

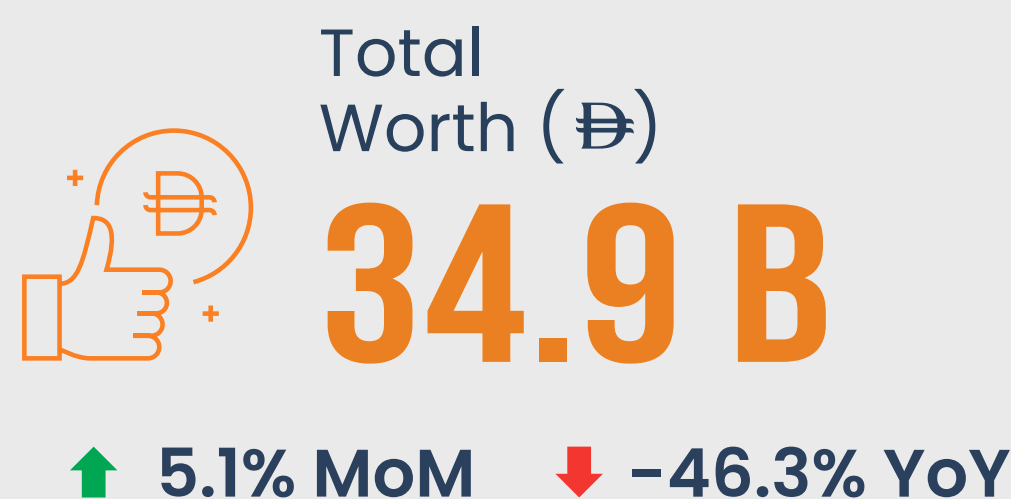
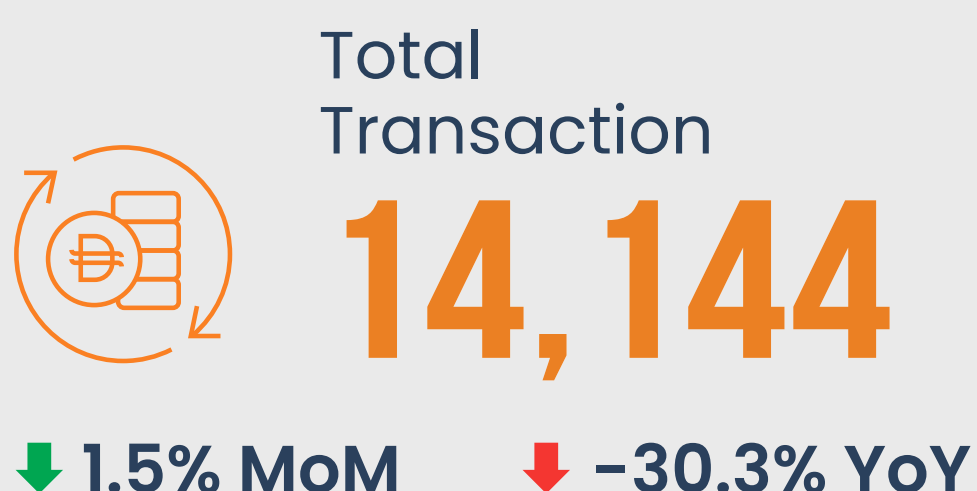
Dubai

