Dubai Villas: Repricing Risk in H1 2026

A closer look at Dubai's villa segment in H1 2026 reveals dynamics that diverge materially from the apartment market and the citywide aggregate. The following pages walk through the volume, pricing, and supply-side evidence behind that divergence.

READY VILLAS VOLUME RECOVERY

847 → 756

Units, January → June 2026

89.3% of January level

OFF-PLAN VILLAS VOLUME RECOVERY

2,629 → 777

Units, January → June 2026

29.6% of January level

VILLAS' SHARE OF UNITS LAUNCHED

14.1% → 14.5%

Full-year 2025 vs. H1 2026

In line with 2023–25 range

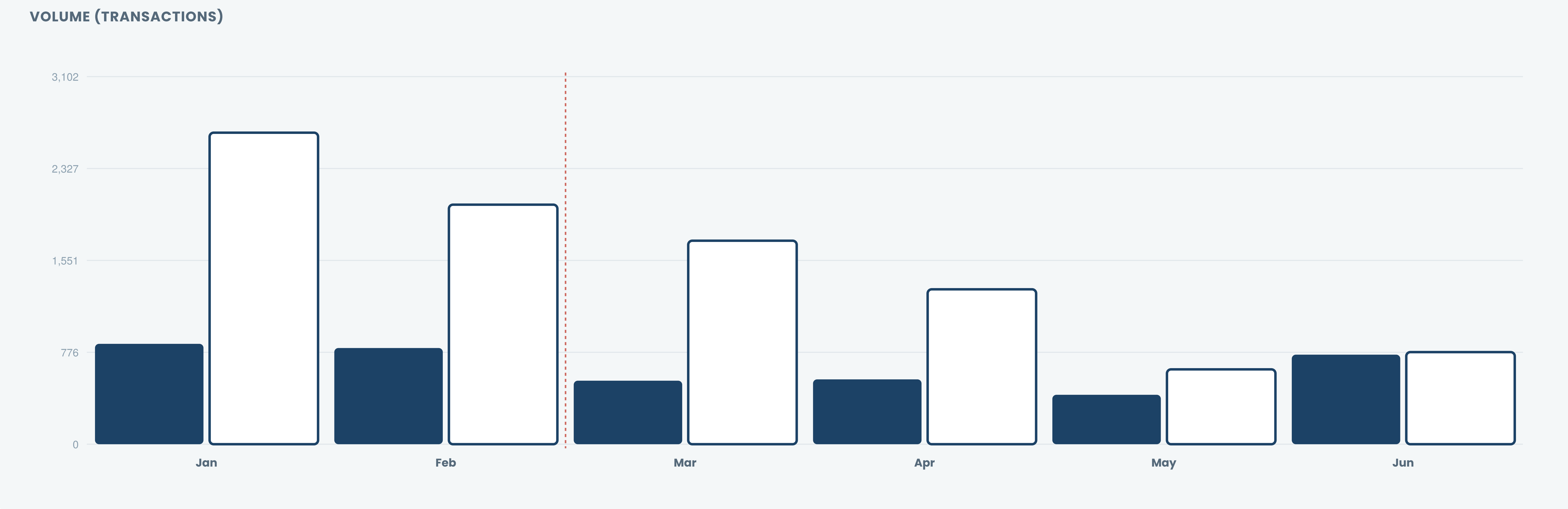
Why Ready vs. Off-Plan Is the Relevant Split

Ready villas are existing, previously delivered units changing hands between owners — carrying no construction timeline or delivery risk. Off-plan villas require buyers to commit capital years ahead of delivery, exposed to construction risk over an extended horizon. The gap in how these two segments weathered H1 2026 is a gap in **risk exposure**, not simply a gap between two arbitrary sales categories.

Monthly Volume: Ready vs. Off-Plan Villas

Transaction volume, January–June 2026. Ready villas closed the half within reach of their January transaction level; off-plan villas did not.

Ready Villas | Off-Plan Villas | War Onset (28 Feb 2026)



