Dubai Q3/'26

ValuStrat



Dubai, UAE

Real Estate Research
Third 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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Office Values Triple and Industrial Values Double in Five Years



Haider Tuaima

Managing Director
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Research

Office capital values continued their upward trajectory in Q3 2026, with the VPI surpassing 300 points. This indicates that office values have approximately tripled over the past five years, supported by improving market sentiment and a limited pipeline of new supply. Dubai's industrial property sector also maintained its upward momentum, with values approaching twice their 2021 levels, underpinned by resilient demand for logistics space and the continued expansion of e-commerce activity.

Dubai's residential market reacted immediately to the conflict, with capital values declining in March, but has since shown signs of stabilisation. The ValuStrat Price Index (VPI) recorded only marginal falls over the past three months, suggesting that the initial market adjustment has largely run its course for now. Nevertheless, both residential capital values and asking rents recorded their first annual declines since the pandemic.

Housing demand has remained resilient, with Dubai's population estimated to have grown by approximately 230,000 since the start of the year. Around 9,500 secondary property sales were registered during the quarter, while ready-property transaction volumes increased by 18.5% from the previous quarter's low.

Amid ongoing supply chain disruptions and rising construction costs, an estimated 33,000 homes had been completed by the end of September, representing less than one-third of the preliminary full-year delivery target.

Real Estate Performance

SOURCE: VALUSTRAT

VPI ValuStrat Price Index

Valustrat Price Index

Residential Capital Values
218.6
BASE: JAN 2021 = 100
-0.6% Q-O-Q

Office Capital Values
304.6
BASE: Q1 2021 = 100
1.9% Q-O-Q

Industrial Capital Values
199.6
BASE: Q1 2021 = 100
7.1% Q-O-Q

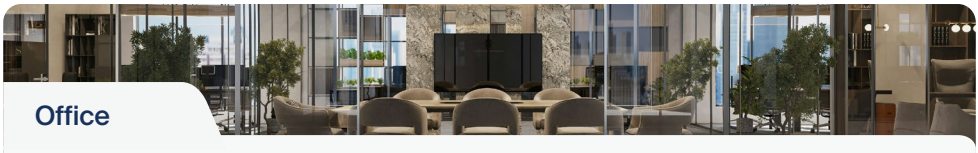
Key Indicators

SOURCE: REIDIN, DET, VALUSTRAT



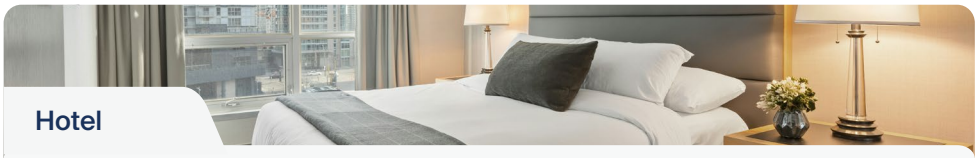
Residential

Sales Ticket Size	Sales Volume	Asking Rents
2.14M AED	34,266 TRANSACTIONS	138,406 (AED / P.A)
↓ -11.6% Q-O-Q	↓ -3.4% Q-O-Q	↓ -4.9% Q-O-Q



Office

Sales Ticket Size	Sales Volume	Asking Rents
3.07M AED	401 TRANSACTIONS	2,153 (AED / SQ M / P.A)
↓ -5.7% Q-O-Q	↑ 46.4% Q-O-Q	-0.9% Q-O-Q



Hotel

Occupancy	RevPAR	ADR
60.2% YTD AUG 2026	283 (AED) YTD AUG 2026	470 (AED) YTD AUG 2026
↓ -18.5% Y-O-Y	↓ -31.5% Y-O-Y	↓ -10.9% Y-O-Y

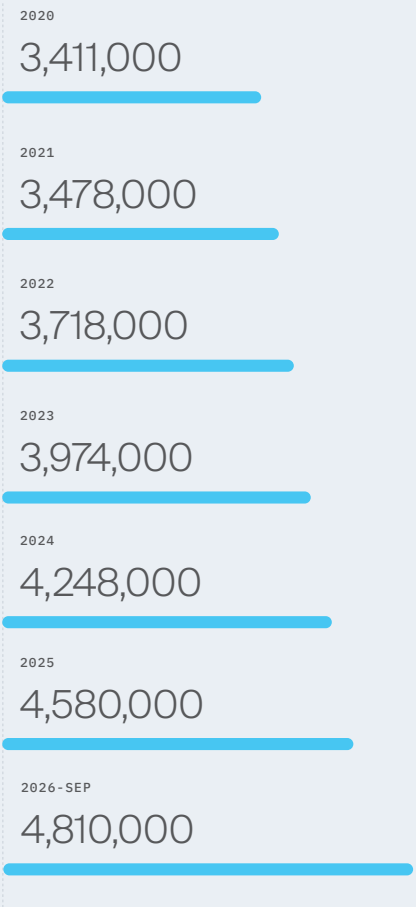
↑ INCREASE NO CHANGE ↓ DECLINE

Macro Economic Snapshot

SOURCE: DATA.DUBAI, VALUSTRAT

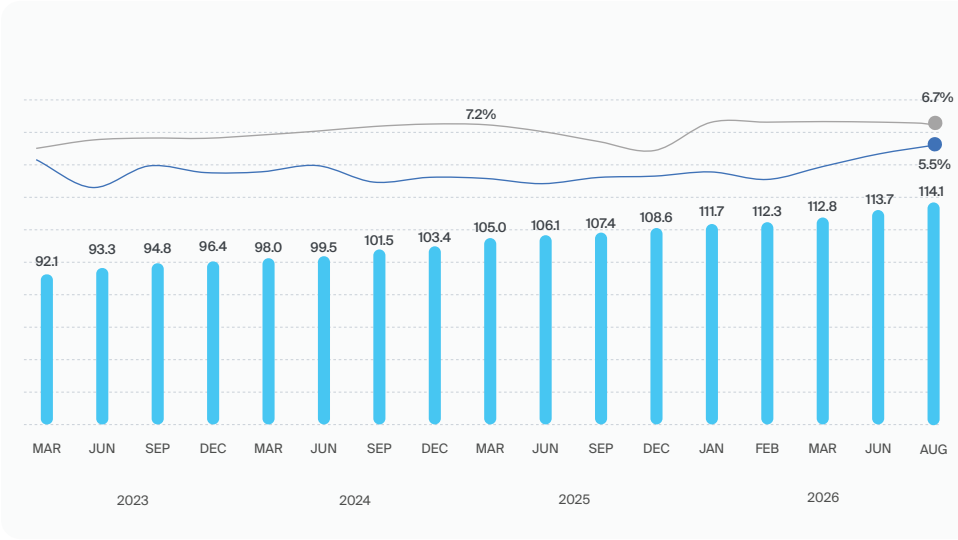
- Dubai's population grew by 230,000 since the start of the year, bringing the official off-peak population to 4.81 million, an average of over 800 people added each day
- According to the Federal Competitiveness and Statistics Centre (FCSC), UAE real GDP grew by 0.4% YoY to AED 961.9 billion in H1 2026. However, GDP contracted by 2.1% YoY in Q2 2026, reflecting the impact of regional developments and travel disruptions on key sectors
- Non-oil GDP increased by 1.8% YoY in H1 2026, raising its share of total GDP to 79.2%, up from 78.1% a year earlier
- In September 2026, the US Federal Reserve raised interest rates by 25 basis points, its first increase since 2023, bringing the target range to 3.75% to 4%
- S&P Global affirmed the UAE's AA sovereign credit rating with a stable outlook, supported by strong fiscal buffers, low government debt and a resilient banking sector. While the agency expects real GDP growth to moderate to 2.4% in 2026 amid regional disruptions, the agency forecasts an average growth rate of 6.2% over 2027–2029
- Dubai crude oil price stood at AED 418 (USD 113.71) per barrel, as of 30 September 2026
- Dubai approved the Dubai Longevity Authority's strategy, targeting annual sector growth of around 31% and a contribution of more than AED 35 billion to the emirate's economy over the next decade. The strategy focuses on attracting investment, specialised talent and advanced healthcare technologies

