Dubai Q2/'26

ValuStrat

Dubai, UAE

Real Estate Research
Second Quarter 2026

This quarterly report contains research on Dubai's residential, office, retail, hospitality and industrial real estate markets.

VALUSTRAT.COM

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Foreword

Dubai Residential Price Declines Ease, Office and Industrial Markets Remain Strong

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The Dubai residential market responded quickly following the ceasefire announcement on 8th April 2026. The ValuStrat Price Index (VPI) recorded a monthly decline of just 2% in April, a marked improvement from March's 6% contraction, followed by more modest declines of 1% in both May and June. The trend suggests that the pace of house price declines eased considerably during the second quarter, pointing towards a gradual market stabilisation.

Office capital values resumed their growth trajectory in Q2 2026, supported by improving market sentiment and a limited pipeline of new supply. Meanwhile, Dubai's industrial property sector maintained its upward momentum, underpinned by resilient demand for logistics space and the continued expansion of e-commerce activity.

In Q2 2026, Dubai's freehold residential market remained broadly stable on an annual basis, despite recording its second consecutive quarterly decline since the pandemic. The ValuStrat Price Index (VPI) fell 4% during the quarter to 220 points.

Amid ongoing supply chain disruptions and rising construction costs, an estimated 20,000 homes were completed during the first half of 2026, representing just 15% of the preliminary full-year delivery target.

Dubai's residential rental market has remained broadly stable over the past nine months across both apartments and villas. Modest single-digit annual rental growth points to affordability constraints rather than weakening demand.

Residential transaction volumes declined on both a quarterly and annual basis. However, June recorded the strongest month-on-month increase in ready-home transactions in three years, likely driven by more attractive price points. It is worth noting that officially recorded transactions likely reflect deals agreed from March 2026 onwards, following the regional conflict and subsequent market disruption.

Real Estate Performance

SOURCE: VALUSTRAT

VPI
ValuStrat Price Index

ValuStrat Price Index

Residential Capital Values	Office Capital Values	Industrial Capital Values
220.0	299.5	186.4
BASE: JAN 2021 = 100	BASE: Q1 2021 = 100	BASE: Q1 2021 = 100
↓ -4.0% Q-O-Q	↑ 3.7% Q-O-Q	↑ 8.4% Q-O-Q

Key Indicators

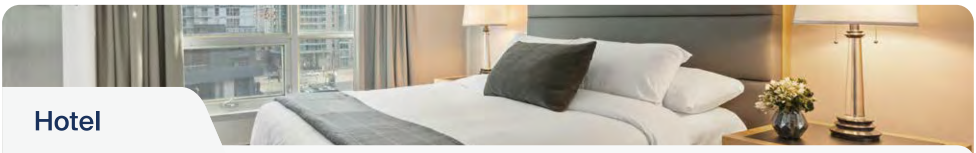
SOURCE: REIDIN, VALUSTRAT

Residential

Sales Ticket Size	Sales Volume	Asking Rents
2.42M AED	35,465 TRANSACTIONS	145,919 (AED / P.A)
↓ -20.2% Q-O-Q	↓ -20.0% Q-O-Q	■ -0.4% Q-O-Q

Office

Sales Ticket Size	Sales Volume	Asking Rents
3.25M AED	274 TRANSACTIONS	2,153 (AED / SQ M /) P.A
↑ 6.3% Q-O-Q	↓ -50.5% Q-O-Q	↓ -6.6% Q-O-Q



Hotel

Occupancy
33.1% YTD MAR 2025
↓ -54.4% Q-O-Q

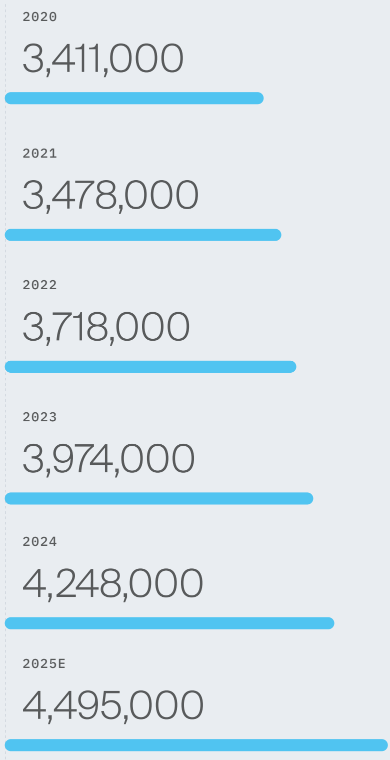
↑ INCREASE ■ NO CHANGE ↓ DECLINE

SOURCE: DUBAI STATISTICS CENTRE, VALUSTRAT

Macro Economic Snapshot

- The Central Bank of the UAE expects economic growth to moderate to 1.7% in 2026 due to regional disruptions affecting trade, shipping, tourism and private sector confidence, before rebounding to 9.8% in 2027. The slowdown is expected to be temporary, supported by higher oil production, continued non-oil sector growth, government spending and infrastructure investment
- In June 2026, the US Federal Reserve held interest rates steady at the target range of 3.5% to 3.75%
- Moody's affirmed the UAE's Aa2 sovereign rating with a stable outlook, supported by strong fiscal buffers, low federal debt and economic diversification. While the agency expects near term pressure on hydrocarbon production, trade, tourism, logistics and real estate from regional disruptions, it expects recovery in 2027 as trade flows normalise and non-hydrocarbon activity rebounds
- Dubai crude oil price stood at AED 292 (USD 79.5) per barrel, as of 30th June 2026
- Dubai approved a second AED 1.5 billion economic incentive package, bringing total support measures introduced since March 2026 to AED 2.5 billion. The plan includes 33 initiatives covering government fees, tourism, trade, education, real estate and construction, including extended building permit validity, deferred payments and fee relief measures to support business resilience

Dubai Population



Consumer Price Index Annual Change

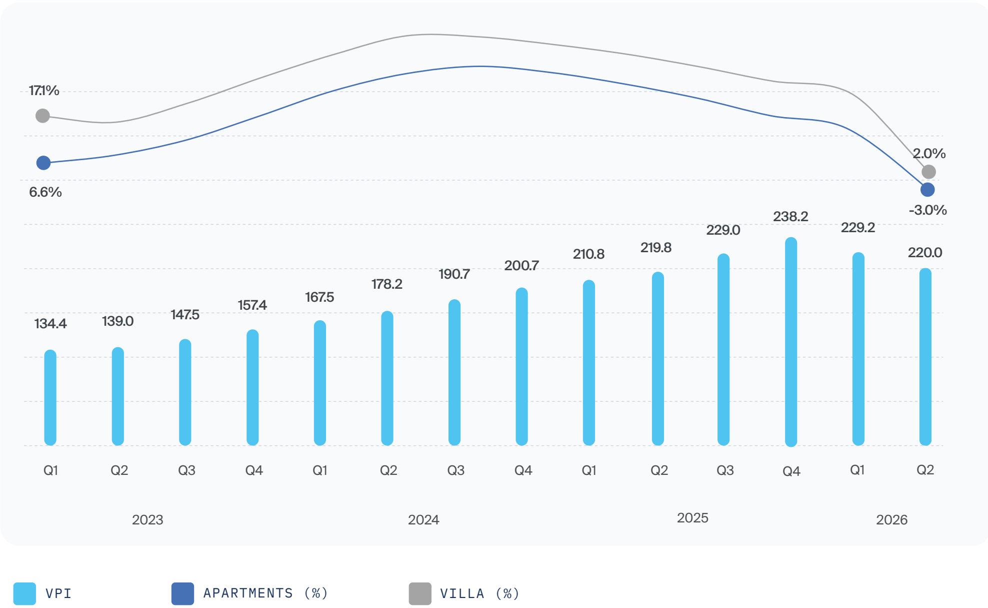
SOURCE: DUBAI STATISTICS CENTRE, VALUSTRAT

- Dubai's inflation rate rose to 5.5% in May 2026, compared to 2.4% in the previous year
- The Consumer Price Index (CPI) for 'Housing and Utilities' rose by 7.3% annually, up from 6.8% in the same period of 2025
- The S&P Global UAE PMI fell from 52.6 in May to 50.8 in June, its weakest reading since February 2021, as Middle East conflict pressures slowed private sector activity. Construction, digital services and sales pipelines offered some support, but weaker demand, tourism softness and price pressures led to the first labour market contraction in over four years

