

ALLSOPP & ALLSOPP

DUBAI REAL ESTATE

MARKET SNAPSHOT



Q3 2026

VALUE
 € 71.8 BILLION

Dubai's property market recorded AED 71.84 billion in total sales transaction value in Q3 2026, according to Dubai Land Department (DLD) data, across 33,808 transactions at an average sale price of AED 2,125,053. Worth noting DLD data captures deals at the point of transfer, which can lag agreement by up to 12 weeks, so much of what's registering across July, August and September reflects decisions made earlier in the year.

Against Q2 2026, total value eased by 15% and volume by 3%, with average price per square foot softening 5% to AED 1,761. The year-on-year comparison reflects Q3 2025's exceptional trading conditions, with value, volume and average price all levelling out against a strong quarter the year prior.

Residential property continued to dominate the market's composition, accounting for 95% of total sales volume and 82% of value, with commercial real estate making up the balance. Within residential, off-plan activity remained the larger share at 72% of volume and 64% of value, worth AED 45.86 billion, though it was the secondary market that stood out this quarter. Secondary volume rose 15% quarter-on-quarter to 9,540 transactions, with total secondary value up nearly 3%, suggesting resale buyers were the first to return once sentiment began to settle.

Villas and townhouses recorded an average sale price of AED 6,090,522, with apartments averaging AED 1,569,714. The top of the market showed no sign of hesitation at all, continuing a thread that's run through every quarter this year. The period's standout transactions included a villa at The Crescent, Palm Jumeirah for AED 260M, a residence at Dubai Hills View for AED 252M, a villa at District One, MBR City for AED 160M, and a further two sales above AED 125M at Emirates Hills and Palm Jumeirah. On the apartment side, a unit at Aman Residences, Jumeirah 2 led the quarter at AED 166M. Dubai South, Jumeirah Village Circle and Downtown Jebel Ali led transacting communities by volume.

One number worth sitting with: off-plan completed units reached 12,382 in the quarter, up 31% year-on-year, continuing the development pipeline pattern of delivering at real scale that's built steadily across 2026. Unlike sales data, completions can't be delayed by buyer sentiment, they reflect construction that's already happened, and that pipeline hasn't paused.

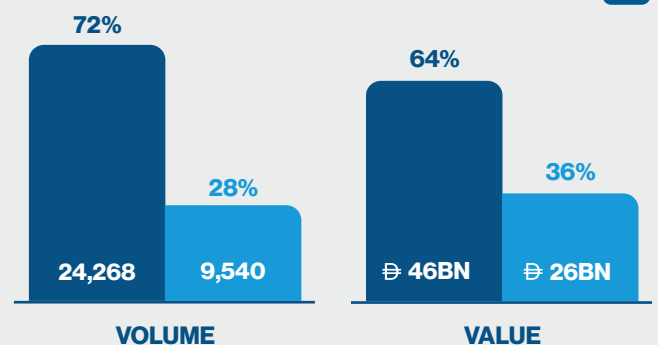
▲ 15%

increase in secondary
total volume
quarter-on-quarter

Q3 2026

Q2 2026

OFF-PLAN VS SECONDARY



So where does that leave the wider narrative? Q3's DLD figures are a delayed readout of an earlier, more cautious period rather than a verdict on the market today. What Allsopp & Allsopp saw happening on the ground over the same quarter, set out below, offers a more accurate real-time picture of current demand.

TOTAL COMPLETED UNITS IN Q3 2026

12,382

↑ **31% increase**
in comparison to completed units in
Q3 2025

OFF-PLAN COMPLETED UNITS

9,456

12,382

VOLUME

● Q3 2025 ● Q3 2026

AVERAGE SALES PRICE

₹5,447,110

▲ 14% increase
vs Q2 2026
▲ 5% increase
vs Q3 2025

Set against the DLD lag, Allsopp & Allsopp's own Q3 figures are the more current signal, and they point to a business gaining ground rather than losing it. Average sales price rose 14% quarter-on-quarter and 5% year-on-year to AED 5,447,110, in the same quarter the wider market's average price eased. That's the headline, and it's a pattern that's held across much of this year even as DLD's own figures have moved the other way. Transaction volume was up 4% on Q2, and total transaction value rose 19% over the same period, with year-on-year volume and value levelling out against an exceptionally strong Q3 2025.