Dubai Population



Consumer Price Index Annual Change

SOURCE: DATA.DUBAI, VALUSTRAT

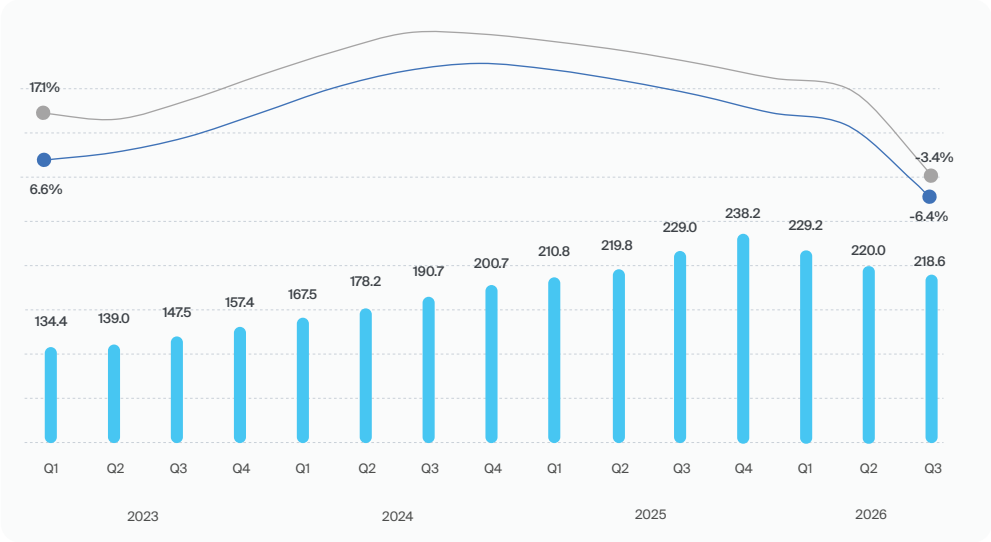


- Dubai's inflation rate rose to 5.5% in August 2026, compared to 2.4% in the previous year
- The Consumer Price Index (CPI) for 'Housing and Utilities' rose by 6.7% annually, up from 6% in the same period of 2025
- The S&P Global UAE Purchasing Managers' Index (PMI) remained unchanged at 55.3 in September 2026, matching August's 20-month high. The reading indicated a marked improvement in non-oil private sector business conditions, with output and new orders increasing sharply and new business from abroad recording its strongest expansion in two years

Citywide Residential Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: JAN 2021=100]



VPI APARTMENTS (%) VILLA (%)

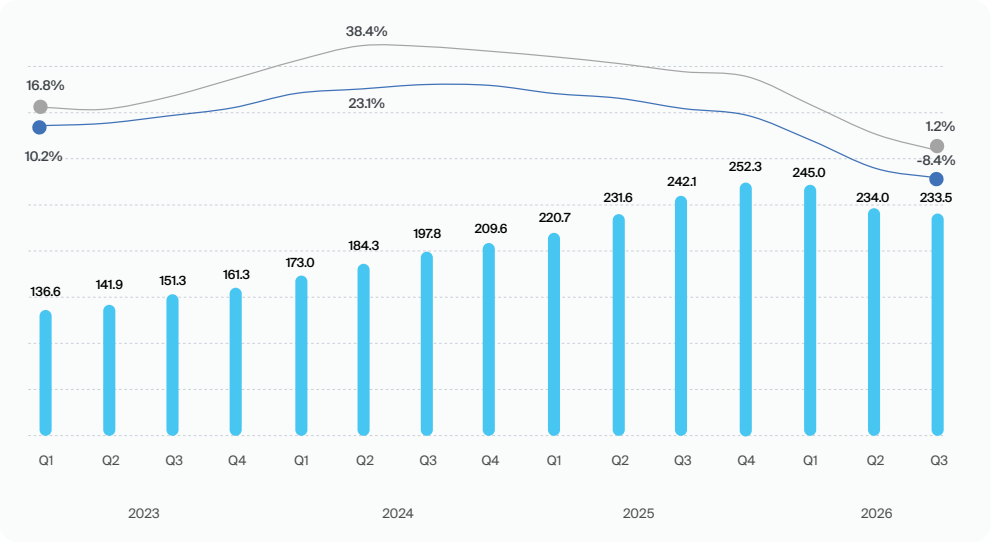
ValuStrat Price Index	**Residential** Citywide	**Villa** Citywide	**Apartment** Citywide
	218.6 BASE: JAN 2021=100	291.8 BASE: JAN 2021=100	168.1 BASE: JAN 2021=100

- Dubai's freehold residential ValuStrat Price Index (VPI) recorded its first annual decline since the pandemic, falling by 4.5% year-on-year to 218.6 points. The index was broadly unchanged quarter-on-quarter, compared with 220 points in Q2, despite declining by 10.3% from its pre-conflict level. The VPI is benchmarked against a Q1 2021 base of 100
- The weighted average capital value of a typical Dubai freehold villa stood at AED 12.9 million, down 3.4% year-on-year from AED 13.4 million. Apartment values averaged AED 1.78 million, representing an annual decline of 6.4% from AED 1.9 million
- Villa values remained broadly stable quarter-on-quarter, with the index declining by just 0.7% to 291.8 points. Approximately 80% of villa communities recorded no change, while none registered growth. Selected communities experienced downward adjustments, with quarterly declines of up to 4% on Palm Jumeirah
- Apartment values edged down by 0.6% quarter-on-quarter, bringing the index to 168.1 points. Around 77% of apartment communities remained stable, with none recording growth. Selected communities saw downward adjustments, including a quarterly decline of up to 5.2% in Jumeirah Beach Residence

Prime Residential Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: JAN 2021=100]



ValuStrat Price Index

Residential Prime
233.5 BASE: JAN 2021=100

Villa Prime
325.3 BASE: JAN 2021=100

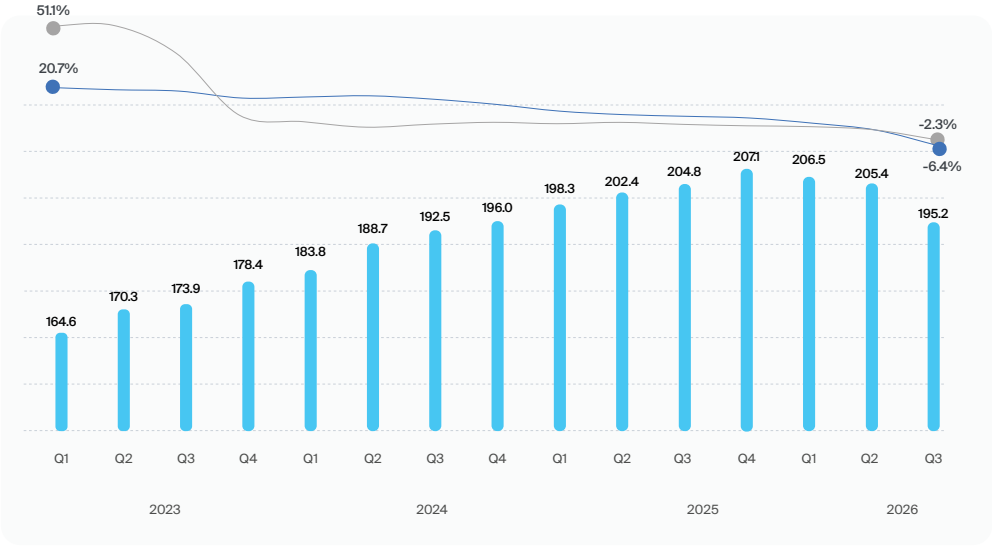
Apartment Prime
177.4 BASE: JAN 2021=100

