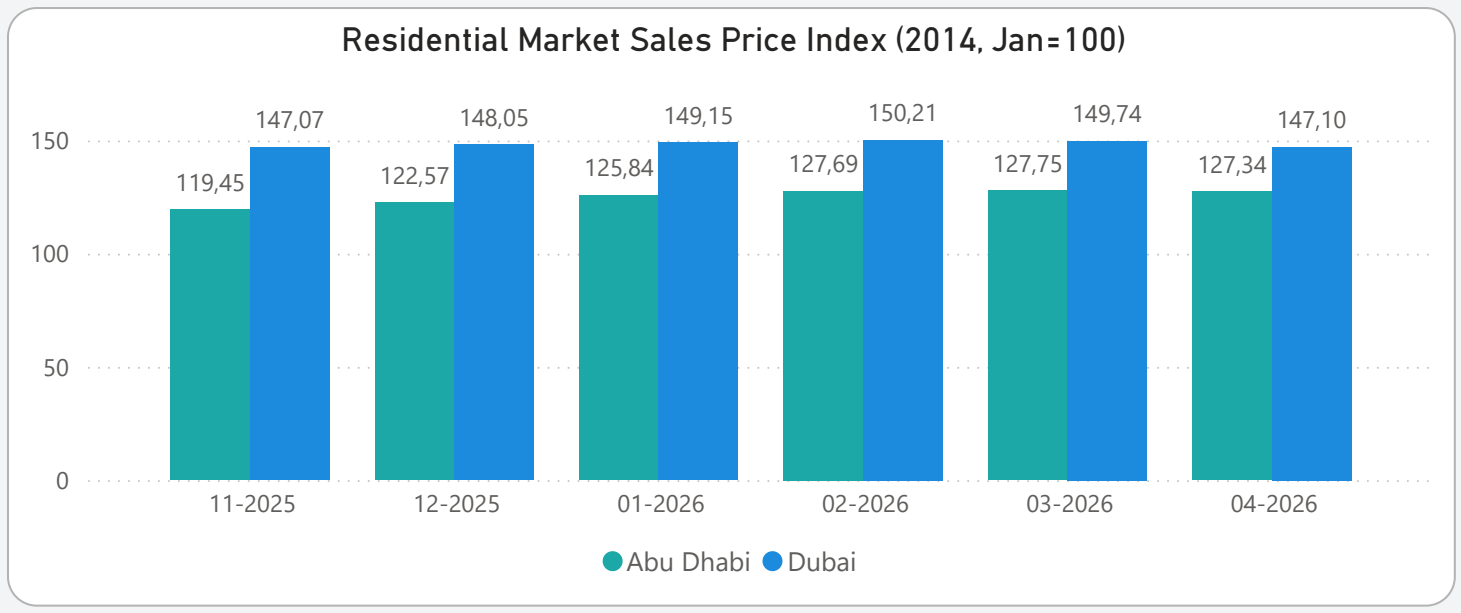
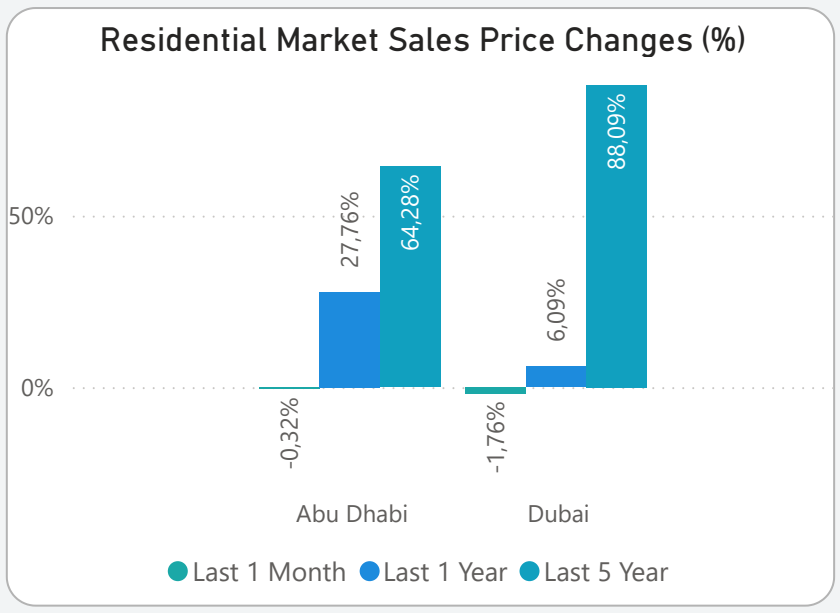
UNITED ARAB EMIRATES RESIDENTIAL PROPERTY PRICE REPORT: APRIL 2026, Results Edition: 209

