

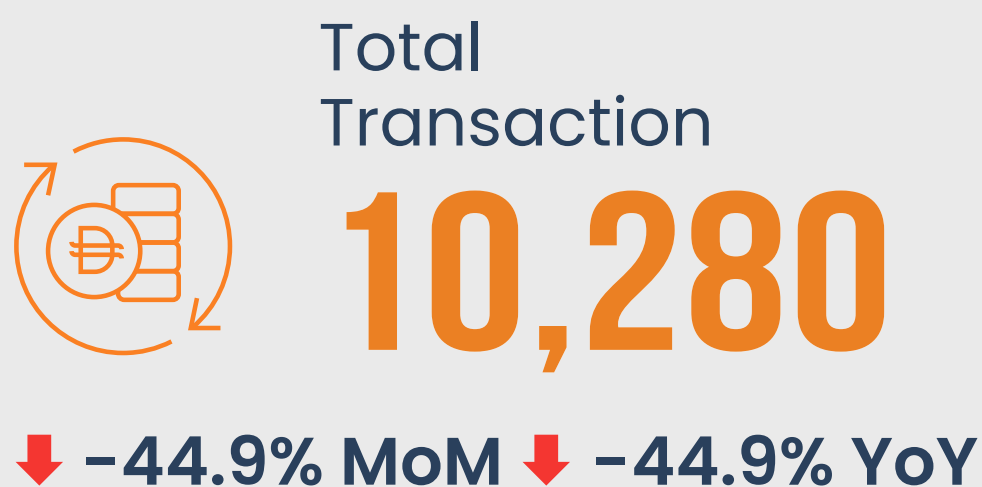
# *Dubai* REAL ESTATE Market Insights

May, 2026

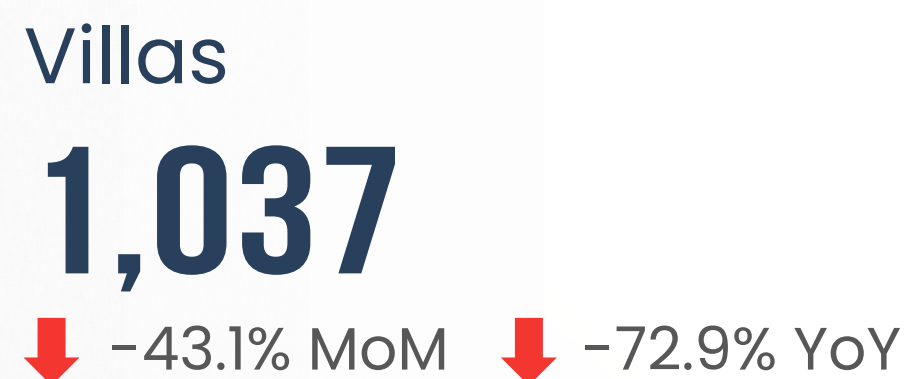
A monthly review of  
Dubai real estate market's  
performance

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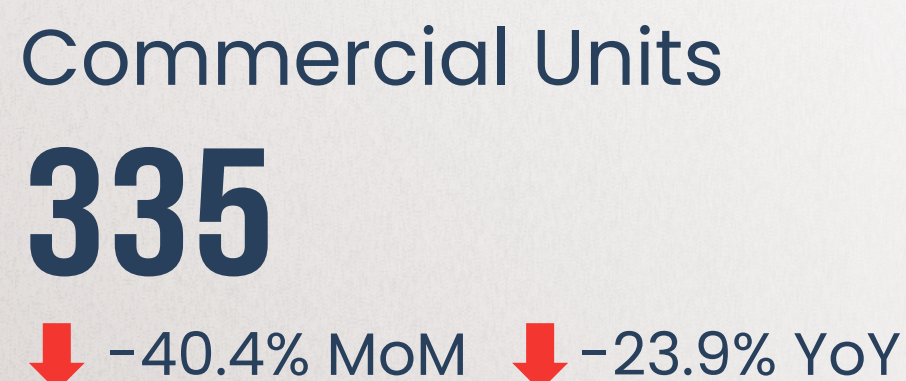
# TOTAL TRANSACTIONS & SALES VALUE IN MAY 2026



