

# DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

MAY 2026

# MARKET SUMMARY



14

Projects  
Launched



2,942

Total Units  
Launched



11

APARTMENTS

3

VILLAS

Asset Type  
Split



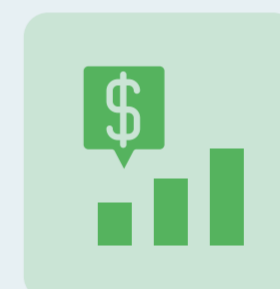
2,721

Apartment  
(Units)



221

Villa  
(Units)



AED **1,657** PER  
SQ.FT

Average  
Launch Price



AED **1,158 – 2,642** PER  
SQ.FT

Price  
Range



50/50

Dominant  
Payment Plan



5%

Typical Broker  
Commission

# DEVELOPER ACTIVITY

Developer	Units	Projects
Imtiaz	924	1
Grid	282	1
Neoterra Development	272	1
Beyond	272	1
Iman Developers	247	1
Ahmadyar Developments	229	1
Sobha	180	1
Zoya One	166	2
Dubai South	122	1
Wasl Properties	118	2
Valores Properties	105	1
AMIS Properties	25	1

# SUPPLY DISTRIBUTION BY PRICE SEGMENT

Segment	Units	Share %
Affordable	122	4.10%
Mid-Market	2,541	86.40%
Upper-Mid	279	9.50%

Note : No launches recorded in the Luxury or Ultra-Luxury segment in May 2026.

# COMMUNITY DISTRIBUTION

Community	Units	Share (%)	Avg. Price AED/sq.ft	Projects
Downtown Jebel Ali	924	31.40%	1,495	1
Arjan	282	9.60%	1,635	1
Dubai Production City	272	9.20%	1,471	1
City of Arabia	272	9.20%	1,647	1
JVC	247	8.40%	1,601	1
Nadd Al Hamar	229	7.80%	1,458	1
Dubai South	190	6.50%	1,423	2
Al Yufrah 1	180	6.10%	1,851	1
International City Phase 2	105	3.60%	1259	1
Dubai Industrial City	98	3.30%	1,409	1
Jumeirah Golf Estates	74	2.50%	2,161	1
Wasl Gate	44	1.50%	1,727	1
District 11, MBR City	25	0.80%	2,642	1

# PROJECT BREAKDOWN — TOP 5 COMMUNITIES

**Downtown Jebel Ali** **924 Units** **1 Project**

Developer	Project	Price AED/sq.ft	Units
Imtiaz	Raw District by Imtiaz	1,495	924

**Arjan** **282 Units** **1 Project**

Developer	Project	Price AED/sq.ft	Units
Grid	Enchante by Grid - RT1	1,635	77
Grid	Enchante by Grid - RT4	1,635	77
Grid	Enchante by Grid - RT2	1,635	64
Grid	Enchante by Grid - RT3	1,635	64

**Dubai Production City** **272 Units** **1 Project**

Developer	Project	Price AED/sq.ft	Units
Neoterra Development	Eira Residences	1,471	272

**City of Arabia** **272 Units** **1 Project**

Developer	Project	Price AED/sq.ft	Units
Beyond	Arancia Yards	1,647	272

**JVC** **247 Units** **1 Project**

Developer	Project	Price AED/sq.ft	Units
Iman Developers	Oxford Cove	1,601	247

# 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

<b>Affordable</b>	<b>&lt; AED 1,200</b>
<b>Mid-Market</b>	<b>AED 1,200-1,800</b>
<b>Upper-Mid</b>	<b>AED 1,800-3,000</b>
<b>Luxury</b>	<b>AED 3,000-6,000</b>
<b>Ultra-Luxury</b>	<b>&gt; AED 6,000</b>

# REIDIN

Data Analytics

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