RESIDENTIAL SALES AND RENT PRICE INDICES

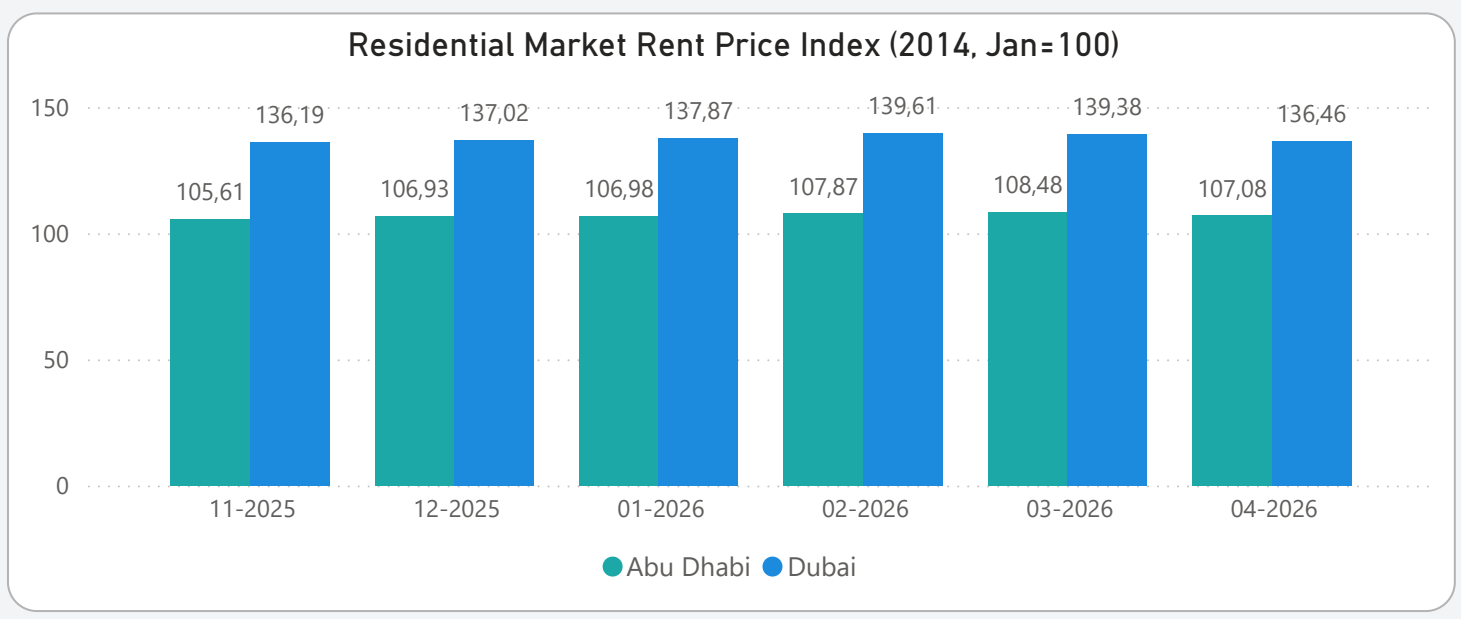
All Residential Market

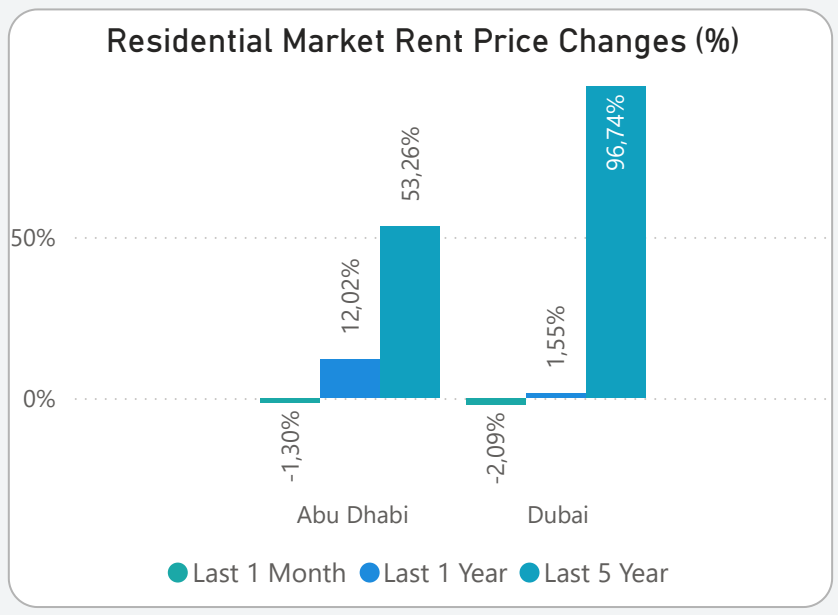




- **Abu Dhabi** Residential Property Sales Price Index **decreased** by **0.41** points, from **127.75** to **127.34**, which represents a **decrease** of **0.32**% in **April** 2026. Prices increased **27.76**% y-o-y.

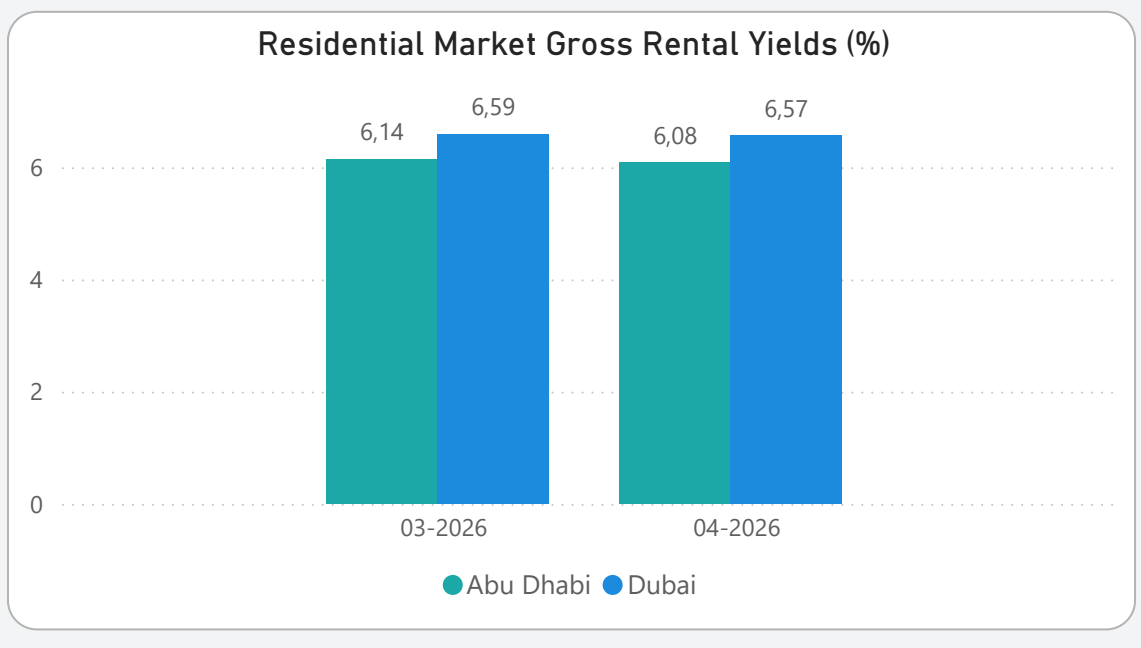
- **Dubai** Residential Property Sales Price Index **decreased** by **2.64** points, from **149.74** to **147.10**, which represents a **decrease** of **1.76**% in **April** 2026. Prices increased **6.09**% y-o-y.

