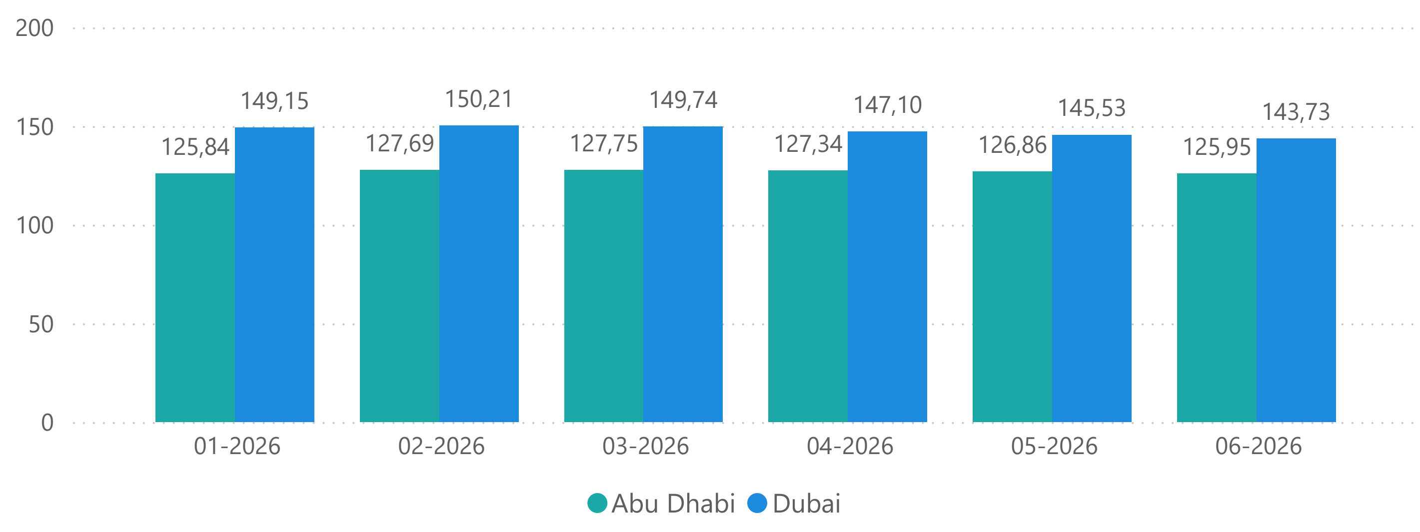
UNITED ARAB EMIRATES RESIDENTIAL PROPERTY PRICE REPORT: JUNE 2026, Results Edition: 211

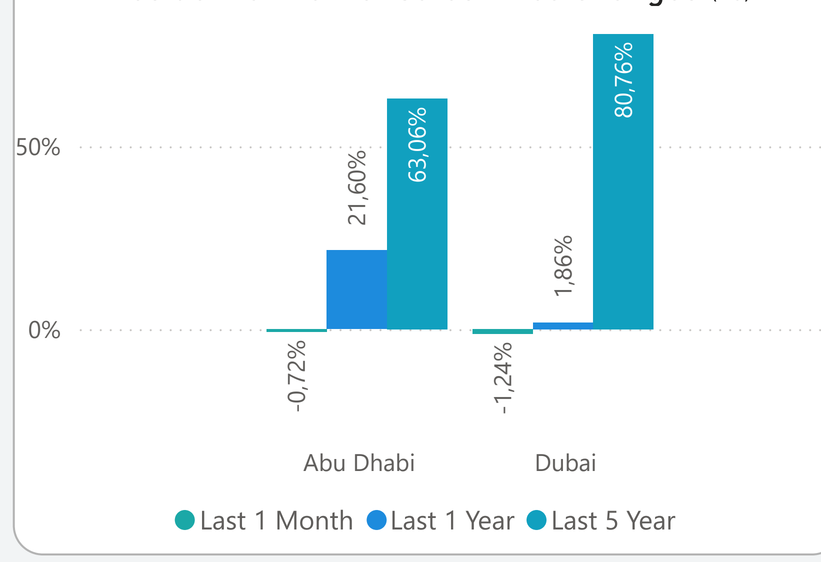
RESIDENTIAL SALES AND RENT PRICE INDICES

All Residential Market

Residential Market Sales Price Index (2014, Jan=100)



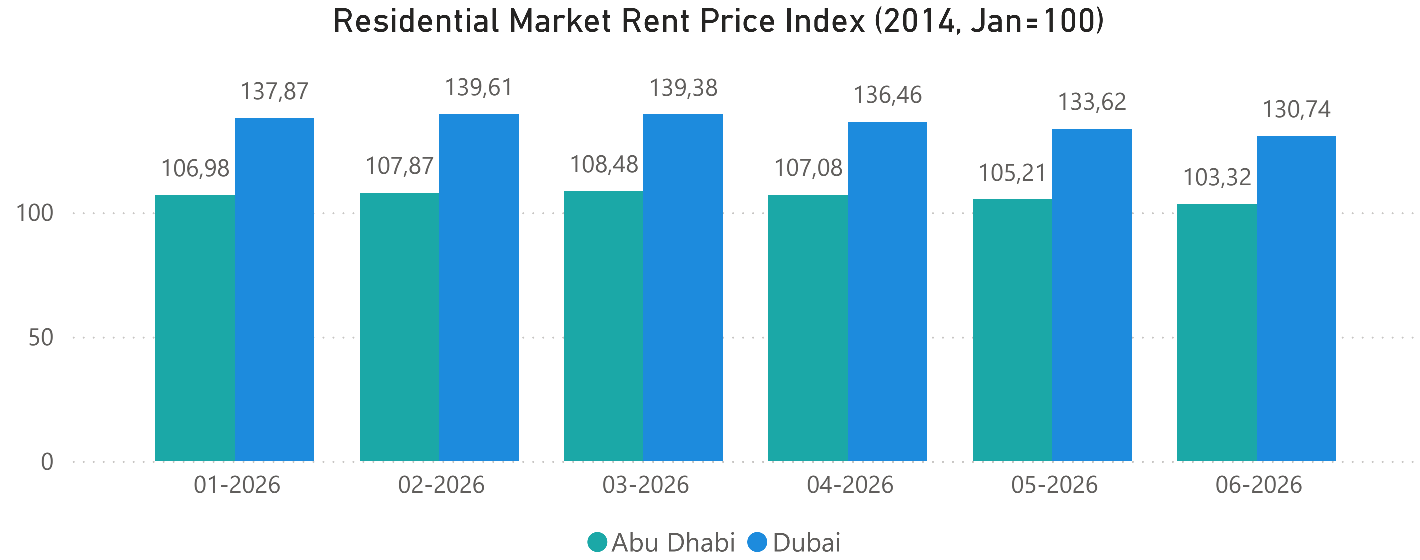
Residential Market Sales Price Changes (%)



