DUBAI RESIDENTIAL REAL ESTATE
Q2 2026 MARKET OVERVIEW

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Data Analytics

KEY HIGHLIGHTS

TOTAL SALES VALUE	TOTAL SALES VOLUME	APARTMENT AVG PRICE	VILLA AVG PRICE	Residential Completions
AED 87.94 Bn	36,620	1,791 per sq ft.	2,325 per sq ft.	11,888 units
▼ 36.0% QoQ	▼ 19.0% QoQ	▼ 4.3% QoQ	▼ 2.2% QoQ	Delivered in Q2 2026 Q1 2026: 11,906 units

Q2 2026 IN BRIEF

TRANSACTIONS

Transaction activity moderates in Q2 2026

Residential sales totalled AED 87.94 billion across 36,620 transactions in Q2 2026, representing QOQ declines of 36.0% in value and 19.0% in volume. Apartments accounted for 88% of transactions and 66% of sales value.

PRICING

Quarterly prices soften, while annual growth remains positive

Apartment prices averaged AED 1,791 per sq. ft. in Q2 2026 following a 4.3% QoQ decline, while villa prices fell by 2.2% to AED 2,325 per sq. ft. Despite the quarterly moderation, prices in June 2026 remained 1.2% higher YoY for apartments and 5.7% higher for villas.

TRANSACTION TYPE

Off-plan accounts for three-quarters of sales

Off-plan transactions reached AED 64.75 billion across 27,818 sales in Q2 2026, accounting for 73.6% of total value and 76.0% of volume. Ready sales totalled AED 23.19 billion across 8,802 transactions.

LUXURY SEGMENT

Luxury transactions account for 27% of sales value

Transactions above AED 10 million generated AED 23.89 billion across 1,046 sales in Q2 2026, accounting for 27.2% of total value from 2.9% of transactions. Villas contributed AED 15.85 billion of luxury sales value.

SUPPLY PIPELINE

Announced supply pipeline rises in H2 2026

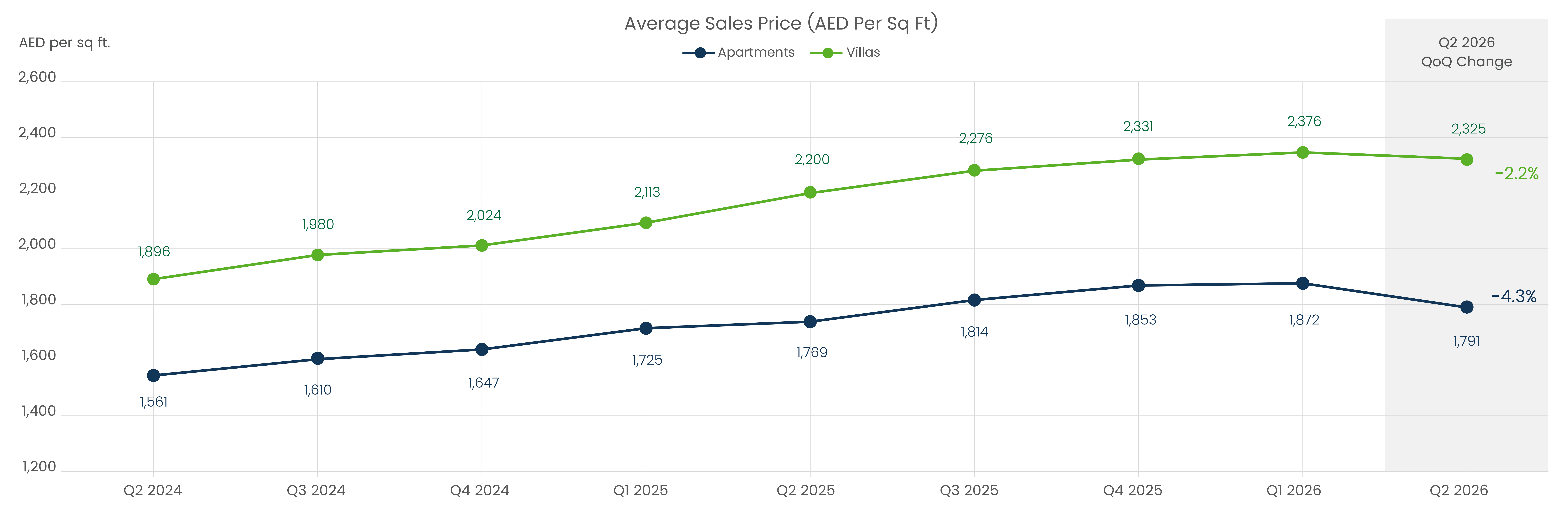
Q2 delivered 11,888 units, taking H1 2026 completions to 23,794 units. The developer-announced pipeline comprises 48,068 units in Q3 and 76,204 in Q4, although actual market entry will depend on project progress, with handover schedules typically evolving over time.