- Dubai's prime and high-end residential segment recorded its first annual decline in capital values since the pandemic, falling by 3.4%. However, values remained broadly stable quarter-on-quarter
- The prime residential ValuStrat Price Index (VPI) stood at 233.5 points in Q3 2026, based on a Q1 2021 benchmark of 100, reflecting a marginal quarterly decline of 0.2%
- The prime villa sub-index reached 325.3 points, increasing by 1.2% year-on-year while remaining unchanged quarter-on-quarter
- The premium apartment sub-index fell by 8.4% year-on-year and 0.5% quarter-on-quarter to 177.4 points

ValuStrat Price Index Residential Rental Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: Q1 2021=100]



Apartment Asking Rents	-6.4%	LAST YEAR	-6.1%	LAST QUARTER	Villa Asking Rents	-2.3%	LAST YEAR	-3.4%	LAST QUARTER

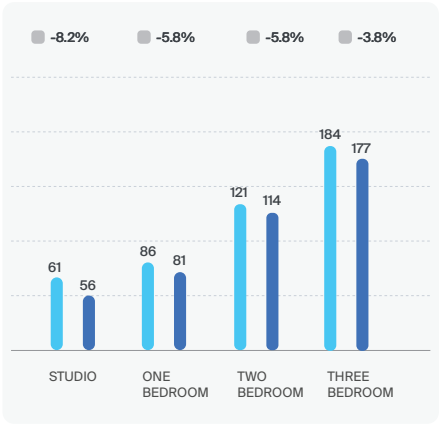
- Dubai's residential rental ValuStrat Price Index (VPI) declined by 4.9% quarter-on-quarter to 195.2 points, marking its first annual decline since the pandemic
- The apartment rental sub-index fell to 180.8 points, while the villa rental sub-index declined to 218.3 points. The VPI is benchmarked against a Q1 2021 base of 100
- Villa asking rents decreased by 3.4% quarter-on-quarter and 2.3% year-on-year, averaging AED 425,000 per annum
- Apartment asking rents fell by 6.1% quarter-on-quarter and 6.4% year-on-year, averaging AED 92,000 per annum

Residential Rents

SOURCE: REIDIN, VALUSTRAT

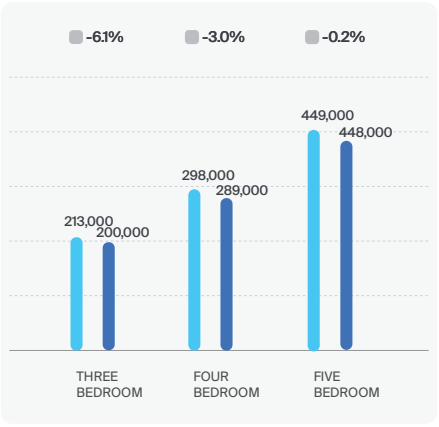
Apartment Average Asking Rent

'000 AED per annum and Yearly Change (%)



Villa Average Asking Rent

'000 AED per annum and Yearly Change (%)



Q3 2025 Q3 2026 AVERAGE YEARLY CHANGE (%)

- Average annual apartment asking rents declined across all unit types. Studio rents averaged AED 56,000, down 8.2% year-on-year, while one- and two-bedroom apartments averaged AED 81,000 and AED 114,000, respectively, both recording annual declines of 5.8%. Three-bedroom apartment rents averaged AED 177,000 per annum, down 3.8% year-on-year

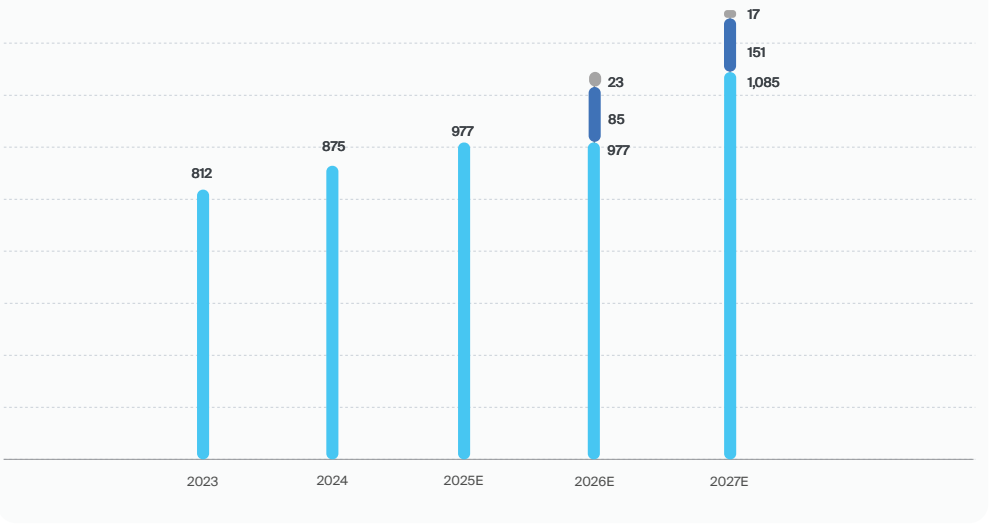
- Average annual asking rents for villas varied by unit size. Three-bedroom villas averaged AED 200,000, down 6.1% year-on-year, while four-bedroom villas averaged AED 289,000, a decline of 3%. Five-bedroom villa rents averaged AED 448,000 per annum, remaining unchanged year-on-year

Residential Supply

SOURCE: DATA.DUBAI,
REIDIN, MEED PROJECTS, VALUSTRAT

2023-2027
'000 UNITS

*MAY BE SUBJECT TO SIGNIFICANT DOWNWARD ADJUSTMENT



EXISTING URBAN VILLAS/APARTMENTS

NEW APARTMENTS*

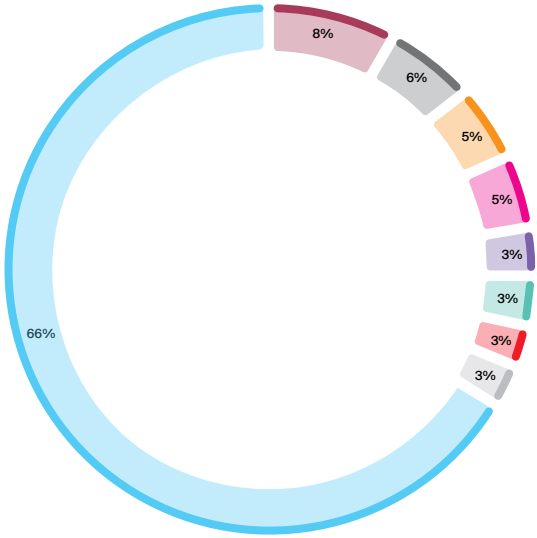
NEW VILLAS*

- The pipeline of new residential supply for 2026 is estimated at a record 108,134 units, comprising approximately 79% apartments and 21% villas and townhouses. However, these projections remain subject to significant downward revisions, due to persistent construction delays
- Total estimated completions as of the third quarter stood at 25,899 apartments, and 7,375 villas, equivalent to just 31% of preliminary estimates for the whole of 2026
- In Q3 2026, villa completions were led by 502 homes in Mudon and 461 villas in District Eleven. Apartment deliveries were concentrated in Business Bay with 1,030 units, Jumeirah Village Triangle with 985 units, and City Walk with 577 units
- Key building completions during the quarter included The Edge in Business Bay with 1,030 apartments, Waves Opulence in Sobha Hartland with 355 houses and Binghatti Pinnacle in Jaddaf with 176 units
- Notable villa community completions included in Lillia at The Valley, delivering 406 homes, and Opal Gardens at District 11 adding 461 units

