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ValuStrat Price Index Dubai Residential Capital Values

June 2026

Dubai 06/'26

This report contains the monthly summary of the ValuStrat Price Index - Dubai Residential Market.

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Dubai Residential Capital Values

Dubai Residential Market Sees Softer Price Decline and Stronger Sales in June

Sales transactions rose significantly month-on-month as home values fell 10% since the conflict began.

The VPI declined to 220 points in June, reflecting a softer monthly fall of 1% and bringing the cumulative drop in values since February 28th to 10%. Annual growth, however, remained broadly stable at 0.1%. Villa values eased to 293.7 points, while apartment values slipped to 169.1 points, against a January 2021 base of 100.

Apartments vs. Villas

Villa capital values declined 1.2% month-on-month, while annual growth slowed to 2%. The strongest yearly gains were recorded in Jumeirah Islands (17.9%), Emirates Hills (10.7%), The Meadows (10%), The Villa (7.8%), and Mira (5.7%). By contrast, annual declines were seen in Mudon (-5%), Victory Heights (-4%), International City (-3.2%), and Dubai Hills Estate (-2.8%). None of the villa communities tracked by the VPI posted monthly gains. Dubai's older freehold villa communities are, on average, valued 188% above post-pandemic levels and 76% above the 2014 market peak.

Apartment values edged down 0.6% month-on-month in June, leaving the apartment VPI 3% below its level a year earlier. The strongest annual gains were recorded in DIFC (8.1%), followed by Dubai Sports City (6.6%), Dubai Silicon Oasis (6.4%), and Al Quoz Fourth (6%). By contrast, Burj Khalifa (-16.7%), Jumeirah Beach Residence (-13%), and Town Square (-5.7%) posted the sharpest annual declines. International City Phase 2 (0.1%) was the only community to register a marginal monthly gain. Overall, older freehold apartment prices remain 70% above post-pandemic levels, but 8% below the previous market peak recorded in 2014.

Sales Transactions

Off-Plan vs. Ready Homes

Ready-home transactions increased by 46.8% month-on-month, marking the strongest monthly rise in three years, although volumes remained 23% lower year-on-year. Oqood registrations for off-plan properties rose 32% month-on-month but were 16% lower annually, accounting for 75% of all residential sales. It is worth noting that recorded official transactions likely reflect deals agreed from March 2026 onwards.

Prime Home Sales

A total of 19 ready-property transactions exceeded AED 30 million, including 5 deals priced above AED 50 million. These ultra-prime sales were concentrated across Palm Jumeirah, Dubai Hills Estate, Emirates Hills, Al Barari, Jumeirah Islands, Downtown Dubai, and DIFC.

Sales Transactions

Top Developers

June 2026 saw Azizi (28.6%), Damac (7%), Binghatti (6.8%), Emaar (6.6%), Nakheel (3.8%), and Ellington (3.6%) lead the developer sales charts overall.

Top Locations

Top off-plan locations transacted during the month included projects in Azizi Venice (26.1%), Dubailand Residence Complex (4.3%), Jumeirah Village Circle (4.1%), Jumeirah Islands (3.2%), and Majan (2.9%).

Meanwhile, most ready home sales were concentrated in Jumeirah Village Circle (11%), Jebel Ali Village (7%), Business Bay (5.7%), Dubai Marina (4.2%), Dubai Creek Harbour (4%), and Dubai Hills Estate (3.3%).

Real Estate Performance

SOURCE: VALUSTRAT

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Residential Citywide	Villa Citywide	Apartment Citywide
220.0	293.7	169.1
BASE: JAN 2021 = 100	BASE: JAN 2021 = 100	BASE: JAN 2021 = 100

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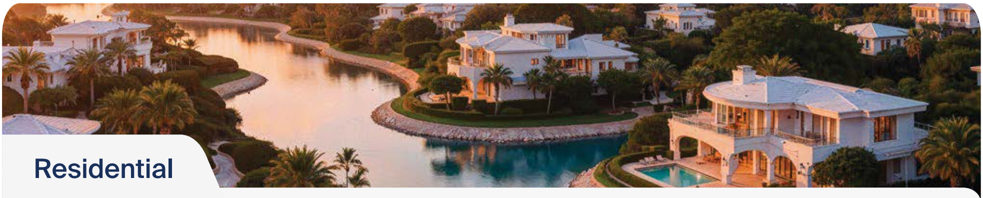
VPI Performance

