

**REIDIN**

Data Analytics

DUBAI RESIDENTIAL MARKET

# OFF-PLAN & READY TRANSACTIONS

H1 2025 VS H1 2026

# TRANSACTION VALUE TRENDS

## OFF-PLAN VALUE

**-12%**

H1 2026 VS H1 2025

AED 168.2bn vs AED 192.2bn. January was the only month to exceed H1 2025 levels, with transaction values moderating thereafter.

## READY VALUE

**-25%**

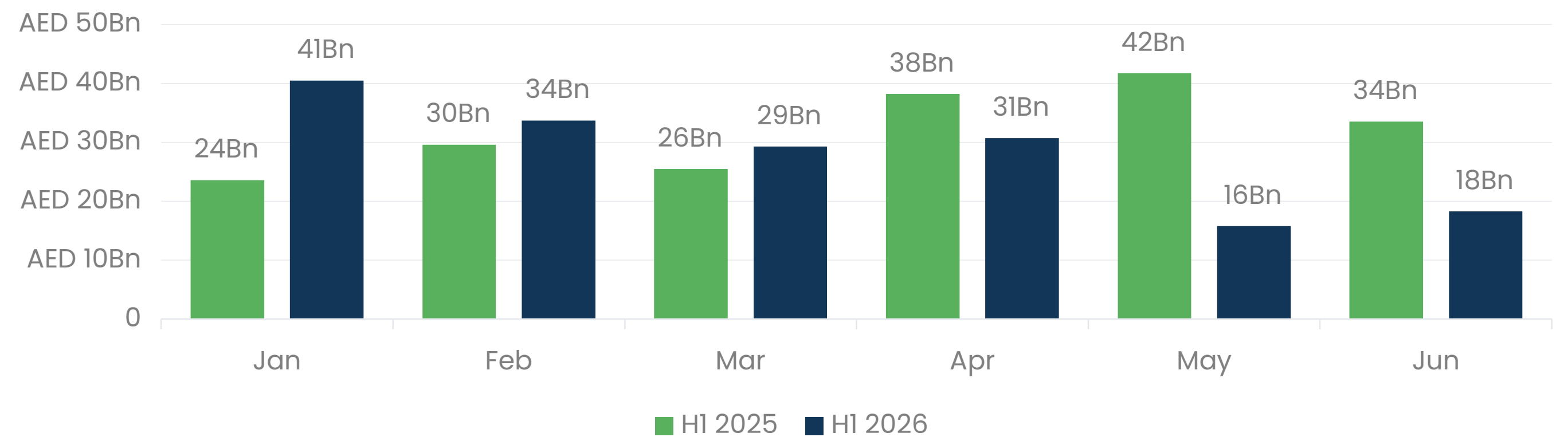
H1 2026 VS H1 2025

AED 57.5bn vs AED 77.0bn. Values broadly matched H1 2025 in January and February before widening year-on-year declines from March onwards.

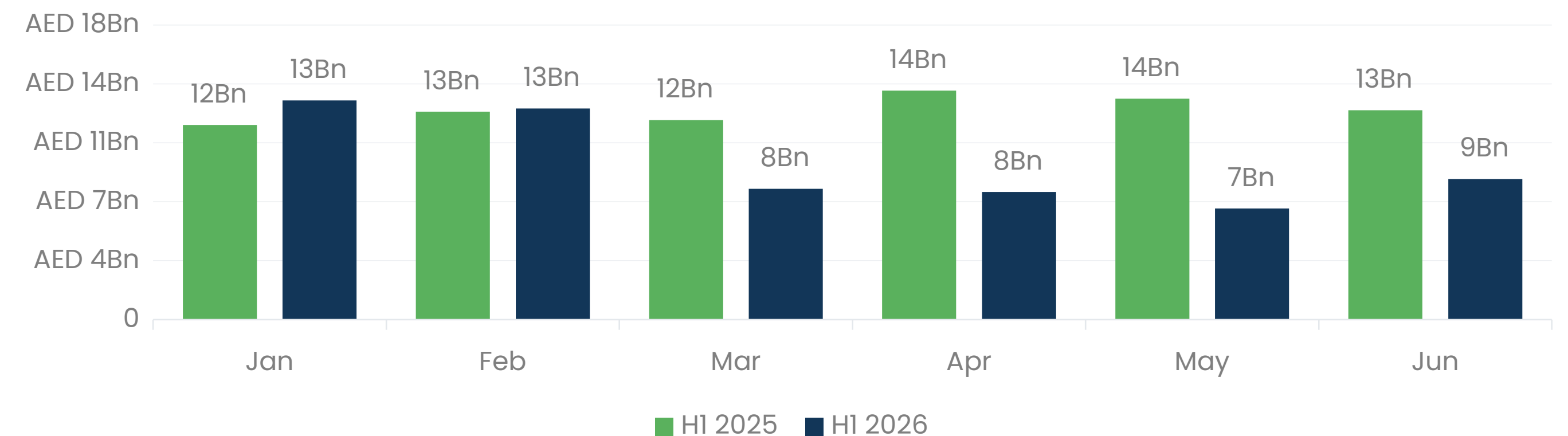
### Combined Value:

Combined transaction value declined 16% year-on-year, reflecting lower activity across both off-plan and ready segments.

OFF-PLAN TRANSACTIONS BY VALUE (AED Bn)



READY TRANSACTIONS BY VALUE (AED Bn)



# TRANSACTION VOLUME TRENDS

## OFF-PLAN VOLUME

**-8%**

H1 2026 VS H1 2025

60,425 vs 65,942 transactions. Higher activity in January was followed by lower year-on-year volumes across the remainder of H1 2026.

## READY VOLUME

**-26%**

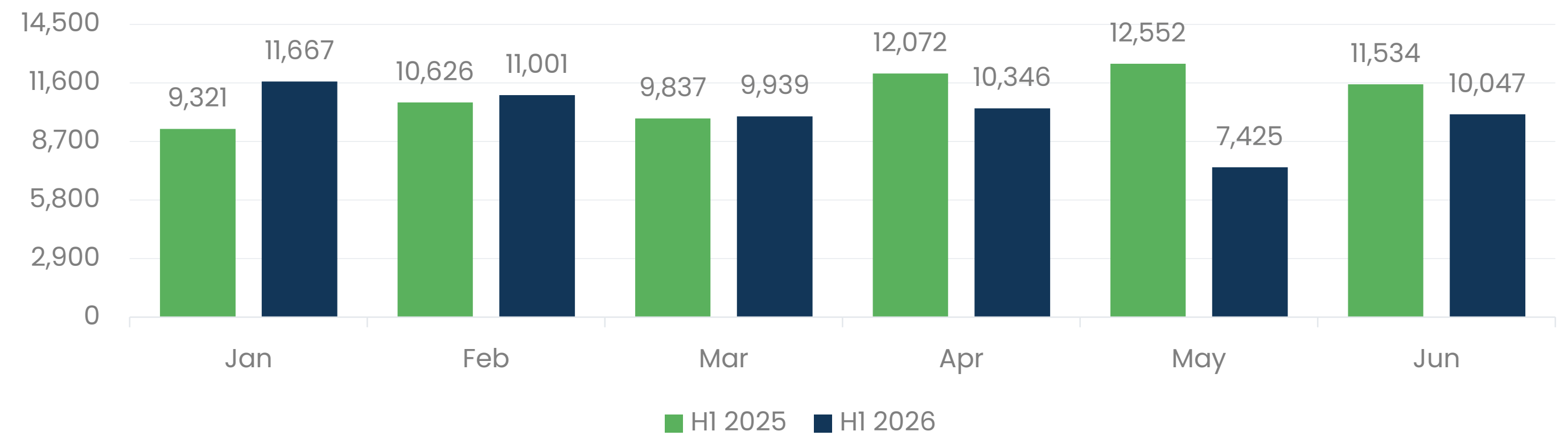
H1 2026 VS H1 2025

21,436 vs 28,864 transactions. Activity remained broadly in line with H1 2025 during January and February before moderating from March onwards.