SALES SEQUENCE

Primary sales account for 68% of market value

Primary sales generated AED 60.06 billion across 27,089 transactions in Q2 2026, representing 68.3% of total value and 74.0% of volume. Secondary sales totalled AED 27.89 billion across 9,531 transactions.

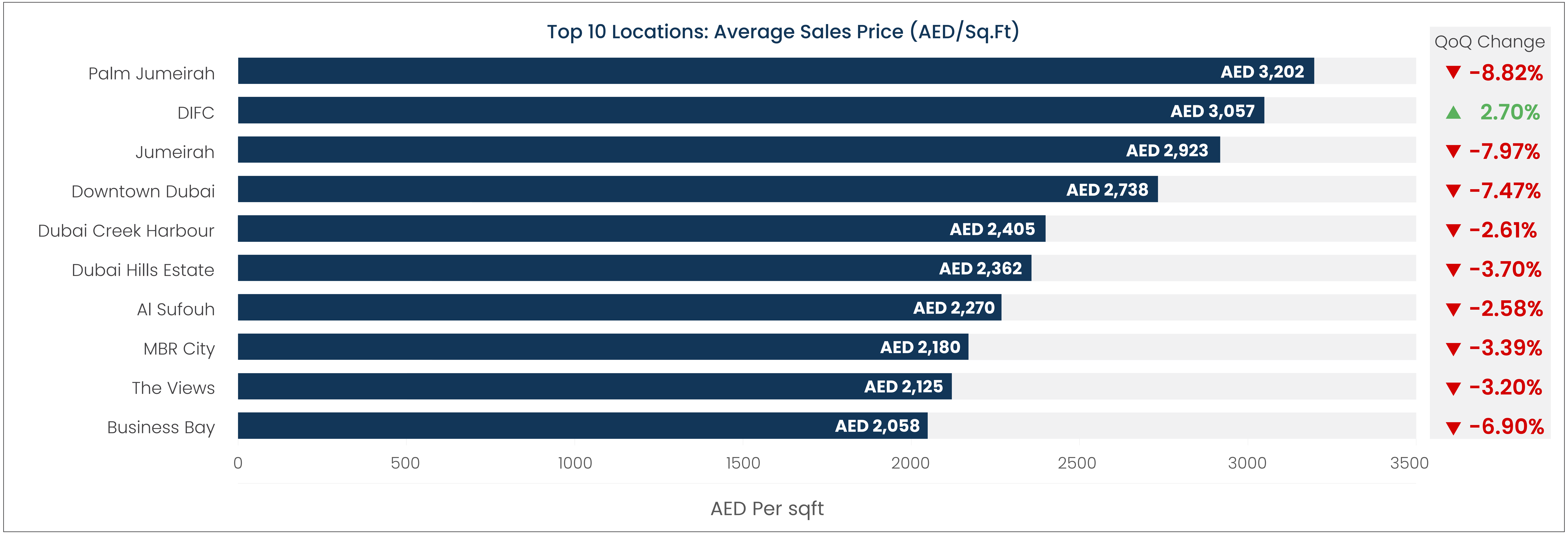
CITYWIDE RESIDENTIAL SALES PRICE TREND



Annual price growth remains positive despite quarterly moderation
Apartment prices averaged AED 1,791 per sq ft in Q2 2026, declining by 4.3% QoQ, while villa prices decreased by 2.2% to AED 2,325 per sq ft. Despite the quarterly moderation, average prices remained 1.2% higher year on year for apartments and 5.7% higher for villas.

