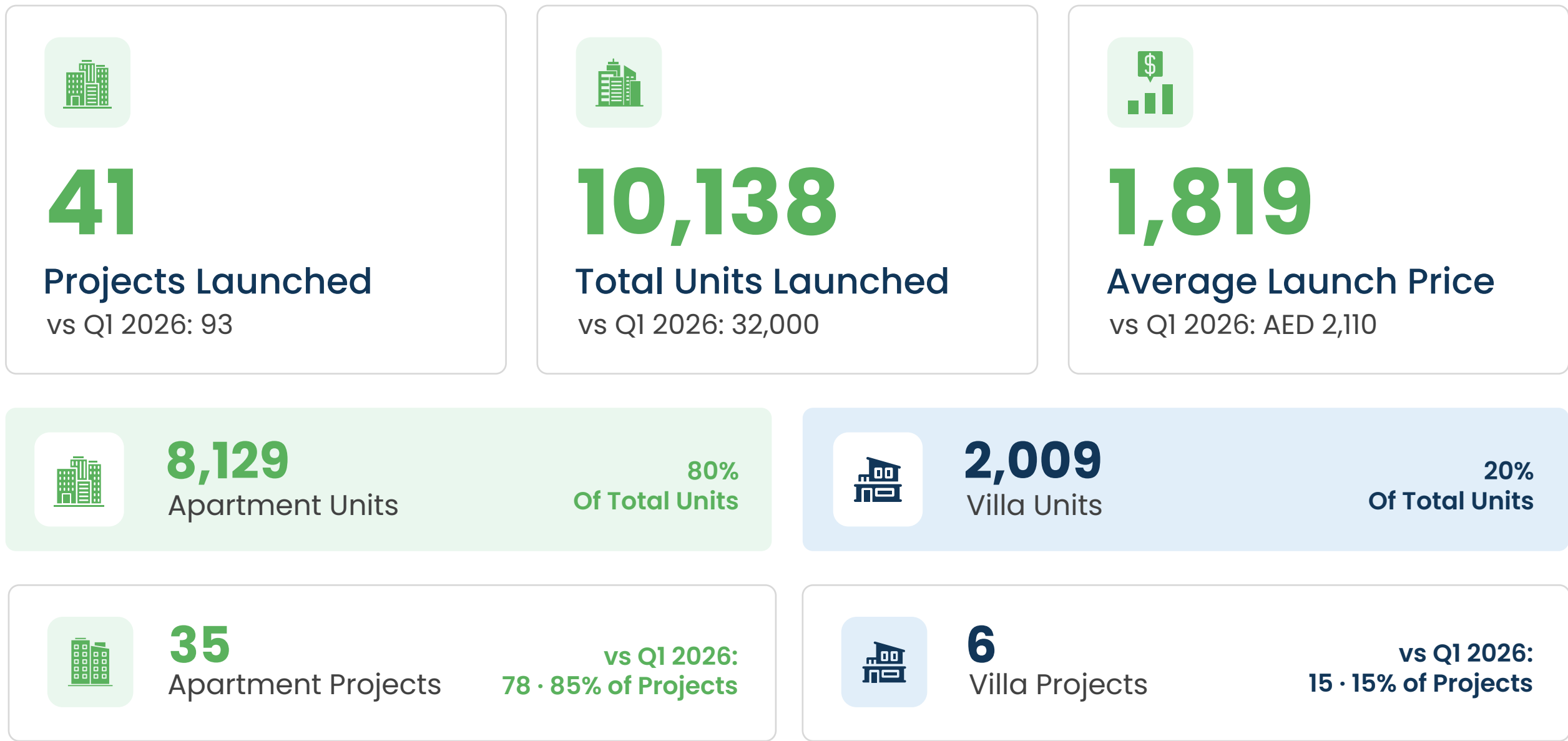


DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

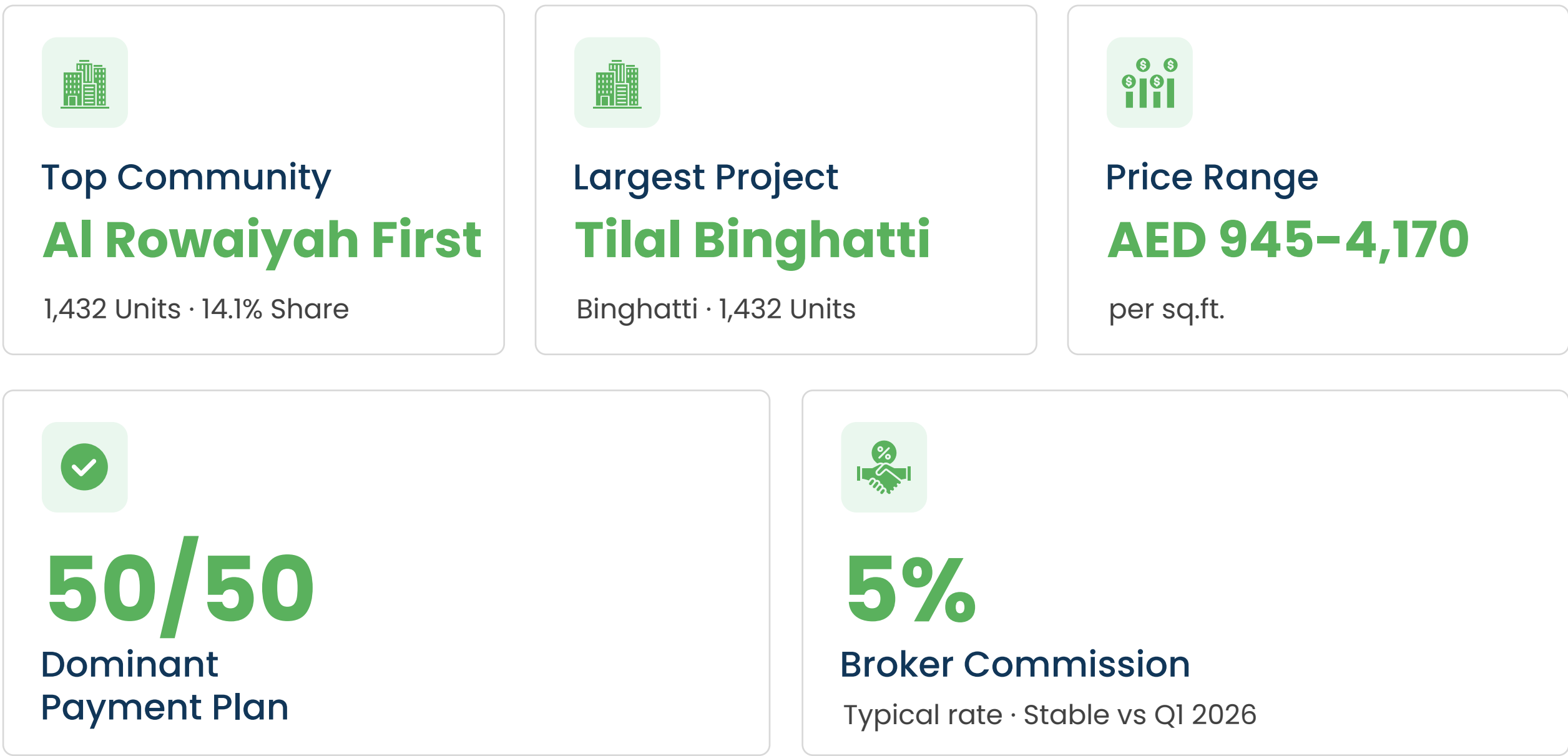
Q2 2026



MARKET SUMMARY



KEY INDICATORS



LAUNCH MOMENTUM

APRIL

3,183 UNITS



Projects	10
Average Price	1,994
Apartment/Villa	8/2

MAY

2,942 UNITS



Projects	14
Average Price	1,667
Apartment/Villa	11/3

JUNE

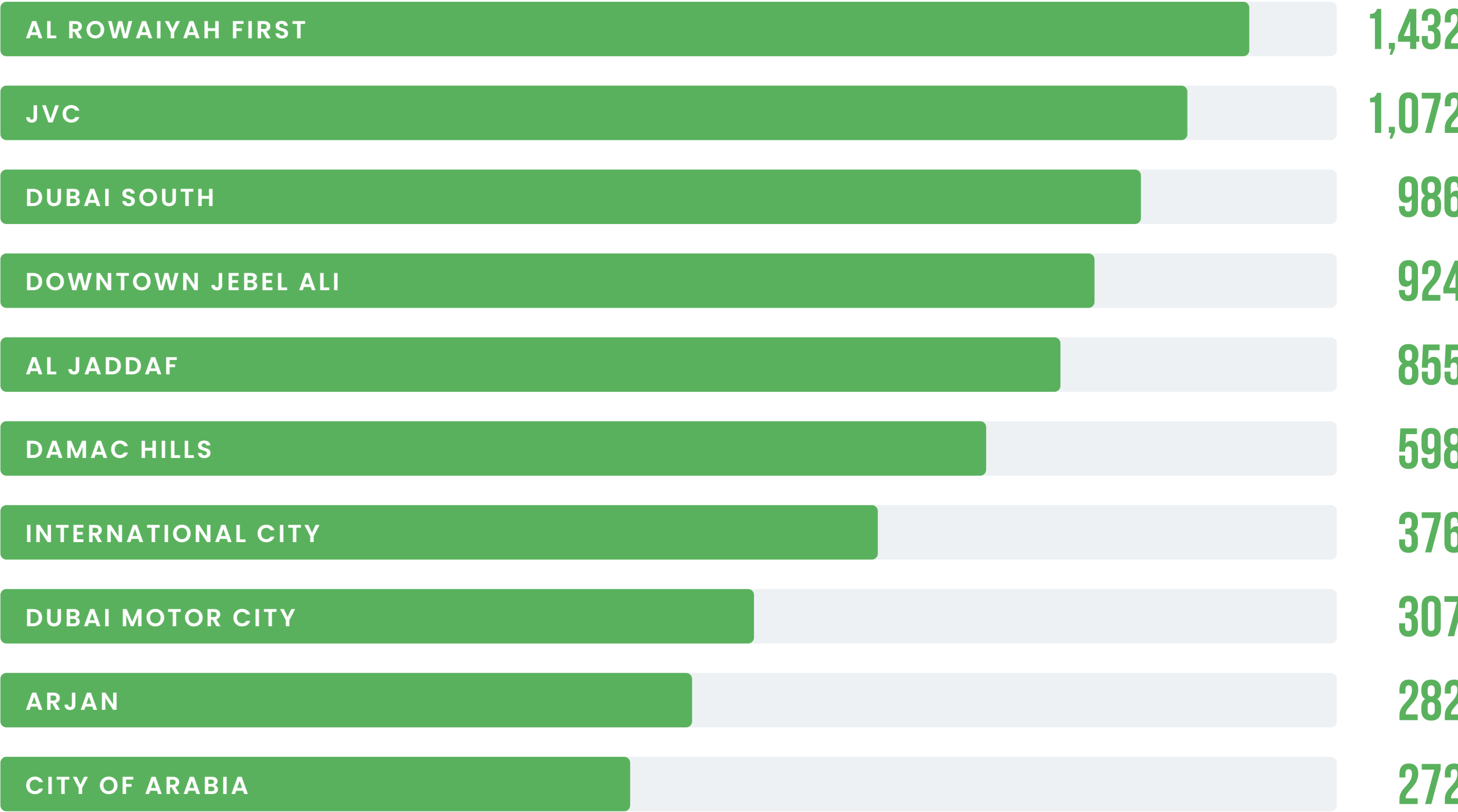
4,013 UNITS



Projects	17
Average Price	1,841
Apartment/Villa	16/1

COMMUNITY DISTRIBUTION

TOP 10 BY UNITS



PROJECT BREAKDOWN

TOP 5 COMMUNITIES

AL ROWAIYAH FIRST

1,432 Units · 1 Project

Binghatti - Tilal Binghatti 2,728 AED/sqft 1,432 Units

JVC

1,072 Units · 4 Projects