SOURCE: VALUSTRAT



Residential

↑ 0.1%	↓ -1.0%	1,520 AED	3,375,096 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value

Villa

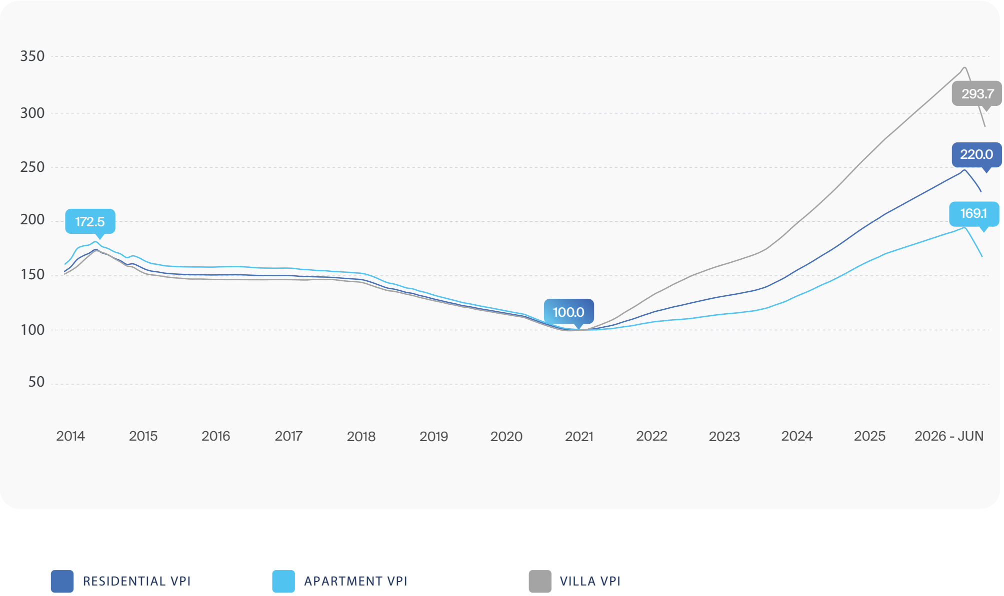
↑ 2.0%	↓ -1.2%	2,049 AED	13,042,994 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value

Apartment

↓ -1.2%	-0.6%	1,399 AED	1,790,962 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value

Dubai Residential Capital Values

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



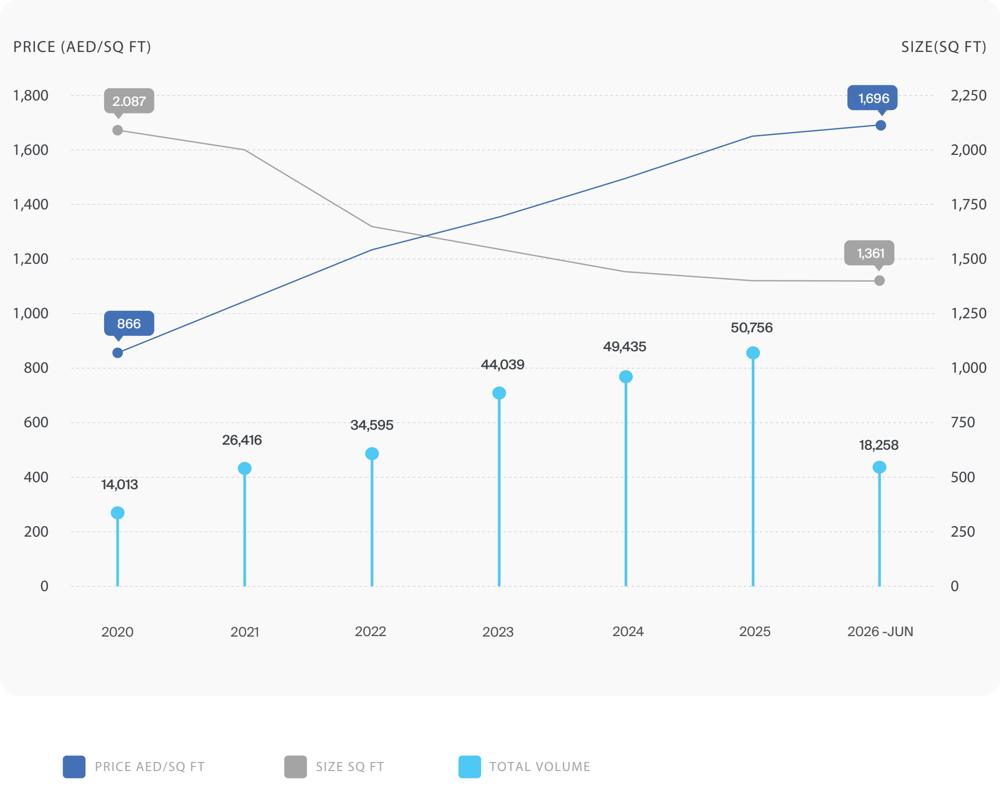
Dubai Residential Capital Values Annual Growth