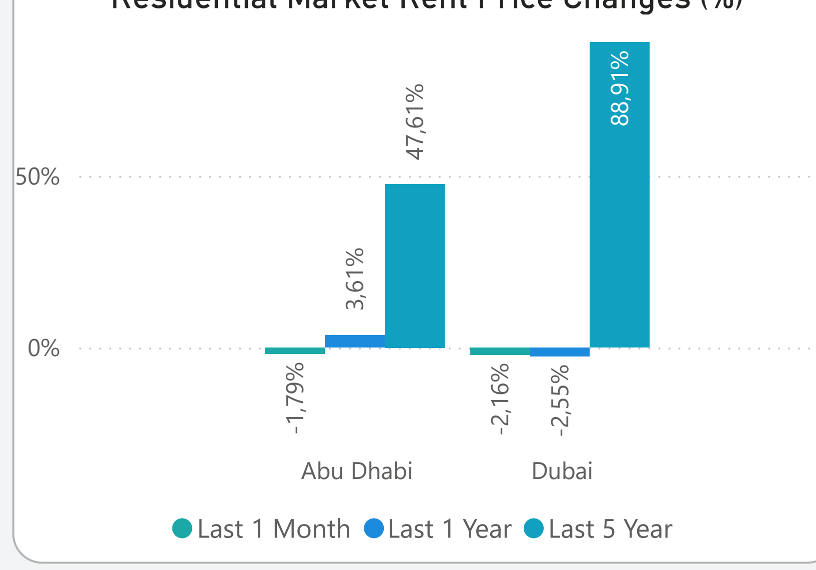
• **Abu Dhabi** Residential Property Sales Price Index **decreased** by **0.91** points, from **126.86** to **125.95**, which represents a **decrease** of **0.72**% in **June** 2026. Prices increased **21.60**% y-o-y.

• **Dubai** Residential Property Sales Price Index **decreased** by **1.80** points, from **145.53** to **143.73**, which represents a **decrease** of **1.24**% in **June** 2026. Prices increased **1.86**% y-o-y.

Residential Market Rent Price Index (2014, Jan=100)



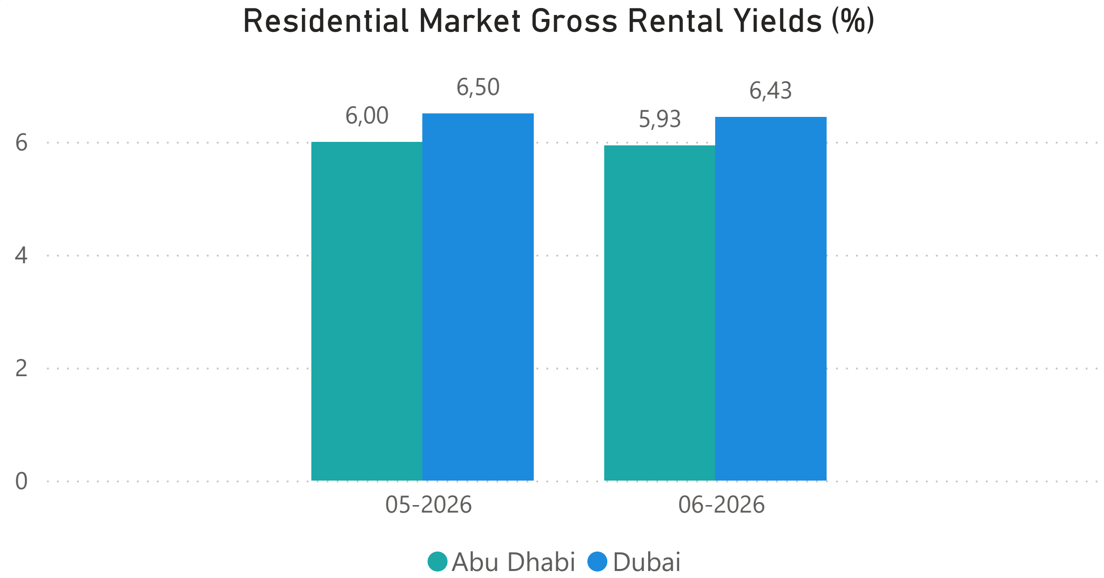
Residential Market Rent Price Changes (%)



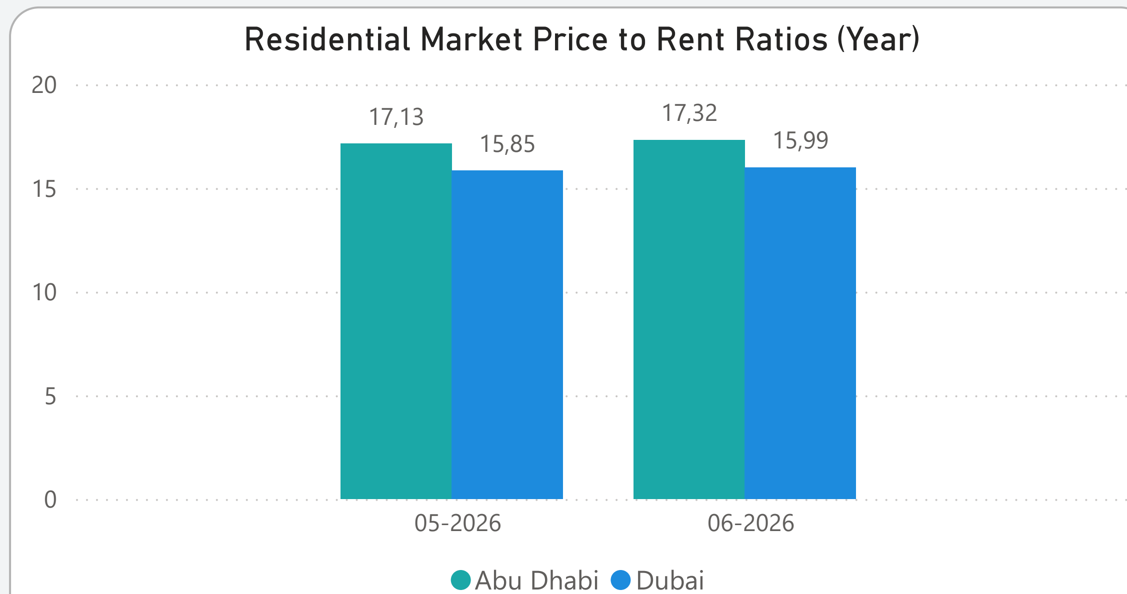
• **Abu Dhabi** Residential Property Rent Price Index **decreased** by **1.89** points, from **105.21** to **103.32**, which represents a **decrease** of **1.79**% in **June** 2026. Prices increased **3.61**% y-o-y.