REAL ESTATE Market Insights

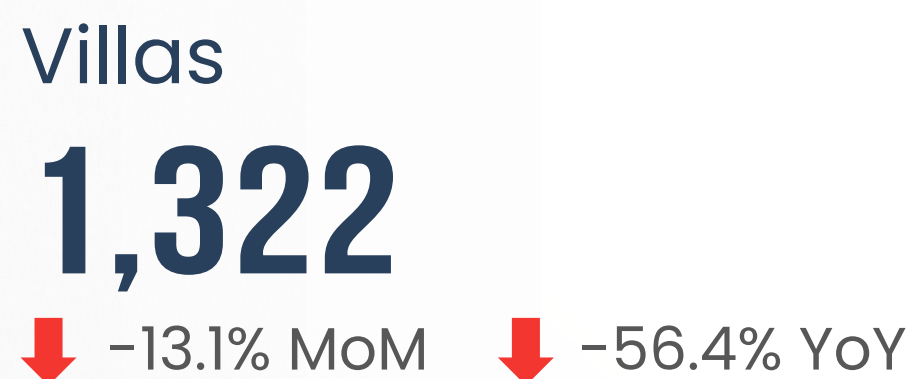
July, 2026

A monthly review of
Dubai real estate market's
performance

TOTAL TRANSACTIONS & SALES VALUE IN JULY 2026



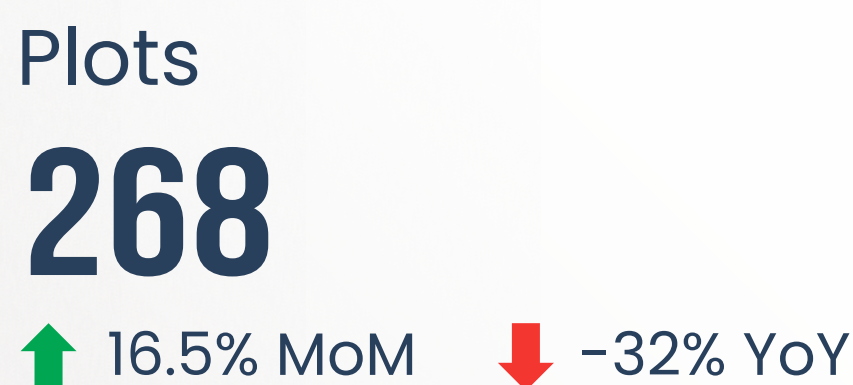
Sales Value
AED 17.8 B



Sales Value
AED 7.8 B



Sales Value
AED 1.9 B



Sales Value
AED 6.9 B

TRANSACTIONS & SALES VALUE IN JULY 2026

Primary Transactions

Total Transaction

9,814

↓ -5.6% MoM

↓ -32.7% YoY

Total Worth (₹)

20.8 B

↓ -3.9% MoM

↓ -51.4% YoY

Resale Transactions

Total Transaction

4,330

↑ 22.5% MoM

↓ -23.9% YoY

Total Worth (₹)