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT

Dubai Residential Market Cycles

READY HOME SALES TOTAL VOLUME,
AVERAGE PRICE [AED/SQ FT],
AVERAGE HOME SIZE [SQ FT]

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



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Villa Monthly Capital Gains

SOURCE: VALUSTRAT

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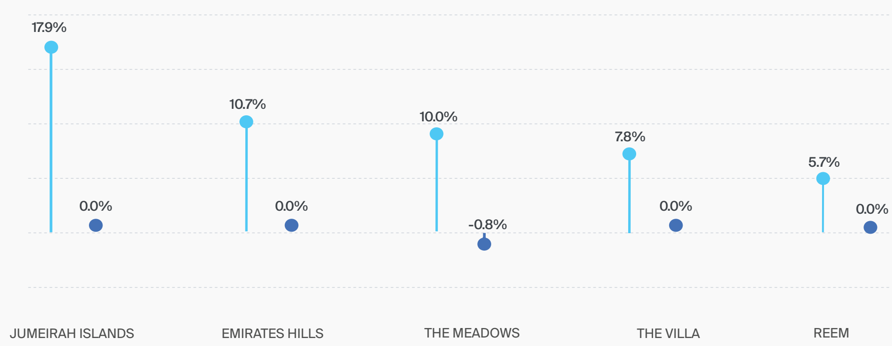
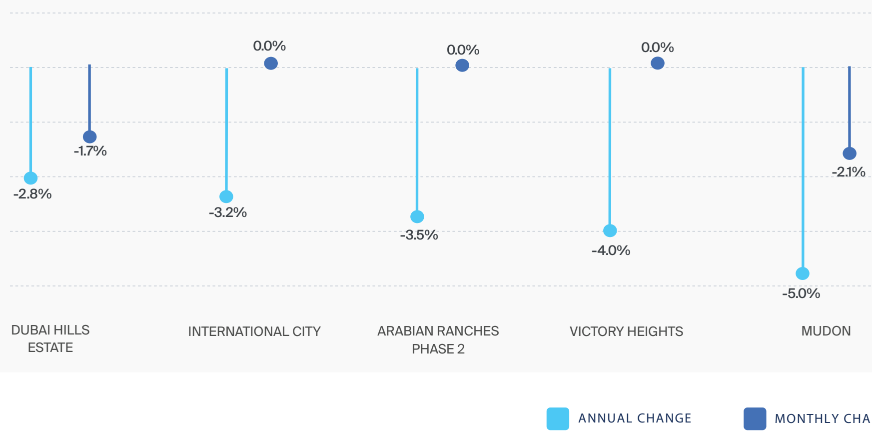
Top 5 Locations



Bottom 5 Locations



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Apartment Monthly Capital Gains