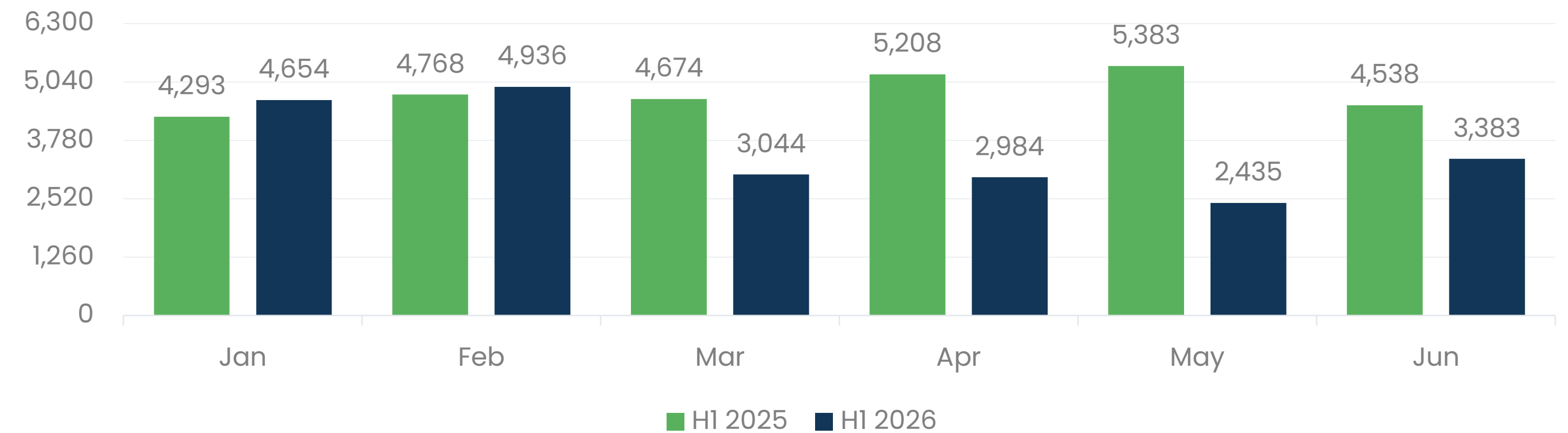
### Combined Volume:

Combined transaction volume declined 14% year-on-year, with reductions recorded across both market segments.

OFF-PLAN TRANSACTIONS BY VOLUME



READY TRANSACTIONS BY VOLUME



# AVERAGE RESIDENTIAL SALES TRANSACTION PRICE TRENDS

## KEY INSIGHTS

### Prices remained above prior-year levels despite lower market activity

- Average transaction prices per sqft remained above H1 2025 levels from January to May across both market segments, even as H1 2026 transaction value declined by 16% and transaction volume by 14% year-on-year.

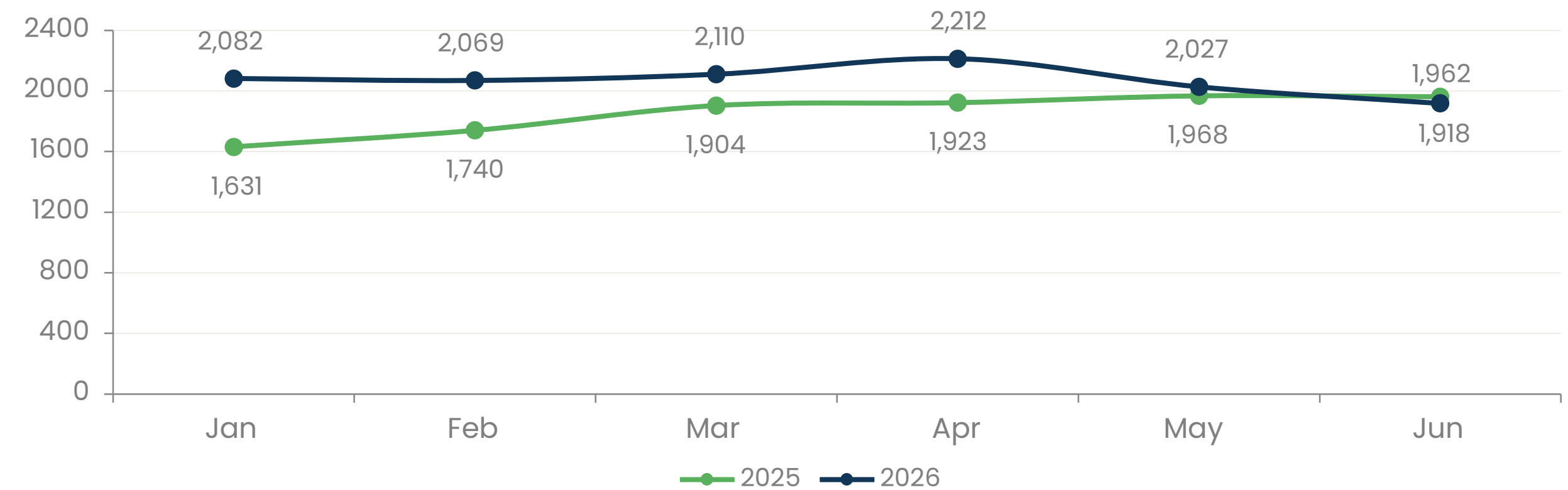
### Off-plan pricing carried the wider year-on-year premium