• **Dubai** Residential Property Rent Price Index **decreased** by **2.88** points, from **133.62** to **130.74**, which represents a **decrease** of **2.16**% in **June** 2026. Prices also decreased **2.55**% y-o-y.

Residential Market Gross Rental Yields (%)

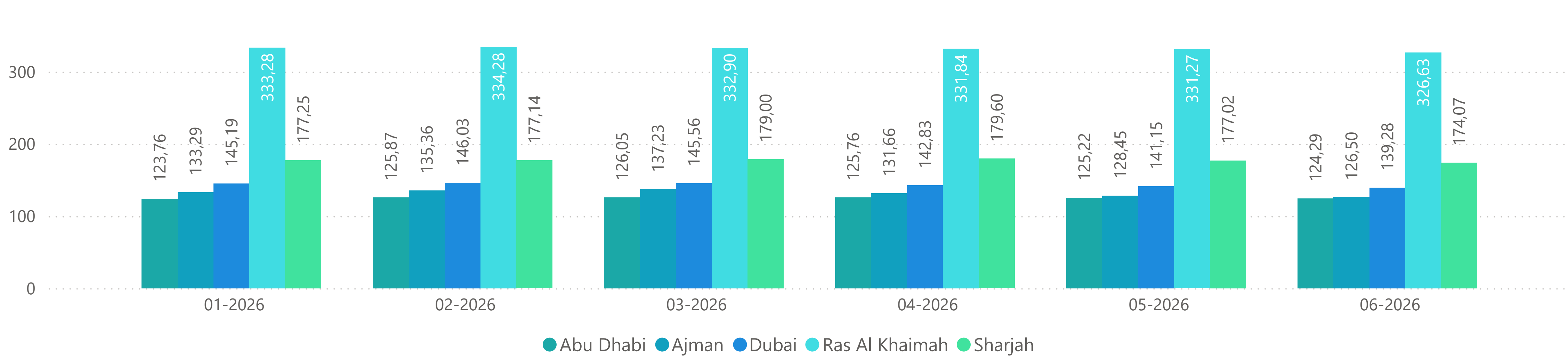


Residential Market Price to Rent Ratios (Year)

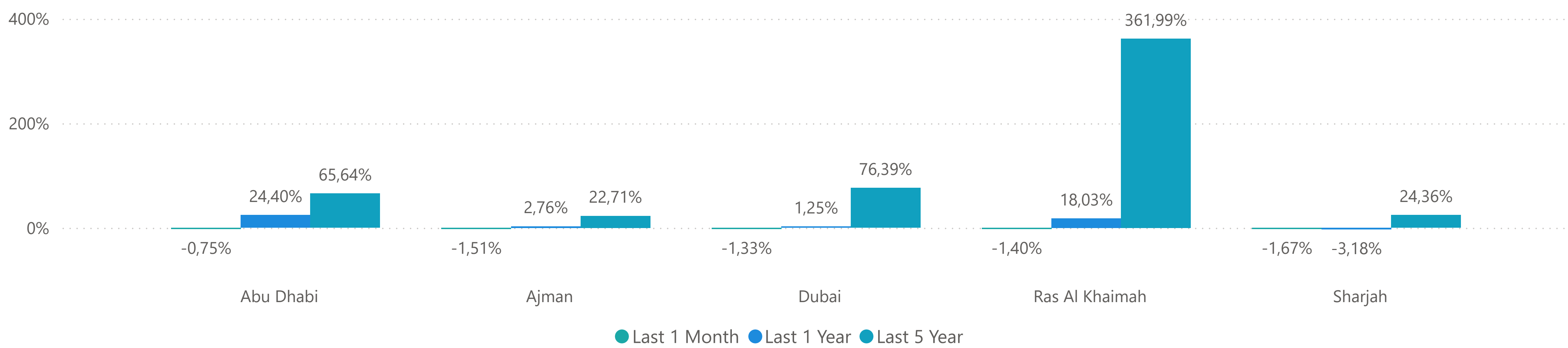


Apartments

Apartment Sales Price Index (2014,Jan=100)



Apartment Sales Price Changes (%)



• **Abu Dhabi** Residential Property Sales Price Index for apartments **decreased** by **0.93** points, from **125.22** to **124.39**, which represents a **decrease** of **0.75**% in **June** 2026. Prices increased **24.40%** y-o-y.