SOURCE: VALUSTRAT

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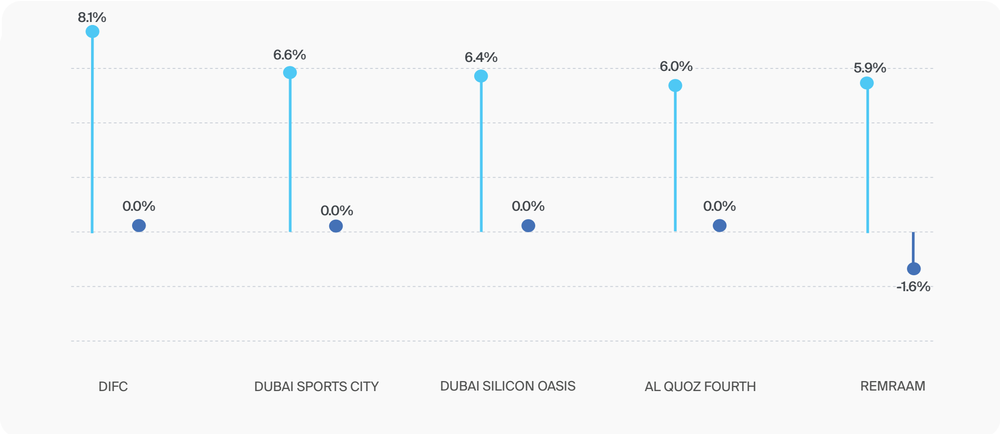
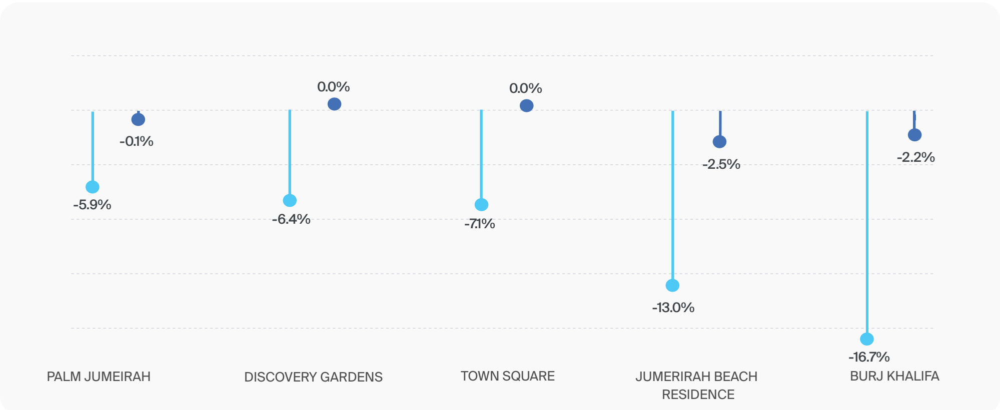
Top 5 Locations



Bottom 5 Locations



ANNUAL CHANGE
MONTHLY CHANGE

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Home Sales Volume Growth

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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Residential Ready Sales Volume

