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ValuStrat Price Index

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ValuStrat Price Index Dubai Residential Capital Values

October 2026



Dubai 10/'26

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

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Dubai Residential Capital Values

Home Values Edge Up for the First Time Since February.

The ValuStrat Price Index remained broadly stable, edging up 0.1% month-on-month from 218.6 points in September to 218.9 in October, following a cumulative correction of 10.2% since February. No communities recorded monthly declines, with capital values largely unchanged and only marginal gains observed in a limited number of locations. Villa and apartment values ticked up monthly by 0.1% to 292.1 and 168.3 points respectively, based on an index of 100 in Q1 2021.

Apartments vs. Villas

Villa capital values declined by 4.8% annually in October, although performance varied considerably across communities. Jumeirah Islands recorded the strongest annual growth at 7.3%, followed by Emirates Hills (4.3%), The Villa (3.1%) and Mira (1.7%). Conversely, the steepest declines were observed in Palm Jumeirah (-10.6%), Mudon (-10.2%), Dubai Hills Estate (-9.7%), Victory Heights (-9.5%) and Arabian Ranches (-8.5%). Despite the recent correction, older freehold villa communities remain, on average, 187% above post-pandemic levels and 75% above the previous market peak recorded in 2014.

Apartment capital values fell 7.2% year-on-year. Al Quoz Fourth recorded the strongest annual growth at 3%, followed by Dubai Sports City (2.5%), Dubai Silicon Oasis (1.8%) and International City Phase 2 (1.2%). In contrast, the sharpest declines were recorded in Burj Khalifa (-22.4%), Jumeirah Beach Residence (-19.1%), Palm Jumeirah (-10.9%) and Discovery Gardens (-9.5%). While older freehold apartment communities remain, on average, 67% above post-pandemic levels, values are still 9% below their previous market peak in 2014.



Sales Transactions

Off-Plan vs. Ready Homes

Ready-home transactions jumped 23.9% month-on-month but were 25.6% lower year-on-year. Oqood registrations for off-plan properties increased 2.3% month-on-month but were 47.4% below last year, accounting for 66% of all residential sales.

Prime Home Sales

A total of 24 ready-property transactions exceeded AED 30 million, including 9 deals priced above AED 50 million. These ultra-prime sales were concentrated across Dubai Hills Estate, Palm Jumeirah, Emirates Hills, DIFC, Al Barari, The World Islands, and Dubai Marina.



Sales Transactions

Top Developers

October 2026 saw Binghatti (13.5%), Damac (10.5%), Emaar (9.7%), Azizi (8.5%), and Sobha (4.8%), lead the monthly developer sales charts overall.

Top Locations

Top off-plan locations transacted during the month included projects in Azizi Venice (8.3%), Jumeirah Village Circle (6.7%), Dubai Residence Complex (5.4%), Jebel Ali Downtown (4.9%), and Majan (4.8%). Meanwhile, most ready home sales were concentrated in Jumeirah Village Circle (10.8%), Business Bay (6.4%), Liwan (5.1%), International City (3.7%), and Downtown Dubai (3.4%).

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SOURCE: VALUSTRAT

Real Estate Performance

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Residential
Citywide
218.9
BASE: JAN 2021 = 100

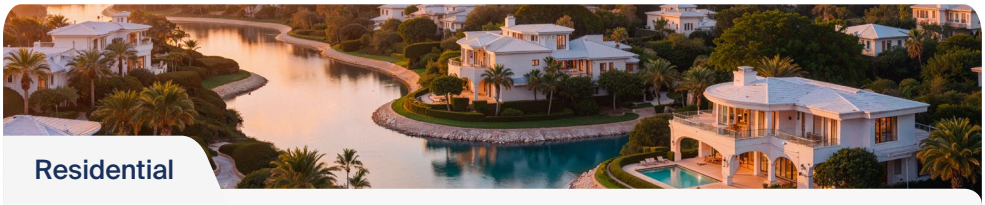
Villa
Citywide
292.1
BASE: JAN 2021 = 100

Apartment
Citywide
168.3
BASE: JAN 2021 = 100

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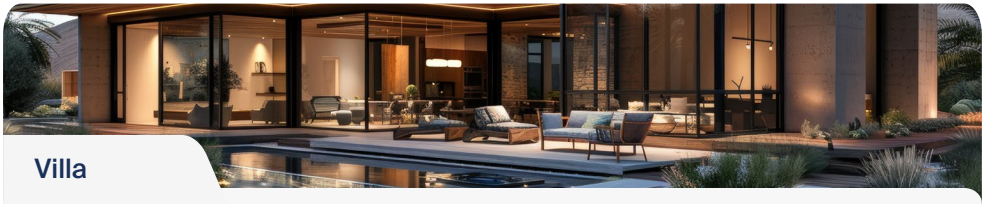
VPI Performance