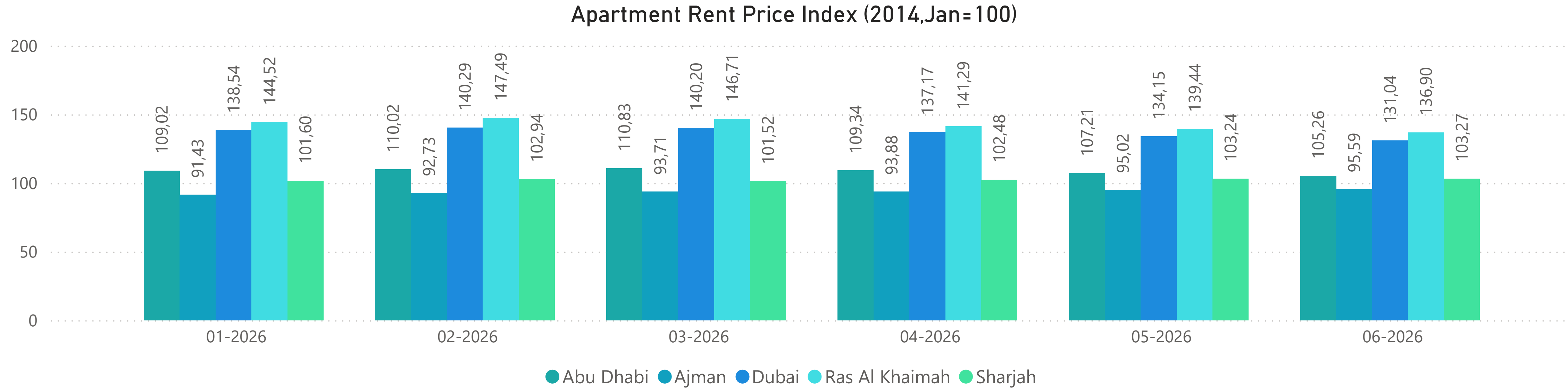
• **Ajman** Residential Property Sales Price Index for apartments **decreased** by **1.95** points, from **128.45** to **126.50**, which represents a **decrease** of **1.51**% in **June** 2026. Prices increased **2.76%** y-o-y.

• **Dubai** Residential Property Sales Price Index for apartments **decreased** by **1.87** points, from **141.15** to **139.28**, which represents a **decrease** of **1.33**% in **June** 2026. Prices increased **1.25%** y-o-y.

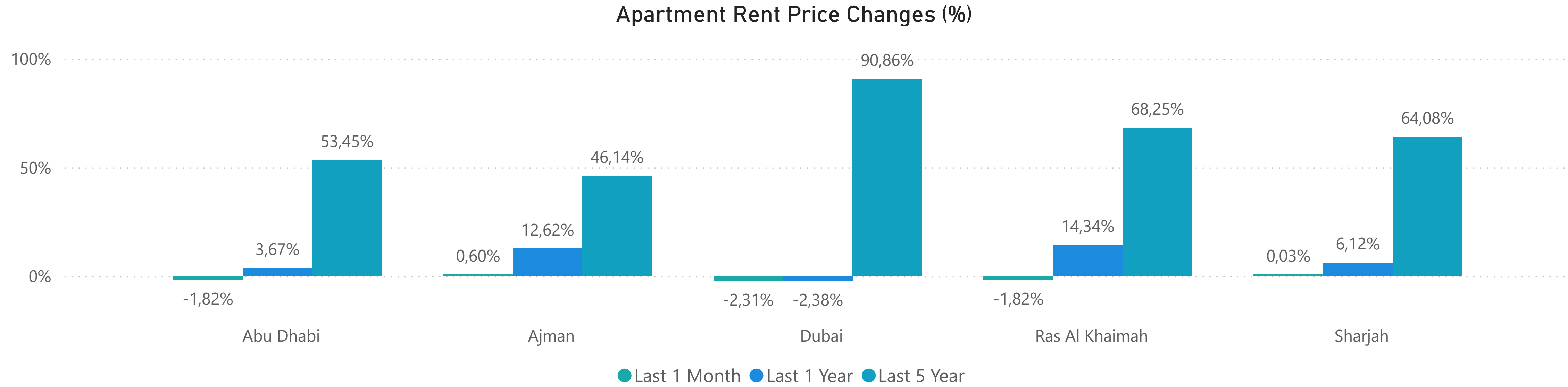
• **Ras Al Khaimah** Residential Property Sales Price Index for apartments **decreased** by **4.64** points, from **331.27** to **326.63**, which represents a **decrease** of **1.40**% in **June** 2026. Prices increased **18.03%** y-o-y.

• **Sharjah** Residential Property Sales Price Index for apartments **decreased** by **2.95** points, from **177.02** to **174.07**, which represents a **decrease** of **1.67**% in **June** 2026. Prices also decreased **3.18%** y-o-y.

Apartment Rent Price Index (2014,Jan=100)



Apartment Rent Price Changes (%)



• **Abu Dhabi** Residential Property Rent Price Index for apartments **decreased** by **1.95** points, from **107.21** to **105.26**, which represents a **decrease** of **1.82**% in **June** 2026. Prices increased **3.67**% y-o-y.

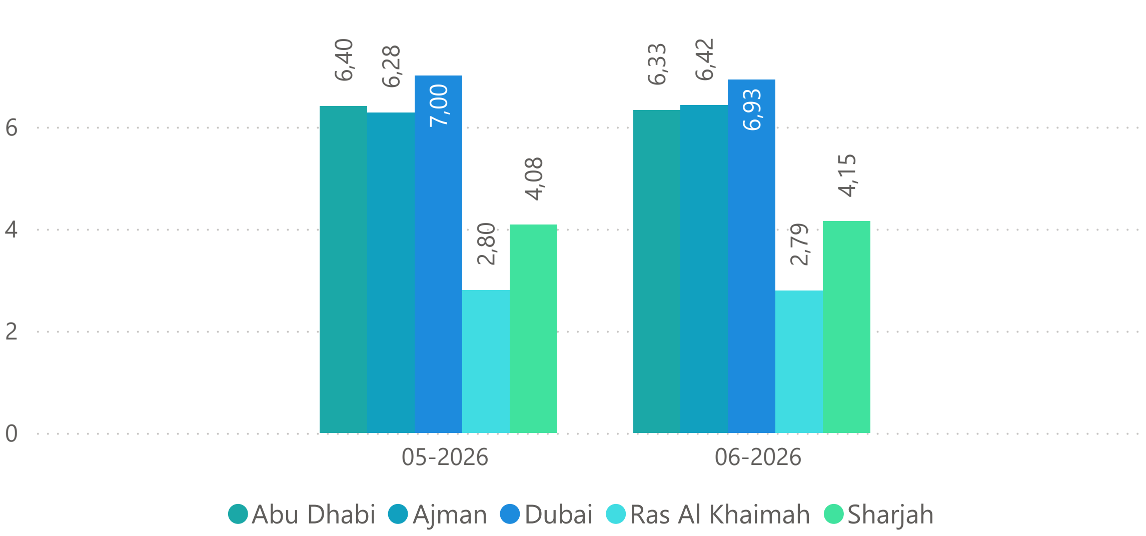
• **Ajman** Residential Property Rent Price Index for apartments **increased** by **0.57** points, from **95.02** to **95.59**, which represents an **increase** of **0.60**% in **June** 2026. Prices also increased **12.62**% y-o-y.