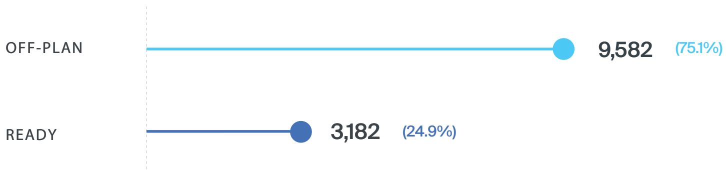
↓ -23.0%
YOY
Transactions 3,182

Residential Off-Plan Sales Volume

↓ -16.0%
YOY
Transactions 9,582

Dubai Residential Off-Plan vs Ready Homes

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT



OFF-PLAN READY

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

Top Residential Developers Home Sales

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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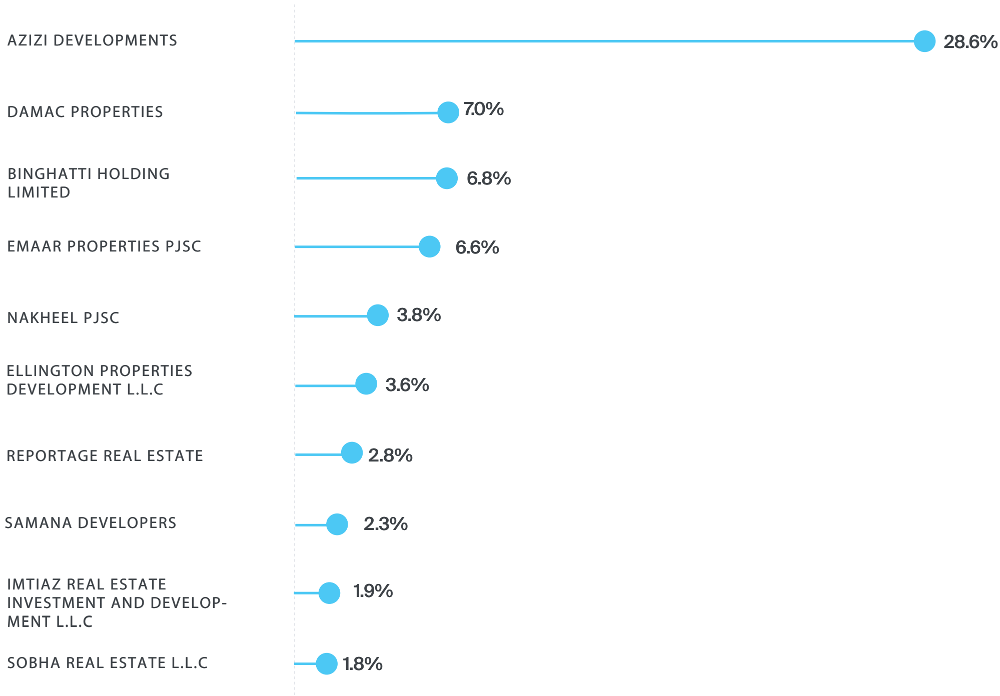

Top Locations Home Sales

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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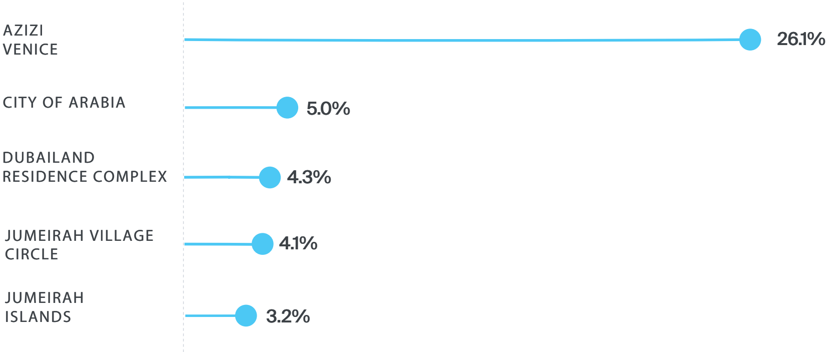
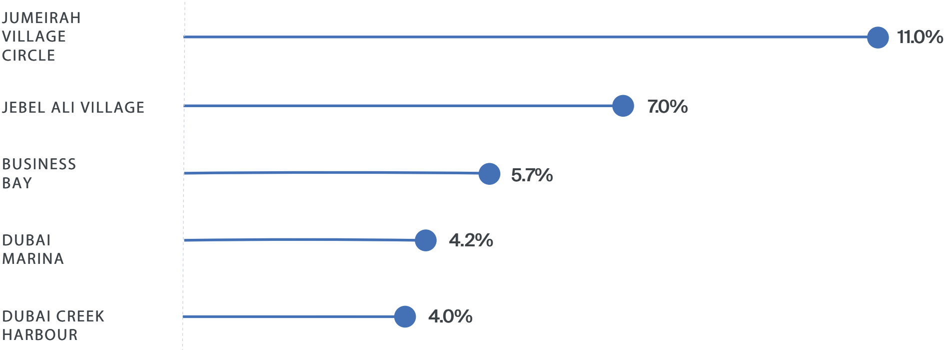
Top Off-Plan Sales



Top Ready Home Sales



Dubai Residential Capital Values

32 VILLA LOCATIONS
BASE: JAN 2021=100 CURRENCY: AED
SOURCE: VALUSTRAT

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Typical Villas

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
AL FURJAN	218.7	6,613,450	1,450	0.0%	-1.4%
ARABIAN RANCHES	293.6	8,040,000	2,500	-1.5%	-0.4%
ARABIAN RANCHES PHASE 2	203.3	5,729,000	1,700	0.0%	-3.5%
ARABIAN RANCHES PHASE 3	205.4	2,754,800	1,420	0.0%	-1.8%
DAMAC HILLS	215.8	5,873,750	1,850	-0.1%	2.2%
DISTRICT ONE	221.0	9,889,140	2,580	-0.8%	4.2%
DUBAI HILLS ESTATE	269.8	14,500,000	2,900	-1.7%	-2.8%