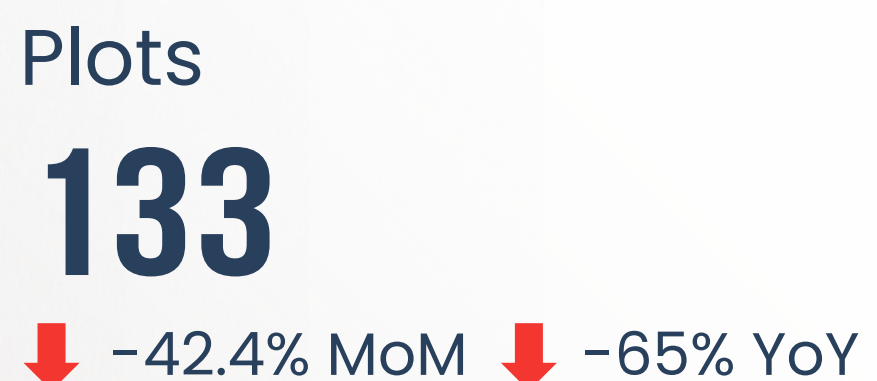
Sales Value  
**AED 14.6 B**



Sales Value  
**AED 7.2 B**



Sales Value  
**AED 2.9 B**



Sales Value  
**AED 4.2 B**

# TRANSACTIONS & SALES VALUE IN MAY 2026

## Primary Transactions

Total  
Transaction

**7,595**

↓ -37.3% MoM

↓ -37.3% YoY

Total  
Worth (₹)

**18.5 B**

↓ -58.1% MoM

↓ -58.1% YoY

## Resale Transactions

Total  
Transaction

**2,685**

↓ -59% MoM

↓ -59% YoY

Total  
Worth (₹)