Residential Supply

SOURCE: REIDIN, MEED PROJECTS, VALUSTRAT

LOCATIONS WITH UPCOMING RESIDENTIAL SUPPLY



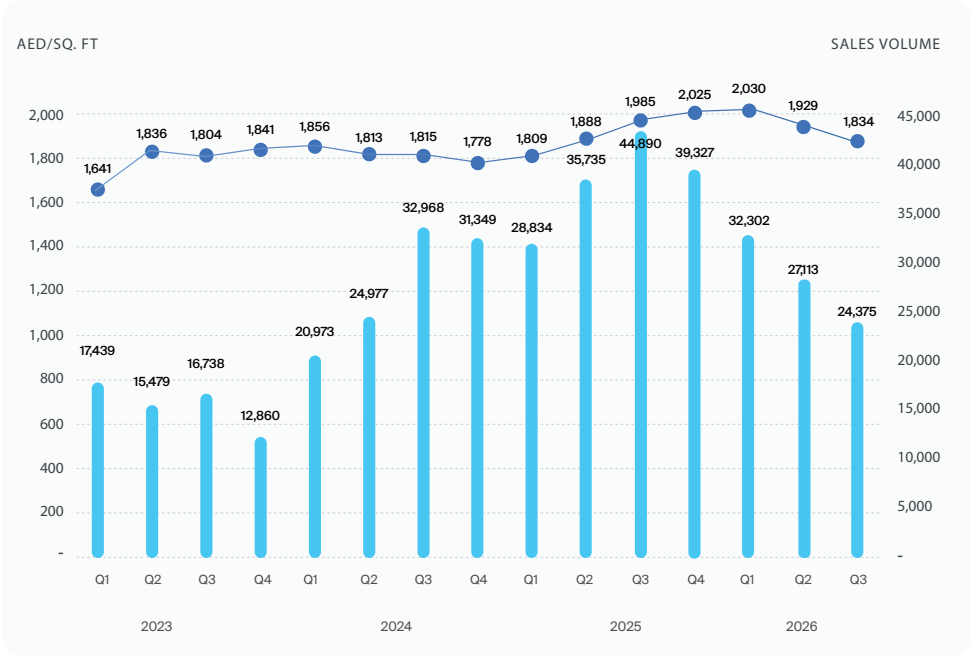
JUMERIAH VILLAGE CIRCLE
BUSINESS BAY
AZIZI VENICE
DUBAILAND RESIDENCE COMPLEX
DUBAI ISLANDS
DUBAI INVESTMENT PARK SECOND
JUMEIRAH VILLAGE TRIANGLE
DUBAI MARITIME CITY
OTHERS

- Amid continued regional challenges, major developers continued to launch new projects in Q3 2026, although activity was more measured as developers shifted their focus towards completing existing projects
- Key off-plan apartment launches during the third quarter included Raw District by Imtiaz in Jebel Ali Downtown with 431 apartments, Binghatti Starfall in Al Jaddaf with 754 residences and Eden House The Park with 459 units
- Major villa launches during the quarter included Bay Estate on Elite Island featuring 360 homes
- Additional project launches included The Cove Tower 4 at Dubai Creek Harbour, Naya at District One by Nakheel, Al Haseen 6 in Dubai Industrial City and Garden Living in Liwan
- Approximately 316,000 apartments and 60,000 villas and townhouses are currently under construction, with handovers scheduled through 2030. Jumeirah Village Circle accounts for the largest share of the pipeline at 8%, followed by Business Bay at 6%, while Azizi Venice and Dubailand Residence Complex each account for 5%

Residential Off-Plan Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME & AVERAGE PRICE



AVERAGE PRICE (AED /SQ FT)

VOLUME

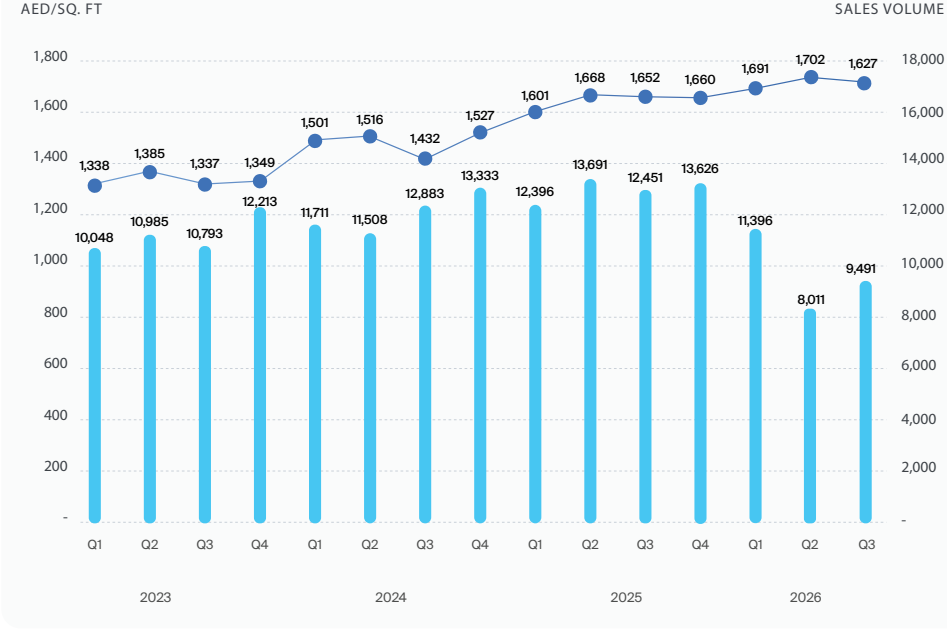
Off-plan Sales Volume	↓	-45.7%	LAST YEAR	↓	-10.1%	LAST QUARTER
Off-plan Sales Ticket Size	↓	-19.8%	LAST YEAR	↓	-18.2%	LAST QUARTER

- Off-plan Oqood registrations declined to 24,375 transactions, down 45.7% year-on-year and 10.1% quarter-on-quarter, representing a fourth consecutive quarterly decline. The total investment value of registered off-plan transactions was approximately AED 46.8 billion, down 43.5% annually
- The average off-plan home ticket size was AED 1.9 million, down 18.2% quarterly and 19.8% annually
- Citywide off-plan prices averaged AED 19,741 per sq m (AED 1,834 per sq ft)
- The leading off-plan locations were Azizi Venice (16.7%), City of Arabia (7.9%), Jebel Ali Downtown (6%) and Jumeirah Village Circle (5%)

Residential Ready Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME &
AVERAGE PRICE



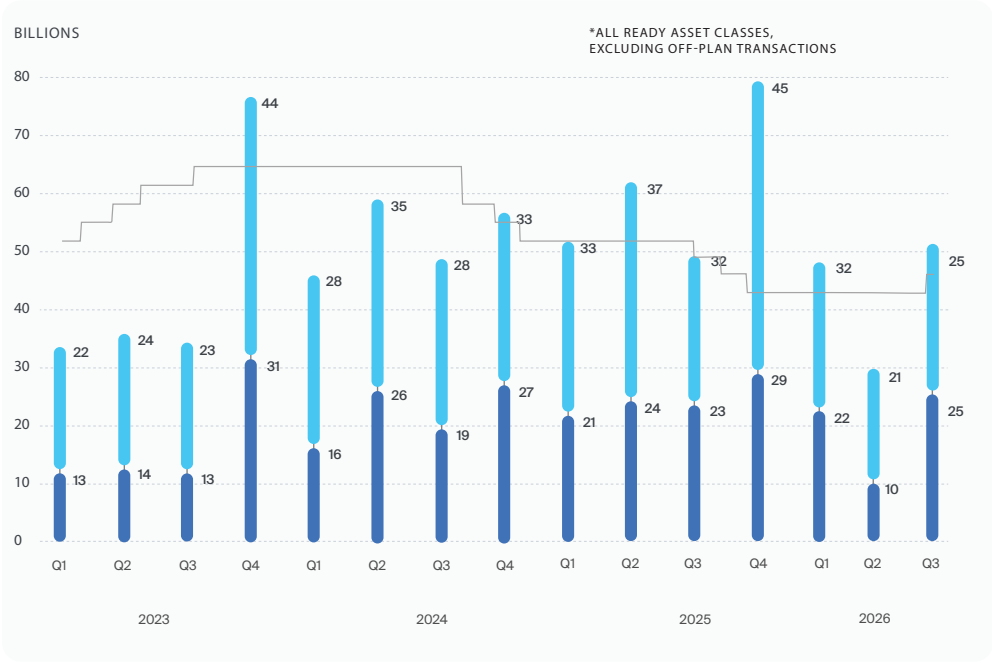
Ready Sales Volume	-23.8% LAST YEAR	18.5% LAST QUARTER	Ready Sales Ticket Size	2.8% LAST YEAR	1.4% LAST QUARTER

