

REIDIN

Data Analytics

DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

FEBRUARY 2026

EXECUTIVE SUMMARY

Mid-Market Segments Define New Supply

Dubai recorded 35 residential project launches in February 2026, introducing 12,013 units. Approximately 92% of units were positioned within the Mid-Market and Upper-Mid price segments, reinforcing the concentration of new supply within the market's core pricing brackets.

Launch Activity Concentrated Across a Limited Number of Communities

Dubailand recorded the highest number of units launched (2,767 units), followed by Majan (2,174) and Jumeirah Village Circle (1,534). Other notable launch activity was observed in Dubai Expo City (955 units), Jumeirah Islands (809 units) and Dubai Islands (731 units).

Large Projects Account for Over Half of Monthly Supply

Five developments including Binghatti Skyflame (2,174 units), Azizi Milan 18 (1,528 units), Serenz by Danube (1,204 units), Terra Woods (824 units) and The Wilds Residences (740 units) together accounted for more than half of the units launched in February.

Compact Apartments Dominate Unit Mix

Studios and one-bedroom apartments accounted for nearly 70% of units launched, highlighting the continued prevalence of compact apartment formats within Dubai's development pipeline.

MARKET SUMMARY METRICS



35

**Projects
Launched**



12,013

**Total Units
Launched**



AED 2,237 PER
SQ.FT

**Average
Launch Price**



AED 1,100 – 7,700 PER
SQ.FT

**Price
Range**



32

APARTMENTS



3

VILLAS

**Asset Type
Split**



2,174 UNITS
BINGHATTI SKYFLAME

**Largest
Launch**



24 UNITS
TERVA HOMES

**Smallest
Launch**



5%

**Typical Broker
Commission**



10 / 40 / 50

**Dominant
Payment Plan**

TOP 5 COMMUNITIES BY UNITS LAUNCHED

Community	Units	Average Launch Price (AED/sq.ft)	Projects
Dubailand	2,767	1763	4
Majan	2,174	1,650	1
JVC	1,534	1,992	3
Dubai Expo City	955	2,000	2
Jumeirah Islands	809	2,600	1

LAUNCHED PROJECTS BY COMMUNITY



Dubailand

2,767 Units

Developer	Project	Price AED/sq.ft	Units
Azizi	Azizi Milan 18	2,100	1,528
Aldar Properties	The Wilds Residences	1,700	740
Reef Luxury Development	Reef 995	1,675	334
Zoya One	Izel by Zoya	1,575	165



Majan

2,174 Units

Developer	Project	Price AED/sq.ft	Units
Binghatti	Binghatti Skyflame	1,650	2,174



JVC

1,534 Units

Developer	Project	Price AED/sq.ft	Units
Danube	Serenz by Danube	2,175	1,204
Binghatti	Binghatti Etherea	1,875	234
Crystal Group	Opal by Crystal	1,925	96

LAUNCHED PROJECTS BY COMMUNITY

Dubai Expo City **955 Units**

Developer	Project	Price AED/sq.ft	Units
Emaar	Terra Woods	2,125	824
Expo City Dubai	Ghadeer at Expo Valley Views	1,875	131

Jumeirah Islands **809 Units**

Developer	Project	Price AED/sq.ft	Units
Palma Development	Serenia District East Residences	2,600	809

LAUNCH UNITS BY PRICE SEGMENT

Segment Category	Units	Share
Affordable	24	0.2%
Mid-Market	4,950	41.2%
Upper-Mid	6,071	50.5%
Luxury	942	7.8%
Ultra-Luxury	26	0.2%

RESIDENTIAL LAUNCHES BY BEDROOM TYPE

Property	Bedroom Type	Units	Share	Avg Size (SqFt)
Apartment	Studio	3,339	27.79%	400
Apartment	1 B/R	4,969	41.36%	750
Apartment	2 R/R	2,710	22.56%	1,215
Apartment	3 B/R	630	5.24%	1,880
Apartment	4 B/R	95	0.79%	3,585
Apartment	5 B/R	3	0.02%	7,359
Villa	3 B/R	20	0.17%	2,360
Villa	4 B/R	210	1.75%	3,159
Villa	5 B/R	5	0.04%	8,335
Villa	5 B/R+	32	0.27%	9,625

METHODOLOGY

The Project Launch Tracker is compiled from verified multi-source intelligence including regulator records, developer disclosures, and real estate brokerage firms networks. The report reflects REIDIN's earliest verified launch information based on direct developer inputs and market validation. Each project is validated for status, pricing, and unit availability prior to publication. All data are standardized by unit type, pricing, and community to ensure consistency and accuracy across reporting periods.

PRICE BRACKET USED IN THIS REPORT

Affordable	< AED 1,200
Mid-Market	AED 1,200–1,800
Upper-Mid	AED 1,800–3,000
Luxury	AED 3,000–6,000
Ultra-Luxury	>AED 6,000

REIDIN

Data Analytics

www.reidin.com | info@reidin.com