• **Dubai** Residential Property Rent Price Index for apartments **decreased** by **3.11** points, from **134.15** to **131.04**, which represents a **decrease** of **2.31**% in **June** 2026. Prices also decreased **2.38**% y-o-y.

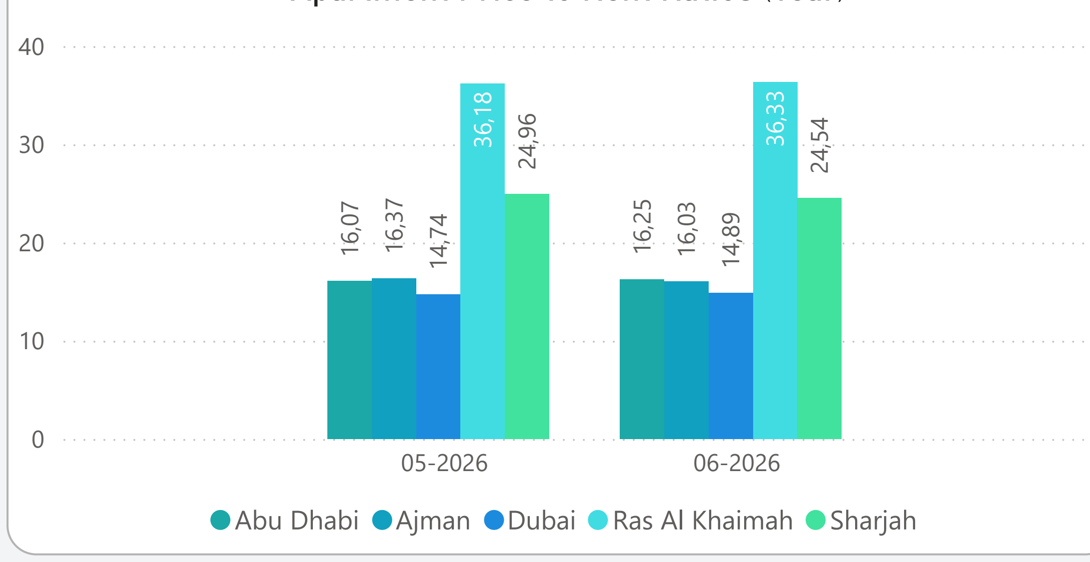
• **Ras Al Khaimah** Residential Property Rent Price Index for apartments **decreased** by **2.54** points, from **139.44** to **136.90**, which represents a **decrease** of **1.82**% in **June** 2026. Prices increased **14.34**% y-o-y.

• **Sharjah** Residential Property Rent Price Index for apartments **increased** by **0.03** points, from **103.24** to **103.27**, which represents an **increase** of **0.03**% in **June** 2026. Prices also increased **6.12**% y-o-y.

Apartment Gross Rental Yields (%)

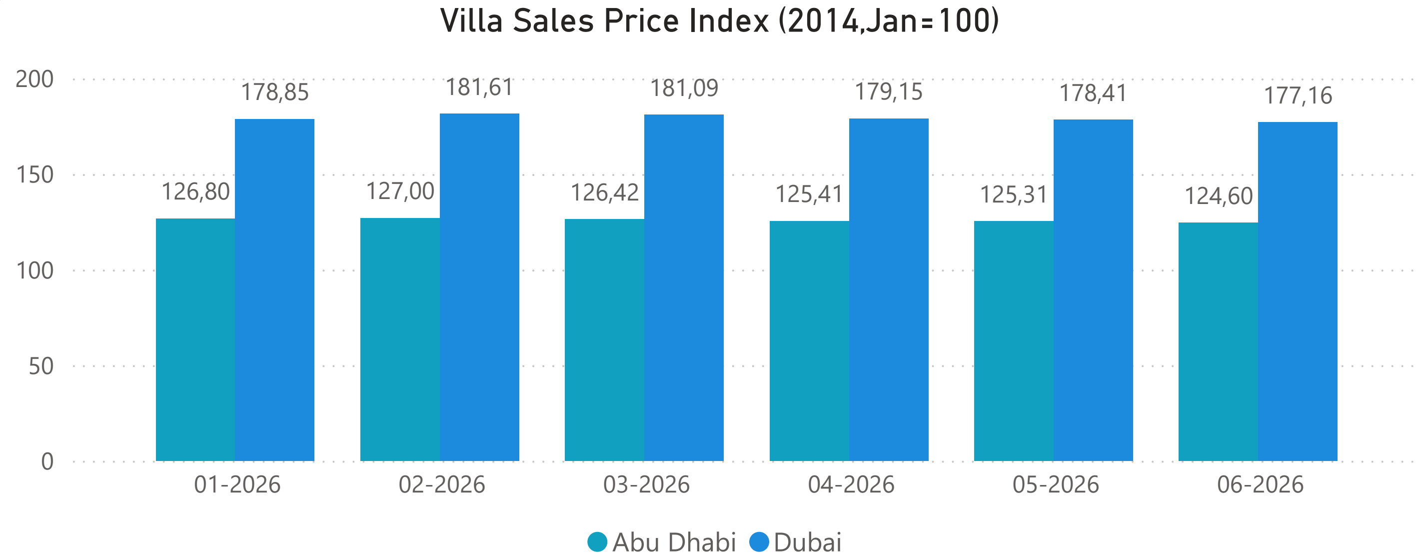


Apartment Price to Rent Ratios (Year)