- Secondary ready-home transactions totalled 9,491 in Q3, an average of over 3,100 home purchases a month. This was the first quarterly increase since Q4 last year, up 18.5% on the previous quarter. Volumes remained 23.8% below their level a year earlier, with a total transaction value of approximately AED 25 billion
- Average ticket size was AED 2.7 million, up 2.8% year on year and 1.4% quarter on quarter
- Homes priced below AED 1 million accounted for 33.7% of ready sales
- Transactions above AED 30 million fell to 48 homes from 69 a year earlier, of which 25 were priced above AED 50 million
- Citywide ready-home prices averaged AED 17,513 per sq m (AED 1,627 per sq ft), down 1.5% year on year and 4.4% quarter on quarter
- The most active ready-property locations were Jumeirah Village Circle (12.8% of sales), Business Bay (6%), Dubai Marina (5.3%) and Downtown Dubai (3.8%)

Mortgage Transcations

SOURCE: REIDIN,
MACTORENDS, VALUSTRAT

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

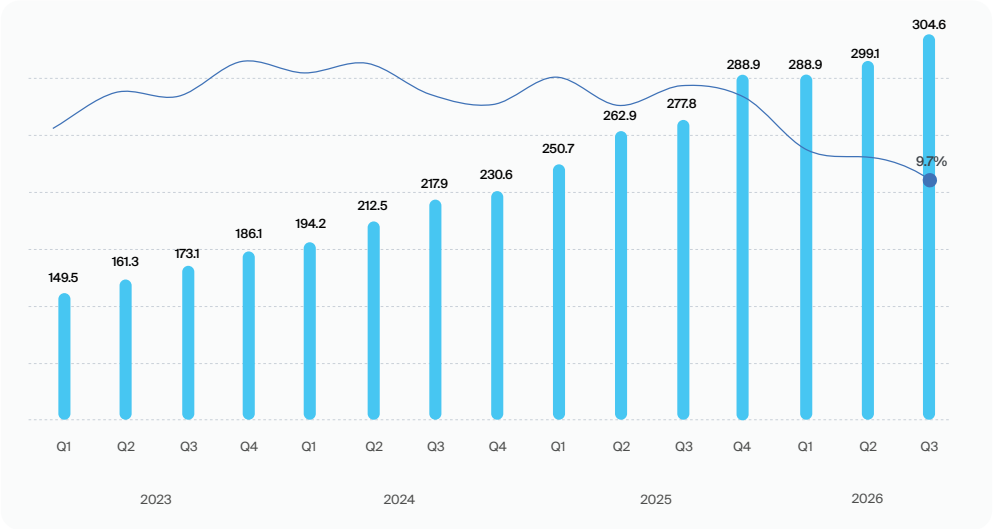


- In Q3 2026, Dubai recorded 11,253 mortgage transactions across all asset classes, accounting for almost 50% of total transactions, compared with 10,701 cash transactions involving ready properties
- Mortgage transactions totalled AED 25 billion in value, matching the AED 25 billion recorded for cash transactions
- Refinancing activity reached a record high in Q3 2026, with 4,748 residential mortgages refinanced, accounting for 51% of the 9,343 residential mortgage transactions in the quarter
- In September 2026, the US Federal Reserve raised interest rates by 25 basis points, its first increase since 2023, bringing the target range to 3.75% to 4%

ValuStrat Price Index Office Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: Q1 2021=100]



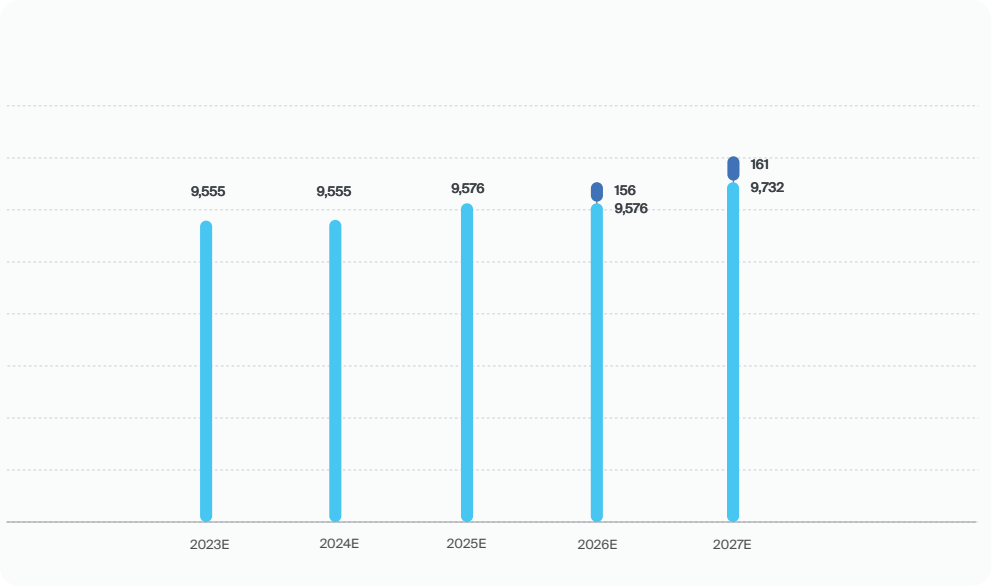
ValuStrat Price Index	Office	Grade A Shell & Core	Grade B Shell & Core
	304.6 BASE: Q1 2021=100	350.0 BASE: Q1 2021=100	275.4 BASE: Q1 2021=100

- Dubai's office market continued to grow in Q3 2026, with capital values rising 1.9% quarter-on-quarter and 9.7% year-on-year
- The office ValuStrat Price Index (VPI) reached a record 304.6 points, against a Q1 2021 base of 100
- Average office values have tripled over five years to AED 25,026 per sq m (AED 2,325 per sq ft)
- Downtown Dubai recorded the highest average office values among the key business hubs, at AED 53,012 per sq m (AED 4,925 per sq ft), followed by DIFC at AED 48,082 per sq m (AED 4,467 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 recorded annual value growth. Business Bay led with 10.7% YoY, followed by DIFC (10.3%), Barsha Heights (9.9%), Jumeirah Lake Towers (6.8%) and Downtown Dubai (5.9%)
- Shell-and-core offices outperformed fitted units on a quarterly basis. Grade B shell-and-core office values rose 9.2% year-on-year, while Grade A values increased by 8.9%