**10.4 B**

↓ -53.8% MoM

↓ -53.8% YoY

Apartments

**6,759**

↓ -23.9% MoM

↓ -27.4% YoY

Sales Value  
**AED 10.8 B**

Villas

**531**

↓ -56% MoM

↓ -79% YoY

Sales Value  
**AED 3.7 B**

Apartments

**2,012**

↑ -21% MoM

↓ -57.2% YoY

Sales Value  
**AED 3.7 B**

Villas

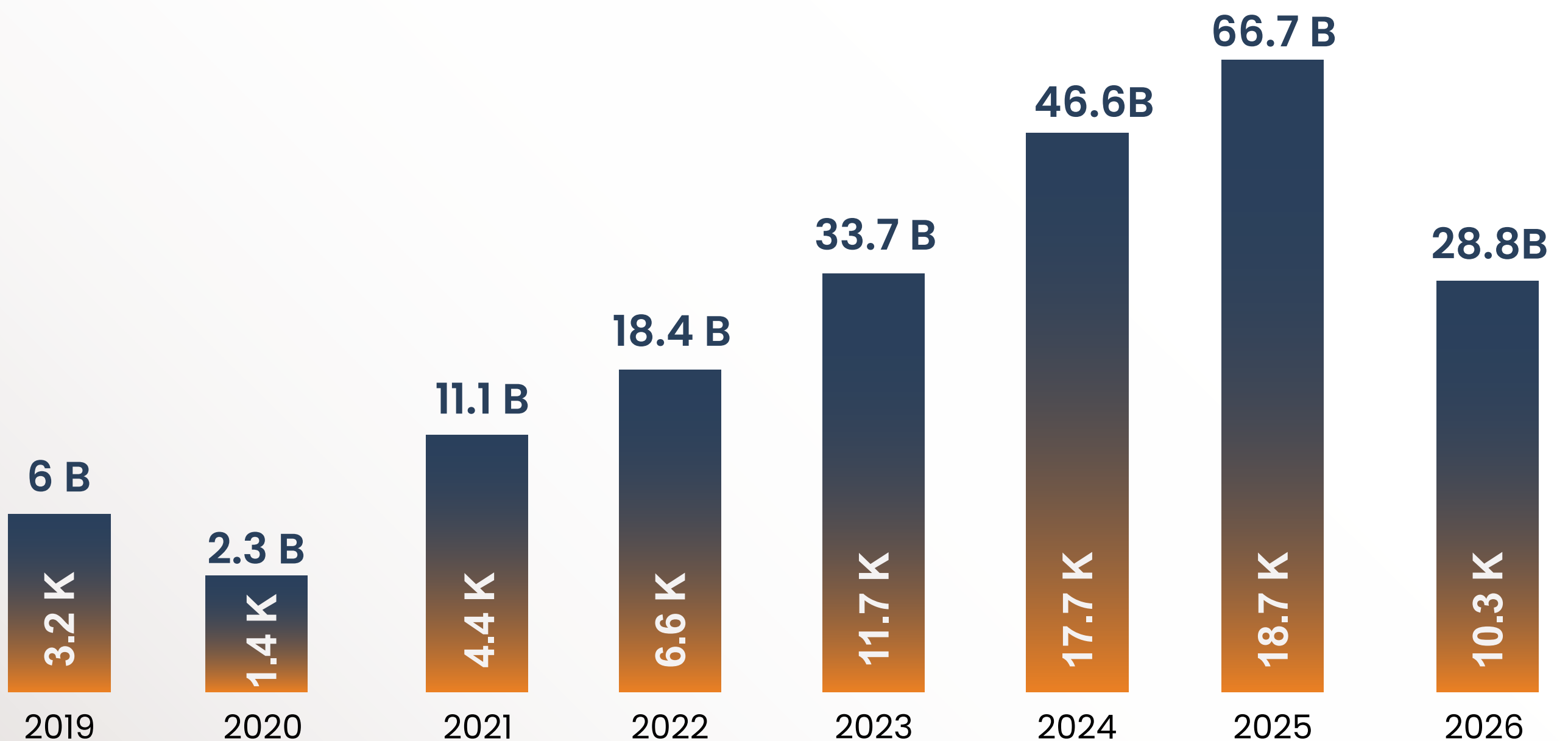
**506**

↑ -17.7% MoM

↓ -61.3% YoY

Sales Value  
**AED 3.5 B**

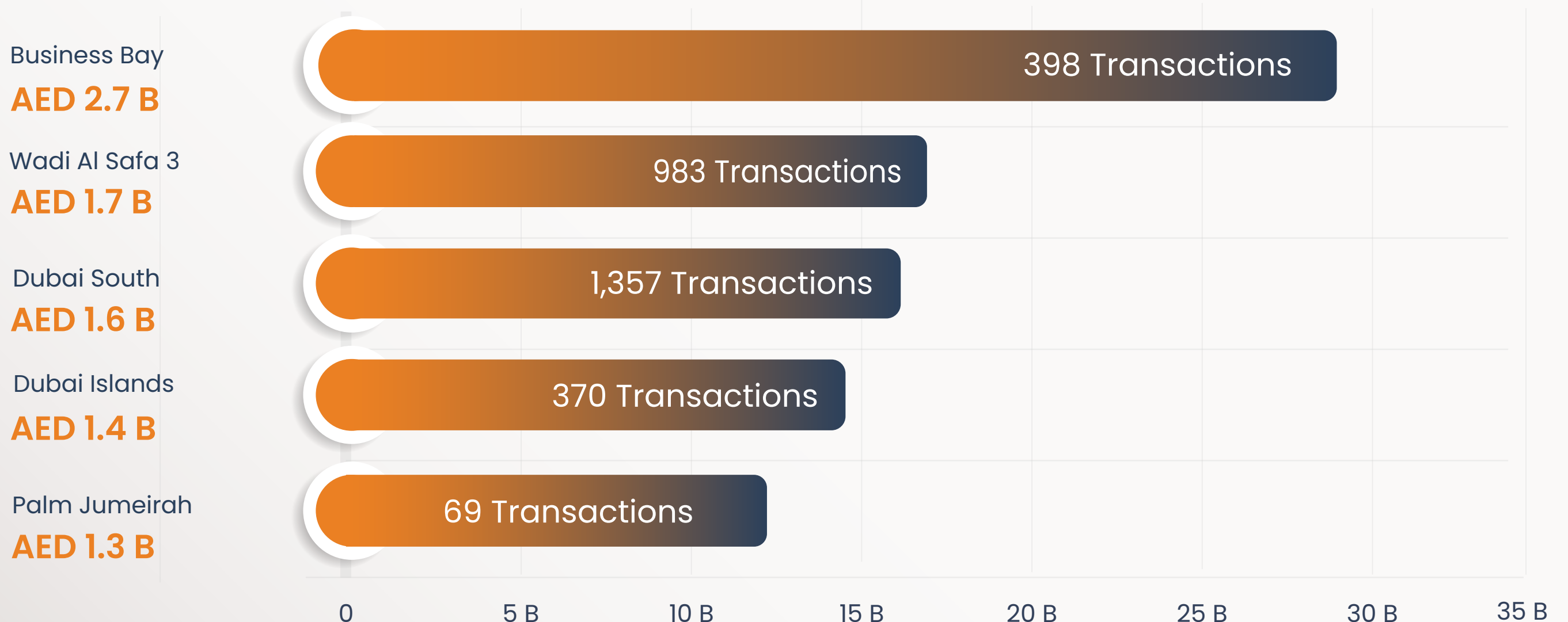
# PROPERTY SALES VALUE & VOLUME IN **MAY 2026** OVER YEARS



Number of transactions is mentioned in thousands.