Citywide Residential Capital Values

SOURCE :VALUSTRAT

ANNUAL GROWTH
"BASE: JAN 2021=100"



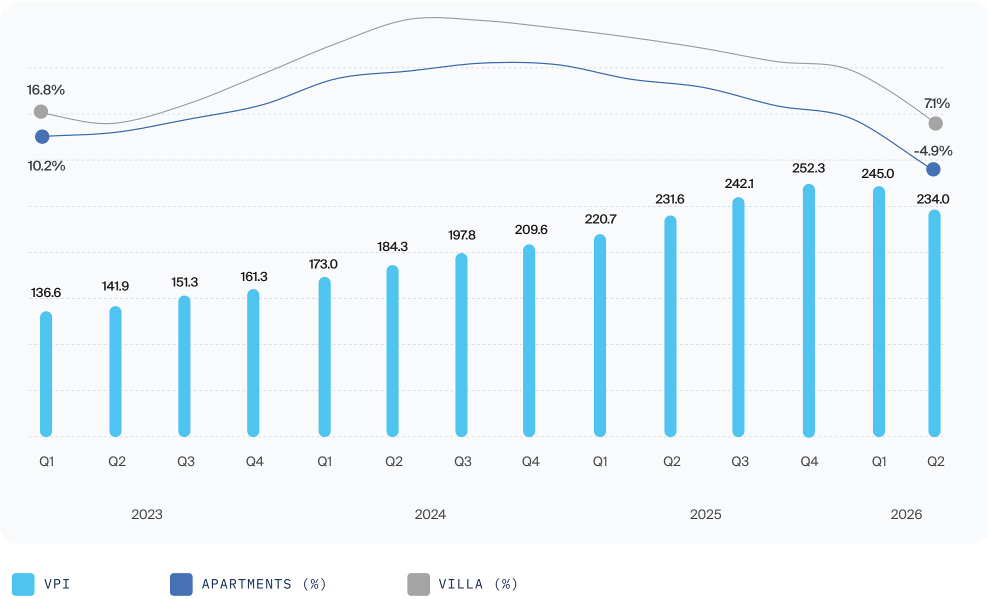
ValuStrat Price Index	**Residential** Citywide	**Villa** Citywide	**Apartment** Citywide
	220.0 BASE: JAN 2021=100	**293.7** BASE: JAN 2021=100	**169.1** BASE: JAN 2021=100

- Dubai's freehold residential ValuStrat Price Index (VPI) fell 4% quarter-on-quarter, 10% since the start of the conflict, to 220 points, broadly unchanged from 219.8 points a year earlier, with all values benchmarked to a Q1 2021 base of 100
- The weighted average capital value of a typical Dubai villa reached AED 13 million, up 2% from AED 12.78 million a year earlier, while apartment values averaged AED 1.79 million, down 3% annually from AED 1.85 million
- The villa index declined 4.2% quarter-on-quarter to 293.7 points. Most villa communities remained stable, with none recording growth. Selected communities saw downward value adjustments, including quarterly declines of up to 11% on Palm Jumeirah
- Apartment values declined 3.7% quarter-on-quarter, bringing the index to 169.1 points. Quarterly gains were recorded in International City (2.4%), Dubai Sports City (1.4%) and Al Quoz Fourth (1.1%), while other apartment communities posted declines of up to 13.2% over the quarter

Prime Residential Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
"BASE: JAN 2021=100"



ValuStrat Price Index	**Residential** Prime	**Villa** Prime	**Apartment** Prime
	234.0 BASE: JAN 2021=100	325.3 BASE: JAN 2021=100	178.3 BASE: JAN 2021=100

- Dubai's prime and high-end residential segment recorded slightly stronger annual capital growth in Q2, driven primarily by continued villa price appreciation over the past year. However, prime residential prices declined for a second consecutive quarter, suggesting that the upper end of the market is beginning to stabilise after an extended period of strong growth

- The segment's ValuStrat Price Index (VPI) reached 234 points in Q2 2026, based on a Q1 2021 benchmark of 100. Prime property values rose 1.1% year-on-year but fell 4.5% quarter-on-quarter

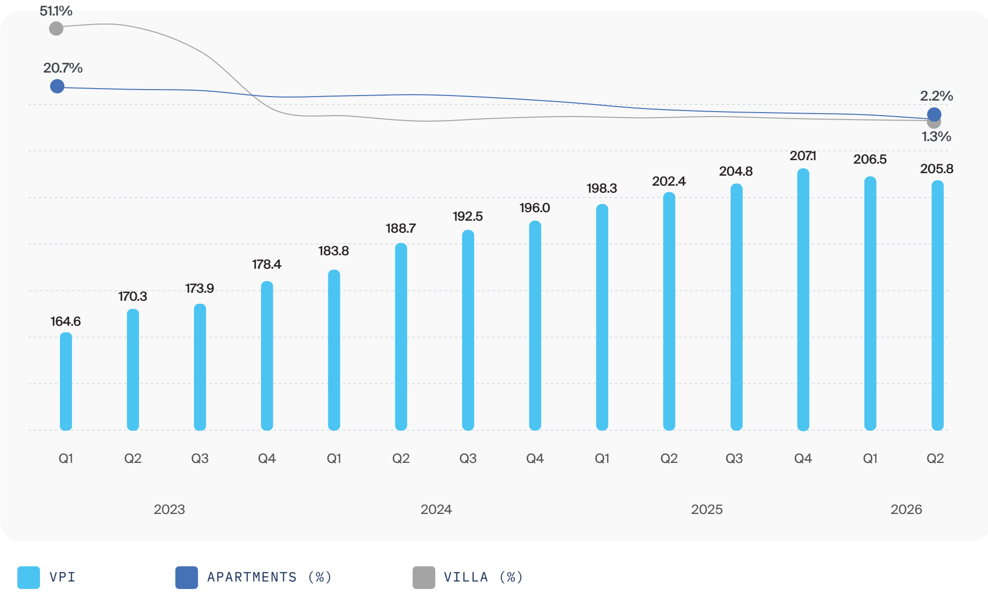
- The prime villa sub-index reached 325.3 points, up 7.1% annually, though down 2.7% over the quarter

- Premium apartments recorded more subdued performance, with values declining 4.9% year-on-year and 6.4% quarter-on-quarter, bringing the index down to 178.3 points

ValuStrat Price Index Residential Rental Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: Q1 2021=100]



Apartment Asking Rents	1.3% LAST YEAR	-0.8% LAST QUARTER		
Villa Asking Rents	2.2% LAST YEAR	0.2% LAST QUARTER		

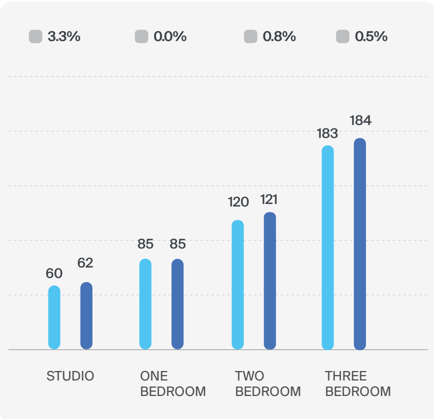
- Dubai's residential rental VPI remained broadly stable quarter-on-quarter and increased 1.7% year-on-year to 205.8 points, more than doubling its Q1 2021 baseline of 100
- The apartment rental index reached 192.6 points, while the villa rental index rose to 226.9 points
- Villa asking rents were broadly unchanged from the previous quarter but increased 2.2% annually, averaging AED 441,000 per annum
- Apartment asking rents also remained stable quarter-on-quarter and rose 1.3% year-on-year, averaging AED 98,000 per annum

