

DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

Q1 2026 (JANUARY – MARCH)

MARKET SUMMARY



93

**Projects
Launched**



32,000

**Total Units
Launched**



AED 2,110 PER
SQ.FT

**Average
Launch Price**



AED 1,025 – 7,700 PER
SQ.FT

**Price
Range**



78
APARTMENTS



15
VILLAS

**Asset Type
Split**



27,917

**Apartment
(Units)**



4,083

**Villa
(Units)**



5%

**Typical Broker
Commission**



10 / 40 / 50

**Dominant
Payment Plan**

LAUNCH MOMENTUM

| Metric | January | February | March |
|-----------------------|---------|----------|-------|
| Projects Launched | 41 | 37 | 15 |
| Total Units Launched | 13,636 | 12,057 | 6,307 |
| Avg. Price (AED/sqft) | 2,149 | 2,182 | 1,827 |
| Apartment (Projects) | 30 | 35 | 13 |
| Villa (Projects) | 11 | 2 | 2 |

COMMUNITY DISTRIBUTION

| Community | Q1 (Units) | Share (%) | Avg. Price AED/sq.ft | Projects |
|--------------------------------|------------|-----------|-------------------------|----------|
| Meydan | 5,685 | 17.8% | 2,903 | 8 |
| Dubailand | 2,767 | 8.6% | 1,738 | 4 |
| Majan | 2,434 | 7.6% | 1,608 | 3 |
| Dubailand Residence Complex | 1,722 | 5.4% | 1,538 | 4 |
| Dubai Islands | 1,545 | 4.8% | 2,556 | 8 |
| Others | 17,847 | 55.8% | 2,218 | 66 |

PROJECT BREAKDOWN — TOP 5 COMMUNITIES

Meydan **5,685 units** **8 Projects**

| Developer | Project | Price AED/sq.ft | Units |
|-----------|---|--------------------|-------|
| Binghatti | Maybach 6 | 4,225 | 1,844 |
| Binghatti | Vision Iconic | 2,875 | 1,404 |
| Binghatti | Vision Mercedes-Maybach Ultimate Luxury | 3,850 | 1,204 |
| Binghatti | Project Maybach | 3,675 | 816 |
| IGO | The Winslow by IGO | 2,100 | 190 |
| Sanzen | Zen Lagoons by Sanzen | 2,225 | 123 |
| Azizi | Azizi Riviera 58 | 2,525 | 82 |
| Namat | Tura Residence | 1,750 | 22 |

Dubailand **2,767 units** **4 Projects**

| Developer | Project | Price AED/sq.ft | Units |
|-------------|----------------------|--------------------|-------|
| Azizi | Azizi Milan 18 | 2,000 | 1,528 |
| Aldar | The Wilds Residences | 1,700 | 740 |
| Reef Luxury | Reef 995 | 1,675 | 334 |
| Zoya One | Izel by Zoya | 1,575 | 165 |

Majan **2,434 units** **3 Projects**

| Developer | Project | Price AED/sq.ft | Units |
|-----------|----------------------|--------------------|-------|
| Binghatti | Binghatti Skyflame 1 | 1,650 | 1,378 |
| Binghatti | Binghatti Skyflame 2 | 1,625 | 782 |
| ADE | Bararigate | 1,550 | 274 |

PROJECT BREAKDOWN — TOP 5 COMMUNITIES

Dubailand Residence Complex 1,722 units 4 Projects

| Developer | Project | Price AED/sq.ft | Units |
|-----------|---------------------|--------------------|-------|
| Mr. Eight | The Wow Tower | 1,725 | 1,078 |
| Iraz | Havencia Residences | 1,650 | 286 |
| Zoya One | Nuve by Zoya | 1,525 | 232 |
| Enaam | Azra Residence | 1,250 | 126 |

Dubai Islands 1,545 units 8 Projects

| Developer | Project | Price AED/sq.ft | Units |
|------------|-------------------------|--------------------|-------|
| Ellington | The Meriva Collection | 3,200 | 903 |
| Imtiaz | Sea Cliff by Imtiaz | 2,650 | 170 |
| Amwaj | Kaia Residences | 2,125 | 128 |
| Centurion | Flora Bay Residences | 2,200 | 84 |
| Chaimaa | Isla Private Residences | 2,700 | 76 |
| Fakhruddin | Treppan Living Prive | 3,450 | 65 |
| Enzo | Maravea Residences | 1,975 | 63 |
| Jaiedco | Liora Residences | 2,150 | 56 |

DEVELOPER ACTIVITY

| Developer | Jan (Units) | Feb (Units) | Mar (Units) | Q1 Total |
|-----------|-------------|-------------|-------------|----------|
| Binghatti | 5,725 | 1,612 | 782 | 8,119 |
| Azizi | 301 | 1,528 | 1,391 | 3,220 |
| Emaar | 1,887 | 1,005 | 262 | 3,154 |
| Danube | 0 | 1,204 | 700 | 1,904 |
| Mr. Eight | 0 | 0 | 1,078 | 1,078 |
| Damac | 454 | 0 | 468 | 922 |
| Ellington | 0 | 903 | 0 | 903 |
| Palma | 0 | 809 | 0 | 809 |
| Sobha | 591 | 206 | 0 | 797 |
| Aldar | 0 | 740 | 0 | 740 |

SUPPLY DISTRIBUTION BY PRICE SEGMENT

| Segment | Jan (Units) | Feb (Units) | Mar (Units) | Jan (%) | Feb (%) | Mar (%) |
|--------------|-------------|-------------|-------------|---------|---------|---------|
| Affordable | 225 | 24 | 0 | 1.7% | 0.2% | 0.0% |
| Mid-Market | 5,644 | 4,214 | 4,240 | 41.4% | 35.0% | 67.2% |
| Upper-Mid | 3,351 | 6,362 | 2,067 | 24.6% | 52.8% | 32.8% |
| Luxury | 4,416 | 1,431 | 0 | 32.4% | 11.9% | 0.0% |
| Ultra-Luxury | 0 | 26 | 0 | 0.0% | 0.2% | 0.0% |

METHODOLOGY

The Project Launch Tracker is compiled from verified multi-source data, including regulator records, developer disclosures, and brokerage networks. It captures residential projects at launch based on confirmed developer announcements. Each project is validated for status, pricing, unit mix, and timing prior to inclusion. Units reflect announced inventory at launch, while projects represent distinct developments.

Pricing is expressed in AED per sq.ft, applied uniformly across all unit types and locations to enable direct comparison. Projects are classified into five fixed price segments: Affordable, Mid-Market, Upper-Mid, Luxury, and Ultra-Luxury, using thresholds consistent across all reporting periods. Supply is analysed across three dimensions: Scale (units launched and project count), Structure (price positioning), and Distribution (developer concentration and community allocation).

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 |

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