14.1 B

↑ 22.1% MoM

↓ -36.5% YoY

Apartments

8,617

↓ -5.5% MoM

↓ -29.3% YoY

Sales Value
AED 12.6 B

Villas

501

↓ -39.4% MoM

↓ -74.7% YoY

Sales Value
AED 2.8 B

Apartments

3,142

↑ 21.6% MoM

↓ -22.6% YoY

Sales Value
AED 5.2 B

Villas

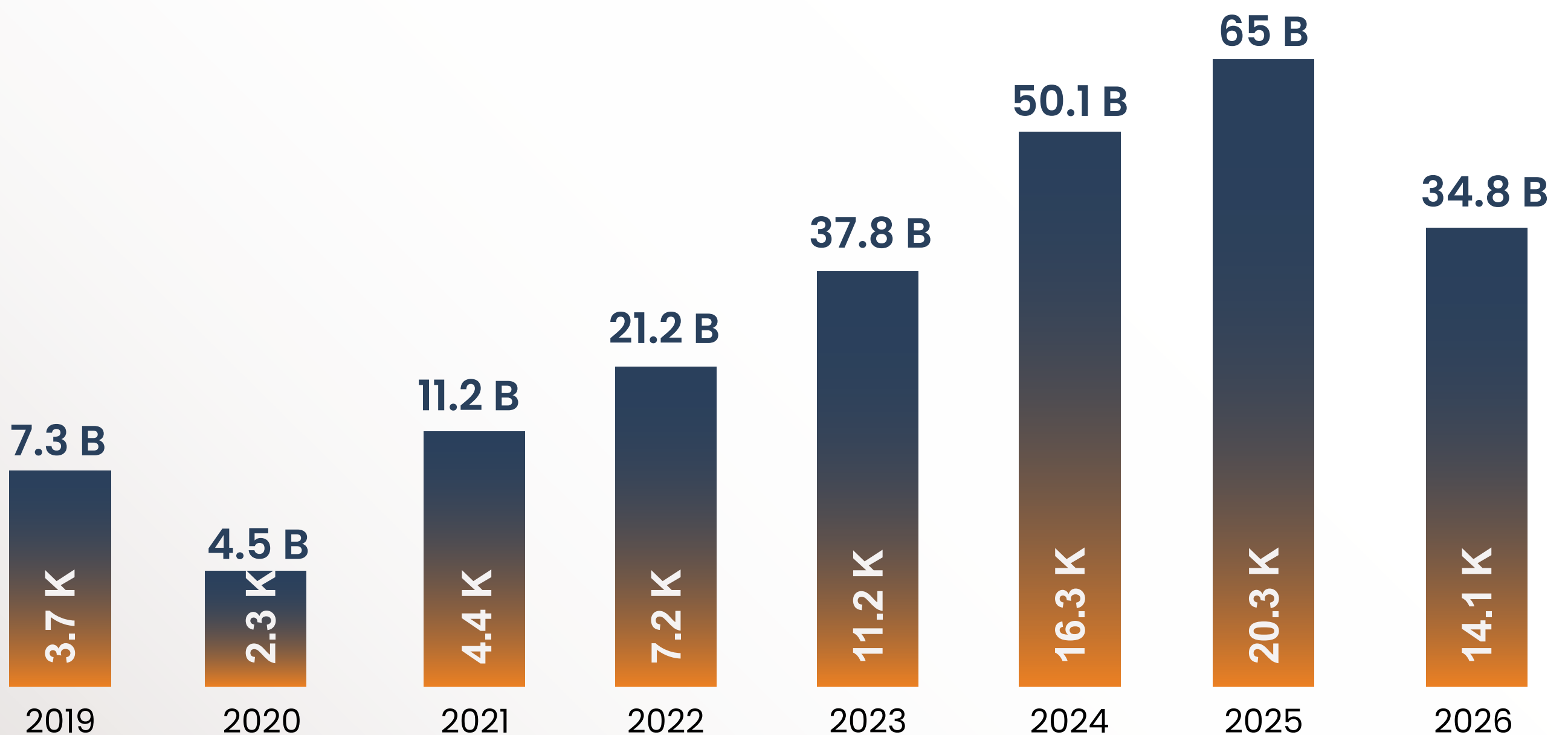
821

↑ 18.1% MoM

↓ -21.7% YoY

Sales Value
AED 5 B

PROPERTY SALES VALUE & VOLUME IN **JULY 2026** OVER YEARS



Number of transactions is mentioned in thousands.