The mechanics behind this price story are worth spelling out. By price bracket, transactions above AED 10M rose 38% quarter-on-quarter, the strongest growth of any bracket, while the AED 1-3M segment was up 11%. Only the sub-AED 1M bracket moderated against Q2. This wasn't a market-wide repricing, it was more buyers transacting higher up the market.

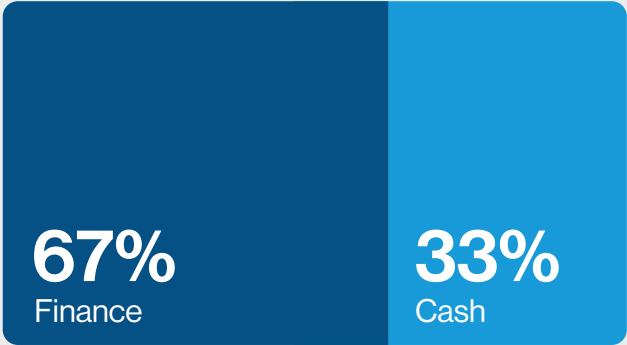
Villas offered the sharpest example of this story, continuing a pattern that's shown up consistently across 2026. Average villa and townhouse sale price rose 15% quarter-on-quarter to AED 8,619,368, with transaction volume up 2% and total value up 17%, a segment that simply didn't experience the same softness as DLD's own villa and townhouse figures, which eased against Q2. Amongst the quarter's top transaction was a villa at Garden Homes, Frond F, Palm Jumeirah for AED 56M, with further notable sales at Balqis Residence on Palm Jumeirah for AED 55M and a Wildflower villa in Jumeirah Golf Estates for AED 44M.

Jumeirah Golf Estates led transacting villa and townhouse areas again this quarter at an average price of AED 20,447,308, followed by Arabian Ranches and Damac Hills 2.

SALES TRANSACTION ANALYSIS (Q-O-Q)

Sales Price Bracket	%
Under AED 1M	-22%
AED 1M-3M	+11%
AED 3M-5M	+6%
Above AED 10M	+38%

BUYER'S FINANCE SUMMARY



TOP 5 BUYER NATIONALITIES



26%

 British

13%

 Indian

5%

 Italian

3%

 German

3%

 Egyptian

AVERAGE VILLA/TOWNHOUSE SALES PRICE

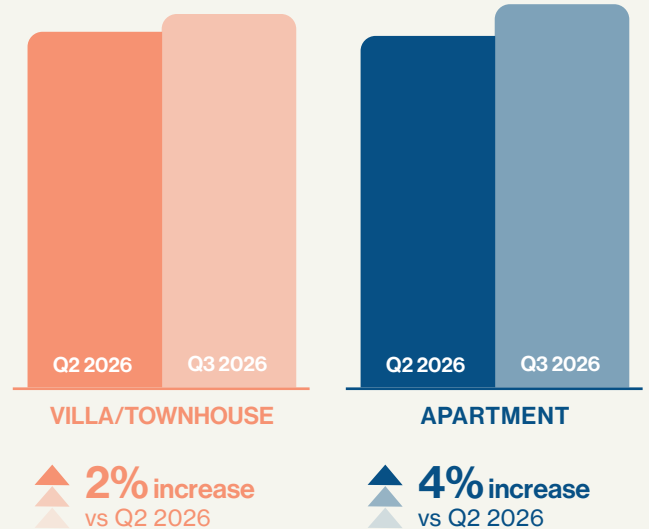


₹ 8,619,368

Apartments moved with the market rather than against it, with average price up 3% quarter-on-quarter to AED 2,589,504, transaction volume up 4%, and total value up 7%. Dubai Marina remained the top transacting area at AED 2,778,192, followed by Motor City and Dubai Hills Estate.

