25%	22%	8%	45%

Cheque trends remain consistent, with 25% of owners requesting one cheque and 44% accepting four or more, in line with previous patterns. However, given current regional tensions and a more cautious tenant market, we may begin to see increased flexibility from landlords on payment terms to secure occupancy and maintain demand.

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