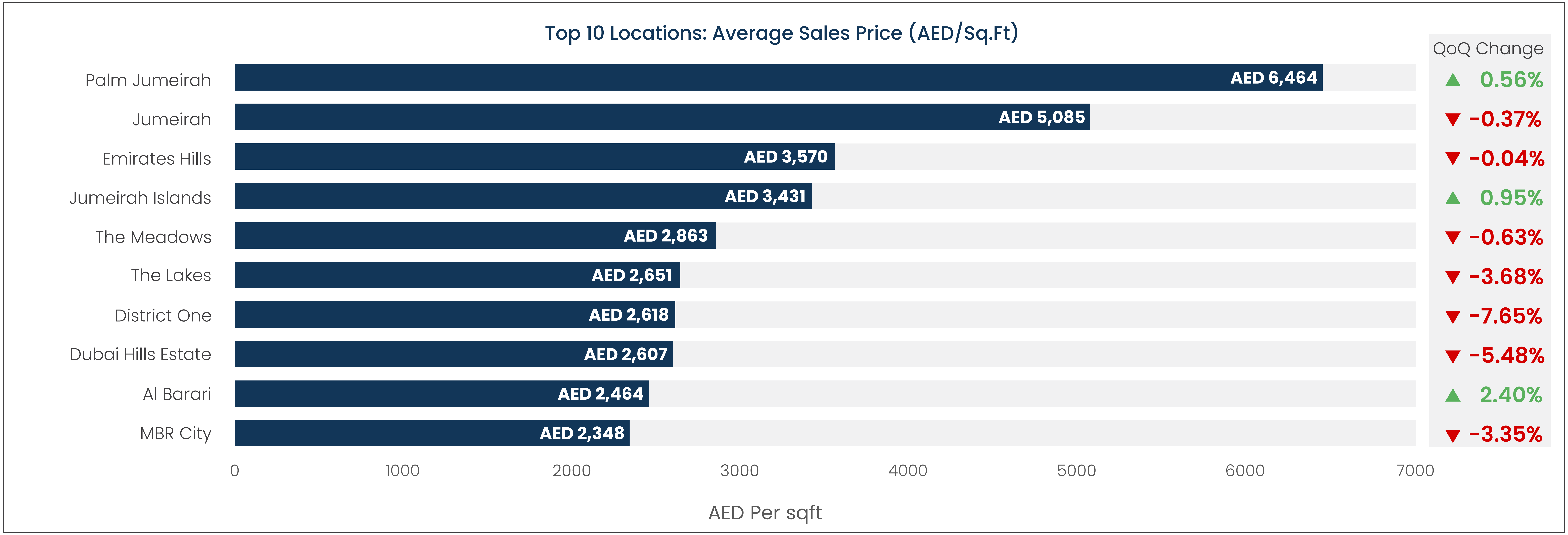
Villa price premium widened during the quarter
The villa premium increased from AED 504 per sq ft in Q1 2026 to AED 534 per sq ft in Q2 2026. Relative to apartment prices, the premium widened from 26.9% to 29.8%, reflecting stronger villa price resilience during the quarter.

APARTMENT SALES PRICE TREND



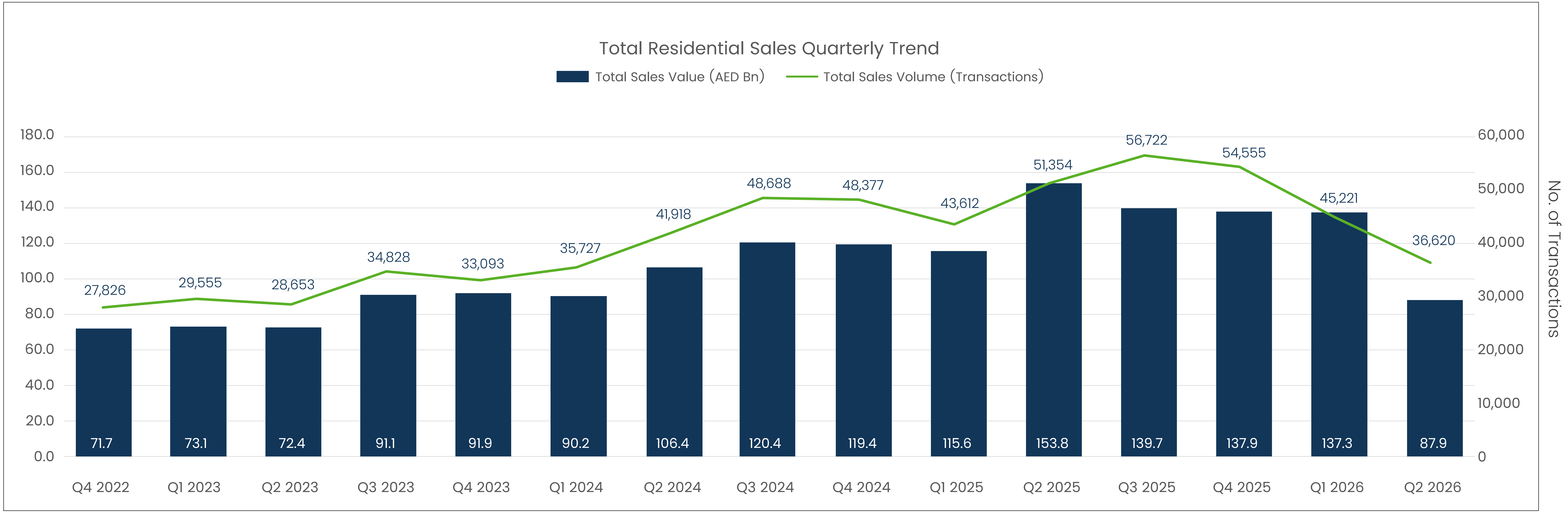
- Palm Jumeirah remained the highest priced apartment community in Q2 2026 at AED 3,202 per sq ft, followed by DIFC at AED 3,057 and Jumeirah at AED 2,923 per sq ft.
- Among the Top 10 apartment communities, DIFC was the only community to record quarterly price growth, rising by 2.70%, while Palm Jumeirah registered the largest decline at 8.82%.
- Quarterly price momentum softened across the leading apartment locations in Q2 2026, with nine of the Top 10 communities recording quarter-on-quarter declines.