There's a quieter shift running underneath all of this worth flagging. Finance accounted for 67% of purchases this quarter against 33% cash, keeping financing the clear majority of how buyers transacted, consistent with the broader move toward financed purchases that's built across 2026. It's worth noting this is a quarterly average: August alone saw an even sharper split, with cash share dipping as low as 23%, so Q3's blended figure reflects some give back toward cash later in the quarter rather than a continued month-on-month slide.

SALES TRANSACTION VOLUME (Q-O-Q)



AVERAGE APARTMENT SALES PRICE



₹ 2,589,504

TOP TRANSACTING AREAS & AVERAGE PRICES



VILLA/TOWNHOUSE

APARTMENT

1 Jumeirah Golf Estates
₹ 20,447,308

1 Dubai Marina
₹ 2,778,192

2 Arabian Ranches
₹ 8,697,916

2 Motor City
₹ 1,586,850

3 Damac Hills 2
₹ 2,472,083

3 Dubai Hills Estate
₹ 2,416,250

Paired with the price bracket data above, financing still appears to be supporting demand higher up the market, and it's worth watching how that balance moves into Q4. British buyers led nationality data at 26% of transactions, followed by Indian buyers at 13% and Italian buyers at 5%, a reminder of the breadth of international demand underpinning the market. Listings activity moderated 9% quarter-on-quarter, while viewings held steady.

Put together, Q3 makes the case that Allsopp & Allsopp's transaction data is arguably a better real-time read on Dubai's actual market health than this quarter's transfer figures alone suggest.

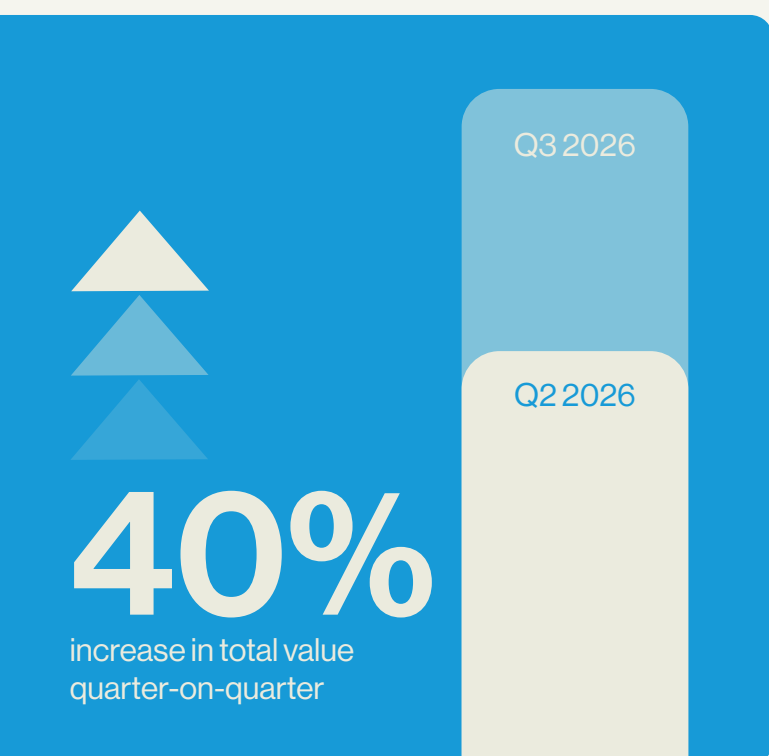
AVERAGE LETTING PRICE

₹ 208,120

 **4% increase**
vs Q2 2026

 **2% decrease**
vs Q3 2025

Where the sales story is about buyers being more selective, the lettings story is simpler: demand came back hard, and pricing followed. Average letting price rose 4% quarter-on-quarter to AED 208,120, easing slightly against Q3 2025, while total transaction value jumped 40% and volume rose 34% over the same quarter, one of the strongest quarter-on-quarter lettings performances of the year.