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LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
EMAAR SOUTH	204.4	4,731,200	1,600	0.0%	-0.3%
EMIRATES HILLS	328.7	95,200,000	5,600	0.0%	10.7%
FALCONCITY OF WONDERS	216.7	3,908,940	1,135	-1.3%	1.6%
GREEN COMMUNITY WEST	252.0	11,475,000	1,350	0.0%	2.0%
INTERNATIONAL CITY	199.9	2,013,000	1,000	0.0%	-3.2%
JUMEIRAH GOLF ESTATES	217.0	13,781,250	2,450	0.0%	4.5%
JUMEIRAH ISLANDS	442.6	20,871,800	3,950	0.0%	17.9%
JUMEIRAH PARK	283.7	10,401,600	2,400	-1.0%	2.8%
JUMEIRAH VILLAGE CIRCLE	224.7	3,211,670	970	-1.0%	4.6%
JUMEIRAH VILLAGE TRIANGLE	238.1	3,602,670	1,230	-1.6%	-1.7%
MEYDAN CITY	212.9	17,516,800	2,300	0.0%	2.2%
MUDON	187.2	2,997,000	1,665	-2.1%	-5.0%
PALM JUMEIRAH	341.4	36,500,000	7,300	-4.3%	-1.4%
REEM	220.5	3,124,800	1,260	0.0%	5.7%
RUKAN	219.2	1,816,960	1,360	-1.2%	2.4%
SERENA	207.0	3,026,445	1,335	-1.1%	-0.7%
THE LAKES	267.3	7,304,100	2,510	-0.6%	1.7%
THE MEADOWS	318.5	11,224,750	2,950	-0.8%	10.0%
THE SPRINGS	210.7	3,148,300	1,900	-2.6%	-1.6%
THE SUSTAINABLE CITY	203.1	4,498,950	1,335	-1.1%	-1.6%
THE VILLA	228.6	5,810,175	1,575	0.0%	7.8%
TILAL AL GHAF	224.5	8,674,050	2,310	-1.8%	4.3%
TOWN SQUARE	214.6	2,613,240	1,220	-2.3%	0.6%
VICTORY HEIGHTS	252.7	11,400,400	2,200	0.0%	-4.0%
VILLANOVA	208.1	2,581,200	1,350	-1.8%	-1.1%

Dubai Residential Capital Values

40 APARTMENT LOCATIONS
BASE: JAN 2021=100 CURRENCY: AED
SOURCE: VALUSTRAT

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Typical Apartments

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
AL FURJAN	161.9	562,000	1,405	-1.0%	-4.4%
AL JADAF	146.7	674,230	1,910	-1.1%	-4.7%
AL KIFAF	154.8	2,961,255	1,965	-0.8%	0.0%
AL QUOZ FOURTH	177.4	576,000	960	0.0%	6.0%
ARJAN	152.1	518,750	1,250	0.0%	-3.6%
BURJ KHALIFA	145.8	2,925,000	3,125	-2.2%	-16.7%
BUSINESS BAY	156.1	1,354,300	1,450	-0.1%	-3.4%
CITY WALK	158.1	4,878,500	2,750	-0.9%	-0.6%