Office Supply

SOURCE: MEED PROJECTS, VALUSTRAT

THOUSAND SQ M GLA

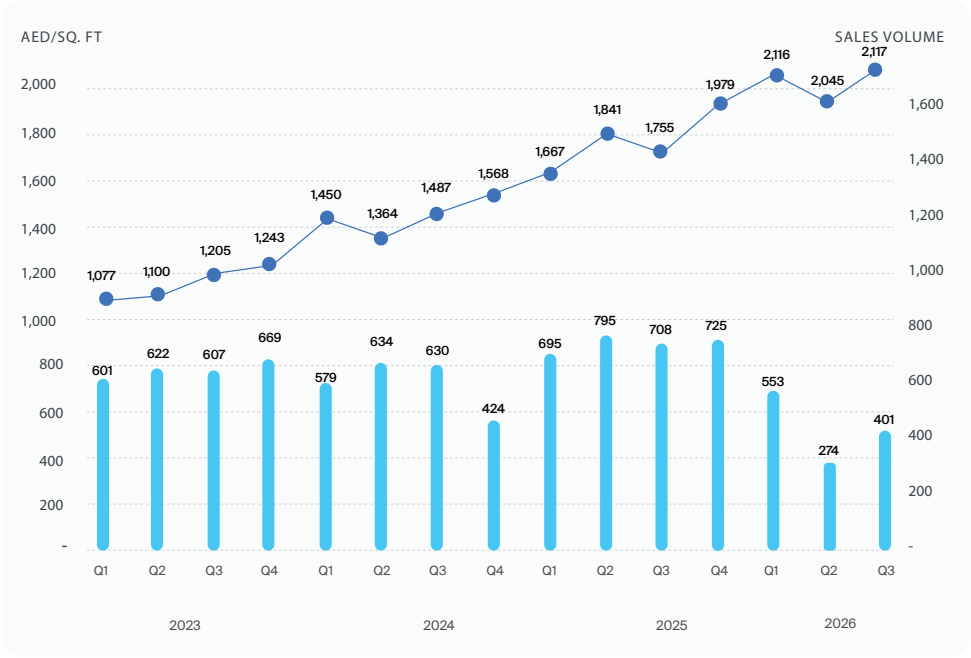


- As of Q3 2026, Dubai's total office stock was estimated at 9.71 million sq m (104 million sq ft)
- According to developer projections, 134,745 sq m (1.45 million sq ft) of GLA was delivered in the first three quarters of 2026, with an additional 21,070 sq m (226,800 sq ft) anticipated for completion later in the year
- DMCC launched One Uptown Place and Two Uptown Place in Jumeirah Lake Towers, adding more than 52,026 sq m (560,000 sq ft) of Grade A office space. Leasing is expected to commence in H2 2026, with completion targeted for Q1 2028
- Dubai CommerCity announced AED 1.8 billion phase two expansion, adding more than 91,000 sq m (979,515 sq ft) of new office space across its Business, Logistics and Social clusters. The expansion will be delivered in two phases, targeted for Q1 2027 and Q4 2028, respectively. Existing occupancy across DIEZ's three economic zones stood at 96% in H1 2026

Office Sales Transactions

SOURCE: REIDIN, VALUSTRAT

TOTAL VOLUME & AVERAGE PRICE



AVERAGE PRICE (AED /SQ FT)

VOLUME

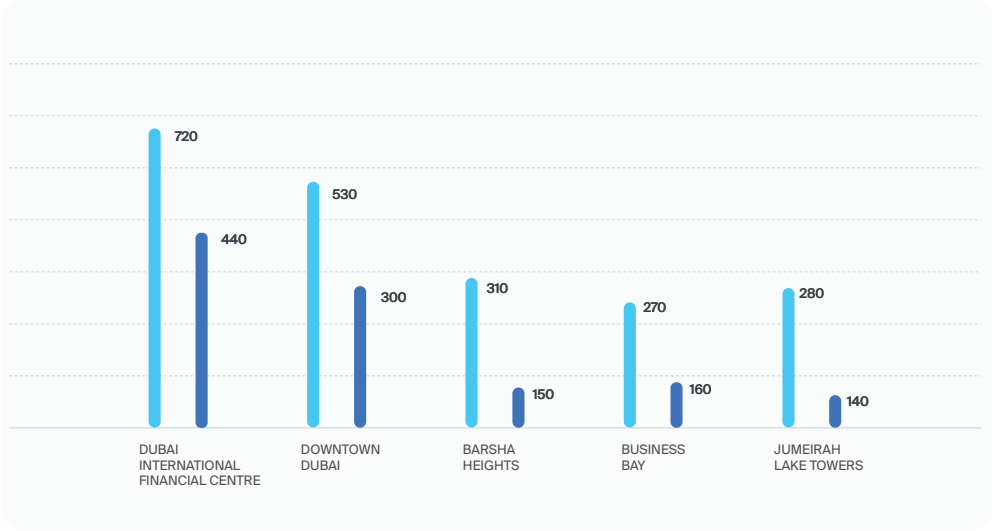
Sales Volume	-43.4%	LAST YEAR	46.4%	LAST QUARTER	Transacted Prices	20.7% LAST YEAR	3.5% LAST QUARTER

- The third quarter saw 401 ready office sales transactions, down 43.4% annually but up 46.4% quarterly
- The average transacted price increased to a record high of AED 22,798 per sq m (AED 2,117 per sq ft), up 20.7% YoY and 3.5% QoQ
- Business Bay remained the most popular choice for office sales, accounting for 44.2% of transactions this quarter. It was followed by Jumeirah Lake Towers with 35.3% and Barsha Heights with 6.3%
- The average size of offices sold was 111 sq m (1,200 sq ft) in Business Bay, 123 sq m (1,322 sq ft) in Jumeirah Lake Towers and 172 sq m (1,860 sq ft) in Barsha Heights
- 48,876 sq m (526,092 sq ft) of total GLA was transacted during the quarter, amounting to an investment value of more than AED 1.2 billion

Office Asking Rents

SOURCE: REIDIN, VALUSTRAT

OFFICE RENTAL RATES
AED/SQ FT/P.A



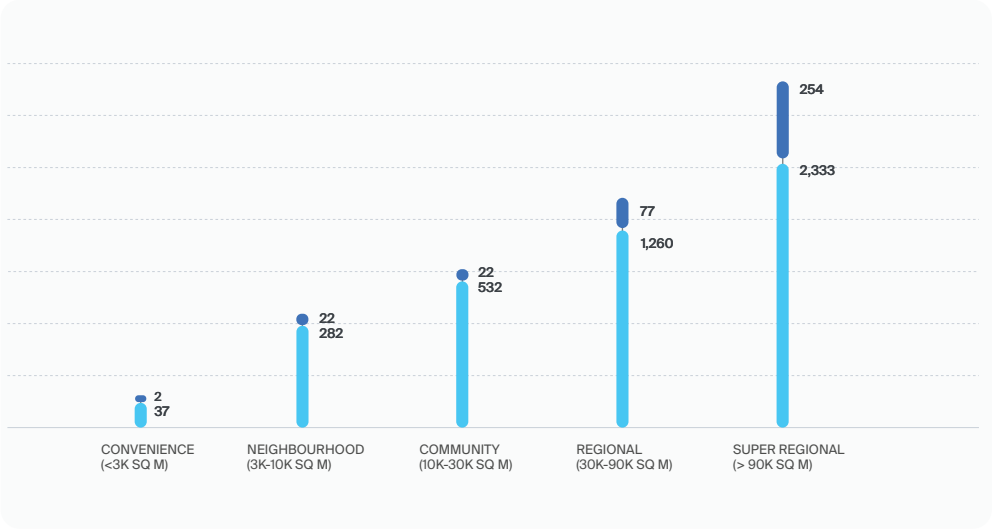
Office Median Asking Rents	31.2% LAST 2 YEARS	0.3% LAST YEAR	-7.4% LAST 6 MONTHS	-0.9% LAST QUARTER

- Citywide median office asking rents were stable, both quarter on quarter and year on year
- Mid-sized office units (46–139 sq m / 500–1,500 sq ft): Average asking rents ranged from:
  - DIFC: AED 4,736–7,750 per sq m (AED 440–720 per sq ft)
  - Business Bay: AED 1,722–2,906 per sq m (AED 160–270 per sq ft)
  - Jumeirah Lake Towers (JLT): AED 1,507–3,014 per sq m (AED 140–280 per sq ft)
- Downtown Dubai: Asking rents for office spaces larger than 3,000 sq ft averaged AED 3,229–5,704 per sq m (AED 300–530 per sq ft)
- Barsha Heights: Asking rents generally ranged from AED 1,614–3,337 per sq m (AED 150–310 per sq ft), depending on unit size and finishings