Villas and townhouses led the rebound. Average villa and townhouse letting price rose 3% quarter-on-quarter to AED 342,983, with transaction volume up 42% and total value up 46%, also ahead of Q3 2025 on both value and volume. The quarter's top transaction was a villa in Sanctuary Falls, Jumeirah Golf Estates, let for AED 2.4M, with further notable lettings at Garden Homes Frond D on Palm Jumeirah for AED 2M and Signature Villas Frond E, also Palm Jumeirah, for AED 1.8M. Tilal Al Ghaf led transacting villa and townhouse areas, followed by Arabian Ranches and The Springs.

Apartments told a steadier story at a lower price point, with average letting price essentially flat quarter-on-quarter at AED 125,463, while transaction volume rose 36% and total value climbed 36%. Downtown Dubai led transacting apartment areas, followed by Dubai Marina, Dubai Creek Harbour and DIFC, a top four that continues to reflect just how entrenched tenant preference is for Dubai's most established addresses.

TOP 5 BUYER NATIONALITIES



35%



British

6%



Russian

5%



Indian

4%



French

3%



Turkish

AVERAGE VILLA/TOWNHOUSE LETTING PRICE



₪ 426,000

TENANT FINANCE SUMMARY

Cheques	1	2	3	4+
Q3 2026	23%	23%	11%	43%

Tenant behaviour also offered a useful read on confidence: four-or-more cheque payments accounted for 43% of transactions in the quarter, the clear preference across the period. British tenants remained the largest group by some distance at 35% of all lettings, with Russian and Indian tenants rounding out a genuinely international spread at 6% and 5% respectively.

NOTABLE VILLA/TOWNHOUSE LETTING TRANSACTIONS



₪ 2,400,000

Sanctuary Falls

Jumeirah Golf Estates

₪ 2,000,000

Garden Homes

Palm Jumeirah

₪ 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 DLD's rear-view figures rather than in what Allsopp & Allsopp is agreeing in real time. Rental demand, by contrast, looks entirely uninterrupted.