READY VILLAS, JUN AS % OF JAN

89.3%

OFF-PLAN VILLAS, JUN AS % OF JAN

29.6%

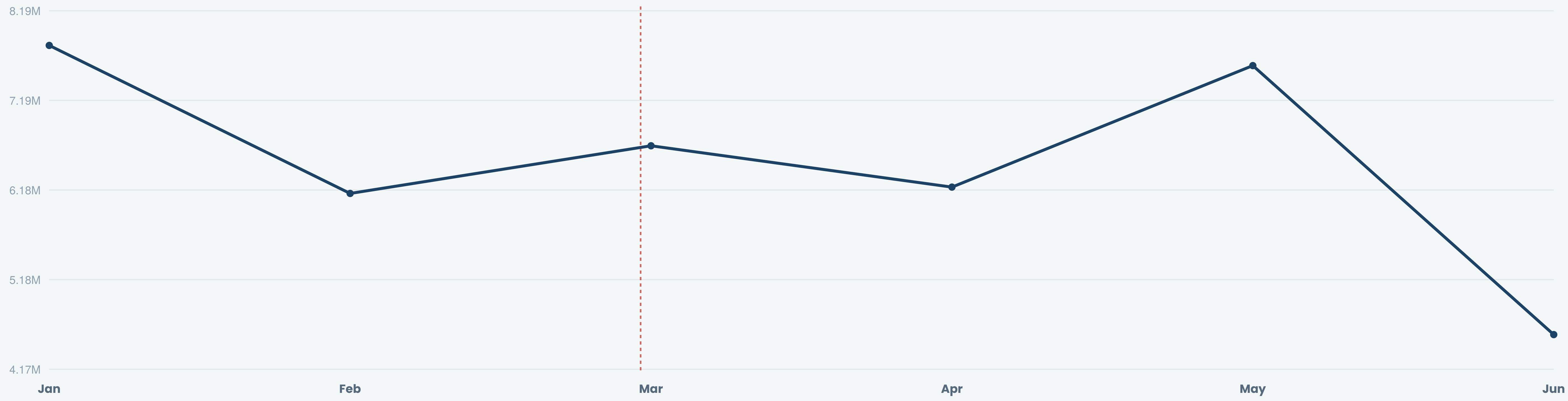
READING

The segment requiring a multi-year capital commitment pulled back deepest and recovered least.

Ready Villas: Volume Recovered, Deal Size Didn't

Average deal size for ready villas, January–June 2026. Volume recovery on its own overstates how far underlying demand actually normalized.

READY VILLAS — AVG. DEAL SIZE (AED M / UNIT)



READY VILLA DEAL SIZE, JAN → JUN 2026

7.80M → 4.56M AED/unit

JUN 2026 VS. JUN 2025 DEAL SIZE

-36.6% vs. 7.19M AED/unit

READING

Volume recovered, while the average deal value shifted towards lower-value stock.

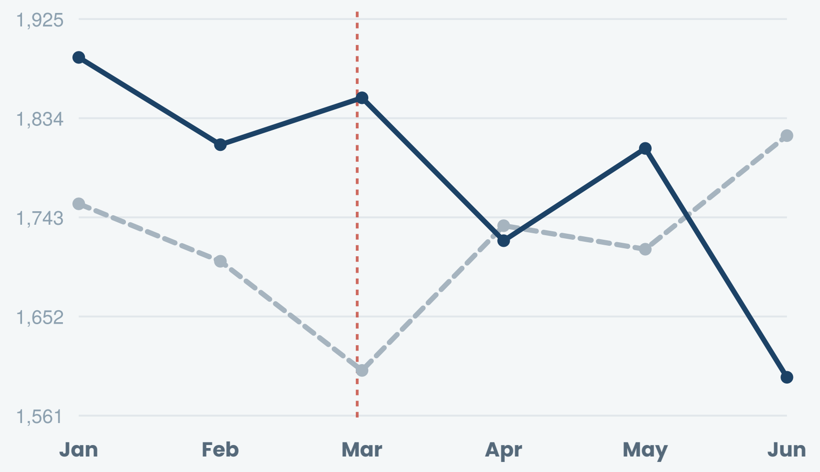
Average Transaction Price / Sq Ft — Villa Sub-Segments

Monthly, H1 2025 (dashed) vs. H1 2026 (solid). The full-period year-on-year gain reverses by June in every villa sub-segment.

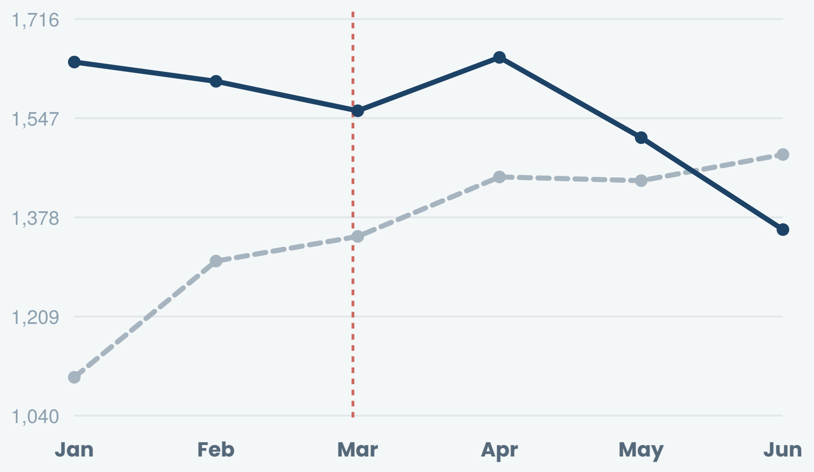
These figures represent average registered transaction prices and may also reflect changes in project, location and unit mix.

