REIDIN
Data Analytics

DUBAI RESIDENTIAL
PROJECT LAUNCH TRACKER
APRIL 2026

MARKET SUMMARY

8
Projects Launched

1,465
Total Units Launched

6 APARTMENTS | **2** VILLAS
Asset Type Split

1,025
Apartment (Units)

440
Villa (Units)

AED **1,968** PER SQ.FT
Average Launch Price

AED **950 – 3,975** PER SQ.FT
Price Range

50/50
Dominant Payment Plan

5%
Typical Broker Commission

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DEVELOPER ACTIVITY

Developer	Units	Projects
Damac Properties	598	1
Reportage	252	1
Binghatti	188	1
Mira Developments	117	1
Avenew Development	99	1

SUPPLY DISTRIBUTION BY PRICE SEGMENT

Segment	Units	Share %
Affordable	252	17.2%
Mid-Market	331	22.6%
Upper-Mid	783	53.4%
Luxury	99	6.8%
Ultra-Luxury	0	0.0%

COMMUNITY DISTRIBUTION

Community	Units	Share (%)	Avg. Price AED/sq.ft	Projects
Damac Hills	598	40.8%	1,875	1
Dubai Investment Park	252	17.2%	950	1
Al Furjan	208	14.2%	1,963	2
Al Rowaiyah First	188	12.8%	1,475	1
Dubai Islands	167	11.4%	3,100	2

PROJECT BREAKDOWN — TOP 5 COMMUNITIES

Damac Hills — 598 Units — 1 Projects

Developer	Project	Price AED/sq.ft	Units
Damac Properties	Damac District Tower B	1,875	598

Dubai Investment Park — 252 Units — 1 Projects

Developer	Project	Price AED/sq.ft	Units
Reportage	Verdana 6 Townhouses	950	252

Al Furjan — 208 Units — 2 Projects

Developer	Project	Price AED/sq.ft	Units
Mira Developments	John Richmond District Tower 1	2,175	117
BNW Developments	Orvessa Residences	1,750	91

Al Rowaiyah First — 188 Units — 1 Projects

Developer	Project	Price AED/sq.ft	Units
Binghatti	Tilal Binghatti	1,475	188

Dubai Islands — 167 Units — 2 Projects

Developer	Project	Price AED/sq.ft	Units
Avenew Development	Cheval Residences	3,975	99
Grovy Developers	Ramada Residences by Wyndham	2,225	68

METHODOLOGY

The Project Launch Tracker is prepared using verified multi-source information, including regulator records, developer disclosures, brokerage networks and REIDIN's own market intelligence process. It captures residential projects at the point of launch, based on confirmed developer announcements and supporting market validation.

Each project is reviewed before inclusion to confirm its launch status, developer, location, announced unit count, pricing, unit mix and launch timing. Unit figures refer to announced inventory available at launch. Project counts represent the number of individual projects launched during the reporting period.

Pricing is reported in AED per sq.ft. to support consistent comparison across projects, unit types and communities. Where full pricing schedules are not available, pricing is based on verified launch information, starting prices, unit size ranges and market disclosures available at the time of publication.

Supply is analysed across three dimensions: scale, pricing structure and distribution. Scale refers to launched units and project count. Pricing structure refers to the positioning of the launched inventory. Distribution refers to the concentration of launches by developer and community.

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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