- Off-plan average prices were above the 2025 comparator in five of six months. The premium was strongest in January at 28%, remained positive through May, and reached AED 2,212/sqft in April 2026 versus AED 1,923/sqft in April 2025.

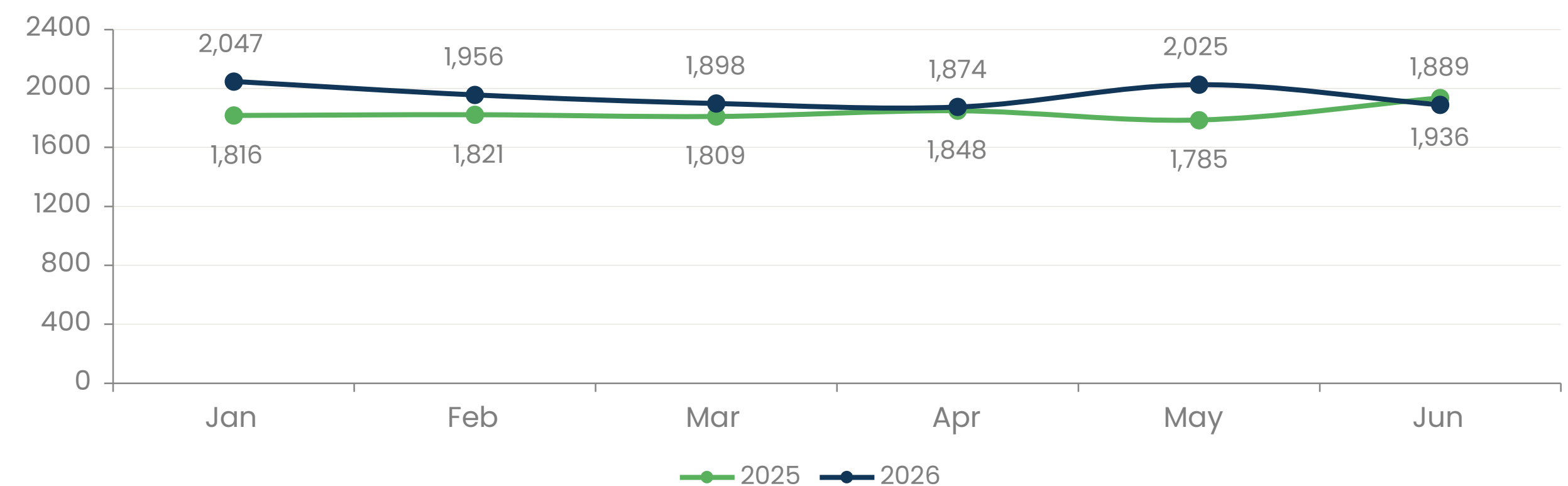
### Ready prices were steadier, with a narrower price gap

- Ready average prices also remained above 2025 levels in five of six months, but within a tighter range of AED 1,874–2,047/sqft.

OFF-PLAN AVERAGE PRICE PER SQFT (AED)



READY AVERAGE PRICE PER SQFT (AED)



# REIDIN

Data Analytics 

[www.reidin.com](http://www.reidin.com) | [info@reidin.com](mailto:info@reidin.com)