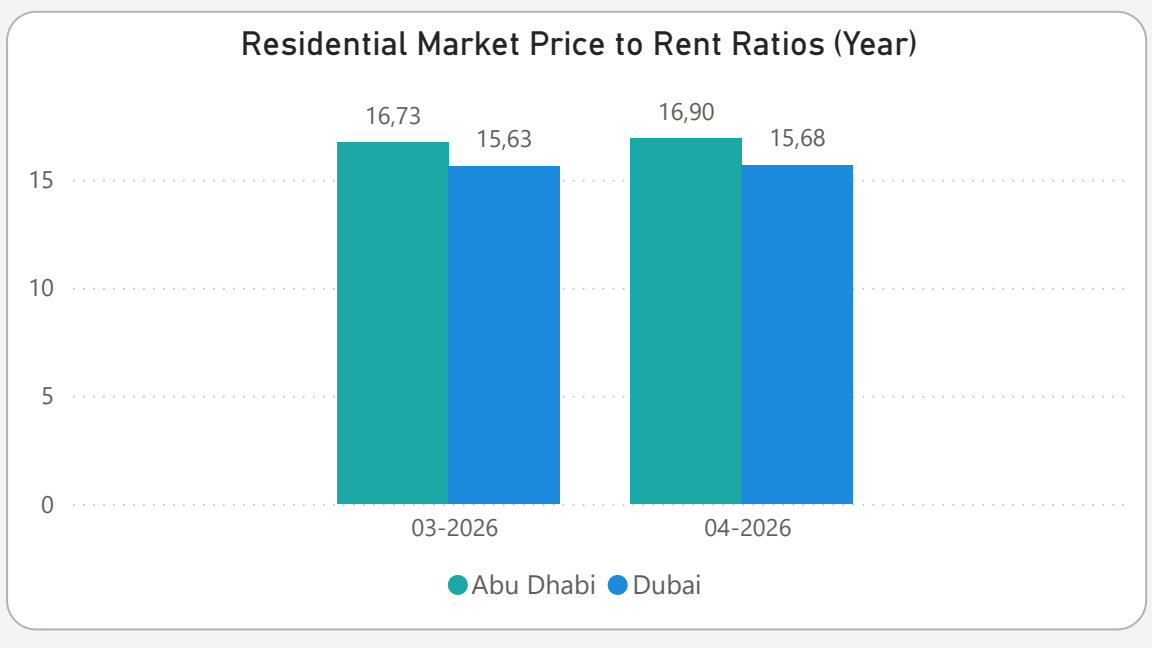




- **Abu Dhabi** Residential Property Rent Price Index **decreased** by **1.40** points, from **108.48** to **107.08**, which represents a **decrease** of **1.30**% in **April** 2026. Prices increased **12.02**% y-o-y.

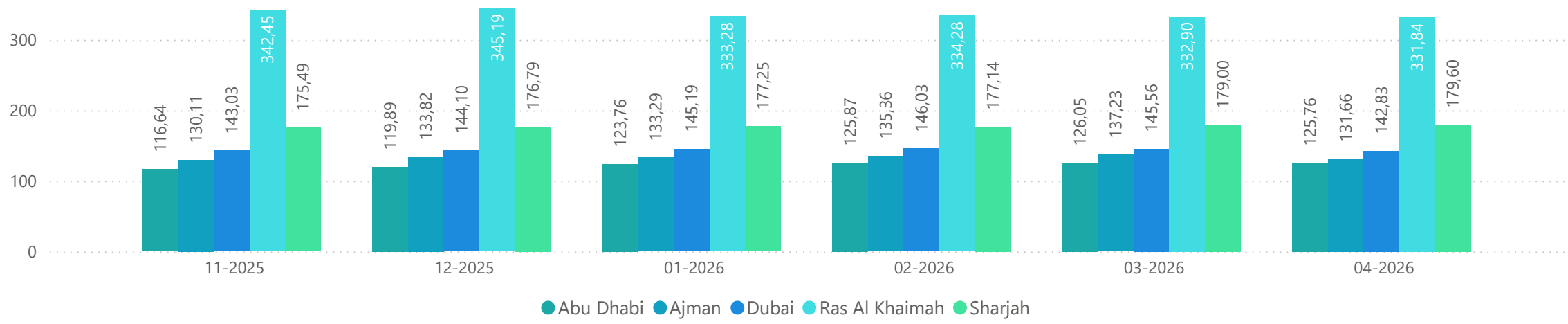
- **Dubai** Residential Property Rent Price Index **decreased** by **2.92** points, from **139.38** to **136.46**, which represents a **decrease** of **2.09**% in **April** 2026. Prices increased **1.55**% y-o-y.



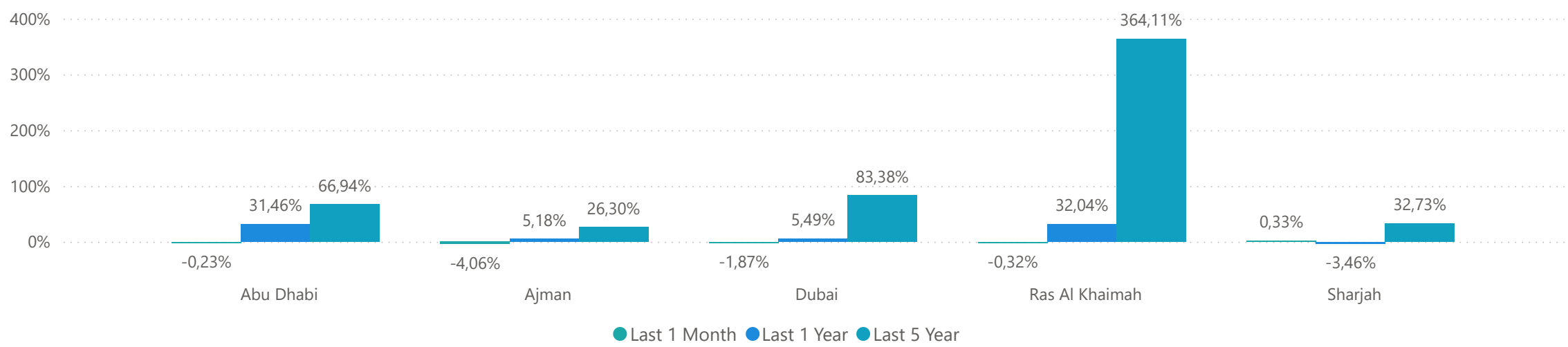


Apartments

Apartment Sales Price Index (2014,Jan=100)



Apartment Sales Price Changes (%)



- **Abu Dhabi** Residential Property Sales Price Index for apartments **decreased** by **0.29** points, from **126.05** to **125.76**, which represents a **decrease** of **0.23**% in **April** 2026. Prices increased **31.46**% y-o-y.