Residential Rents

SOURCE :REIDIN,VALUSTRAT

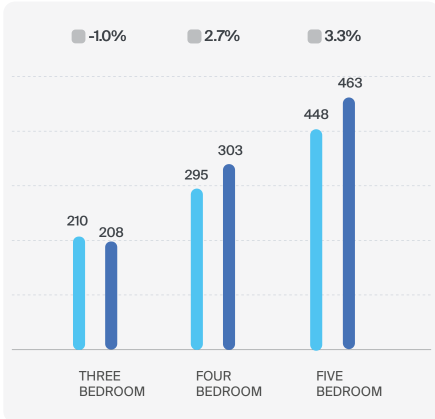
Apartment Average Asking Rent

'000 AED per annum and Yearly Change (%)



Villa Average Asking Rent

'000 AED per annum and Yearly Change (%)



Q2 2025 Q2 2026 AVERAGE YEARLY CHANGE (%)

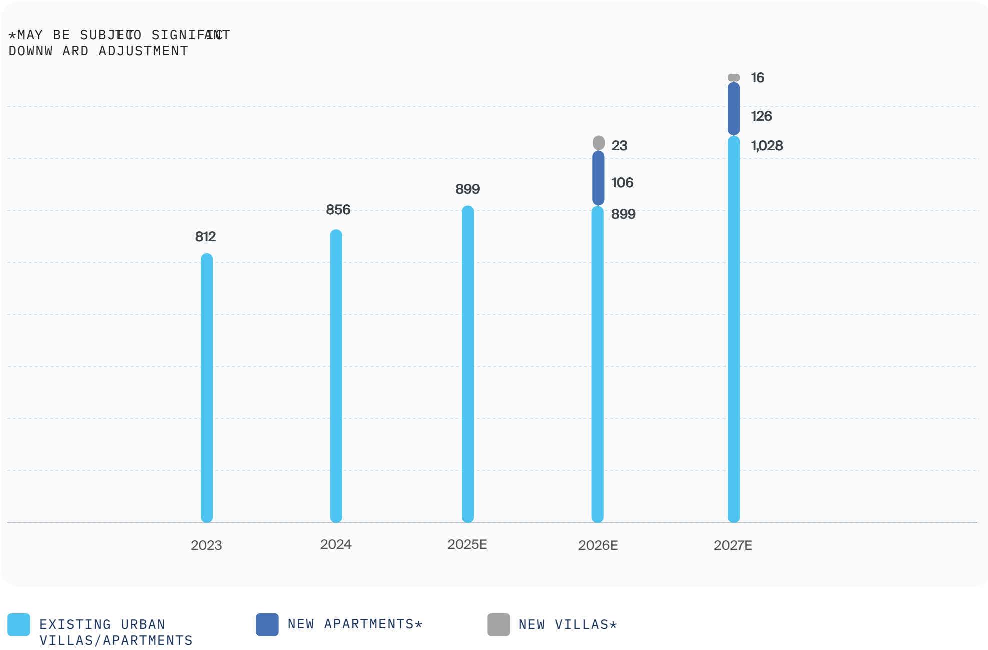
- Average annual asking rents for apartments reached AED 62,000 for studios, AED 85,000 for one-bedroom units, AED 121,000 for two-bedroom properties, and AED 184,000 for three-bedroom units

- Average annual rents for villas were AED 208,000 for three-bedroom units, AED 303,000 for four-bedrooms, and AED 463,000 for five-bedroom homes

Residential Supply

SOURCE: DUBAI STATISTICS CENTRE, REIDIN, MEED PROJECTS, VALUSTRAT

2023–2027
'000 UNITS

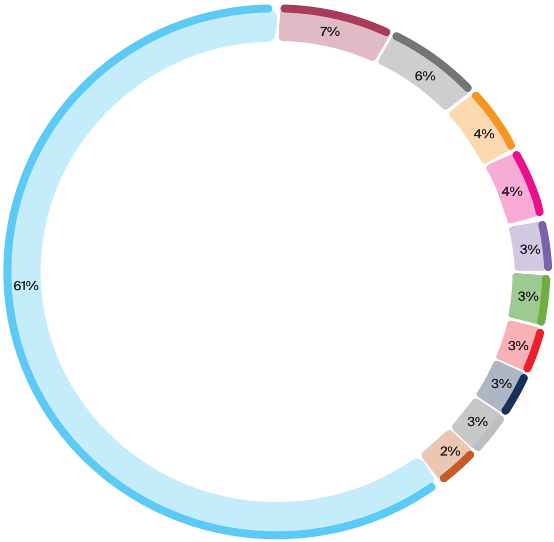


- The residential supply pipeline for this year is estimated at a record 129,066 units, comprising approximately 82% apartments and 18% villas and townhouses. However, given persistent construction delays, these projections remain subject to downward revisions, consistent with trends observed in previous years
- Total estimated completions as of the second quarter stood at 15,039 apartments, and 5,218 villas, equivalent to 15% of preliminary estimates for the whole of 2026
- In Q2 2026, villa completions were led by 2,179 homes in DAMAC Lagoons and 614 homes in Jebel Ali Village. Apartment deliveries were concentrated in Jumeirah Village Circle with 1,273 units, Sobha Hartland with 965 units, and Dubai Creek Harbour with 794 units
- Key building completions during the quarter included Samana Santorini with 157 apartments, Ellington House II in Dubai Hills with 166 properties and Regalia in Business Bay with 913 units
- Notable villa community completions included Malta and Costa Brava townhouses and villas in Damac Lagoons, delivering 2,179 homes, and Elora townhouses in The Valley adding 430 units

Residential Supply

SOURCE: REIDIN, MEED PROJECTS, VALUSTRAT

LOCATIONS WITH UPCOMING RESIDENTIAL SUPPLY



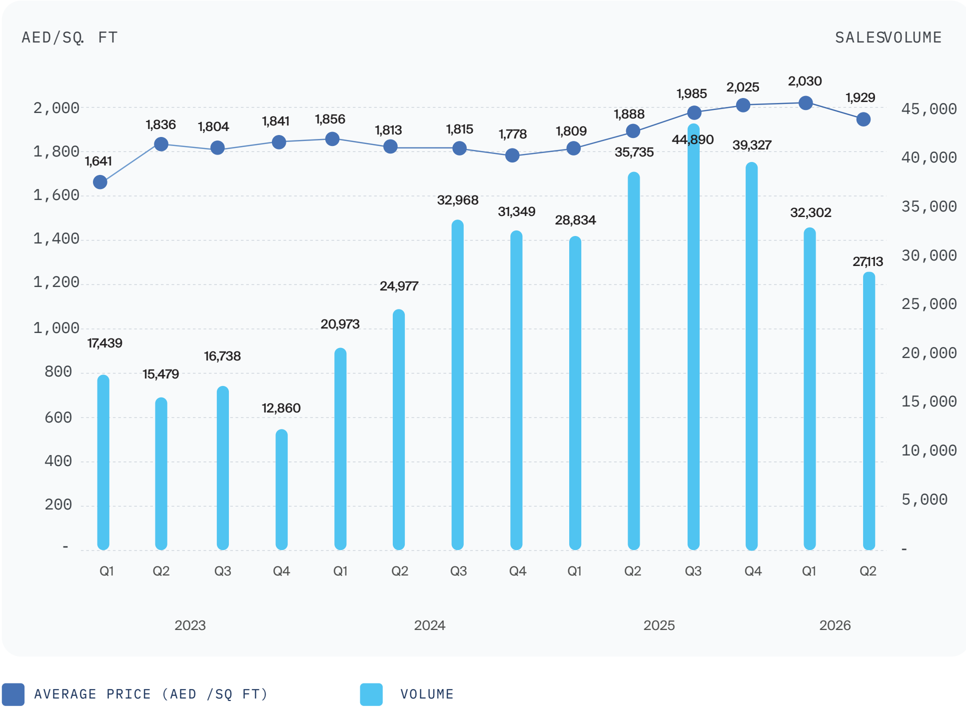
JUMERIAH VILLAGE CIRCLE
BUSINESS BAY
AZIZI VENICE
DUBAILAND RESIDENCE COMPLEX
DUBAI INVESTMENT PARK SECOND
DUBAI ISLANDS
JUMEIRAH VILLAGE TRIAN
DUBAI HILLS ESTATE
DUBAI MARITIME CITY
JUMEIRAH LAKE TOWERS
OTHERS