SOURCE: VALUSTRAT



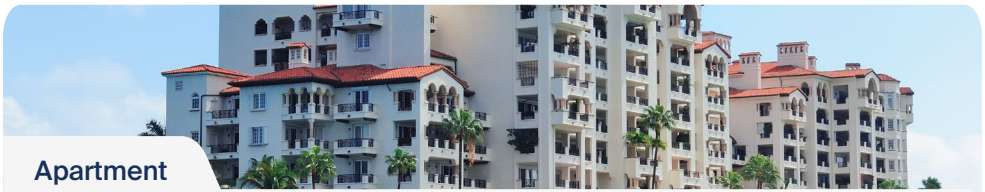
Residential

-5.7%	0.1%	1,513 AED	3,357,811 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value



Villa

-4.8%	0.1%	2,035 AED	12,971,117 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value



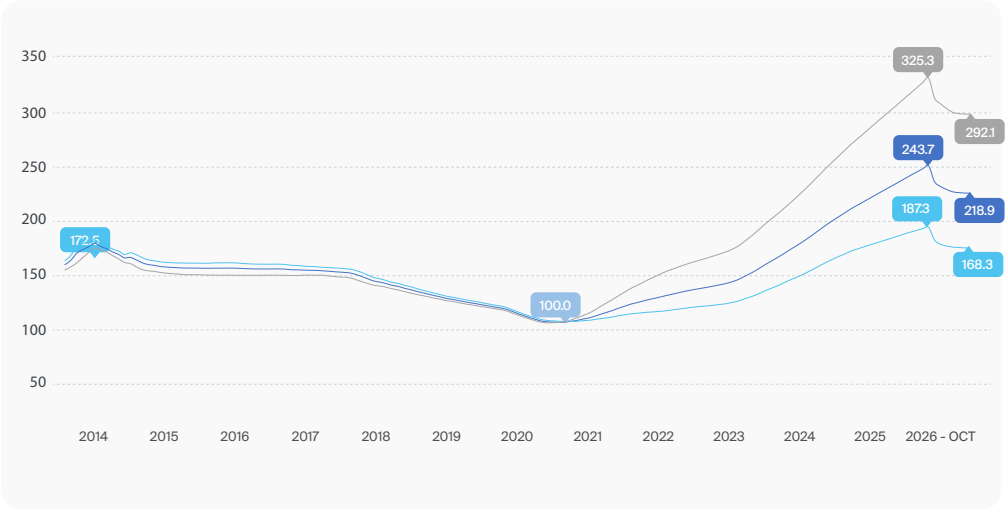
Apartment

-7.2%	0.1%	1,394 AED	1,782,953 AED
Annual Change	**Monthly** Change	**Weighted Average** Value Per Sq Ft	**Weighted Average** Capital Value

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Dubai Residential Capital Values