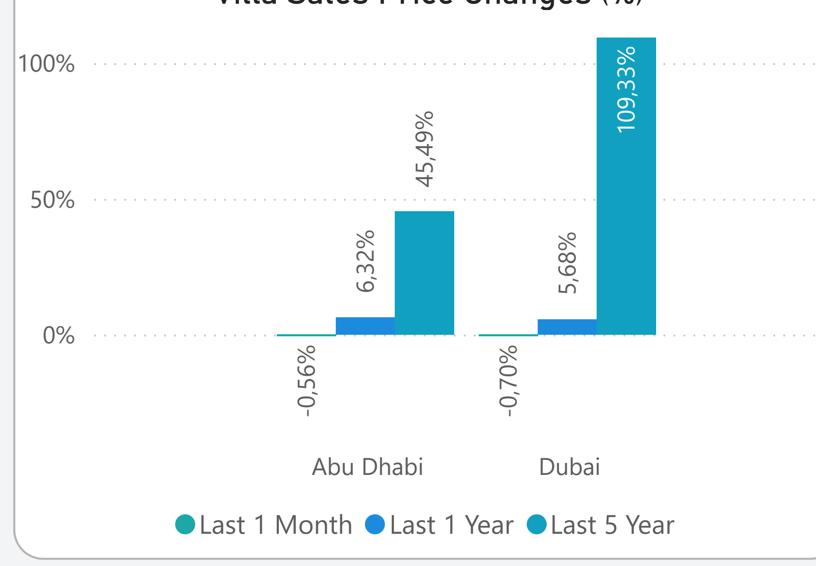


Villa

Villa Sales Price Index (2014,Jan=100)



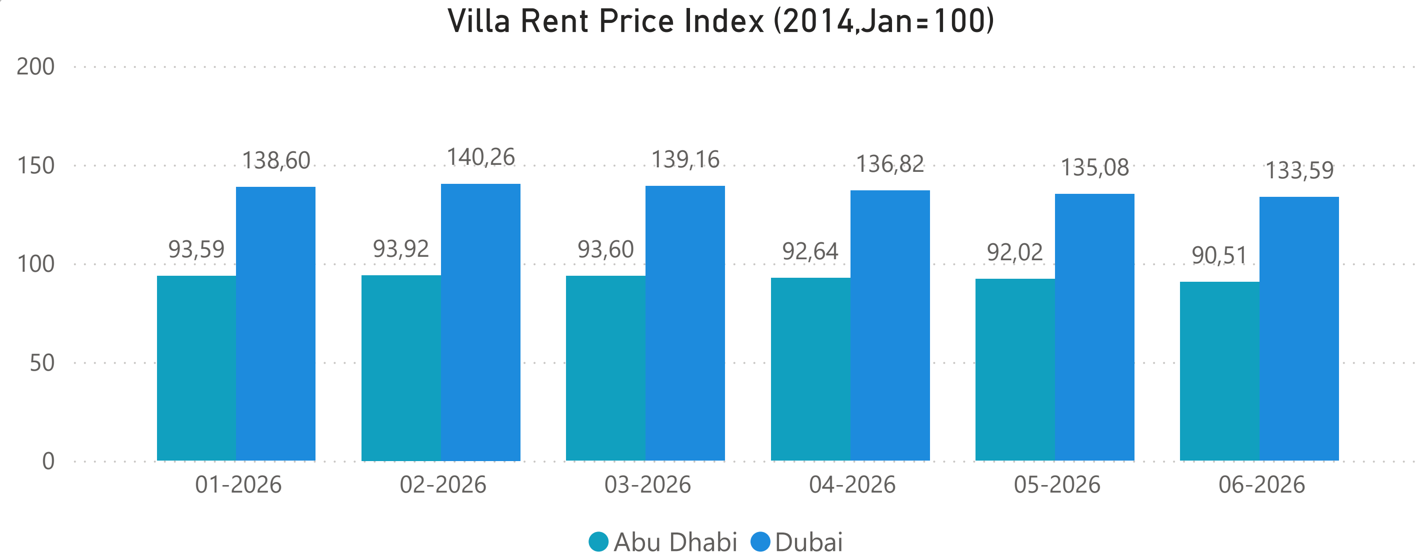
Villa Sales Price Changes (%)



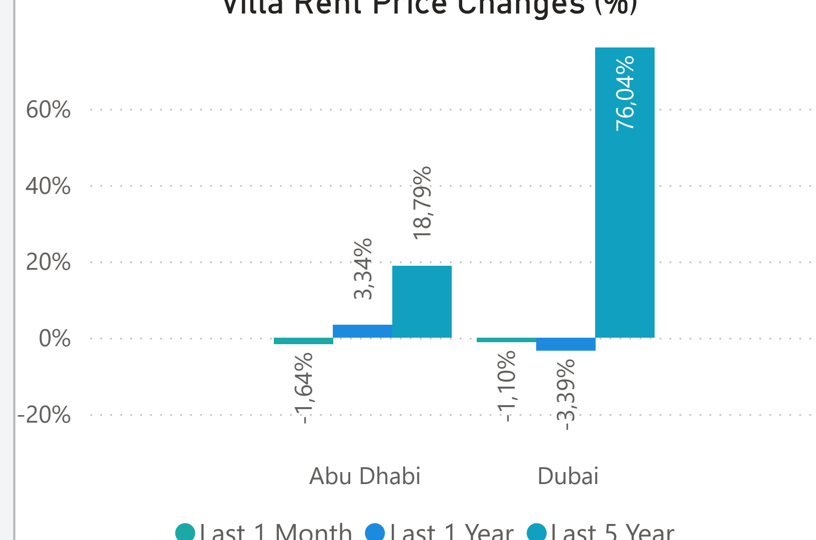
• **Abu Dhabi** Residential Property Sales Price Index for villas **decreased** by **0.71** points, from **125.31** to **124.60**, which represents a **decrease** of **0.56**% in **June** 2026. Prices increased **6.32**% y-o-y.

• **Dubai** Residential Property Sales Price Index for villas **decreased** by **1.25** points, from **178.41** to **177.16**, which represents a **decrease** of **0.70**% in **June** 2026. Prices increased **5.68**% y-o-y.