TOP 5 PERFORMING AREAS IN JULY 2026

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

Wadi Al Safa 4

AED 2.9 B

696 Transactions

Dubai South

AED 2.6 B

2351 Transactions

Me'Aisem First

AED 1.4 B

318 Transactions

Jabal Ali First

AED 1.4 B

640 Transactions

Business Bay

AED 1.4 B

440 Transactions

0

5 B

10 B

15 B

20 B

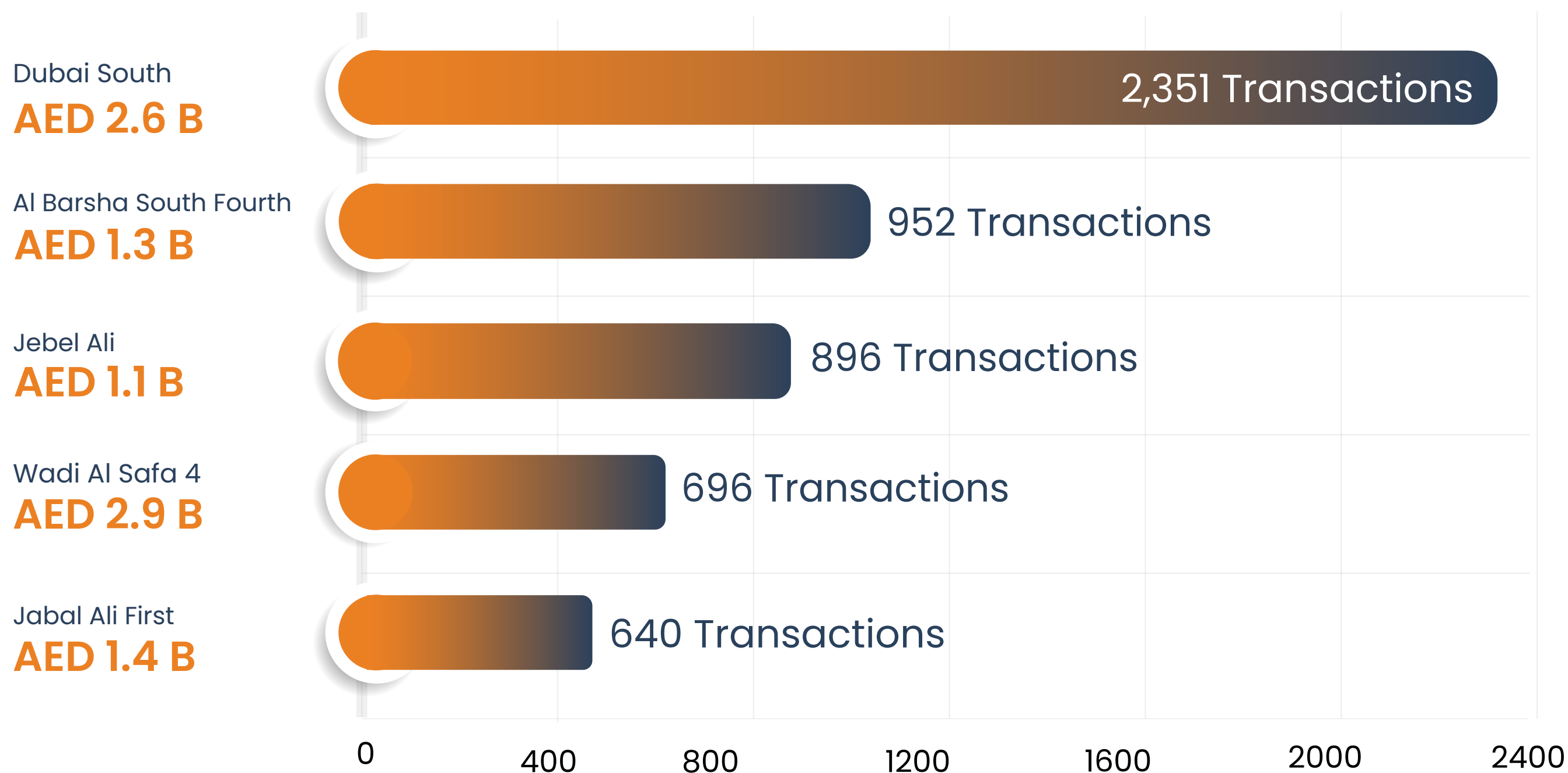
25 B

30 B

35 B