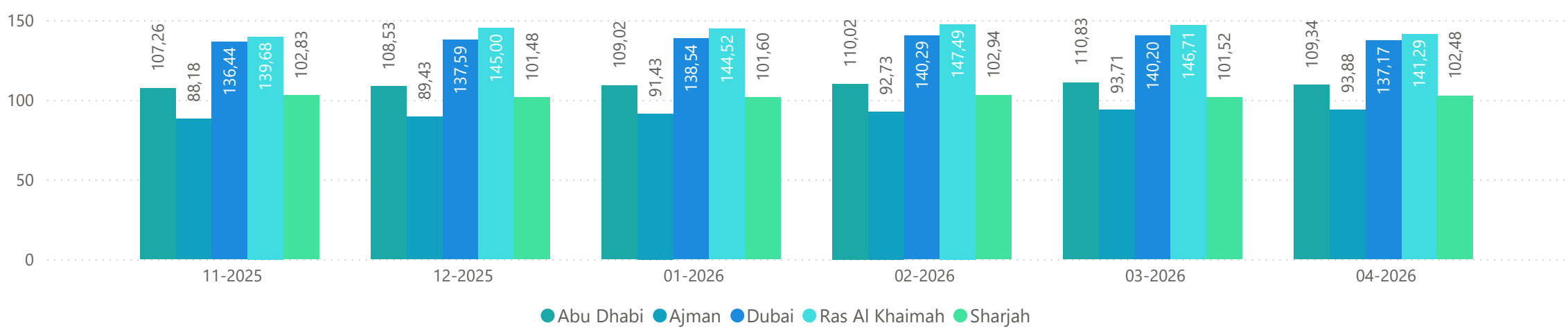
- **Ajman** Residential Property Sales Price Index for apartments **decreased** by **5.57** points, from **137.23** to **131.66**, which represents a **decrease** of **4.06**% in **April** 2026. Prices increased **5.18**% y-o-y.

- **Dubai** Residential Property Sales Price Index for apartments **decreased** by **2.73** points, from **145.56** to **142.83**, which represents a **decrease** of **1.87**% in **April** 2026. Prices increased **5.49**% y-o-y.

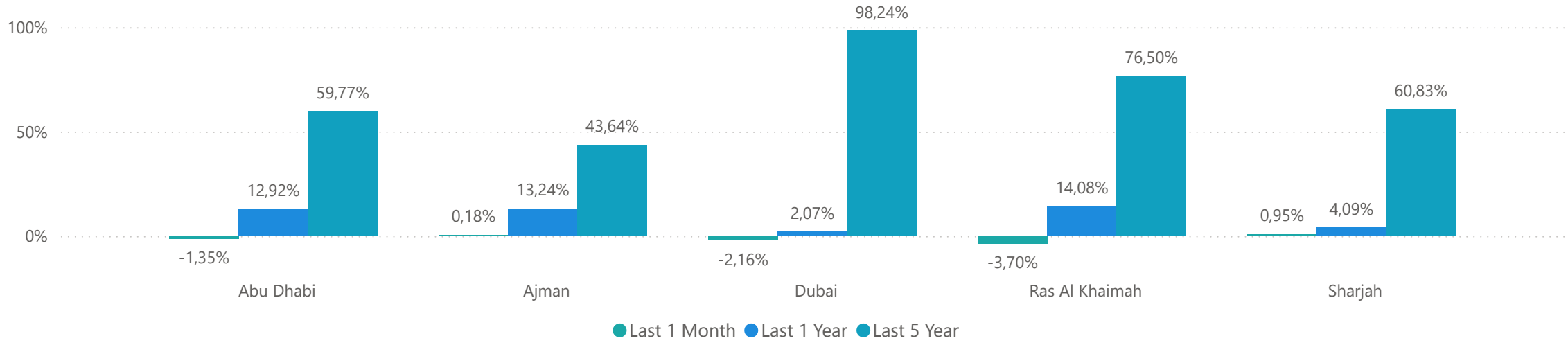
- **Ras Al Khaimah** Residential Property Sales Price Index for apartments **decreased** by **1.06** points, from **332.90** to **331.84**, which represents a **decrease** of **0.32**% in **April** 2026. Prices increased **32.04**% y-o-y.

- **Sharjah** Residential Property Sales Price Index for apartments **increased** by **0.60** points, from **179.00** to **179.60**, which represents an **increase** of **0.33**% in **April** 2026. Prices decreased **3.46**% y-o-y.

Apartment Rent Price Index (2014,Jan=100)



Apartment Rent Price Changes (%)



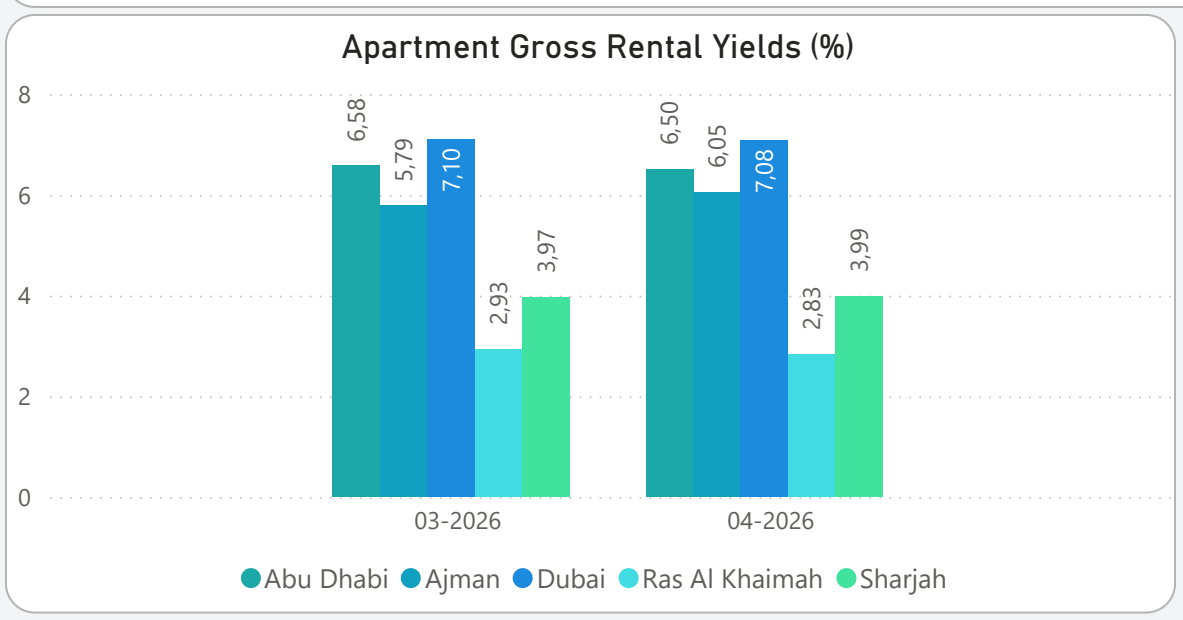
• **Abu Dhabi** Residential Property Rent Price Index for apartments **decreased** by **1.49** points, from **110.83** to **109.34**, which represents a **decrease** of **1.35**% in **April** 2026. Prices increased **12.92**% y-o-y.