Villa Rent Price Index (2014,Jan=100)

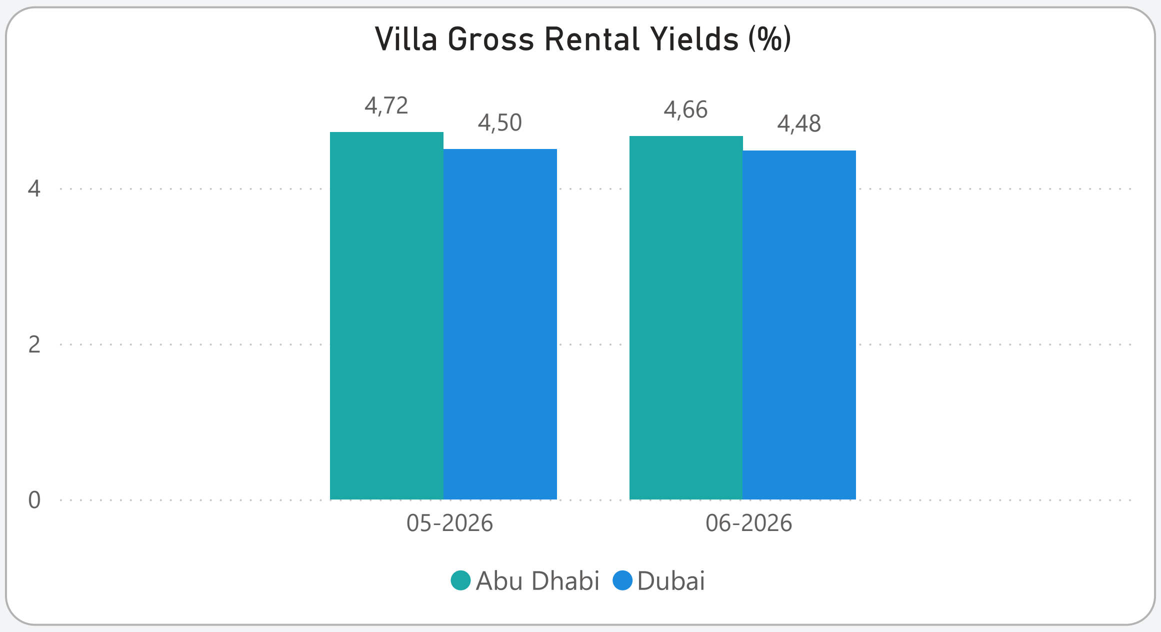


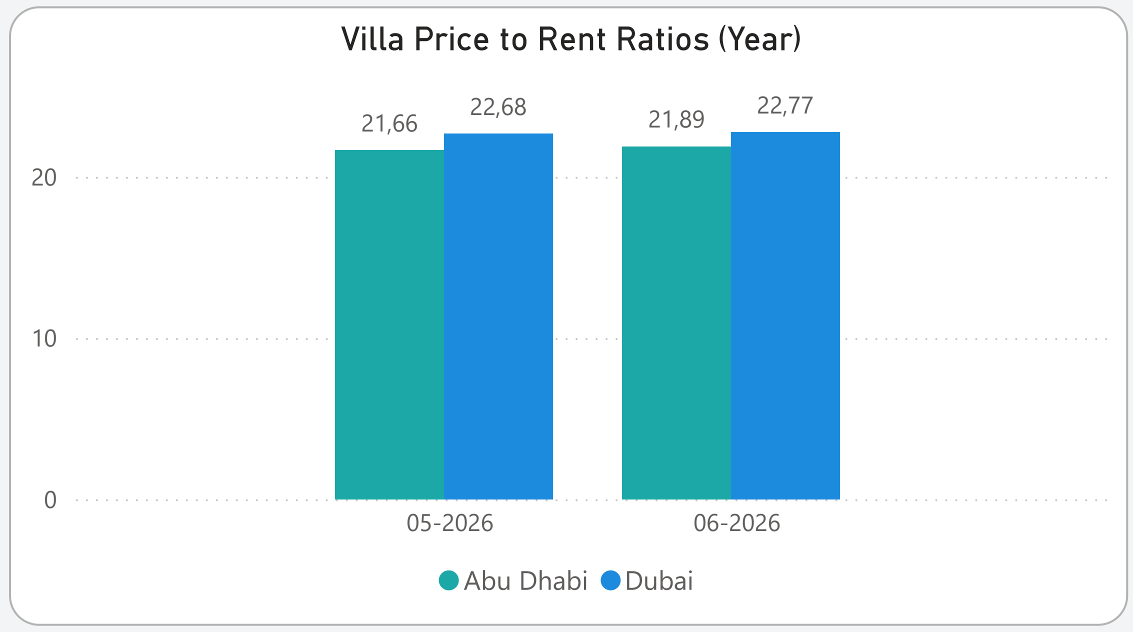
Villa Rent Price Changes (%)



• **Abu Dhabi** Residential Property Rent Price Index for villas **decreased** by **1.51** points, from **92.02** to **90.51**, which represents a **decrease** of **1.64**% in **June** 2026. Prices increased **3.34**% y-o-y.