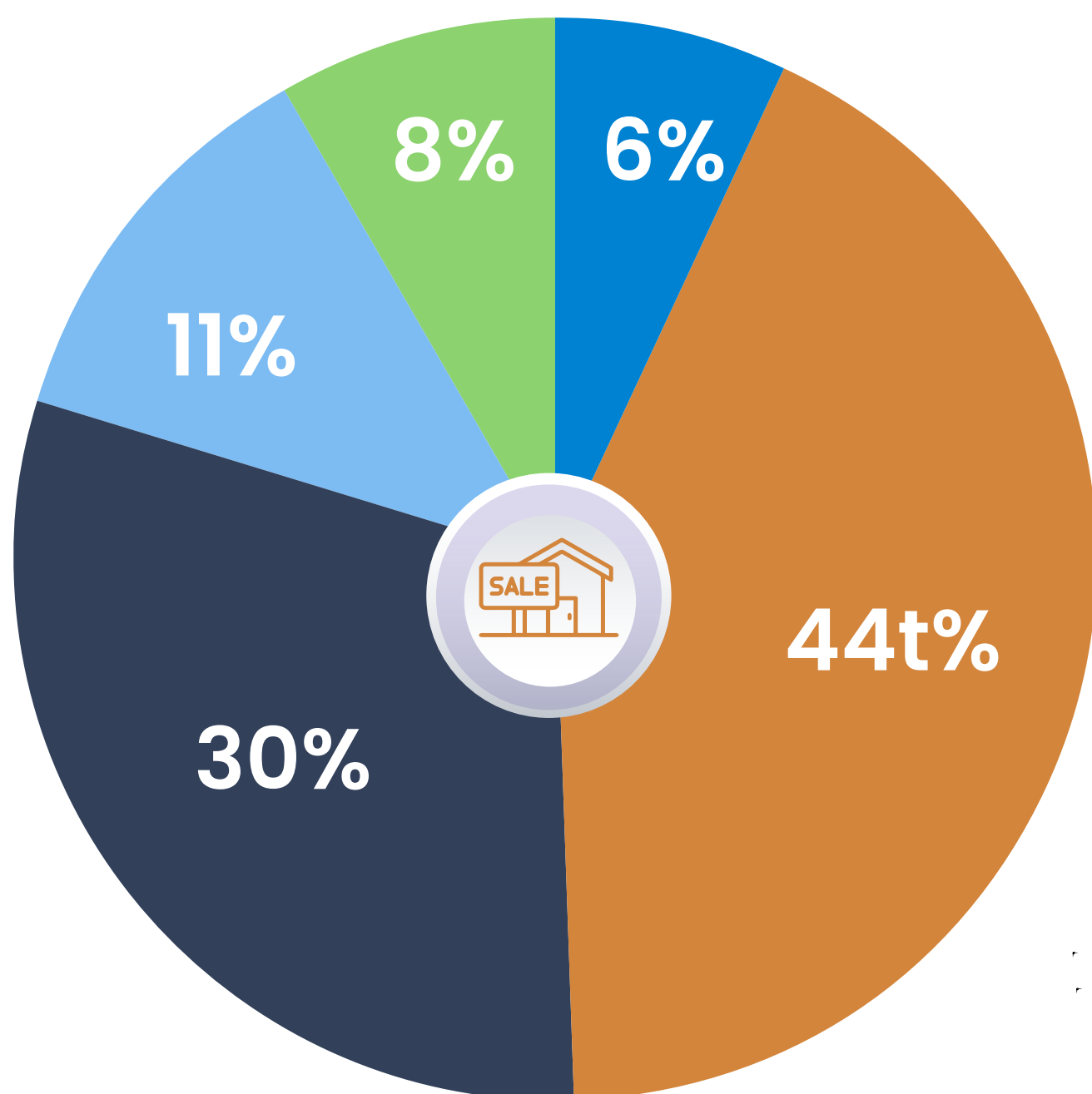
TOP 5 PERFORMING AREAS IN JULY 2026

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



PROPERTY SALES VOLUME BY PRICE RANGE

JULY 2026



- Below AED 1 M**
43.73%
6,182 Transactions
- AED 1 to 2 M**
30.14%
4,260 Transactions
- AED 2 to 3 M**
11.43%
1,616 Transactions
- AED 3 to 5 M**
8.22%
1,162 Transactions
- Above AED 5 M**
6.48%
916 Transactions