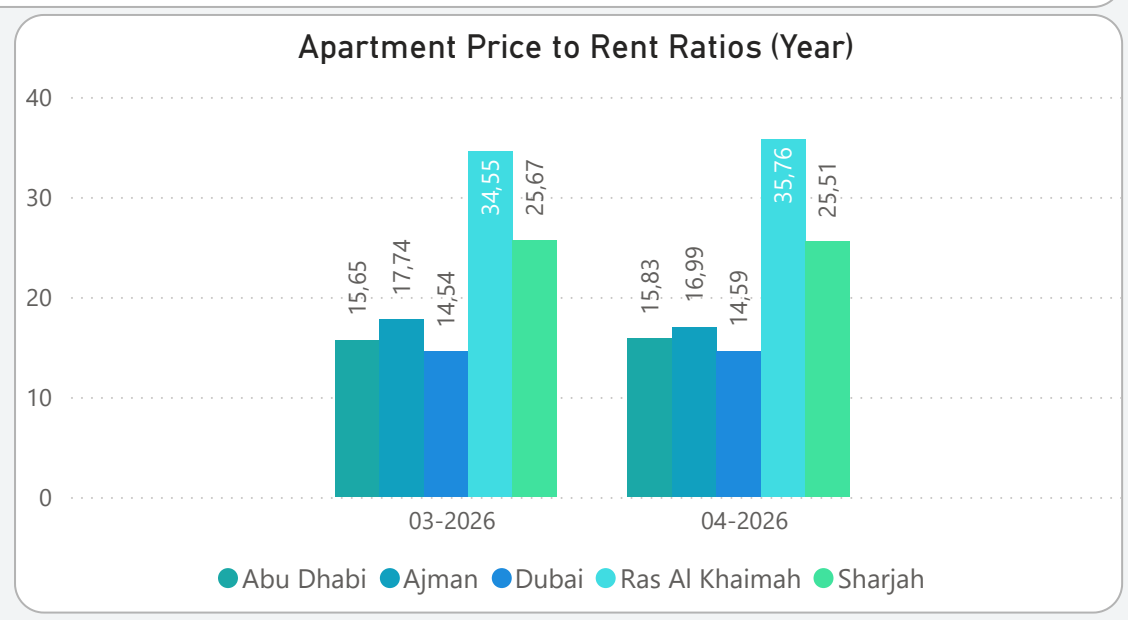
• **Ajman** Residential Property Rent Price Index for apartments **increased** by **0.17** points, from **93.71** to **93.88**, which represents an **increase** of **0.18**% in **April** 2026. Prices also increased **13.24**% y-o-y.

• **Dubai** Residential Property Rent Price Index for apartments **decreased** by **3.03** points, from **140.20** to **137.17**, which represents a **decrease** of **2.16**% in **April** 2026. Prices increased **2.07**% y-o-y.

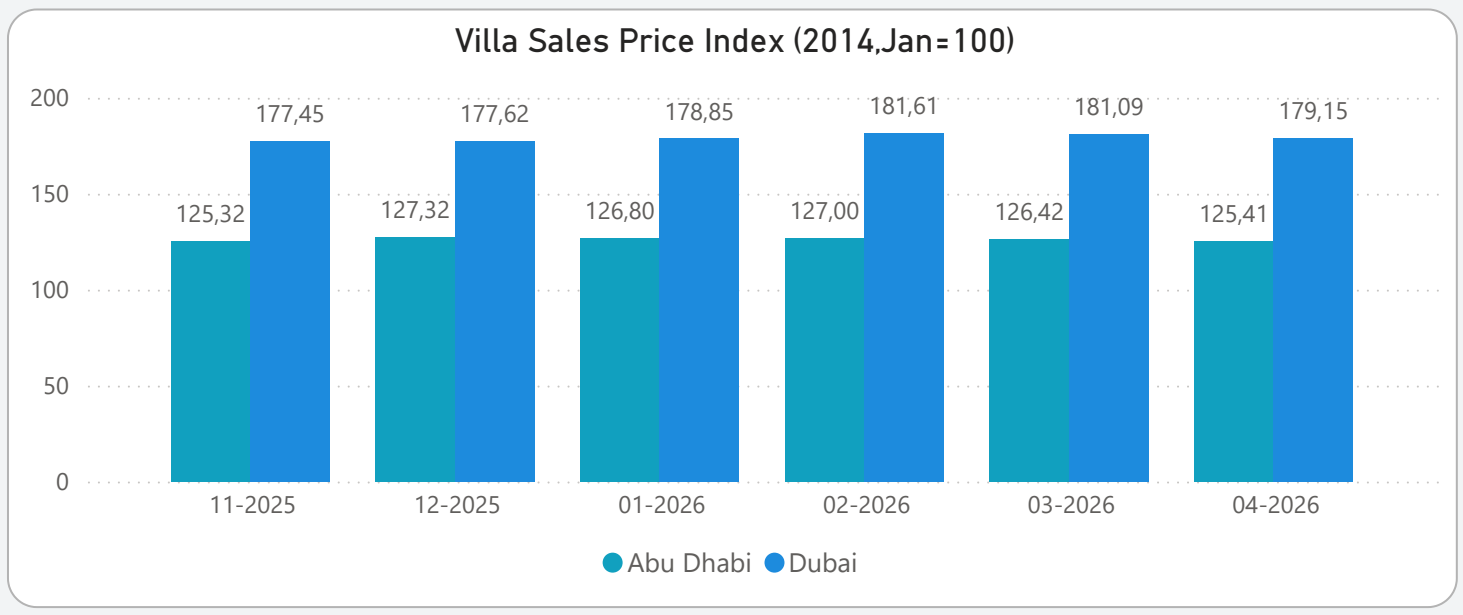
• **Ras Al Khaimah** Residential Property Rent Price Index for apartments **decreased** by **5.42** points, from **146.71** to **141.29**, which represents a **decrease** of **3.70**% in **April** 2026. Prices increased **14.08**% y-o-y.