VILLA SALES PRICE TREND



- Palm Jumeirah remained the highest-priced villa location in Q2 2026 at AED 6,464 per sq ft, followed by Jumeirah at AED 5,085 and Emirates Hills at AED 3,570 per sq ft.
- Quarterly performance was mixed across the leading villa locations. Al Barari recorded the strongest increase at 2.40%, followed by Jumeirah Islands at 0.95% and Palm Jumeirah at 0.56%.
- Seven of the Top 10 locations recorded quarter-on-quarter declines, indicating broader price moderation. District One registered the largest decrease at 7.65%, followed by Dubai Hills Estate at 5.48%, while Emirates Hills remained broadly stable with a marginal 0.04% decline.

RESIDENTIAL SALES VALUE AND VOLUME



- Residential sales activity moderated in Q2 2026, with total sales value reaching AED 87.94 billion across 36,620 transactions. This represented quarter-on-quarter declines of 36.0% in value and 19.0% in volume.
- Compared with the same quarter in 2025, transaction value declined by 42.8%, while transaction volume decreased by 28.7%.
- Sales value recorded its lowest quarterly level since Q2 2023, while transaction volume was broadly comparable with Q1 2024.

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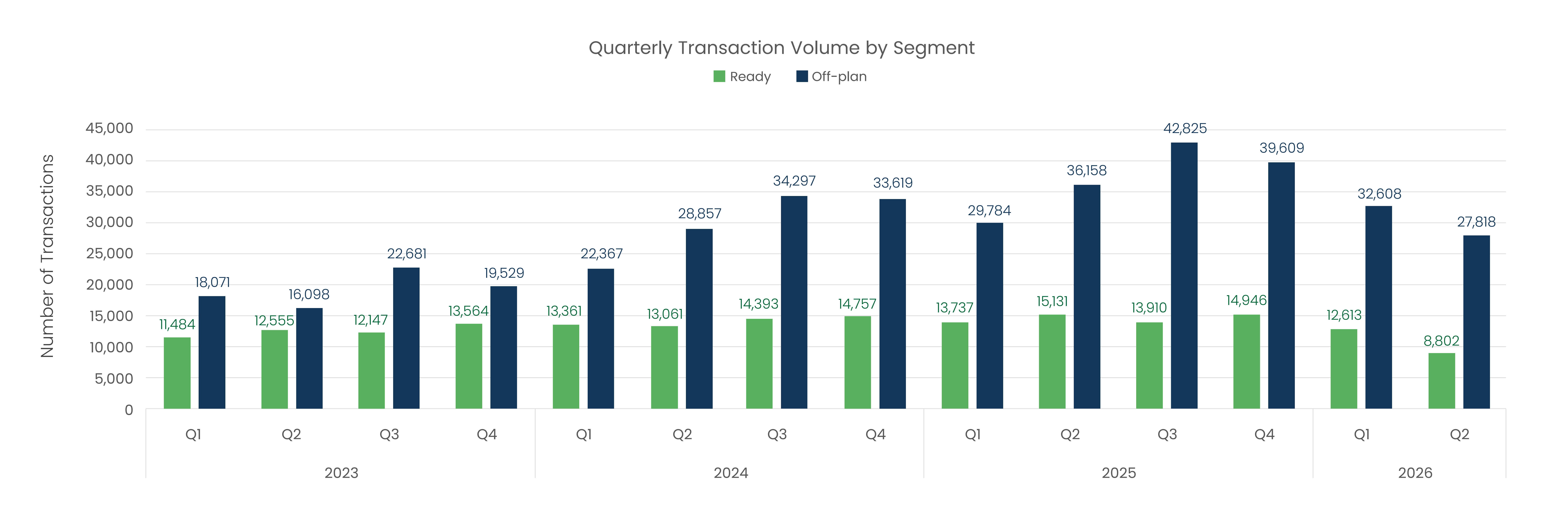
RESIDENTIAL SALES VOLUME BY SEGMENT



- Residential sales volume declined by 19.0% quarter-on-quarter to 36,620 transactions in Q2 2026. Ready transactions fell by 30.2% to 8,802, while off-plan transactions decreased by 14.7% to 27,818.
- Q2 2026 recorded 36,620 residential transactions, 27.8% above Q2 2023 and 2.5% above Q1 2024, but below every quarterly total recorded between Q2 2024 and Q1 2026.
- Compared with Q2 2025, total transaction volume declined by 28.7%. Ready transactions decreased by 41.8%, while off-plan transactions were down by 23.1%, with off-plan retaining the larger share of market activity.