MORTGAGE TRANSACTION VS VALUE



No. of Transactions

16.8B

↑ 55 % MoM

↑ 4.6 % YoY



Value

4,298

↑ 9.8 % MoM

↓ -11.9 % YoY

RENTAL PRICES



Apartments

AED 65.9 K

↑ **4.6%**

vs. Jul, 2025



Villas

AED 175 K

↓ **-5.4%**

vs. Jul, 2025



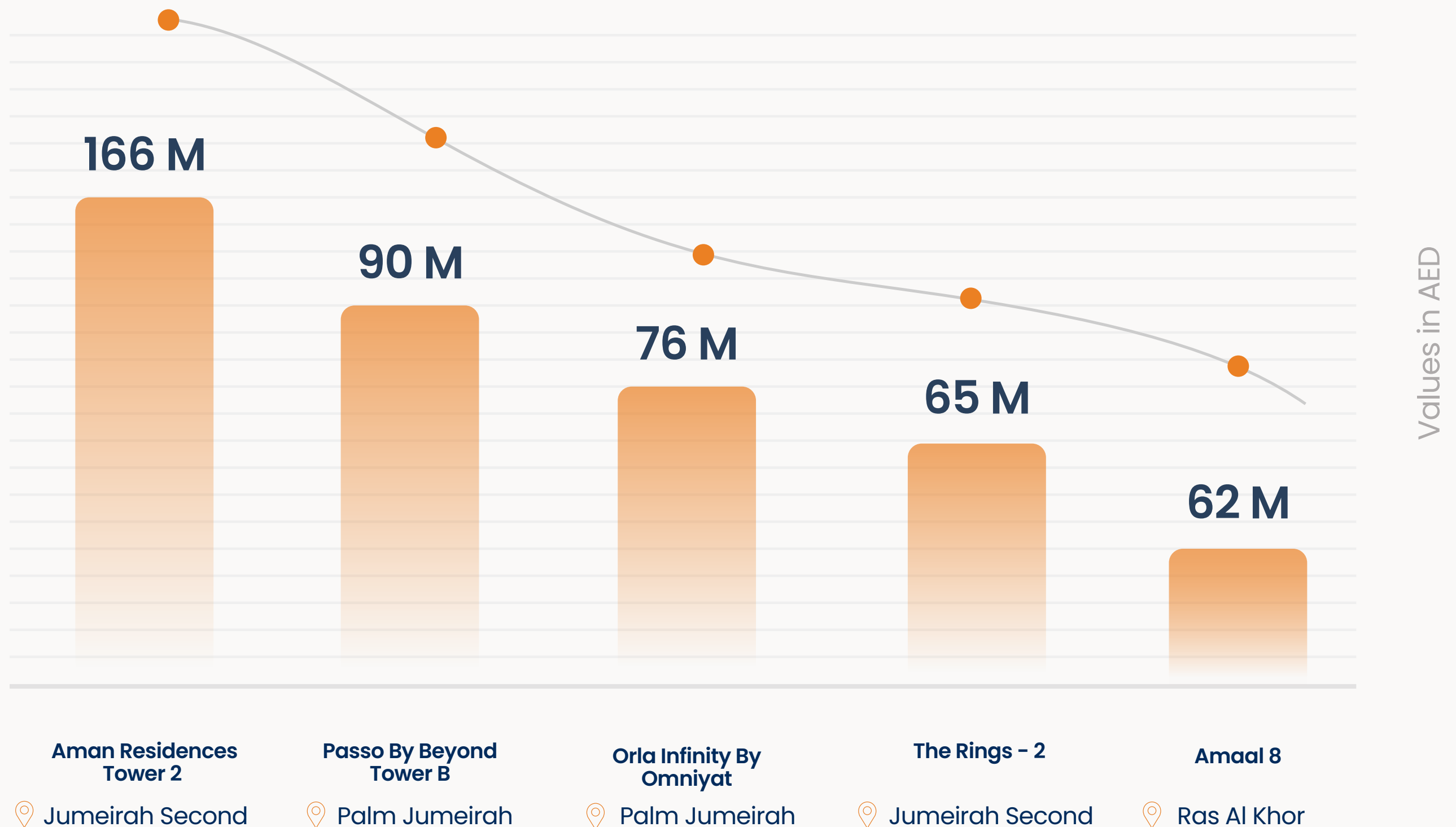
Commercial

AED 115 K

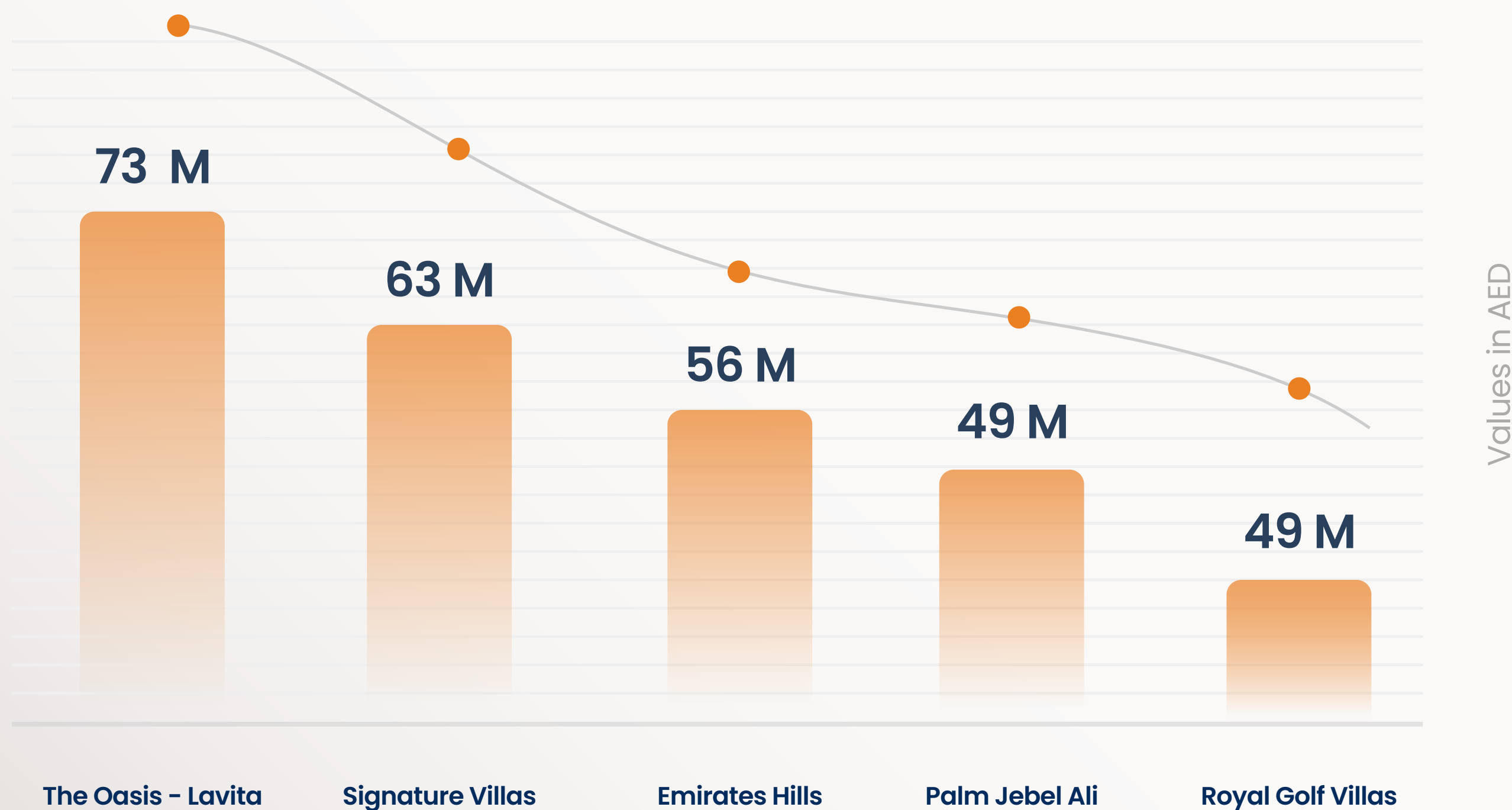
↓ **-2.3%**

vs. Jul, 2025

TOP 5 PROJECTS WITH THE MOST EXPENSIVE SOLD APARTMENTS



TOP 5 AREAS WITH THE MOST EXPENSIVE SOLD VILLAS



THE BEST SELLING PROJECTS IN JULY 2026

1st Sale apartments

Azizi Venice 13 Building B

Volume	Value
226	172.9 M
Median Price	
655 K	

Eltiera Views Tower 3

Volume	Value
199	474.9 M
Median Price	
2 M	

Raw District By Imtiaz – Building B

Volume	Value
173	173.3 M
Median Price	
767.6 K	

Values in AED

Raw District By Imtiaz – Building C

Volume	Value
160	166.6M
Median Price	
1.1 M	

Raw District By Imtiaz – Building A

Volume	Value
148	151.5 M
Median Price	
884 K	

THE BEST SELLING PROJECTS IN JULY 2026

1st Sale villas

Damac Islands 2 Antigua 1

Volume Value
46 **172.4 M**

Median Price
3 M

Reportage Hills

Volume Value
41 **89 M**

Median Price
2.3 M

Reportage Village 1

Volume Value
34 **42.6 M**

Median Price
1.3 M

Verdana 4

Volume Value
31 **39.4 M**

Median Price
1.3 M

Jumeirah Golf Estates Phase B

Volume Value
27 **503.7 M**

Median Price
13.4 M

Values in AED

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Think **SQUAREA**