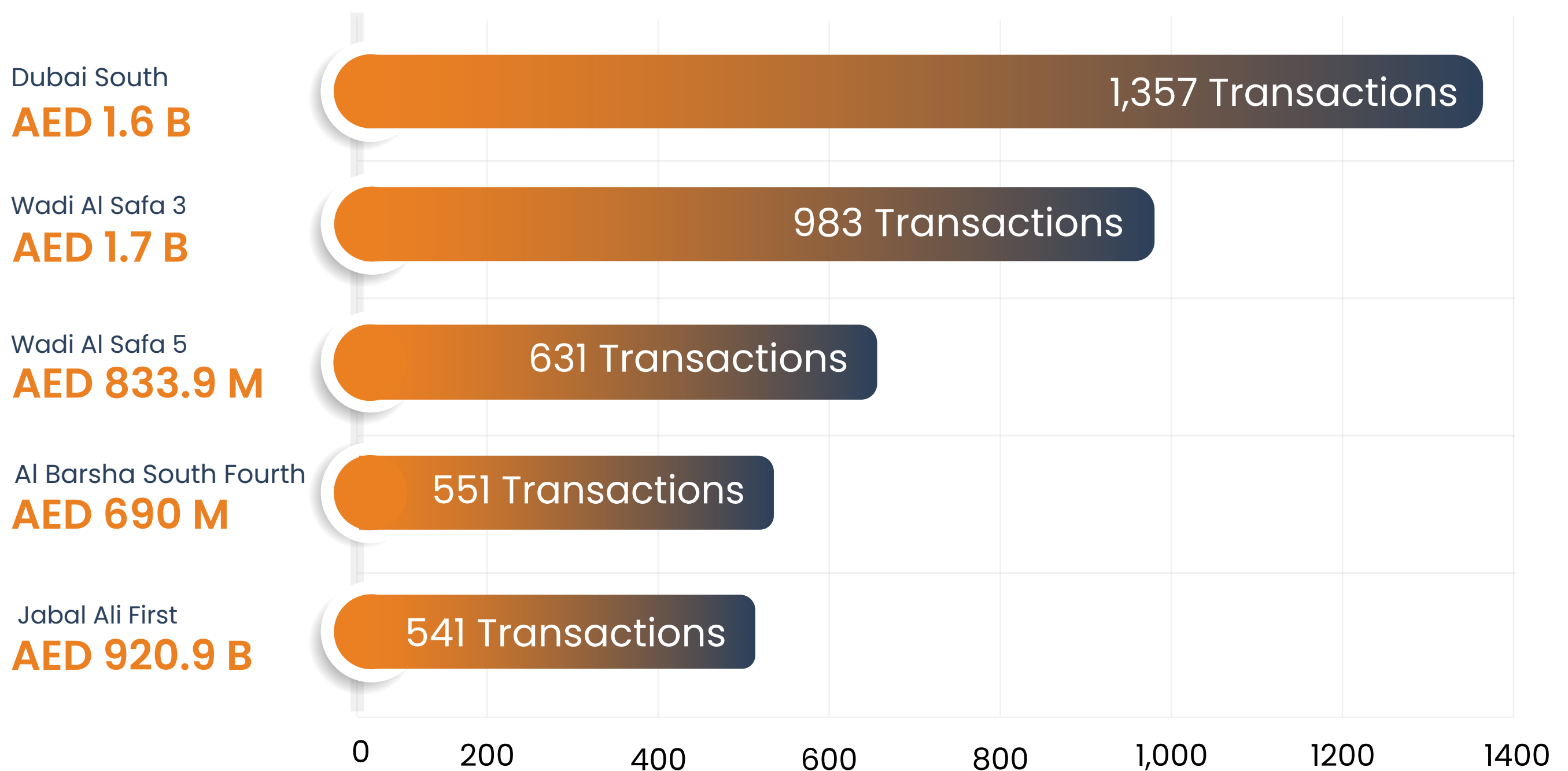
# TOP 5 PERFORMING AREAS IN MAY 2026

The property demand in April 2026  
was mainly in these 5 areas by **Value**



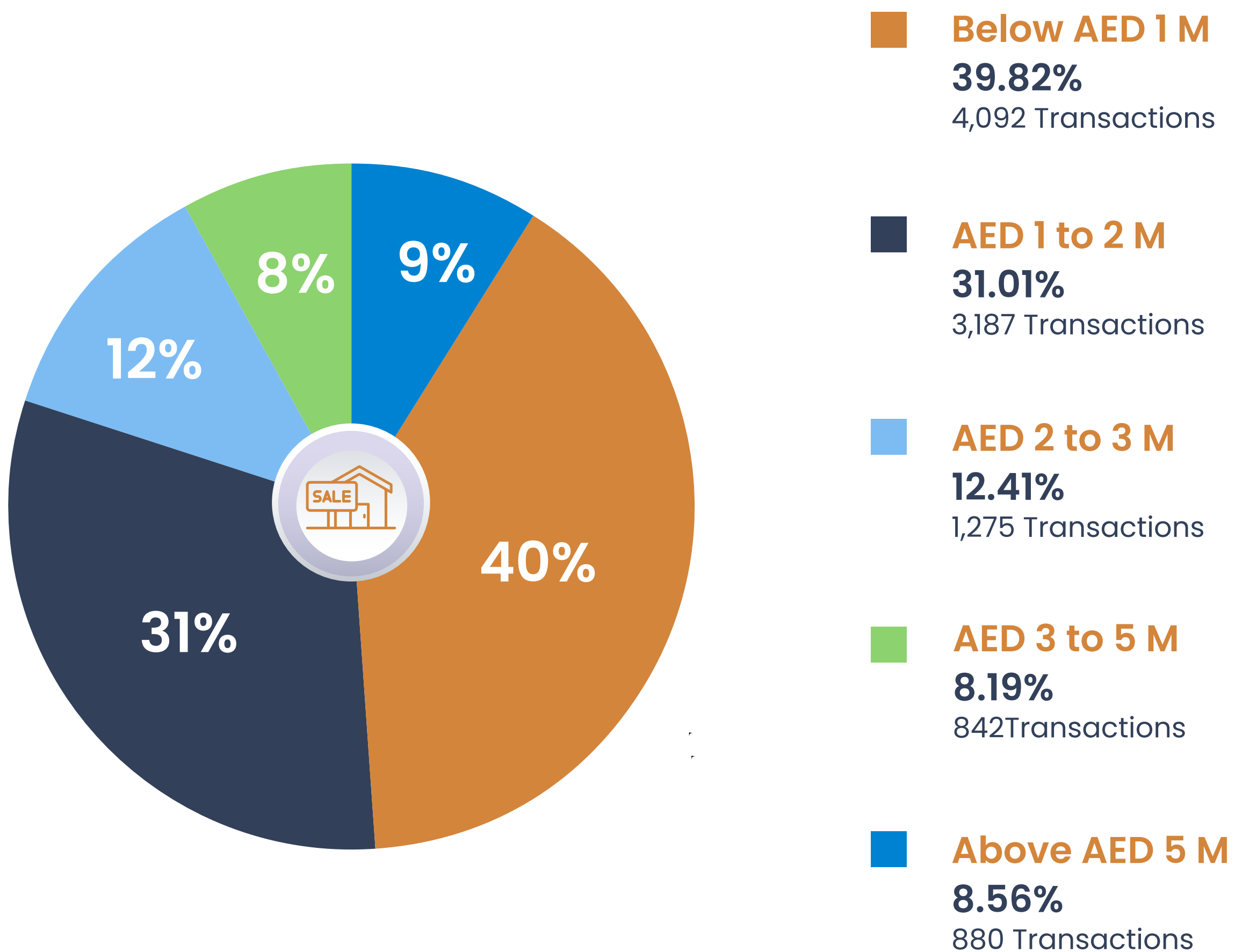
# TOP 5 PERFORMING AREAS IN MAY 2026

The property demand in April 2026  
was mainly in these 5 areas by **Volume**



# PROPERTY SALES VOLUME BY PRICE RANGE

## MAY 2026



# MORTGAGE TRANSACTION VS VALUE



No. of Transactions

**2,573**

↓ -36.9 % MoM

↓ -44.9 % YoY



Value

**17.5 B**

↑ 21.3 % MoM

↑ 16.8 % YoY

# RENTAL PRICES



Apartments

**AED 70 K**

↑ **0%**

vs. Apr, 2026



Villas

**AED 175 K**

↓ **-5.4%**

vs. Apr, 2026



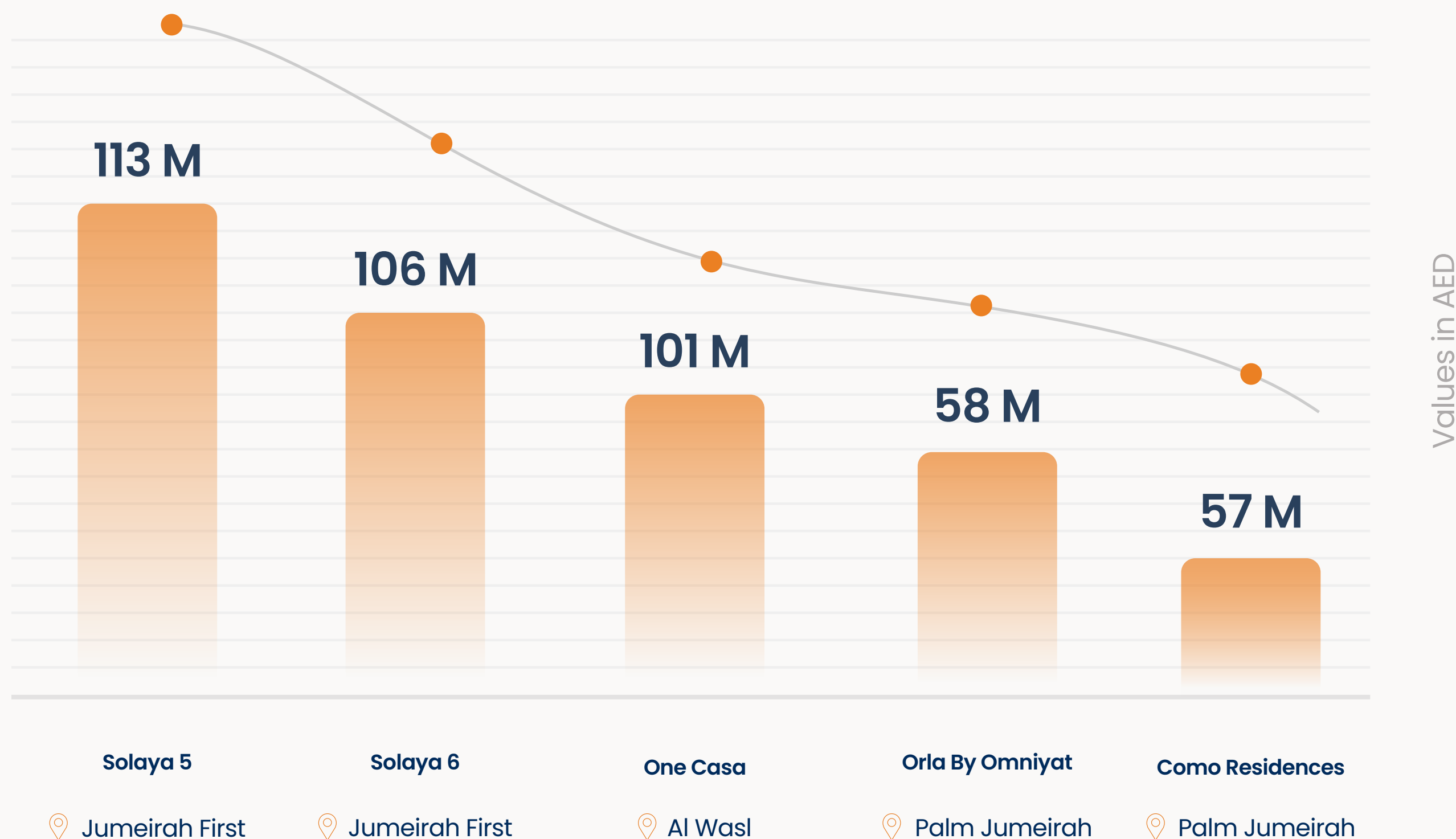
Commercial

**AED 74.5 K**

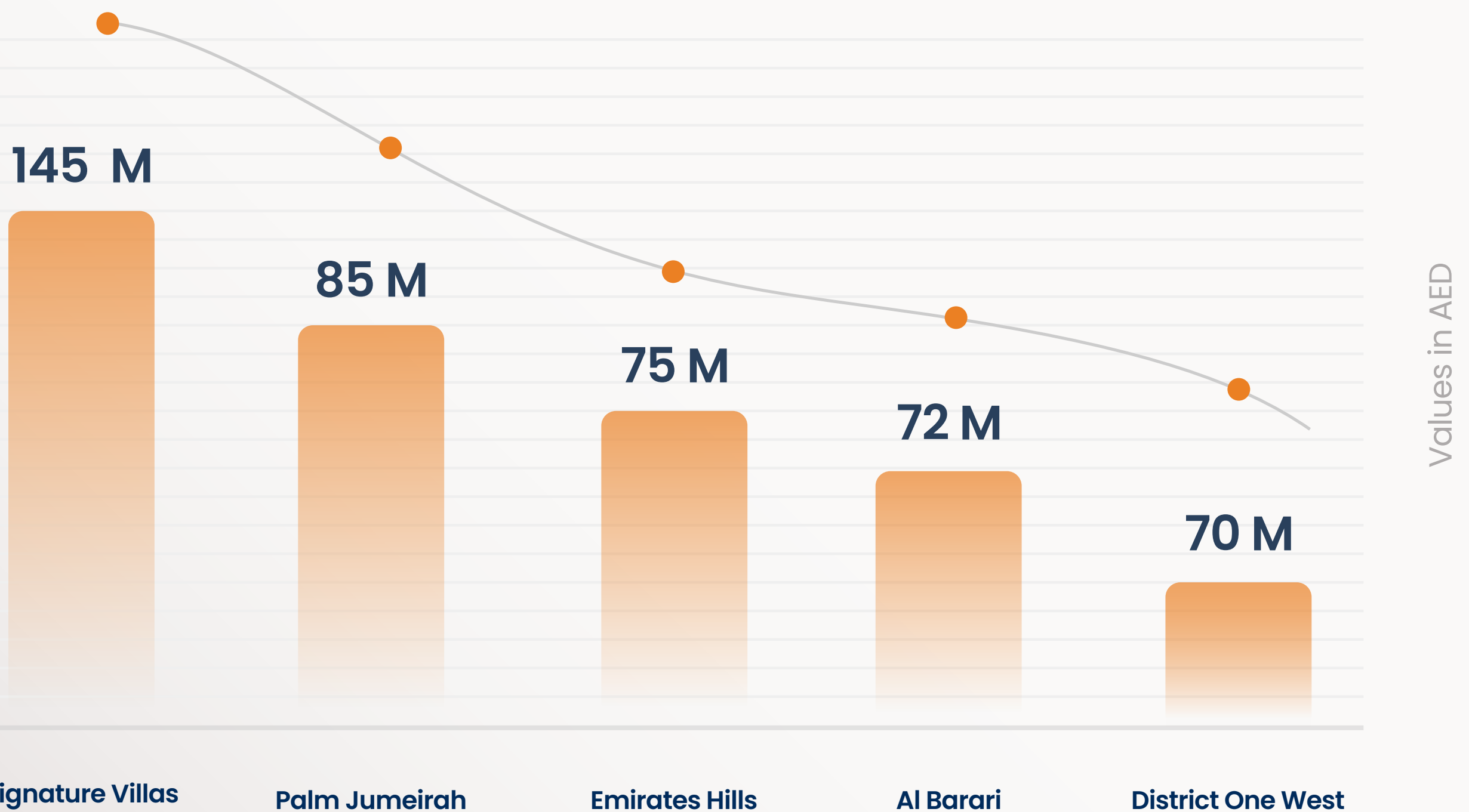
↑ **272.5%**

vs. Apr, 2026