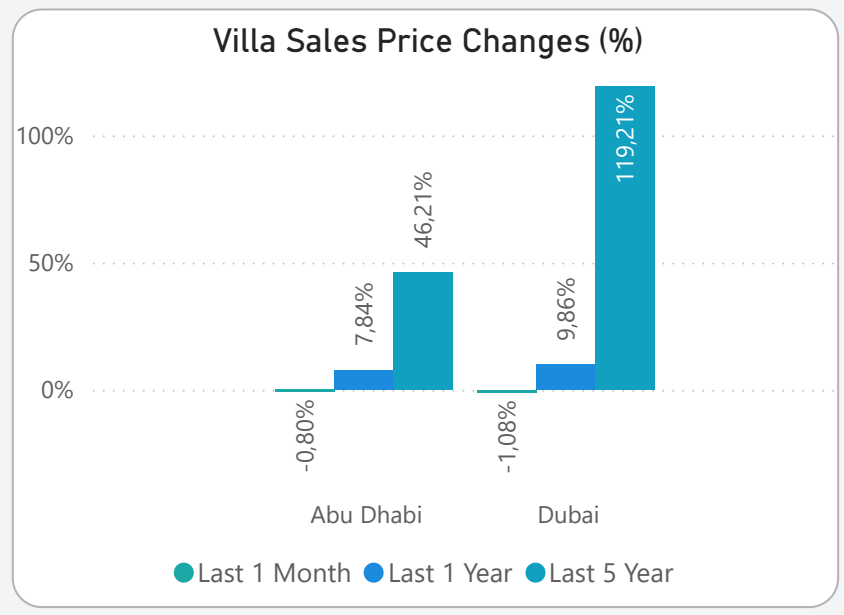
• **Sharjah** Residential Property Rent Price Index for apartments **increased** by **0.96** points, from **101.52** to **102.48**, which represents an **increase** of **0.95**% in **April** 2026. Prices increased **4.09**% y-o-y.





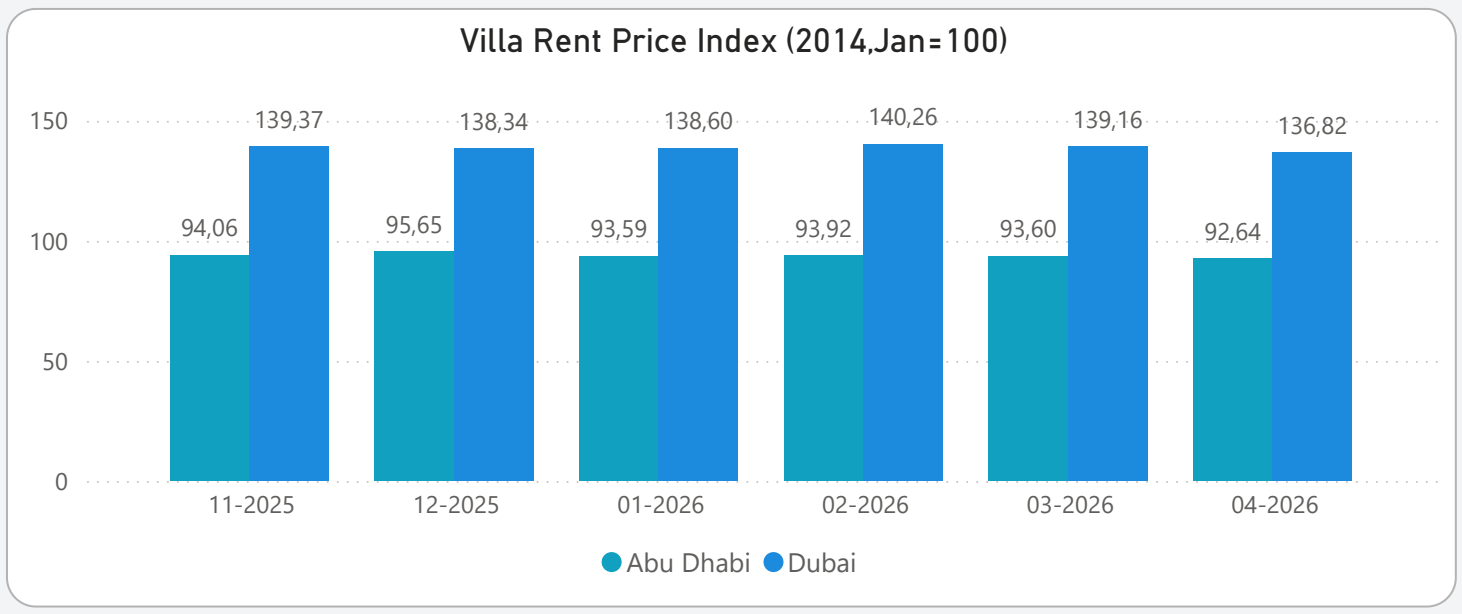
Villa

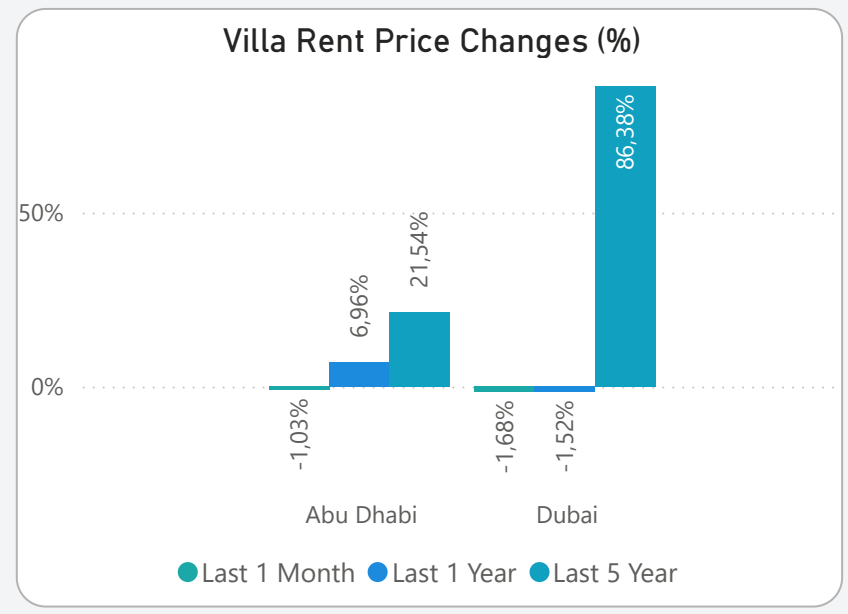




• **Abu Dhabi** Residential Property Sales Price Index for villas **decreased** by **1.01** points, from **126.42** to **125.41**, which represents a **decrease** of **0.80**% in **April** 2026. Prices increased **7.84**% y-o-y.