- Major developers continued to introduce new projects in Q2 2026, although launch events were notably more measured in scale and visibility than in previous months
- Key off-plan apartment launches during the second quarter included Samana South Haven in Dubai South with 200 apartments, Binghatti Wraith within Al Jaddaf with 855 units, Arancia Yards in City of Arabia with 272 properties
- Major villa launches during the quarter included Tilal Binghatti, comprising 1,200 units across multiple phases, and Greenz by Danube near Academic City, featuring 600 units
- Approximately 324,000 apartments and 66,000 villas and townhouses are currently under construction, with handovers scheduled through 2030. Jumeirah Village Circle accounts for the largest share of the pipeline at 7%, followed by Business Bay at 6%, while Azizi Venice and Dubailand Residence Complex each account for 4%
- Emaar announced plans for a AED 200 billion master planned development spanning over 4.5 million sq m (48 million sq ft) of GFA, designed to accommodate 150,000 residents. The development will comprise residential, office, retail, hospitality and community components, with further details on location, units and delivery timeline yet to be disclosed

Residential Off-Plan Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME & AVERAGE PRICE



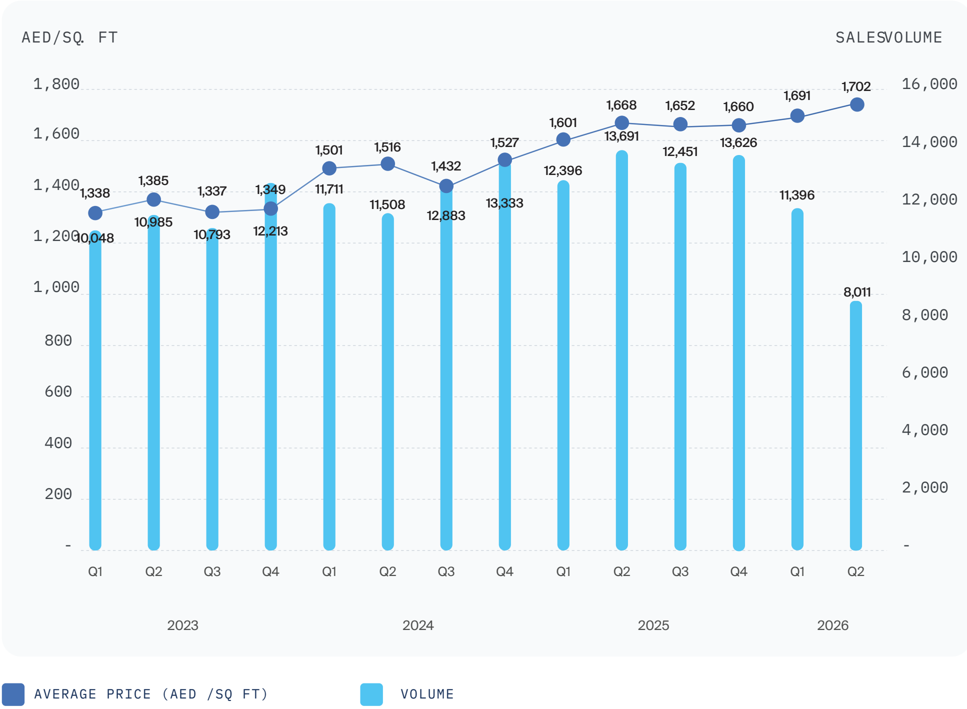
Off-plan Sales Volume	-24.1% LAST YEAR	-16.1% LAST QUARTER		
Off-plan Sales Ticket Size	-25.5% LAST YEAR	-25.9% LAST QUARTER		

- Off-plan Oqood registrations declined to 27,113 transactions, down 24.1% year-on-year and 16.1% quarter-on-quarter, representing the third consecutive quarterly decline. The total investment value of registered off-plan transactions was approximately AED 63.7 billion
- The average off-plan home ticket size was AED 2.35 million, down 26% both quarterly and annually
- Citywide off-plan prices averaged AED 20,764 per sq m (AED 1,929 per sq ft)
- The leading off-plan locations were Azizi Venice (13.1%), Dubailand Residence Complex (5.8%), Majan (4.8%) and Jumeirah Village Circle (4.8%)

Residential Ready Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME & AVERAGE PRICE



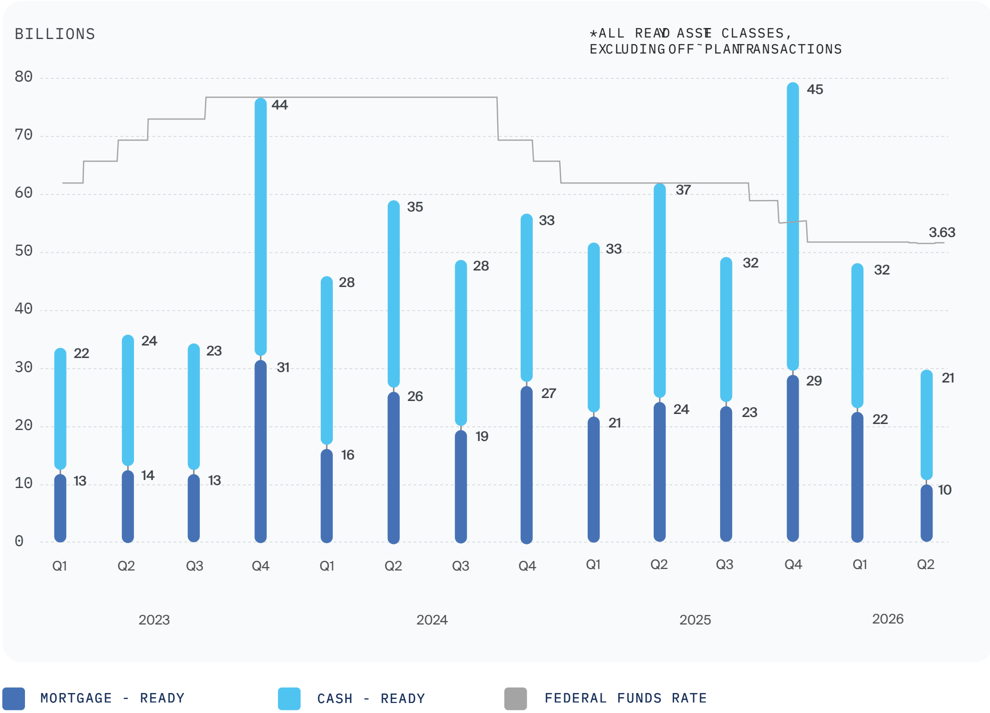
Ready Sales Volume	-41.5% LAST YEAR	-29.7% LAST QUARTER	Ready Sales Ticket Size	-1.4% LAST YEAR	-1.5% LAST QUARTER