Retail Supply

SOURCE: REIDIN, VALUSTRAT

MALLS & SHOPPING CENTERS
('000 SQ M GLA)

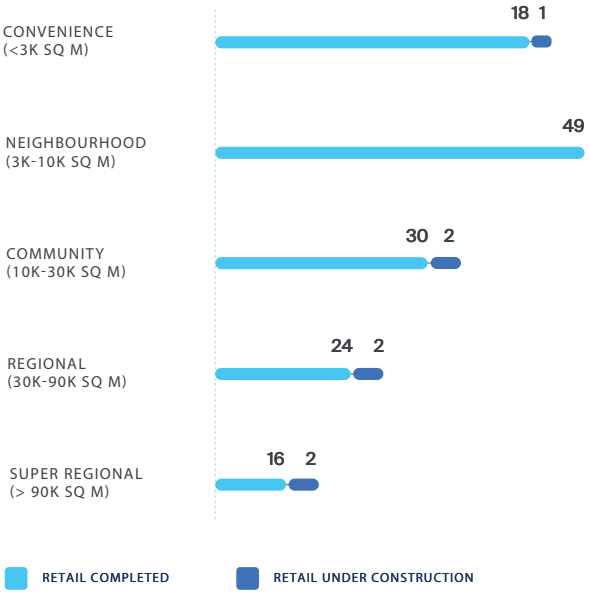


- First Avenue Mall Jumeirah has completed construction. The three-storey, food-led community mall offers 150,000 sq ft (14,000 sq m) of retail and lifestyle space, and is scheduled to open soon
- Shamal Holding opened The Grand at Nad Al Sheba Gardens in phases from August 2026. The retail and lifestyle destination was fully leased prior to opening
- Le Meryeme Mall – The Villa, developed by Key Mavens Group, has completed construction and is scheduled to open soon. The boutique community mall offers approximately 124,000 sq ft (11,500 sq m) of retail and lifestyle space, including curated shopping, family dining, landscaped zones, wellness facilities and a rooftop pool

Retail Performance

SOURCE: REIDIN, VALUSTRAT

NUMBERS OF MALLS & SHOPPING CENTRES

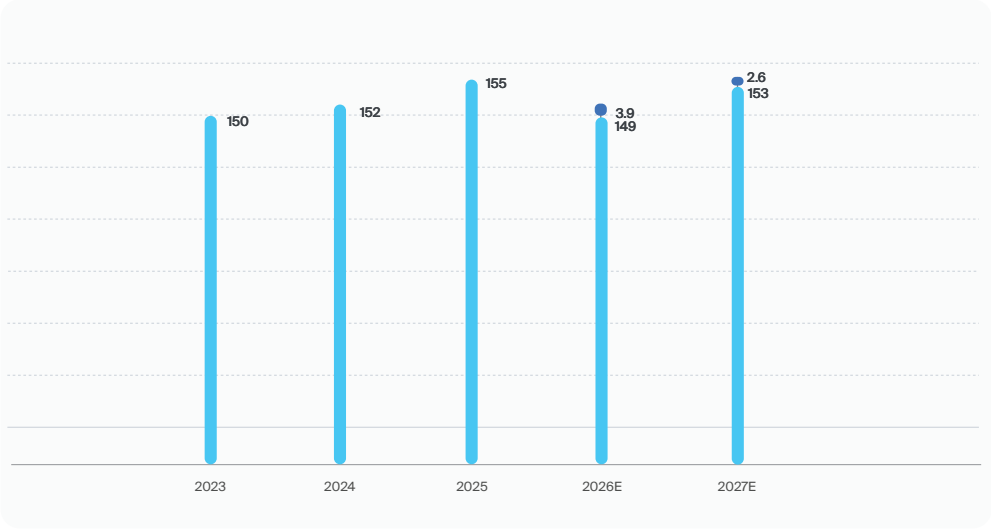


- During H1 2026, Emaar's mall operations generated AED 3.5 billion in revenue, up 9% YoY, with occupancy across its retail assets at 98%, supported by stable base-rent-led income and continued demand for its flagship destinations
- Emaar's malls attracted over 87.3 million visitor footfalls in H1 2026, down 12.9% compared to the same period last year
- Emaar reported a 13% annual decline in sales performance for its tenants
- Majid Al Futtaim saw its retail assets achieve 97% occupancy during H1 2026, with a 3% YoY decline in footfall
- Majid Al Futtaim recorded continued growth in digital sales, with online revenue up 11% YoY in H1 2026, accounting for 17% of total retail revenue

Hospitality Supply

SOURCE: DET, MEED PROJECTS, VALUSTRAT

HOTEL ROOM SUPPLY
2023-2027 | '000 KEYS

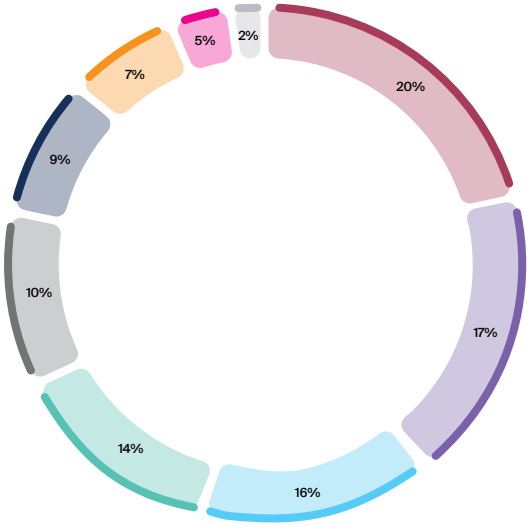


- As of August 2026, Dubai had 123,641 hotel rooms and 25,155 hotel apartments, according to the Department of Economy and Tourism
- Since 2025, nearly 6,000 keys, equivalent to 3.8% of Dubai's total hotel inventory, have been temporarily withdrawn from operation due to regional disruptions and refurbishment programmes, reducing available room supply
- Several landmark hotels began or continued refurbishment during the period. Burj Al Arab is scheduled to reopen in Q4 2027, while Armani Hotel Dubai will reopen its ballroom and event spaces in January 2027 ahead of a full reopening in March 2027. Park Hyatt Dubai, St. Regis Dubai The Palm and Anantara World Islands Resort are also undergoing upgrades
- Dubai's hotel pipeline comprised 17 projects under construction, with more than 7,000 keys expected to be added over the next four years. Notable openings scheduled included Baccarat Hotel and Residences Dubai in Downtown Dubai, comprising 144 rooms include suites, and Kimpton Dubai by IHG Hotels & Resorts in Business Bay, comprising 280 keys
- Emaar Properties also announced Address The Bay at Emaar Beachfront, a 182-key hotel scheduled to open in 2027, further expanding Dubai's beachfront hospitality offering

