DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

JULY 2026

Monthly analysis of residential project launches across Dubai

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Data Analytics

MARKET SUMMARY

15	3,397	1,874
Projects Launched	**Total Units Launched**	**Average Launch Price**
vs June 2026: 17	vs June 2026: 4,013	vs June 2026: AED 1,841 per sq.ft.

LAUNCH COMPOSITION

Property Type	Projects	Units Launched	Share Of Units
Apartments	13	3,269	96.2%
Villas	2	128	3.8%

KEY INDICATORS

Top Community	Downtown Jebel Ali (656 units)
Largest Project	Raw District II – Imtiaz (656 units)
Price Range	AED 1,060 – 3,868 per sq.ft.
Dominant Payment Plan	50/50
Broker Commission	5% Typical rate · Stable vs June 2026

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COMMUNITY DISTRIBUTION

COMMUNITY	Units	Share (%)	Avg. Price Aed/Sq.ft	Projects
DOWNTOWN JEBEL ALI	656	19.3%	1,536	1
DUBAI INVESTMENT PARK	500	14.7%	1,411	2
DUBAI CREEK HARBOUR	491	14.5%	2,503	1
DUBAI INDUSTRIAL CITY	390	11.5%	1,454	2
CITY OF ARABIA	370	10.9%	1,927	1
MARITIME CITY	359	10.6%	3,053	1
EMAAR SOUTH	161	4.7%	1,692	1
LIWAN	147	4.3%	1,566	1
AL YUFRAH 1	114	3.4%	1,851	1
DUBAI SOUTH	110	3.2%	1,412	2
DUBAI ISLANDS	86	2.5%	3,868	1
JVC	13	0.4%	1,547	1

PROJECT BREAKDOWN

TOP 5 COMMUNITIES

DOWNTOWN JEBEL ALI

656 Units · 1 Project

Imtiaz - Raw District II by Imtiaz	1,536 AED/sqft	656 Units

DUBAI INVESTMENT PARK

500 Units · 2 Projects

Reportage - Verdana 4 VZ Residence	1,763 AED/sqft	385 Units
Reportage - Verdana 4 VZ Townhouses	1,060 AED/sqft	115 Units

DUBAI CREEK HARBOUR

491 Units · 1 Project

Emaar - Valia	2,503 AED/sqft	491 Units

DUBAI INDUSTRIAL CITY

390 Units · 2 Projects

Samana - Samana South Haven	1,518 AED/sqft	200 Units
Zoya One - Mirari by Zoya	1,391 AED/sqft	190 Units

CITY OF ARABIA

370 Units · 1 Project

Omniyat - Arancia Yards 2	1,927 AED/sqft	370 Units

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DEVELOPER ACTIVITY

DEVELOPERS	UNITS	PROJECTS
Imtiaz	656	1
Emaar	652	2
Reportage	500	2
Omniyat	370	1
Damac	359	1
Zoya One	240	2
Samana	200	1
Acube	147	1
Sobha	114	1
Mr. Eight	86	1
Zenith	60	1
SOL	13	1

SUPPLY DISTRIBUTION BY PRICE SEGMENT

JUNE 2026 VS JULY 2026

Segment	June Units	June Share	July Units	July Share	MoM Δ Share
Affordable	–	–	175	5.2%	+5.2%
Mid-Market	2,122	52.9%	1,802	53.0%	+0.1%
Upper-Mid	1,671	41.6%	975	28.7%	-12.9%
Luxury	220	5.5%	445	13.1%	+7.6%

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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