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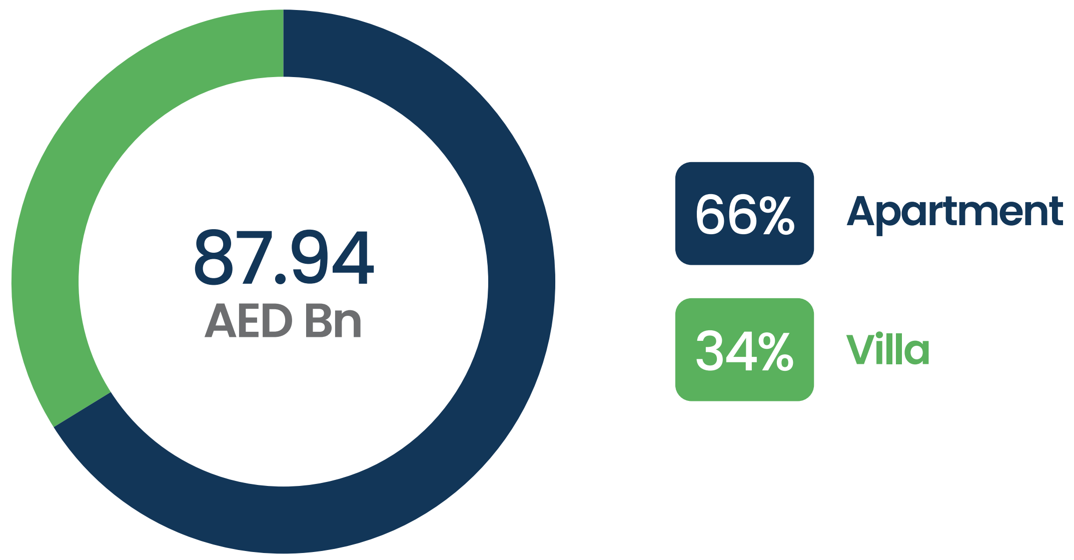
TOTAL SALES TRANSACTIONS BY TYPOLOGIES & LOCATIONS

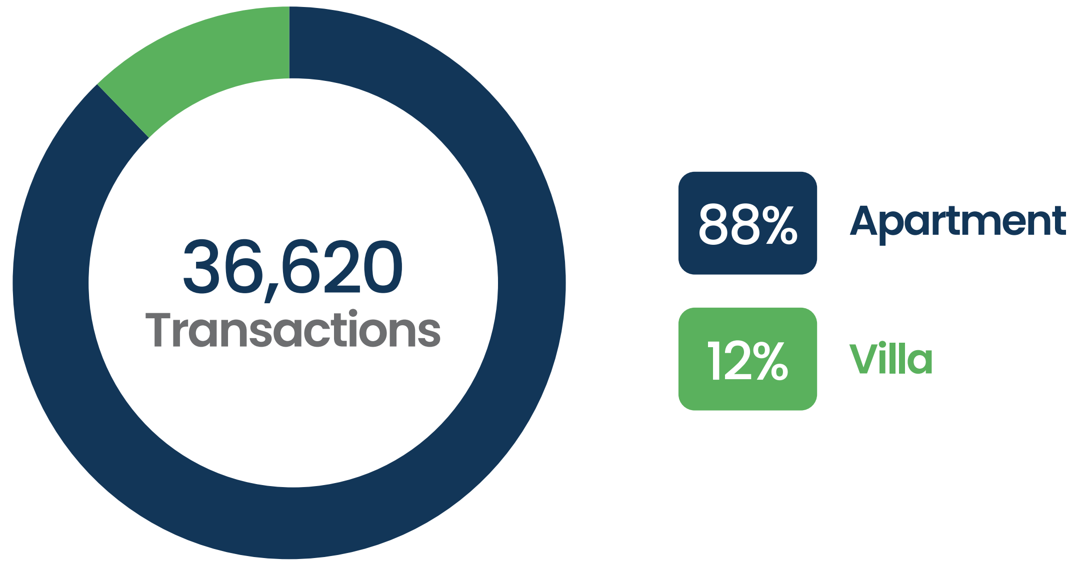
VALUE & VOLUME

Sales Transactions	Total Value (AED Bn)	Total Volume
Apartment Sales	57.95 Bn	32,128
Villa Sales	29.99 Bn	4,492
Grand Total	**87.94 Bn**	**36,620**

TOTAL VALUE (AED BN)



TOTAL VOLUME



TOP 10 LOCATIONS BY VALUE

1	Dubai Islands	5.26 Bn
2	Dubai Hills Estate	3.61 Bn
3	Jebel Ali Village	3.05 Bn
4	Azizi Venice	2.92 Bn
5	Palm Jumeirah	2.77 Bn
6	Dubai Creek Harbour	2.67 Bn
7	Business Bay	2.66 Bn
8	Downtown Dubai	2.39 Bn
9	JVC	2.33 Bn
10	Palm Jebel Ali	2.30 Bn