- Secondary ready-home transactions totalled 8,011 in Q2, representing a significant decline of 41.5% year-on-year and 29.7% quarter-on-quarter, with a total transaction value of approximately AED 21 billion. It is worth noting that a large portion of the recorded official transactions likely reflect deals agreed after the onset of the regional conflict
- The average ready-property ticket size was AED 2.7 million, down 1.5% annually and 1.4% quarterly
- Homes priced below AED 1 million accounted for 34.8% of ready sales in Q2 2026
- Sales above AED 30 million fell to 51 homes from 97 a year earlier, including 17 transactions above AED 50 million
- Citywide ready-home prices averaged AED 18,320 per sq m (AED 1,702 per sq ft), up 2% annually and stable quarterly
- The most active ready-property locations were Jumeirah Village Circle (10.1%), Business Bay (5.3%), Dubai Marina (4.1%) and Arjan (3.3%)

Mortgage Transcations

SOURCE: REIDIN,
MACROTRENDS, VALUSTRAT

MORTGAGE/CASH SALES VS INTEREST RATES
TRANSACTION VALUE (AED BN)*



- In the second quarter of 2026, the Dubai real estate market recorded 9,630 mortgage transactions across all asset classes, compared to 9,090 cash transactions of ready properties
- The total sales value attributed to mortgage transactions stood at AED 20 billion, with cash transactions totalling AED 21 billion
- The US Federal Open Market Committee held interest rates steady during the quarter setting the target range at 3.5% - 3.75% as of June 2026

ValuStrat Price Index Office Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
"BASE: Q1 2021=100"

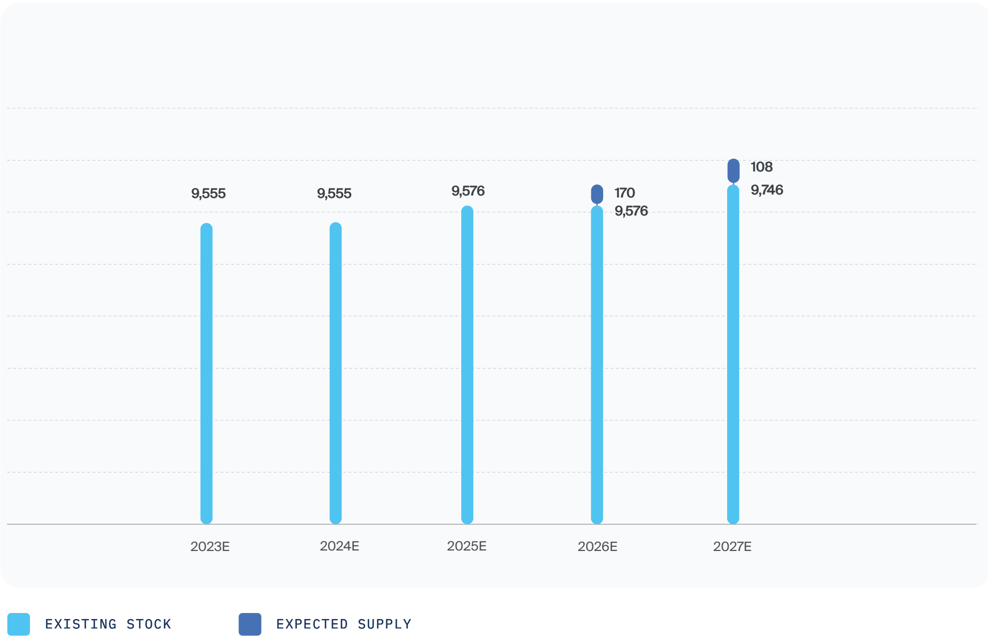
ValuStrat Price Index	Office	Grade A Shell & Core	Grade B Shell & Core
	299.5 BASE: Q1 2021=100	**335.7** BASE: Q1 2021=100	**265.0** BASE: Q1 2021=100

- Dubai's office market demonstrated further growth in Q2 2026, with capital values rising 3.7% quarter-on-quarter, translating into 13.9% annual growth
- The ValuStrat Price Index (VPI) for office assets reached a new high of 299.5 points, based on a Q1 2021 baseline of 100. Average office values have nearly tripled over five years, reaching AED 24,596 per sq m (AED 2,285 per sq ft)
- Among key business hubs, Downtown Dubai recorded the highest average office values at AED 53,012 per sq m (AED 4,925 per sq ft), followed by Dubai International Financial Centre at AED 45,208 per sq m (AED 4,200 per sq ft). Barsha Heights remained the most affordable at AED 16,372 per sq m (AED 1,521 per sq ft)
- All major office districts tracked by the VPI posted strong double-digit annual growth. Barsha Heights led with 16.6%, followed by DIFC 16.1%, Business Bay 13.8%, Downtown Dubai 11.9%, and Jumeirah Lake Towers 10.2%
- On a quarterly basis, fitted office units outperformed shell & core assets, with Grade A fitted offices increasing 2.8% annually and Grade B fitted offices rising 4.1%

Office Supply

SOURCE: MEED PROJECTS, VALUSTRAT

THOUSAND SQ M GLA

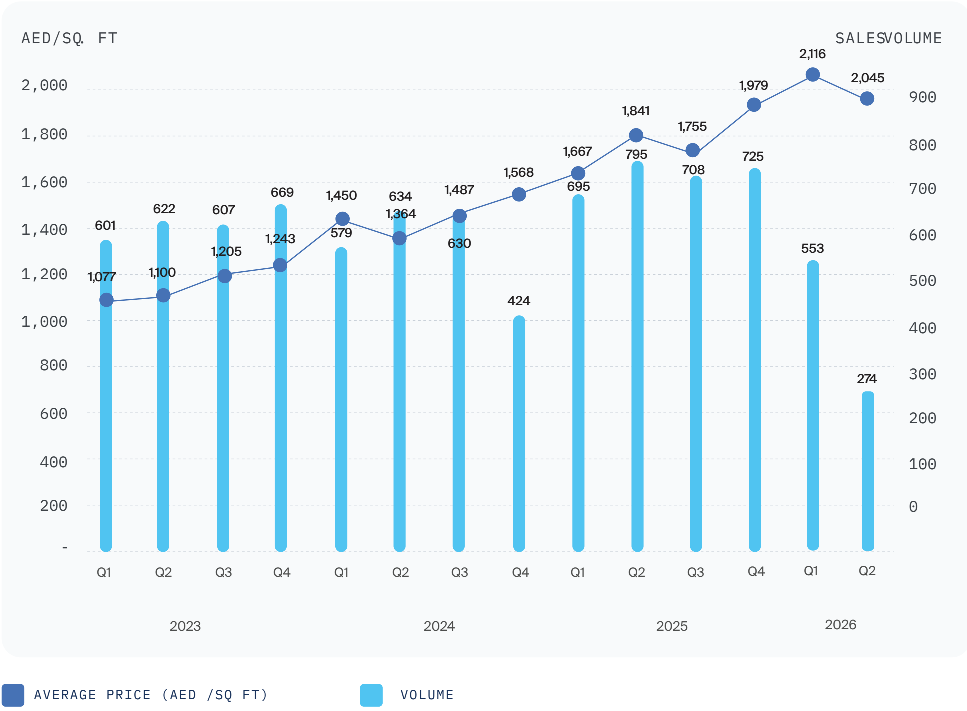


- As of Q2 2026, Dubai's total office stock was estimated at 9.58 million sq m (103 million sq ft)
- According to developer projections, 133,770 sq m (1.43 million sq ft) of GLA was delivered during the first half of 2026, with an additional 36,415 sq m (391,964 sq ft) anticipated for completion later in the year
- DMCC announced two new commercial towers in Uptown Dubai, adding over (52,026 sq m) 560,000 sq ft of Grade A office space, with leasing expected to commence in H2 2026 and completion targeted for Q1 2028
- DAMAC Properties launched Piazza Roma offices within the DAMAC Lagoons District in Dubai, introducing approximately 37,350 sq m (358,976 sq ft) of office space within a mixed-use, lifestyle-led community designed to integrate workplace, residential and retail components