TOP TRANSACTING APARTMENT AREAS AND AVERAGE RENT


1 ₪ 124,114 — Downtown Dubai

4 ₪ 121,826 — DIFC

2 ₪ 132,108 — Dubai Marina

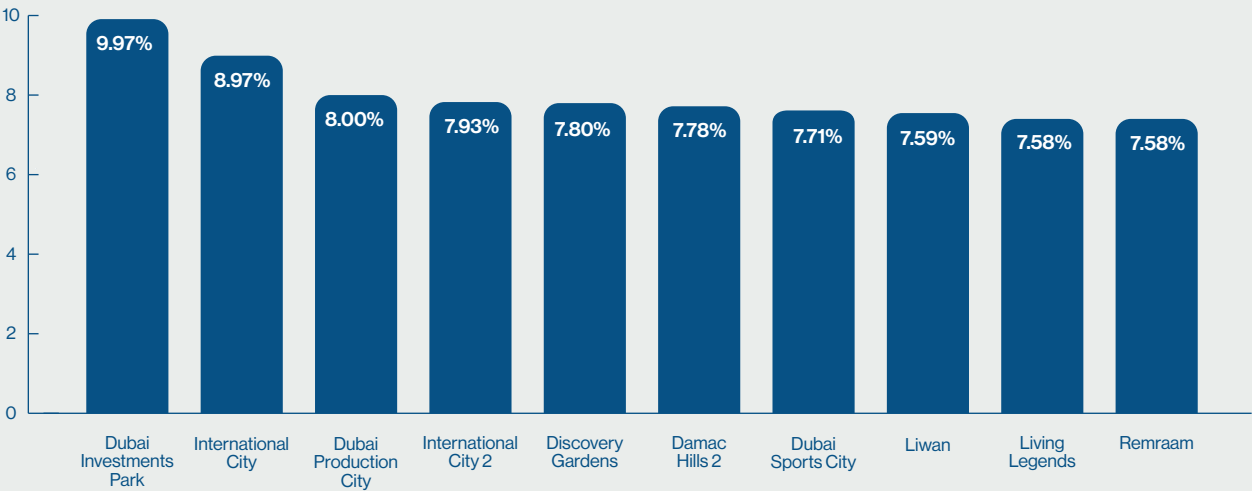
5 ₪ 85,150 — Business Bay

3 ₪ 124,000 — Dubai Creek Harbour

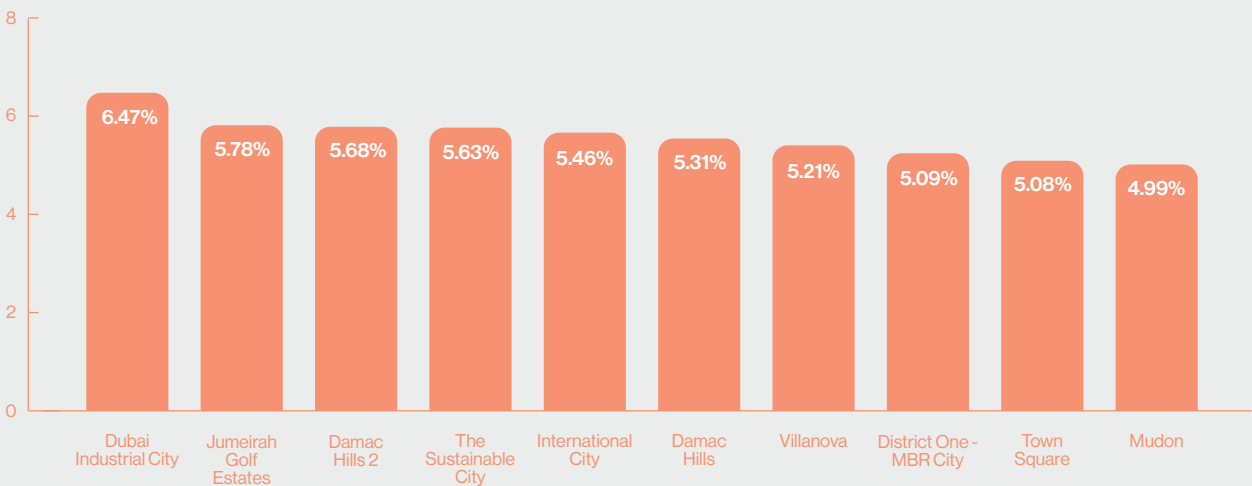
SEPTEMBER 2026 RENTAL YIELDS

Apartments delivered an average gross investment yield of 7% in September, against 5% for townhouses and villas, with apartments remaining the higher-yielding asset class. Year-on-year, the split in direction has widened: apartment yields have eased 5% against September 2025, a sharper adjustment than August's 3%. While townhouse and villa yields are up 2% over the same period. Villa and townhouse yields held steady month-on-month, while apartments eased 1%, reinforcing that demand for family homes has held its ground more consistently across the past twelve months. Villas and townhouses also continue to produce the larger absolute rental income, given their higher rental values.