TOP 10 LOCATIONS BY VOLUME

1	Azizi Venice	3,479
2	JVC	2,088
3	Dubailand Residence Complex	1,657
4	Majan	1,376
5	Dubai Islands	1,373
6	Damac Lagoons	1,145
7	Dubai Investment Park First	984
8	Business Bay	974
9	Dubai South Residential District	965
10	Dubai Creek Harbour	931

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OFF-PLAN MARKET ACTIVITY BY SEGMENT AND LOCATION

TOP 5 OFF-PLAN APARTMENT LOCATIONS BY VALUE (AED BN)

1	Dubai Islands	5.20 Bn
2	Azizi Venice	2.92 Bn
3	Dubai Creek Harbour	1.97 Bn
4	Business Bay	1.76 Bn
5	Dubailand Residence Complex	1.48 Bn

TOP 5 OFF-PLAN VILLA LOCATIONS BY VALUE (AED BN)

1	Jebel Ali Village	2.89 Bn
2	Palm Jebel Ali	2.30 Bn
3	Damac Island City	1.99 Bn
4	Dubai Hills Estate	1.81 Bn
5	Jumeirah Golf Estates	1.76 Bn

TOP 5 OFF-PLAN APARTMENT LOCATIONS BY VOLUME

1	Azizi Venice	3,479
2	Dubailand Residence Complex	1,538
3	Dubai Islands	1,365
4	Majan	1,245
5	JVC	1,236

TOP 5 OFF-PLAN VILLA LOCATIONS BY VOLUME

1	Damac Island City	566
2	Jebel Ali Village	364
3	Dubai Investment Park First	293
4	The Heights	159
5	Jumeirah Golf Estates	130

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READY MARKET ACTIVITY BY SEGMENT AND LOCATION

TOP 5 READY APARTMENT LOCATIONS BY VALUE (AED BN)

1	Downtown Dubai	1.31 Bn
2	Business Bay	0.90 Bn
3	Dubai Marina	0.88 Bn
4	Palm Jumeirah	0.86 Bn
5	JVC	0.82 Bn

TOP 5 READY VILLA LOCATIONS BY VALUE (AED BN)

1	Dubai Hills Estate	1.06 Bn
2	Palm Jumeirah	0.71 Bn
3	Al Barari	0.42 Bn
4	Damac Lagoons	0.41 Bn
5	Jumeirah Golf Estates	0.37 Bn

TOP 5 READY APARTMENT LOCATIONS BY VOLUME

1	JVC	808
2	Business Bay	499
3	Dubai Marina	461
4	Downtown Dubai	316
5	Arjan	267

TOP 5 READY VILLA LOCATIONS BY VOLUME

1	Jebel Ali Village	221
2	Damac Hills 2	198
3	Damac Lagoons	128
4	Arabian Ranches Phase 3	71
5	Mudon	71

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READY RESIDENTIAL SALES: CASH VS MORTGAGE SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Cash	AED 13.36 Bn	57.6%	5,071	57.6%
Mortgage Backed	AED 9.83 Bn	42.4%	3,731	42.4%
Grand Total	**AED 23.19 Bn**	**100%**	**8,802**	**100.0%**

TOP 5 CASH PURCHASE LOCATIONS BY VALUE

1	Palm Jumeirah	1.21 Bn
2	Downtown Dubai	0.93 Bn
3	Dubai Hills Estate	0.89 Bn
4	DIFC 2.0	0.69 Bn
5	DIFC	0.61 Bn

*DIFC 2.0 is the expansion of DIFC and is reported separately from the existing district.

TOP 5 MORTGAGE-BACKED PURCHASE LOCATIONS BY VALUE

1	Dubai Hills Estate	0.52 Bn
2	Jumeirah Village Circle	0.41 Bn
3	Downtown Dubai	0.38 Bn
4	Al Furjan	0.37 Bn
5	Palm Jumeirah	0.36 Bn

TOP 5 CASH PURCHASE LOCATIONS BY VOLUME

1	Jumeirah Village Circle	521
2	Business Bay	353
3	Dubai Marina	304
4	Jebel Ali Village	217
5	Downtown Dubai	212

TOP 5 MORTGAGE-BACKED PURCHASE LOCATIONS BY VOLUME

1	Jumeirah Village Circle	330
2	Damac Hills 2	174
3	Dubai Marina	158
4	Al Furjan	149
5	Business Bay	146

Methodology: The analysis covers ready residential sales only. Transactions with a recorded finance value are classified as mortgage-backed purchases, while transactions without a recorded finance value are classified as cash purchases. Refinancing, mortgage top-ups and other secured lending transactions are excluded.