H1 2025 H1 2026 War Onset (28 Feb 2026)

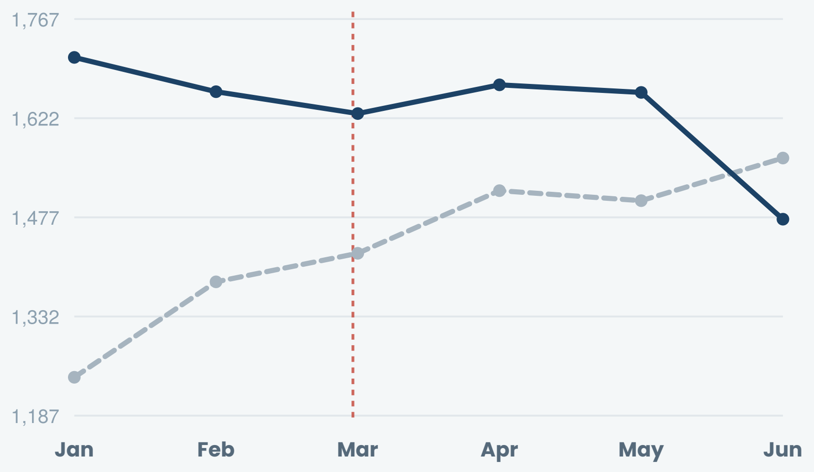
READY VILLAS



OFF-PLAN VILLAS



VILLAS OVERALL



READY VILLAS, JUN YOY

-12.2%

OFF-PLAN VILLAS, JUN YOY

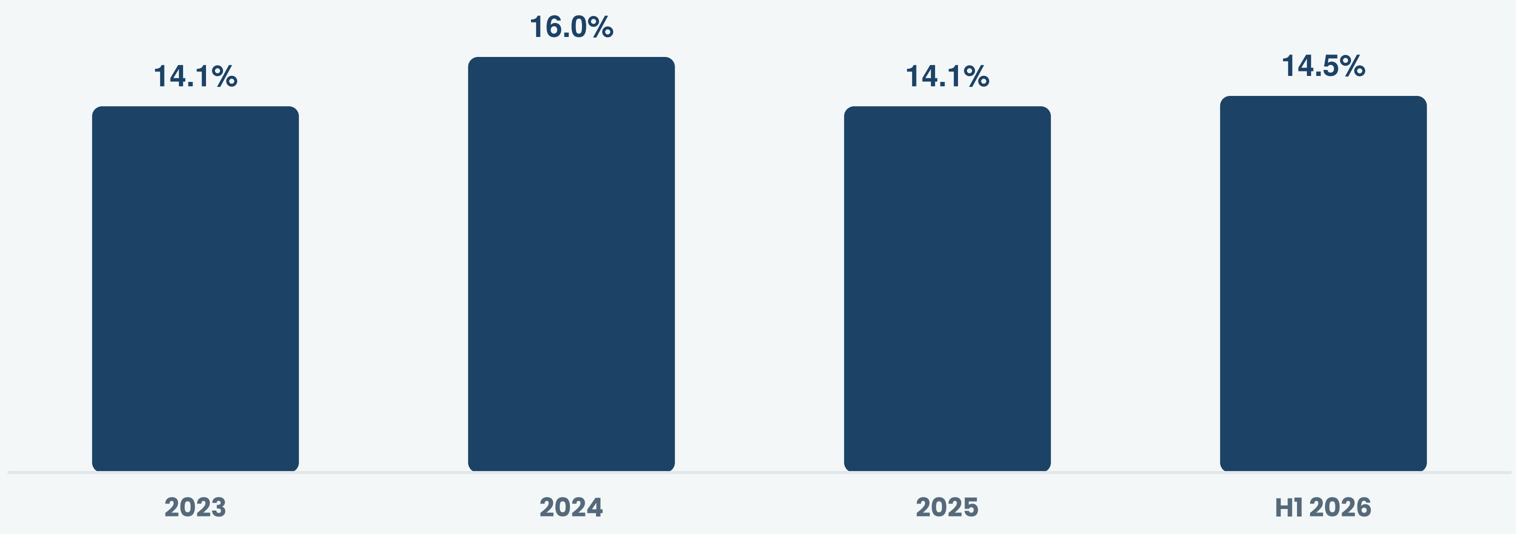
-8.6%

VILLAS OVERALL, JUN YOY

-5.7%

Supply Side: Villas' Share of Units Launched

Citywide, by year. A stable 14–16% share held at 14.5% in H1 2026 — in line with the prior three years, not a departure from them.



A Supply-Side Lag, Not a Supply-Side Shift

Annualizing the H1 2026 figure for a like-for-like comparison against full-year 2025, raw villa launch volume fell by roughly **54%**, essentially matching the **55%** decline recorded for apartments — developers have not measurably reallocated away from villas relative to the rest of the market. This is not entirely surprising: launch decisions typically reflect land acquisition and planning timelines set well in advance, so H1 2026's pipeline was largely determined before the war began. Whether villas' share of launches shifts in H2 2026, once post-war demand signals have had time to feed into planning decisions, remains an open question.