Object 1 - Sky Level 1 1,670 AED/sqft 420 Units

Iman - Oxford Cove 1,601 AED/sqft 247 Units

HMB Homes - Beverly Crown 1,318 AED/sqft 211 Units

Peace Homes - Sky Harmony 1,620 AED/sqft 194 Units

DUBAI SOUTH

986 Units · 5 Projects

Avenew - Loom at Avenew 888 1,498 AED/sqft 640 Units

Dubai South - Hayat 1 1,158 AED/sqft 122 Units

Dubai South - Hayat 6 1,220 AED/sqft 104 Units

Zoya One - Calisi by Zoya 1,688 AED/sqft 68 Units

Greenfield - Greenfield Living 1,337 AED/sqft 52 Units

DOWNTOWN JEBEL ALI

924 Units · 1 Project

Imtiaz - Raw District by Imtiaz 1,495 AED/sqft 924 Units

AL JADDAF

855 Units · 1 Project

Binghatti - Binghatti Wraith 1,890 AED/sqft 855 Units

DEVELOPER ACTIVITY

TOP 10 BY UNITS

DEVELOPER	APRIL UNITS	MAY UNITS	JUNE UNITS	Q2 TOTAL
Binghatti	1,432	0	855	2,287
Imtiaz	0	924	0	924
Avenew	99	0	640	739
Damac	598	0	0	598
Object 1	0	0	420	420
Ayat	376	0	0	376
Iman	0	247	113	360
City View	0	0	307	307
Grid	0	282	0	282
Neoterra	0	272	0	272

SUPPLY BY PRICE SEGMENT

SHARE BY MONTH

APRIL

3,183 UNITS



Affordable 7.9% Mid-Market 19.4% Upper-Mid 69.6% Luxury 3.1%

MAY

2,942 UNITS



Affordable 4.1% Mid-Market 86.4% Upper-Mid 9.5%

JUNE

4,013 UNITS



Mid-Market 52.9% Upper-Mid 41.6% Luxury 5.5%

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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