TOP 10 APARTMENT YIELDS



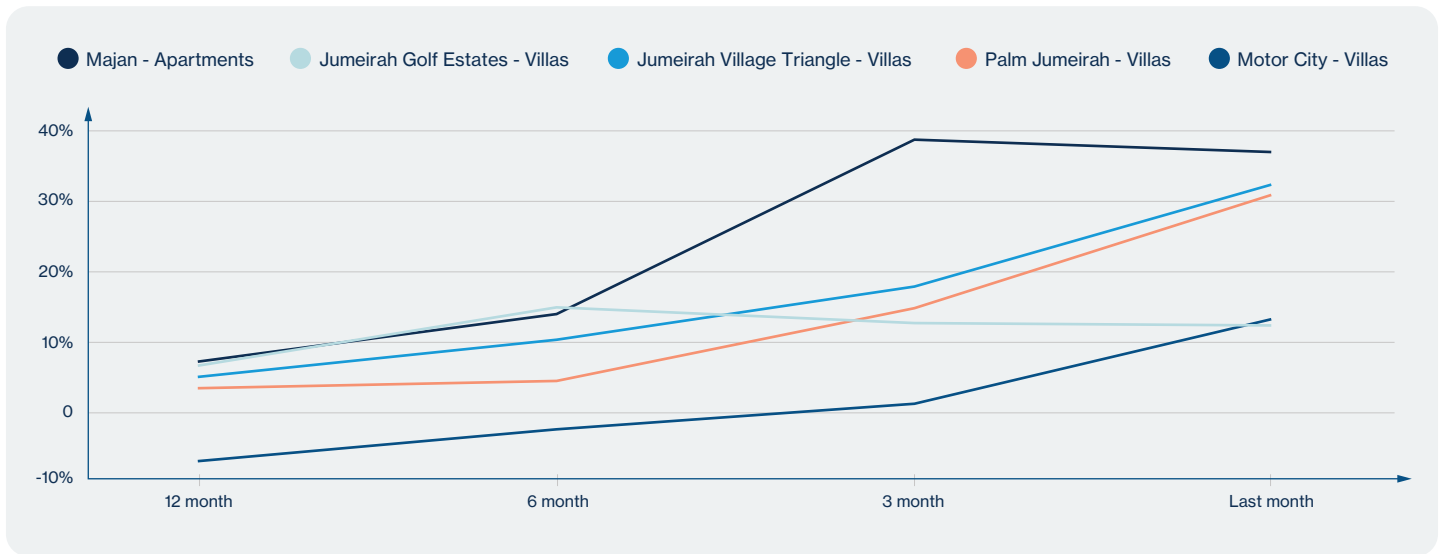
TOP 10 TOWNHOUSE/VILLA YIELDS



Jumeirah Golf Estates was the standout in the villa and townhouse table, moving up from fifth in August to second at 5.78%, and sitting 11% ahead of September last year. Dubai Investments Park led the apartment table at 9.97%, with yields 19% higher year-on-year.



TOP MOVERS — 12-MONTH GROWTH



Capital appreciation across Dubai stayed uneven in September, with villa communities setting the pace while a couple of August's leaders paused. Majan apartments led again, up 8% month-on-month, building on August's 7% and bringing the run to 39% over six months and 38% over the past year, one of the clearest examples of sustained, accelerating growth in this month's data.

Jumeirah Golf Estates villas had another strong month, up 7% after August's 5%, and are now 16% ahead over three months and 12% over the year. Jumeirah Village Triangle villas rose 6% and are 33% ahead year-on-year.

Palm Jumeirah villas stood out too, up 4% month-on-month and 31% ahead year-on-year, reinforcing the strength at the very top of the villa market. Jaddaf Waterfront apartments kept building, up a further 3% on top of 29% growth over the past year.

Not every August leader carried through, though. Motor City villas, up 6% last month, eased 7%, slowing annual growth to 14% from 24%, and Barsha Heights eased 7% after levelling out in August, though it remains 22% ahead over the year. Jumeirah Islands and Sobha Hartland villas, which saw sharp corrections of 10% and 13% in August, regained 4% and 1% respectively, a recovery worth watching in October rather than reading as a trend just yet.

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For press and media
enquiries, please contact:

PR & Communications

✉ pr@allsoppandallsopp.com

☎ +971 4 429 4444

🌐 allsoppandallsopp.com