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
DAMAC HILLS	153.0	538,650	1,330	-1.5%	-2.0%
DIFC	173.4	2,364,472	2,134	0.0%	8.1%
DISCOVERY GARDENS	162.5	488,840	1,010	0.0%	-6.4%
DOWNTOWN DUBAI	170.8	2,018,400	2,400	-0.2%	-4.0%
DUBAI CREEK HARBOUR	154.9	2,963,100	2,490	0.0%	-1.1%
DUBAI HARBOUR	151.5	3,721,980	2,670	-1.1%	-3.4%
DUBAI HILLS ESTATE	152.9	1,840,110	2,490	-0.1%	-2.1%
DUBAI MARINA	156.6	2,358,400	1,340	-1.3%	-5.7%
DUBAI PRODUCTION CITY	159.7	449,100	900	0.0%	0.7%
DUBAI SCIENCE PARK (DUBIOTECH)	167.1	596,400	1,400	0.0%	4.8%
DUBAI SILICON OASIS	182.9	660,660	780	0.0%	6.4%
DUBAI SOUTH	163.5	556,950	1,410	-0.4%	3.1%
DUBAI SPORTS CITY	142.5	1,049,320	740	0.0%	6.6%
DUBAILAND RESIDENCE COMPLEX	182.0	939,510	730	0.0%	2.1%
EMAAR SOUTH	159.5	1,300,830	1,310	-0.7%	1.1%
INTERNATIONAL CITY	150.4	450,450	630	0.0%	1.6%
INTERNATIONAL CITY PHASE 2 & 3	165.9	640,800	890	0.1%	4.6%
JUMEIRAH BEACH RESIDENCE	163.2	3,156,755	1,645	-2.5%	-13.0%
JUMEIRAH LAKE TOWERS	174.0	2,270,400	1,320	-0.8%	0.0%
JUMEIRAH VILLAGE CIRCLE	140.4	804,669	743	0.0%	-2.8%
JUMEIRAH VILLAGE TRIANGLE	169.8	1,836,000	1,350	0.0%	5.3%
LIWAN	160.5	502,200	1,240	0.0%	1.1%
MAJAN	167.4	1,174,500	870	-0.7%	4.0%
MEYDAN CITY	163.9	1,384,700	1,525	0.0%	3.3%
MEYDAN ONE	162.4	740,520	1,815	-1.0%	2.8%

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
MOTOR CITY	165.0	1,731,060	1,062	-1.5%	1.2%
PALM JUMEIRAH	226.3	3,814,800	2,200	-0.1%	-5.9%
REMRAAM	160.6	621,775	935	-1.6%	5.9%
SOBHA HARTLAND	154.9	1,100,050	2,245	0.0%	-1.9%
THE GREENS	204.7	1,318,980	1,780	-1.1%	-1.1%
THE VIEWS	184.9	2,331,800	1,780	-1.0%	0.3%
TOWN SQUARE	164.7	802,700	1,150	0.0%	-7.1%

ValuStrat Price Index

About VPI

The ValuStrat Price Index (VPI) regularly marks to market a sample of properties that represent more than 90% of the Dubai residential and commercial markets and is built by our expert RICS Registered Valuers.

Premium Subscription

ValuStrat offers premium subscription reports for clients granting them access to in-depth, statistical analysis of what is happening in residential real estate; allowing for more informed decision making and forward planning. The full in-depth Dubai report includes citywide analysis of freehold districts, including the ValuStrat Price Index, transaction volumes, service charges, Price to Rent Ratios and Net Yields.

Residential Capital Values
Monthly

Residential Rental Values
Quarterly

Office Capital Values
Quarterly

Industrial Logistics Capital Values
Quarterly

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Declan King, MRICS
Senior Partner & Group
Head of Real Estate
declan.king@valustrat.com

Haider Tuaima
Managing Director &
Head of Real Estate Research
haider.tuaima@valustrat.com

Vismer Mulenga, MRICS
Director - Commercial Valuation
vismer.mulenga@valustrat.com

Darshan Shah, MRICS
Partner & Group Head,
Industrial Consulting
darshan.shah@valustrat.com

Adrian Briones, MRICS
Associate Director &
Head of Residential Valuation
adrian.briones@valustrat.com

Anchal Rajpal
Senior Research Analyst
anchal.rajpal@valustrat.com

Dubai, AE
702 Palace Towers
Dubai Silicon Oasis
+971 4 326 2233

Abu Dhabi, AE
Office C102G, Al Bateen,
Tower C6 Bainunah,
ADIB Building
+971 2 207 6664

London, UK
189 Brompton Road,
Knightsbridge, London
SW3 1NE, UK

Riyadh, SA
6th Floor, South Tower
King Faisal Foundation Building
Al Faisaliah Complex
+966 11 293 5127

Jeddah, SA
111 Jameel Square,
Tahlia Road
+966 12 283 1455

Doha, QA
Office 704,
Palm Towers B West Bay
+974 4 039 9001

Karachi, PK
8th Floor, Elegant Tower,
Block 5, Clifton
+92 213 517 4201

**For business enquiries,
please email us at:**

business.enquiries@valustrat.com

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