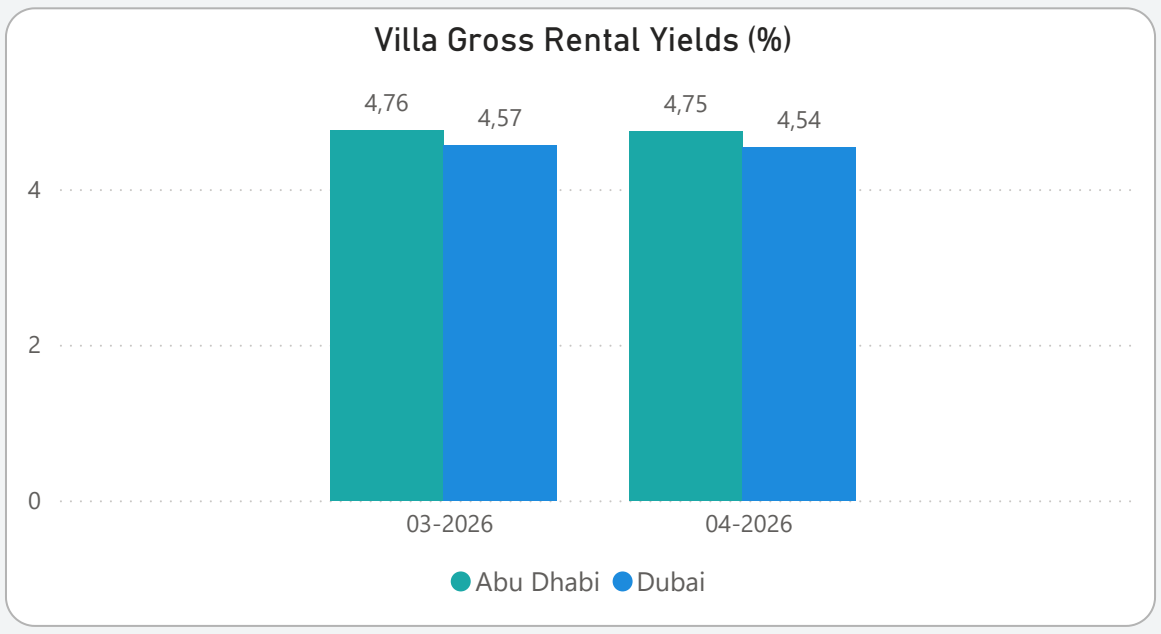
• **Dubai** Residential Property Sales Price Index for villas **decreased** by **1.94** points, from **181.09** to **179.15**, which represents a **decrease** of **1.08**% in **April** 2026. Prices increased **9.86**% y-o-y.

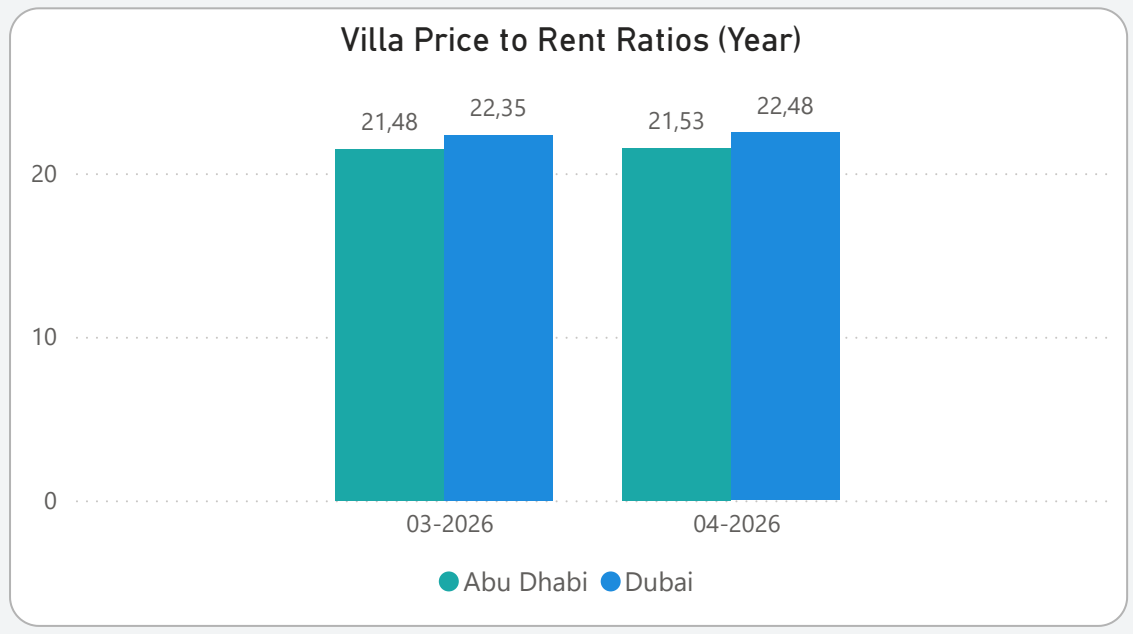




• **Abu Dhabi** Residential Property Rent Price Index for villas **decreased** by **0.96** points, from **93.60** to **92.64**, which represents a **decrease** of **1.03**% in **April** 2026. Prices increased **6.96**% y-o-y.