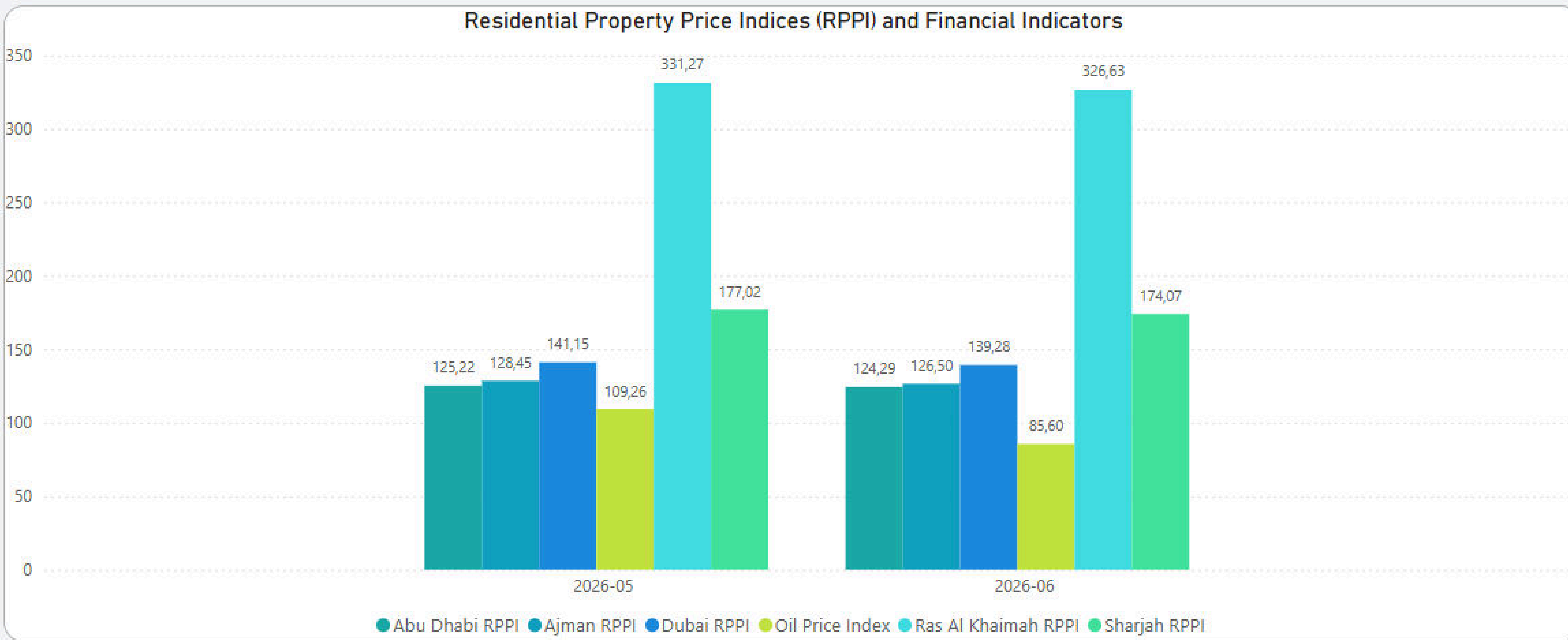
• **Dubai** Residential Property Rent Price Index for villas **decreased** by **1.49** points, from **135.08** to **133.59**, which represents a **decrease** of **1.10**% in **June** 2026. Prices also decreased **3.39**% y-o-y.

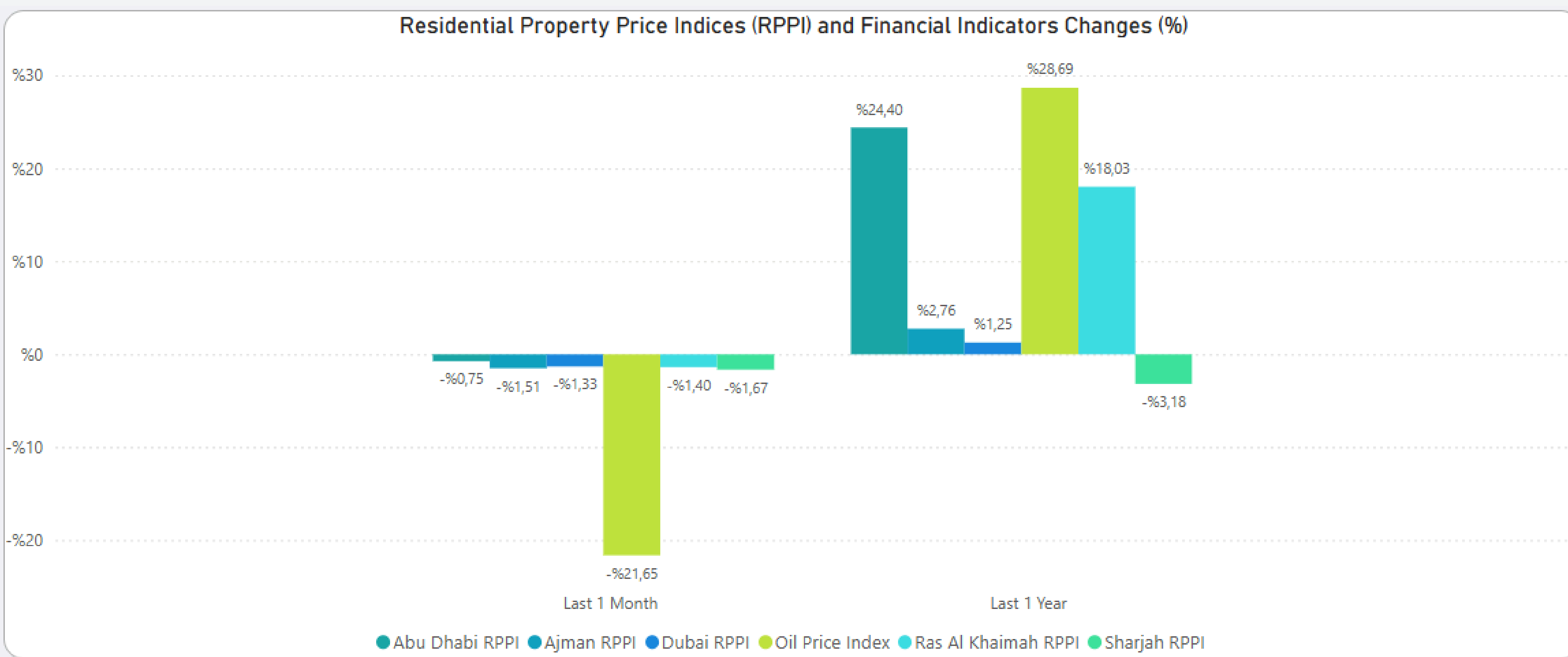




RETURN ON INVESTMENT OF DIFFERENT ASSET CLASSES

- Oil price index based on OPEC basket price.





REIDIN-UAE RESIDENTIAL PROPERTY PRICE INDICES METHODOLOGY & COVERAGE

REIDIN UAE Residential Property Price Indices (RPPIs) are designed to be a reliable and consistent benchmark of housing sales and rent prices in Dubai, Abu Dhabi, Ajman, Ras Al Khaimah and Sharjah. The purpose of the indices is to measure the average differences in house prices in a particular geographic market through a timeline.

Methodology and Coverage

Monthly REIDIN UAE RPPIs are calculated based on moving average median prices– an approach that is widely used for indexing housing prices – which involves median of sales and rent prices of properties in a corresponding region. The median series of sales and rent price data is constructed by taking "the median price/sqm" of all properties during a certain time period.

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