Office Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME & AVERAGE PRICE



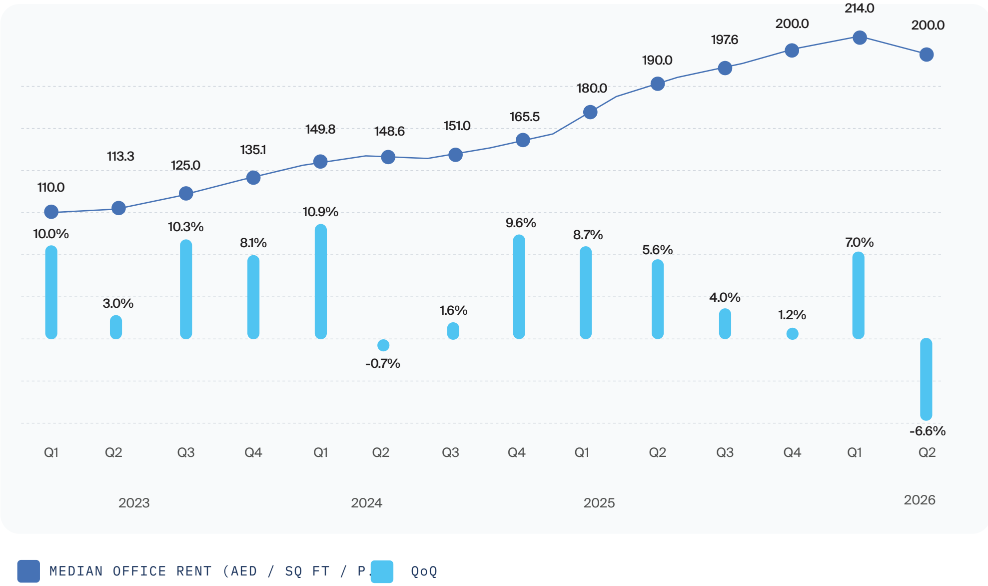
Sales Volume	-65.5% LAST YEAR	-50.5% LAST QUARTER	Transacted Prices	11.1% LAST YEAR	-3.3% LAST QUARTER

- The second quarter recorded 274 office sales transactions, representing a significant decline of 65.5% year-on-year and 50.5% quarter-on-quarter. It is worth noting that a large portion of the recorded official transactions likely reflect deals agreed after the onset of the regional conflict
- The average transacted price increased to a record high of AED 22,776 per sq m (AED 2,045 per sq ft), up 11.1% YoY but down 3.3% QoQ
- Business Bay remained the most popular choice for office sales, accounting for 38.8% of transactions this quarter. It was followed by Jumeirah Lake Towers with 24.6% and Barsha Heights with 10%
- The average size of offices sold was 154 sq m (1,655 sq ft) in Business Bay, 116 sq m (1,253 sq ft) in Jumeirah Lake Towers and 172 sq m (1,860 sq ft) in Barsha Heights
- 38,741 sq m (417,000 sq ft) of total GLA was transacted during the quarter, amounting to an investment value of more than AED 890 million

Office Asking Rents

SOURCE: REIDIN, VALUSTRAT

ANNUAL ASKING RENT TREND



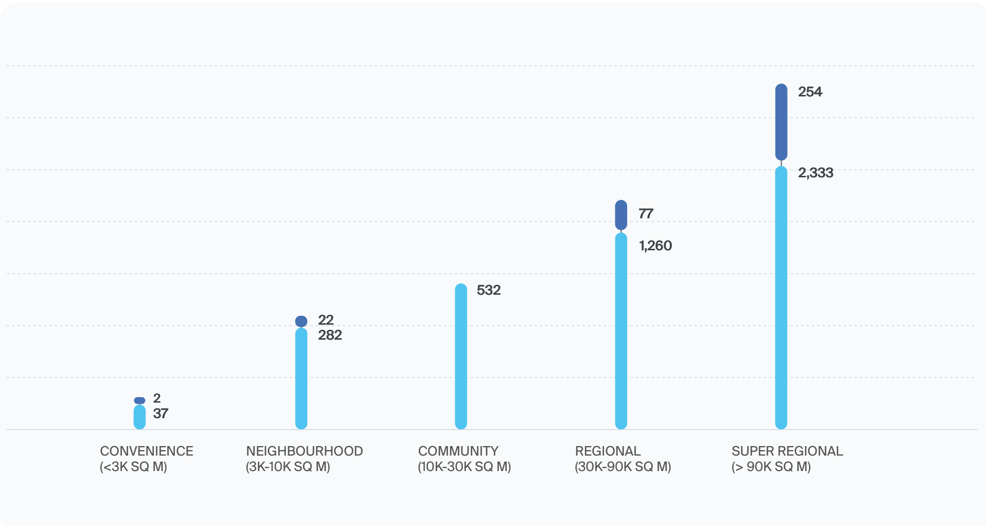
Office Median Asking Rents	34.5% LAST 2 YEARS	5.3% LAST YEAR	0.0% LAST 6 MONTHS	-6.6% LAST QUARTER

- During Q2 2026, office asking rents declined 6.6% quarterly to a median annual rate of AED 2,153 per sq m (AED 200 per sq ft), remaining 5.3% higher than a year earlier
- For smaller offices of 74–93 sq m (800–1,000 sq ft), Barsha Heights recorded the highest average asking rent at AED 4,004 per sq m (AED 372 per sq ft), followed by Business Bay at AED 2,594 (AED 241) and Jumeirah Lake Towers at AED 2,379 (AED 221), based on available listings
- For larger units of 93–186 sq m (1,000–2,000 sq ft), average asking rents were AED 7,169 per sq m (AED 666 per sq ft) in DIFC, AED 2,626 (AED 244) in Barsha Heights, AED 2,507 (AED 233) in Dubai Media City, AED 2,314 (AED 215) in Business Bay, and AED 2,142 (AED 199) in Jumeirah Lake Towers

Retail Supply

SOURCE: REIDIN, VALUSTRAT

MALLS & SHOPPING CENTERS
(’000 SQ M GLA)



RETAIL COMPLETED

RETAIL UNDER CONSTRUCTION

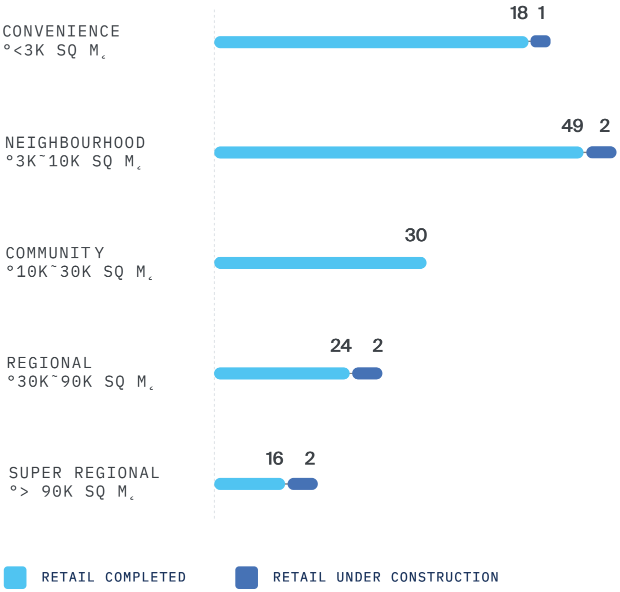
- Sobha Mall is coming to Sobha Hartland, offering 31,500 sq m (339,000 sq ft) of retail and lifestyle space. Completion is expected in the second half of 2026