OFF-PLAN vs READY MARKET OVERVIEW

OFF-PLAN AND READY SALES SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Off-Plan Sales	64.75 Bn	73.6%	27,818	76.0%
Ready Sales	23.19 Bn	26.4%	8,802	24.0%
Grand Total	87.94 Bn	100%	36,620	100.0%

OFF-PLAN VS READY SALES BY PROPERTY TYPE

Property Type	Off-Plan Value	Off-Plan Volume	Ready Value	Ready Volume
Apartments	45.00 Bn	25,089	12.95 Bn	7,039
Villas	19.75 Bn	2,729	10.24 Bn	1,763
Grand Total	64.75 Bn	27,818	23.19 Bn	8,802

PRIMARY vs SECONDARY MARKET OVERVIEW

PRIMARY AND SECONDARY SALES SPLIT

Segment	Total Value (AED Bn)	Value%	Total Volume	Volume%
Primary Sales	60.06 Bn	68.3%	27,089	74.0%
Secondary Sales	27.89 Bn	31.7%	9,531	26.0%
Grand Total	**87.94 Bn**	**100%**	**36,620**	**100.0%**

PRIMARY VS SECONDARY SALES BY PROPERTY TYPE

Property Type	Primary Value	Primary Volume	Secondary Value	Secondary Volume
Apartments	43.16 Bn	24,641	14.79 Bn	7,487
Villas	16.90 Bn	2,448	13.10 Bn	2,044
Grand Total	**60.06 Bn**	**27,089**	**27.89 Bn**	**9,531**

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OVERALL TICKET SIZE SPLIT BY TYPOLOGIES

VALUE BY TICKET SIZE BAND (AED BN)

Ticket Size Band	Apartment			Villa		
	Q1 2026	Q2 2026	QoQ	Q1 2026	Q2 2026	QoQ
< 1 Mn	7.64	8.78	+14.9%	0.10	0.20	+100.0%
1 – 2 Mn	19.84	15.81	-20.3%	0.59	0.78	+32.2%
2 – 3 Mn	14.76	10.49	-28.9%	6.69	2.23	-66.7%
3 – 5 Mn	13.36	9.05	-32.3%	8.62	4.47	-48.1%
5 – 10 Mn	9.21	5.77	-37.4%	12.72	6.47	-49.1%
> 10 Mn	11.19	8.04	-28.2%	32.58	15.85	-51.4%
Total	**76.00**	**57.95**	**-23.8%**	**61.30**	**29.99**	**-51.1%**

VOLUME BY TICKET SIZE BAND

Ticket Size Band	Apartment			Villa		
	Q1 2026	Q2 2026	QoQ	Q1 2026	Q2 2026	QoQ
< 1 Mn	10,978	12,856	+17.1%	142	292	+105.6%
1 – 2 Mn	14,124	11,287	-20.1%	395	524	+32.7%
2 – 3 Mn	6,083	4,389	-27.8%	2,437	862	-64.6%
3 – 5 Mn	3,542	2,387	-32.6%	2,193	1,143	-47.9%
5 – 10 Mn	1,392	883	-36.6%	1,859	951	-48.8%
> 10 Mn	494	326	-34.0%	1,582	720	-54.5%
Total	**36,613**	**32,128**	**-12.2%**	**8,608**	**4,492**	**-47.8%**

LUXURY MARKET OVERVIEW

OFF-PLAN AND READY SALES SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Off-Plan Sales	AED 17.31 Bn	72.4%	768	73.4%
Ready Sales	AED 6.59 Bn	27.6%	278	26.6%
Grand Total	**AED 23.89 Bn**	100%	**1,046**	100.0%

OFF-PLAN VS READY SALES BY PROPERTY TYPE

Property Type	Off-Plan Value	Off-Plan Volume	Ready Value	Ready Volume
Apartments	AED 6.27 Bn	241	AED 1.77 Bn	85
Villas	AED 11.03 Bn	527	AED 4.82 Bn	193
Grand Total	**AED 17.31 Bn**	**768**	**AED 6.59 Bn**	**278**

* Luxury ≥ AED 10M

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LUXURY MARKET OVERVIEW

TOP 5 TRANSACTIONS -- APARTMENT

1	Bugatti Residences	Business Bay	Binghatti	16th June 2026	AED 200.0 Mn Sales Value	9,796 AED/sqft	Off-Plan
2	Aman Residences Tower 1	Jumeirah Second	H&H	10th April 2026	AED 171.0 Mn Sales Value	17,067 AED/sqft	Off-Plan
3	Baccarat Residences T1	Downtown Dubai	Shamal	1st April 2026	AED 121.8 Mn Sales Value	9,197 AED/sqft	Off-Plan
4	Solaya 5	La Mer	Meraas	1st May 2026	AED 112.6 Mn Sales Value	7,337 AED/sqft	Off-Plan
5	Solaya 6	La Mer	Meraas	22nd May 2026	AED 106.0 Mn Sales Value	6,917 AED/sqft	Off-Plan