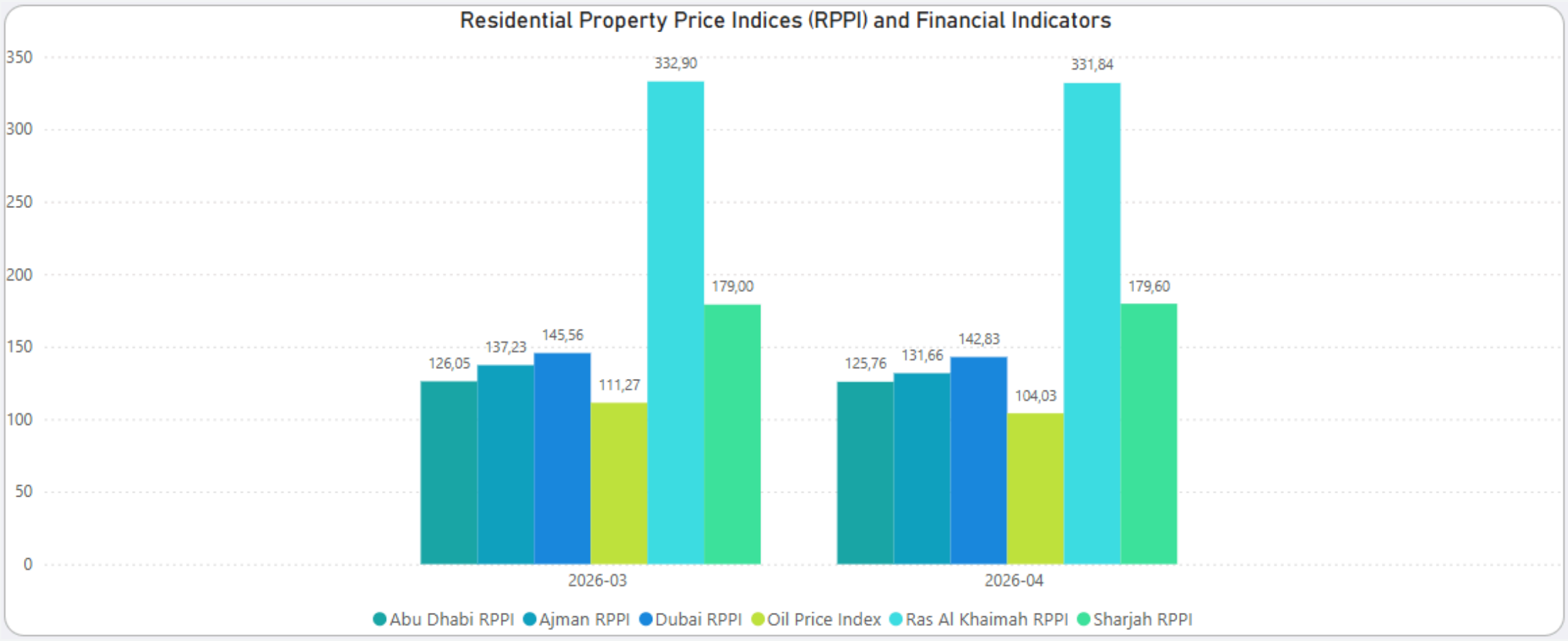
• **Dubai** Residential Property Rent Price Index for villas **decreased** by **2.34** points, from **139.16** to **136.82**, which represents a **decrease** of **1.68**% in **April** 2026. Prices also decreased **1.52**% y-o-y.

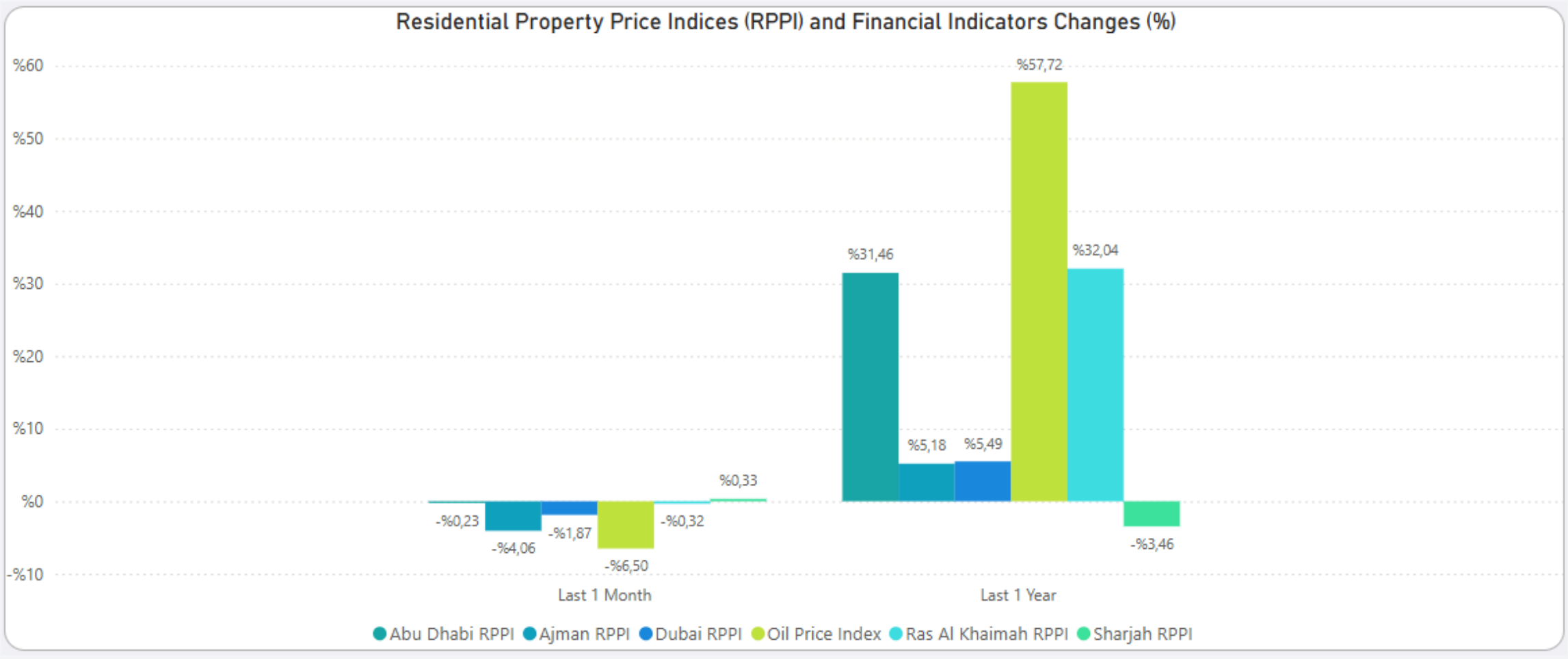




RETURN ON INVESTMENT OF DIFFERENT ASSET CLASSES

- Oil price index based on OPEC basket price.





REIDIN-UAE RESIDENTIAL PROPERTY PRICE INDICES METHODOLOGY & COVERAGE

REIDIN UAE Residential Property Price Indices (RPPIs) are designed to be a reliable and consistent benchmark of housing sales and rent prices in Dubai, Abu Dhabi, Ajman, Ras Al Khaimah and Sharjah. The purpose of the indices is to measure the average differences in house prices in a particular geographic market through a timeline.

Methodology and Coverage

Monthly REIDIN UAE RPPIs are calculated based on moving average median prices– an approach that is widely used for indexing housing prices – which involves median of sales and rent prices of properties in a corresponding region. The median series of sales and rent price data is constructed by taking “the median price/sqm” of all properties during a certain time period.

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Data Analytics

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