- KeyMavens Group is developing Villa Square, a 11,520 sq m (124,000 sq ft) community-focused mall in Wadi Al Safa 5, featuring boutique retail, family dining, wellness and leisure zones, Spanish-inspired open-air design, and a rooftop pool. Scheduled for completion in Q3 2026

Retail Performance

SOURCE: REIDIN, VALUSTRAT

NUMBERS OF MALLS & SHOPPING CENTRES

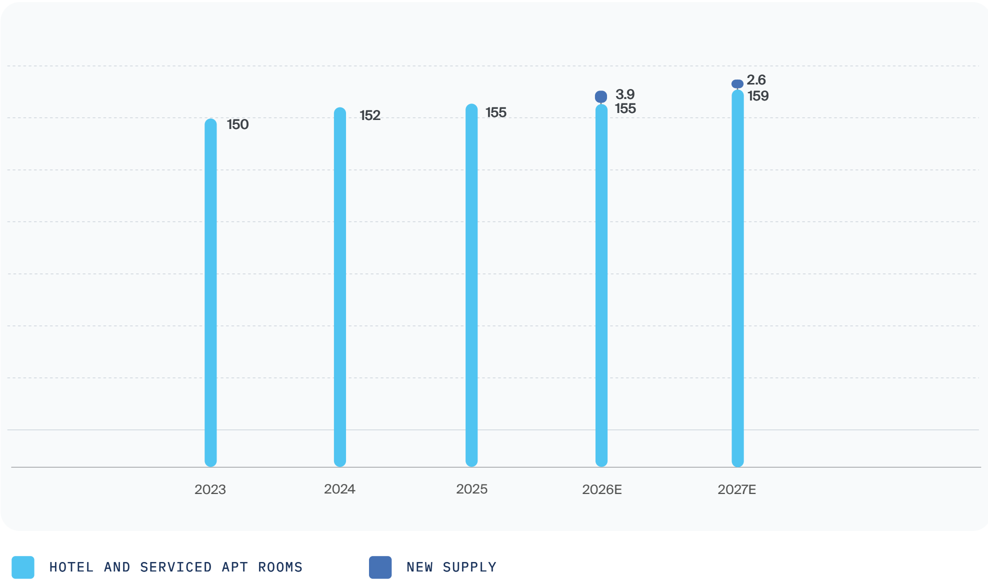


- During Q1 2026, Emaar's mall operations generated AED 1.8 billion in revenue up 15% YoY, with occupancy levels across its mall assets at 98%
- Emaar's malls attracted over 47.4 million visitors in Q1 2026, down 6% compared to the same period last year
- Emaar reported a 7.4% annual decline in sales performance for its tenants
- Majid Al Futtaim saw its retail assets achieve 98% occupancy during 2025, with a 6% YoY growth in footfall
- MAF displayed continued strong digital performance, with a 20% growth in online revenue compared to the same period last year
- The retail sector experienced near term disruption following the onset of the conflict, with luxury brands at Mall of the Emirates reportedly recording year on year sales declines of 30% to 50% in March, according to industry sources. Footfall at major shopping destinations also declined, reflecting weaker tourism flows and cautious consumer sentiment

Hospitality Supply

SOURCE: DET, MEED PROJECTS, VALUSTRAT

HOTEL ROOM SUPPLY
2023–2027 ('000 KEYS)

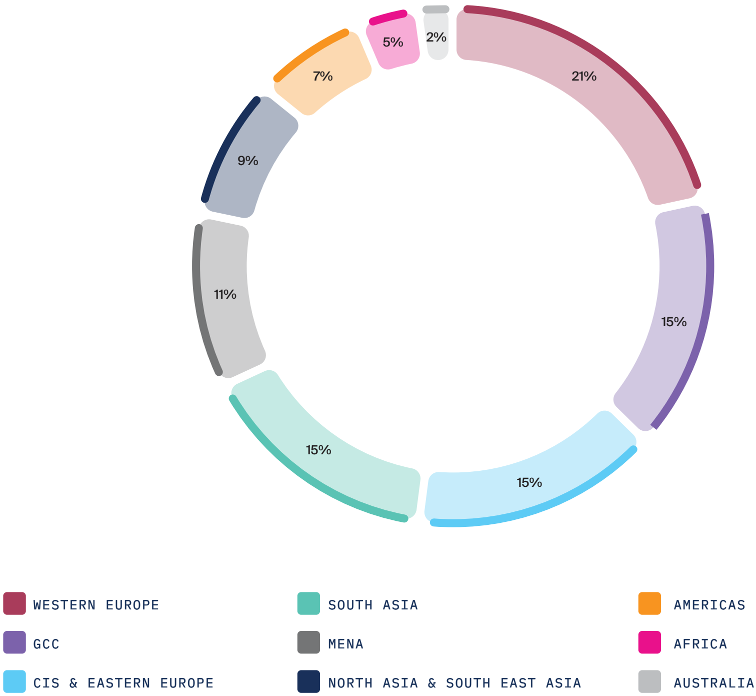


- As of January 2026, Dubai had a total of 129,534 hotel rooms and 25,220 hotel apartments per the Department of Economy and Tourism
- There are 13 hotel projects under construction with 5,884 total keys to be added in the next 2 years
- Notable upcoming projects include Baccarat Hotel and Residences in Downtown Dubai (144 rooms and suites) and Kimpton Dubai by IHG Hotels and Resorts in Business Bay (280 keys), both scheduled to open in later this year
- Radisson Blu Hotel, Dubai Barsha Heights opened following the rebranding of the former Media Rotana, adding 537 rooms and suites
- Several of Dubai's landmark hotels temporarily closed or underwent phased refurbishment programmes amid regional disruptions, including Armani Hotel Dubai (re-opening Q4 2026) and Burj Al Arab (re-opening Q4 2027). Other properties, including Park Hyatt Dubai, St. Regis Dubai The Palm, Anantara World Islands Resort, Radisson Blu Dubai Media City and JW Marriott Marquis Dubai, also commenced upgrades, resulting in short term adjustments to available room supply

Hospitality Performance

SOURCE: DTE

SOURCE OF DUBAI VISITORS BY REGION
YTD DEC 2025



- Hotel occupancy fell 54.4% YoY to 33% in March 2026, according to industry experts

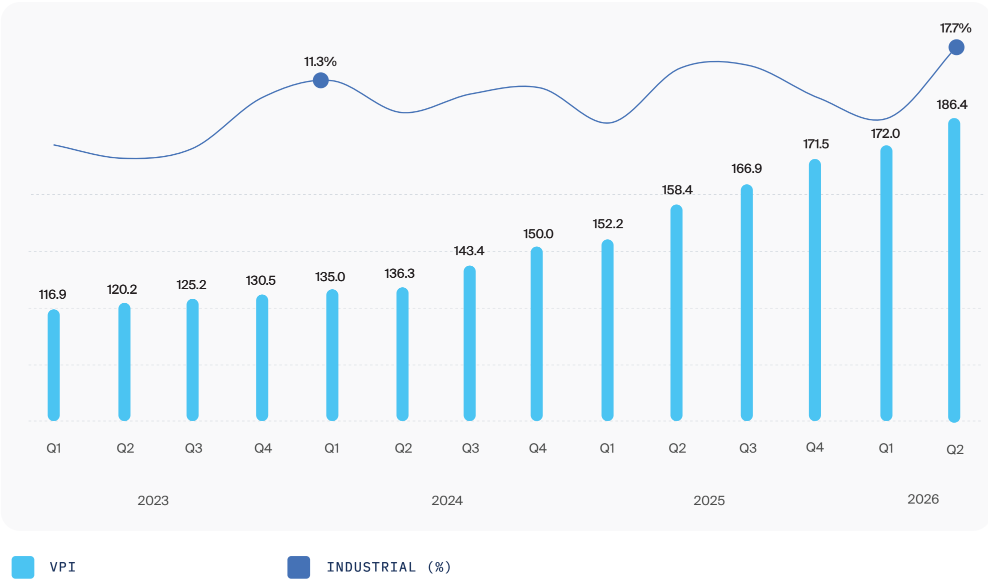
- Industry feedback suggested that hotel occupancy declined sharply at the onset of the conflict, with some luxury hotels on Palm Jumeirah reportedly experiencing occupancy levels in the low single digits