* Luxury ≥ AED 10M

LUXURY MARKET OVERVIEW

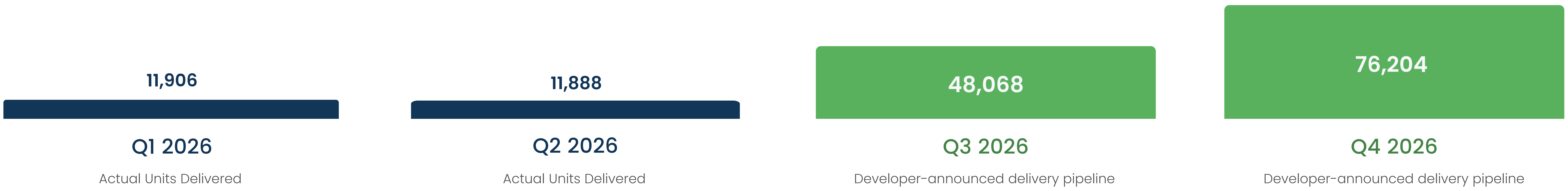
TOP 5 TRANSACTIONS -- VILLA

#	Project	Community	Developer	Date	Sales Value	AED/sqft	Status
1	Signature Villas Frond F (Al Yabri)	Palm Jumeirah	Nakheel	19th May 2026	AED 145.0 Mn	20,714	Ready
2	Eden Hills	Dubai Hills Estate	H&H	29th June 2026	AED 88.8 Mn	3,977	Off-Plan
3	Emirates Hills - Sector HT	Emirates Hills	Emaar	23rd June 2026	AED 86.0 Mn	5,705	Ready
4	Eden Hills	Dubai Hills Estate	H&H	18th June 2026	AED 79.7 Mn	3,288	Off-Plan
5	Eden Hills	Dubai Hills Estate	H&H	17th April 2026	AED 76.0 Mn	3,135	Off-Plan

* Luxury ≥ AED 10M

COMPLETED & UPCOMING SUPPLY OVERVIEW

2026 SUPPLY PIPELINE - QUARTERLY PROGRESSION



** Q3-Q4 figures represent announced delivery pipeline by developers; actual completions may vary.*

TOP COMPLETED SUPPLY LOCATIONS - Q2 2026

1	Damac Lagoons	2,179
2	Jumeirah Village Circle	1,285
3	Sobha Hartland	965
4	Dubai Creek Harbour	806
5	Dubai Science Park	635

TOP HANDOVER LOCATIONS ANNOUNCED BY DEVELOPERS - Q3 2026

1	Jumeirah Village Circle	5,989
2	Azizi Venice	4,659
3	Jumeirah Village Triangle	3,489
4	Damac Lagoons	3,293
5	Jumeirah Lake Towers	2,617

METHODOLOGY AND DEFINITIONS

Sales Value and Volume
Sales value represents the total registered consideration of residential sales during the reporting period. Sales volume represents the corresponding number of registered transactions.

REIDIN Residential Sales Price Index
REIDIN's Dubai Residential Sales Price Indices provide a consistent benchmark of apartment and villa price movements across the city. The indices are calculated using moving averages of median transaction prices per sq ft across defined locations, enabling residential price trends to be tracked over time.

Location-Level Sales Prices
Location-level sales prices represent the average transaction price recorded during the reporting period, expressed in AED per sq ft. These indicators reflect the composition of properties transacted within each location during the period.

Off-Plan and Ready Sales
Off-plan sales represent transactions in projects under development at the time of registration. Ready sales represent transactions involving completed residential properties.

Primary and Secondary Sales
Primary sales represent the first registered sale of a property by a developer or project owner. Secondary sales represent subsequent resale transactions.

Cash and Mortgage-Backed Sales
The cash and mortgage analysis is based on ready residential sales. Transactions with a recorded finance value are classified as mortgage-backed purchases, while transactions without a recorded finance value are classified as cash purchases. Refinancing and other secured lending transactions are excluded.

Luxury Transactions
Luxury transactions are defined as residential sales valued at AED 10 million and above.

Completed and Announced Supply
Completed supply represents residential units recorded as completed during the reporting period. Announced supply represents units scheduled for future delivery based on available developer and project information. Delivery schedules are updated as project timelines evolve.

Rounding Conventions
Sales values are generally presented in AED billions and rounded to two decimal places. Percentages are generally rounded to one decimal place, while price indicators are presented as whole AED per sq ft values. Totals may differ marginally from the sum of displayed components due to rounding.

Data Cut-Off
The report reflects transaction, pricing and supply information for the period from 1 April to 30 June 2026.

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