# TOP 5 PROJECTS WITH THE MOST EXPENSIVE SOLD APARTMENTS



# TOP 5 AREAS WITH THE MOST EXPENSIVE SOLD VILLAS



Project

Signature Villas

Palm Jumeirah

Emirates Hills

Al Barari

District One West

# THE BEST SELLING PROJECTS IN MAY 2026

## 1st Sale apartments

### Binghatti Skyflame 1

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>442</b>   | <b>311.1M</b> |
| Median Price |               |
| <b>550 K</b> |               |

### Binghatti Skyflame 2

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>193</b>   | <b>124.8M</b> |
| Median Price |               |
| <b>565K</b>  |               |

### Azizi Venice 14 Building F

|              |              |
|--------------|--------------|
| Volume       | Value        |
| <b>109</b>   | <b>82.5M</b> |
| Median Price |              |
| <b>650 K</b> |              |

### Azizi Venice 14 Building A

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>105</b>   | <b>79.1 M</b> |
| Median Price |               |
| <b>650 K</b> |               |

### Bond

|              |              |
|--------------|--------------|
| Volume       | Value        |
| <b>101</b>   | <b>23.9M</b> |
| Median Price |              |
| <b>201 K</b> |              |

Values in AED

# THE BEST SELLING PROJECTS IN MAY 2026

## 1st Sale villas

### Lunaya

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>62</b>    | <b>524.6M</b> |
| Median Price |               |
| <b>6.9 M</b> |               |

### Reportage Hills

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>47</b>    | <b>95.1 M</b> |
| Median Price |               |
| <b>1.8 M</b> |               |

### Verdana 3

|              |             |
|--------------|-------------|
| Volume       | Value       |
| <b>36</b>    | <b>50 M</b> |
| Median Price |             |
| <b>1.3 M</b> |             |

### Palm Jebel Ali

|               |                |
|---------------|----------------|
| Volume        | Value          |
| <b>22</b>     | <b>815.7 M</b> |
| Median Price  |                |
| <b>31.3 M</b> |                |

### Verdana 10

|              |               |
|--------------|---------------|
| Volume       | Value         |
| <b>22</b>    | <b>37.5 M</b> |
| Median Price |               |
| <b>1.7 M</b> |               |

Values in AED

## Follow us to stay informed.

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