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Data Analytics

DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

Q2 2026

MARKET SUMMARY

41
Projects Launched
vs Q1 2026: 93

10,138
Total Units Launched
vs Q1 2026: 32,000

1,819
Average Launch Price
vs Q1 2026: AED 2,110

8,129
Apartment Units
80%
Of Total Units

2,009
Villa Units
20%
Of Total Units

35
Apartment Projects
vs Q1 2026:
78 · 85% of Projects

6
Villa Projects
vs Q1 2026:
15 · 15% of Projects

KEY INDICATORS

Top Community
Al Rowaiyah First
1,432 Units · 14.1% Share

Largest Project
Tilal Binghatti
Binghatti · 1,432 Units

Price Range
AED 945–4,170
per sq.ft.

50/50
Dominant
Payment Plan

5%
Broker Commission
Typical rate · Stable vs Q1 2026

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

AL ROWAIYAH FIRST	1,432
JVC	1,072
DUBAI SOUTH	986
DOWNTOWN JEBEL ALI	924
AL JADDAF	855
DAMAC HILLS	598
INTERNATIONAL CITY	376
DUBAI MOTOR CITY	307
ARJAN	282
CITY OF ARABIA	272

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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

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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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