Hospitality Performance

SOURCE: DET

SOURCE OF DUBAI VISITORS BY REGION
YTD AUG 2026



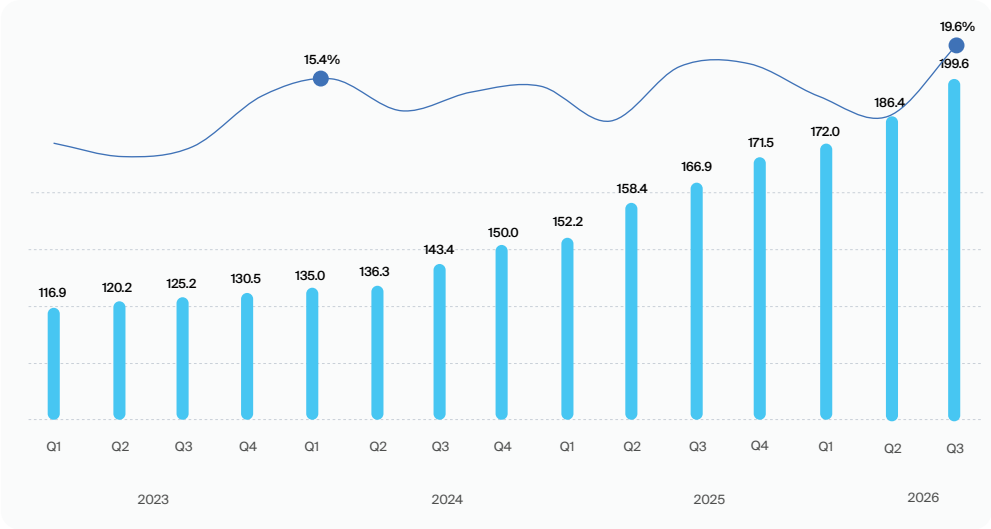
WESTERN EUROPE
CIS & EASTERN EUROPE
AMERICAS
SOUTH ASIA
MENA
AFRICA
GCC
NORTH ASIA & SOUTH EAST ASIA
AUSTRALIA

- Hotel occupancy averaged 60.2% during the first eight months of 2026, down 18.5% YoY
- The Average Daily Rate (ADR) was AED 470, down 10.9% annually, whilst Revenue per Available Room (RevPAR) declined 31.5% YoY to AED 283
- Dubai International (DXB) handled 31.5 million passengers in H1 2026, down 31.3% YoY, as traffic recovered steadily through Q2 amid the gradual restoration of airline capacity and improving international connectivity
- Dubai hotels recorded 21.61 million occupied room nights during the first eight months of 2026
- International overnight visitors reached approximately 869,000 in August, the highest monthly volume since February 2026, with visitor numbers recording month-on-month double-digit growth since March
- Western Europe remained the largest source region, accounting for 20% of international visitors, followed by South Asia at 17%, the GCC at 16%, and CIS and Eastern Europe at 14%
- Amid regional travel disruptions, the government introduced an AED 2.5 billion support package earlier in the year for the tourism, hospitality and entertainment sectors

ValuStrat Price Index Industrial Logistics Capital Values

SOURCE: VALUSTRAT

ANNUAL GROWTH
[BASE: Q1 2021=100]

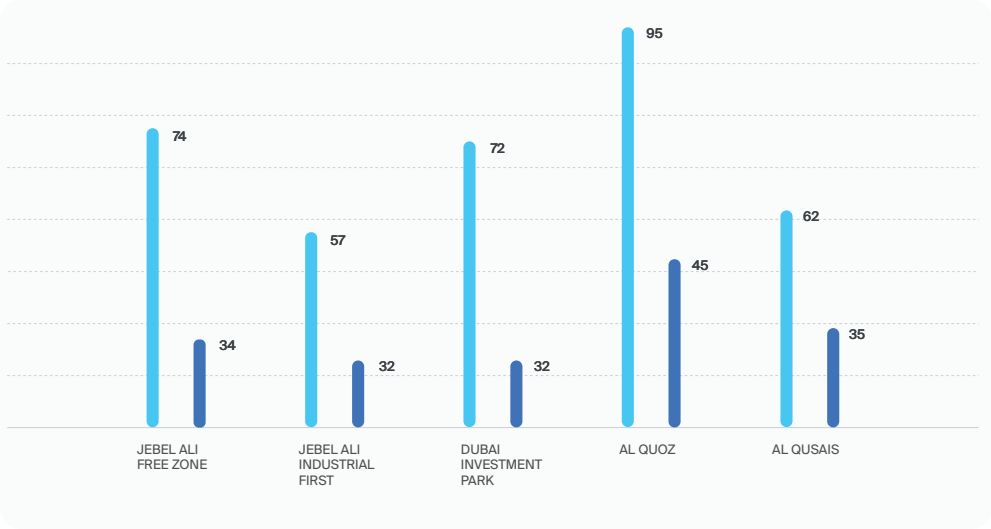


- Dubai's industrial property sector continued to experience positive demand driven by the 'Just-in-Case' pivot as supply chain solutions were prioritised over cost cutting. The ValuStrat Price Index for industrial capital values rose to 199.6 points, compared to a baseline of 100 in Q1 2021
- Modern technologically integrated units continue to be the focus as occupiers seek space that will allow competition with the Global market
- 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 19.6% and quarterly gains of 7.1%. The average valuation for a typical logistics warehouse reached AED 4,297 per sq m (AED 399 per sq ft)
- On an annual basis, Al Quoz recorded the strongest price growth at 54.3%, followed by Al Quasis at 32.9%

Industrial Demand/Rentals

SOURCE: REIDIN, VALUSTRAT

INDUSTRIAL RENTAL RATES
AED/SQ FT/ P.A



- Warehouse rental rates continued to rise in Q3 2026, supported by limited availability of modern industrial stock and sustained occupier demand. Asking rents ranged from AED 301 to AED 1,023 per sq m (AED 28 to AED 95 per sq ft), increasing by an average of 2.8% over the quarter
- The industrial and logistics sector has seen greater yield compression as investors are attracted to the longer term tenant commitments and global / blue-chip covenants
- Structural supply issues have seen demand spill over into inferior quality units and locations
- Mid-sized units continue to experience high demand from last-mile operators
- 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

Refinancing surges as property purchase volumes ease

17 SEPTEMBER 2026

Recent market analysis indicates that Dubai's home financing market is undergoing a structural shift towards refinancing and equity release. While overall mortgage-backed purchase volumes have moderated from their 2025 highs, conversion rates and loan values have remained strong.

Haider Tuaima, Managing Director and Head of Real Estate at ValuStrat, noted that refinancing and mortgage top-ups represented approximately 50 per cent of all home loans during the second quarter of 2026. "Apartments represented about 63 per cent of mortgage transactions, while villas accounted for 30 per cent," Tuaima explained. He added that the trend reflects borrower expectations regarding future interest rate movements, alongside a desire among existing homeowners to capitalise on substantial property equity accumulated during the recent market cycle.

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6 in 10 Dubai homes hold their value as market cools gently in August

22 SEPTEMBER 2026

Dubai's residential property market showed broad stability in August, even as villa capital values recorded their first annual decline since 2021, according to the latest ValuStrat Price Index (VPI).

Villa values dipped 0.2 per cent month-on-month and 1.7 per cent year-on-year, marking the segment's first annual contraction in five years. Despite the softening, 73 per cent of freehold villa communities remained stable during the month.

Dubai's AED2mn Golden Visa threshold reshapes property buying decisions

3 SEPTEMBER 2026

Transaction data shows varying growth patterns around the Golden Visa threshold.

According to ValuStrat, transactions involving both ready and off-plan residential properties priced between AED2 million and AED4 million fell 26 percent between the first half of 2025 and the first half of 2026.

The price bracket accounted for 25 percent of off-plan transactions and 22 percent of ready property transactions in the first half of 2026.

Dubai housing pipeline stays strong through 2030 despite headwinds

15 AUGUST 2026

Haider Tuaima, Managing Director and Head of Real Estate Research at ValuStrat, said Dubai's official population reached an estimated 4.25 million residents in 2024, with expatriates comprising approximately 93% of the population. Abu Dhabi city, by comparison, had a total population of just under three million residents, around 90% of whom were non-Emirati.

Tuaima said Dubai's residential housing stock is estimated at just under 900,000 homes, compared with approximately 323,000 units in Abu Dhabi city.

"Based on projects currently under active construction, scheduled residential completions by the end of the decade are projected to reach approximately 322,000 units in Dubai and 37,700 homes in Abu Dhabi. However, these figures should be treated with caution, as construction delays and project rescheduling are likely to result in downward revisions over time," Tuaima

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	Residential Rental Values	Office Capital Values	Industrial Logistics Capital Values
Monthly	Quarterly	Quarterly	Quarterly

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Since 1977

Strategy determines outcome. No matter what industry you're in, we're here to help you win.



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