- Market participants indicated that trading conditions have since begun to improve, with some five star resorts on Palm Jumeirah reporting stronger forward bookings and occupancy levels approaching 60%, indicating a gradual recovery in demand heading into Q4

ValuStrat Price Index Industrial Logistics Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: Q1 2021=100]



- Dubai's industrial property sector sustained its upward momentum in Q2 2026, supported by resilient logistics demand, continued growth in e-commerce activity, increasing institutional investor interest and limited availability of modern warehouse space. The ValuStrat Price Index for industrial capital values rose to 186.4 points, compared to a baseline of 100 in Q1 2021

- Capital values have been supported by sustained demand from Third Party Logistics (3PL) and supply chain operators, alongside e-commerce and retail businesses, as increasingly sophisticated logistics requirements and consumer expectations drive demand for strategically located facilities

- Government initiatives, including the Make it in the Emirates programme, further supported industrial demand by encouraging the localisation of production across sectors such as aviation, pharmaceuticals and industrial equipment

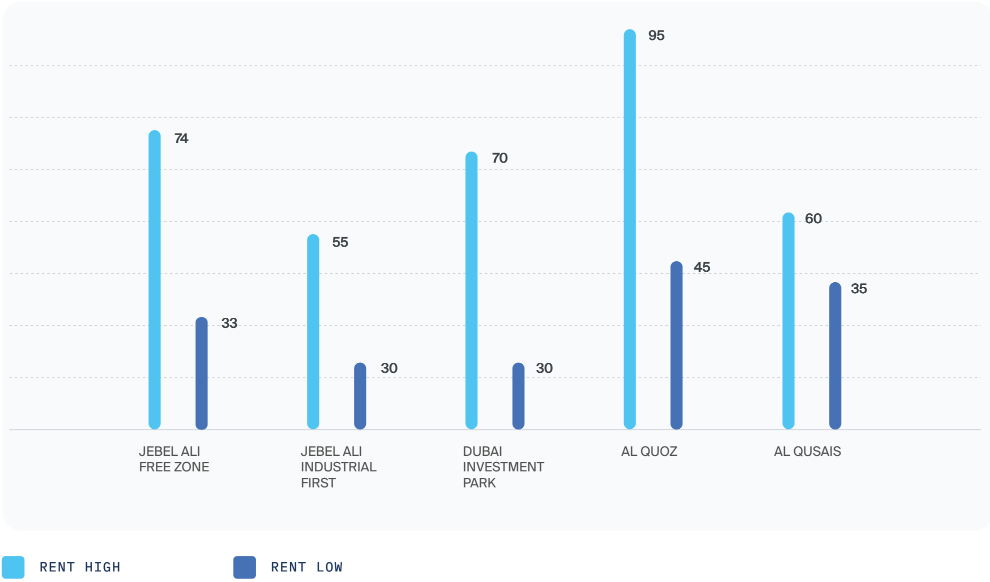
- Logistics warehouses recorded annual capital growth of 17.7% and quarterly gains of 8.4%. The average valuation for a typical logistics warehouse reached AED 3,945 per sq m (AED 367 per sq ft)

- On an annual basis, Al Quoz recorded the strongest price growth at 30.4%, followed by Dubai Industrial City at 24.5% and Al Quasis at 19.7%

Industrial Investment/ Supply

SOURCE: REIDIN, VALUSTRAT

INDUSTRIAL RENTAL RATES
AED/SQ FT/P.A.



- Warehouse rental rates continued to rise in Q2 2026, supported by limited availability of modern industrial stock and sustained occupier demand. Asking rents ranged from AED 270 to AED 1,025 per sq m (AED 25 to AED 95 per sq ft), increasing by an average of 11.9% over the quarter

- The industrial and warehouse sector continued to attract institutional investor interest, supported by favourable yields, stronger occupier covenants and longer-term lease structures with rental review mechanisms. Investment activity remained focused on assets offering stable income streams, modern specifications and operational efficiency

- Supply constraints continued to support rental growth, particularly for Grade A facilities, with demand varying by location

- Port linked logistics hubs such as JAFZA benefited from sea freight connectivity, while urban locations such as Al Quoz remained attractive for last mile distribution. Specialist facilities, including cold storage and temperature-controlled warehouses, continued to command premiums due to limited availability and higher development requirements

- Occupier expectations continued to evolve, with greater focus on sustainability and operational efficiency, increasing the risk of obsolescence for assets with limited ESG credentials

ValuStrat
In The Media

Bloomberg

Dubai property market experiences first VPI decline since 2020

23 APRIL 2026

A home price index compiled by ValuStrat fell 5.9% in March from a month earlier, with valuations seeing their first decline since 2020, according to the Dubai-based property consulting and valuation company that's used by some of the country's large banks. Even with that drop, the gauge is only back to where it was six months ago.

Middle East Economy

Dubai real estate Q1 2026: commercial sector remains resilient as residential

29 APRIL 2026

Conflict conditions weighed on hospitality performance and real estate valuations, leading to the first quarterly decline in residential values since 2020. Even so, office and industrial asset values remained stable over the period.

On an annual basis, most indicators still pointed to positive momentum. In Q1 2026, Dubai's freehold residential market remained higher year on year, with the ValuStrat Price Index rising 8.9 percent compared with the same period last year, even though it fell 3.8 percent quarter on quarter to 229.2 points, marking its first quarterly decline since the pandemic.

Despite this short-term correction, capital values remained elevated compared with a year earlier. Average villa prices reached AED13.6 million ($3.7 million), up 12.1 percent, while apartments averaged AED1.85 million, up 3.9 percent.

The National

Dubai's updated property visa rules to spur demand and attract overseas buyers

30 APRIL 2026

Dubai's latest updates to the property requirements for those seeking a two-year residency visa could spur demand and attract first-time buyers and investors to the affordable housing segment, analysts have said.

Properties valued below Dh750,000 have accounted for 24 per cent of housing purchases so far this year, with properties priced at Dh500,000 or below accounting for 8.6 per cent. This highlights "sustained activity at the lower end of the market", according to analysts from ValuStrat.

Middle East Economy

Dubai real estate market signals stabilization in May as price growth remains

10 JUNE 2026

Dubai's real estate market remained strong in May despite weaker transaction volumes. In its latest report, ValuStrat said the pace of residential capital value declines in Dubai slowed further in May, indicating potential signs of market stabilization.

The VPI dipped to 222.1 points, reflecting a softer monthly drop of 1.2 percent following March's sharper 5.9 percent contraction and April's 1.9 percent decline. However, the overall annual growth remained positive at 2.5 percent. Villa values eased to 297.3 points and apartment values to 170 points, benchmarked against a base of 100 in January 2021.

ValuStrat Price Index (VPI) 10 Indices Across UAE And Qatar

With the launch of the Ras Al Khaimah Residential VPI, the platform now features 10 proprietary indices covering real estate markets across the UAE and Qatar.

These indices measure capital values, rental trends, and sector performance across residential, office, and industrial segments providing investors, lenders, and policymakers with transparent, data-driven insights to support informed decision-making.

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.

Research Methodology

Every effort has been made to ensure the accuracy of this document. New supply data covers 50 defined areas in Dubai including non-freehold areas. Only completed and under construction projects are included. The new supply data does not include announced projects, and projects in design phase. The new supply database does not take into account most private building projects. Prices are calculated from actual transactions. Rental data is derived from a carefully cleansed database of listings that don't include duplicates, potential errors and outliers.

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 100+ page 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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Since 1977

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No matter what industry you're in,
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