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT

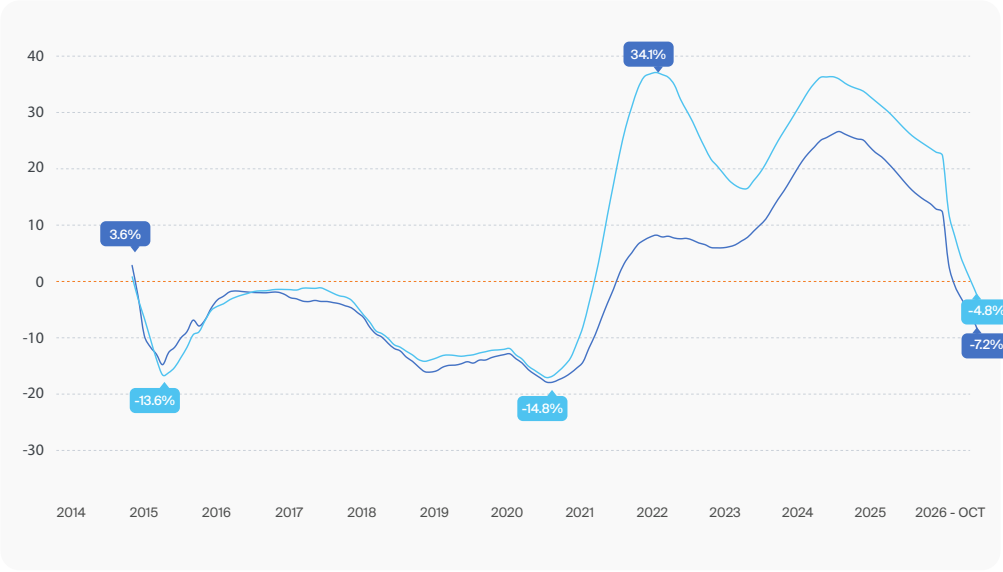


RESIDENTIAL VPI
APARTMENT VPI
VILLA VPI

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Dubai Residential Capital Values Annual Growth

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT

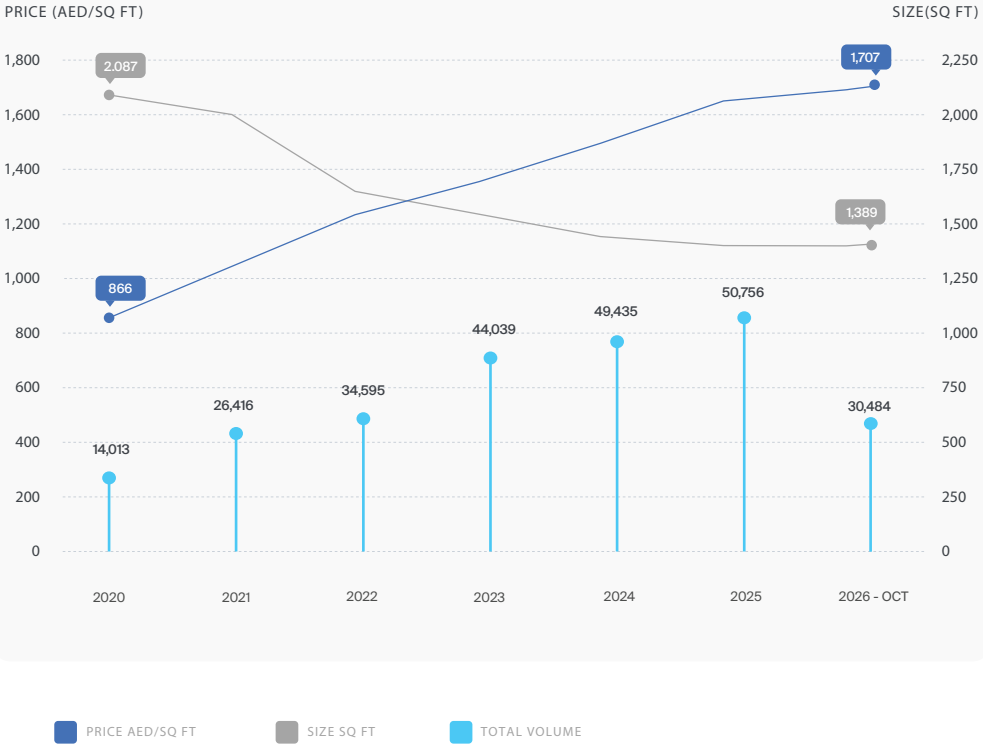


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Dubai Residential Market Cycles

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

[BASE: JAN 2021=100]
SOURCE: VALUSTRAT



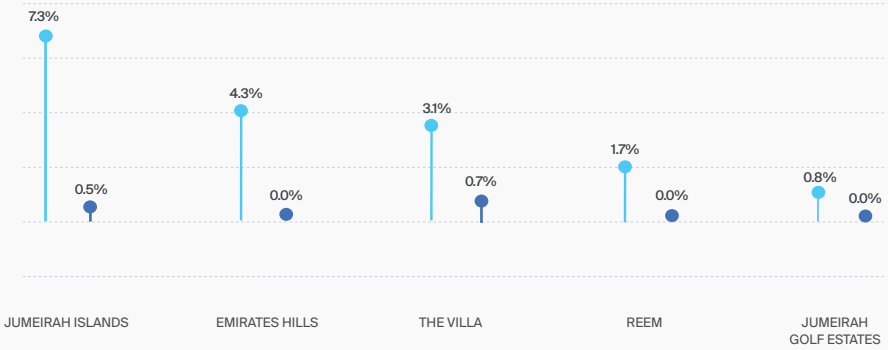
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Villa Monthly Capital Gains

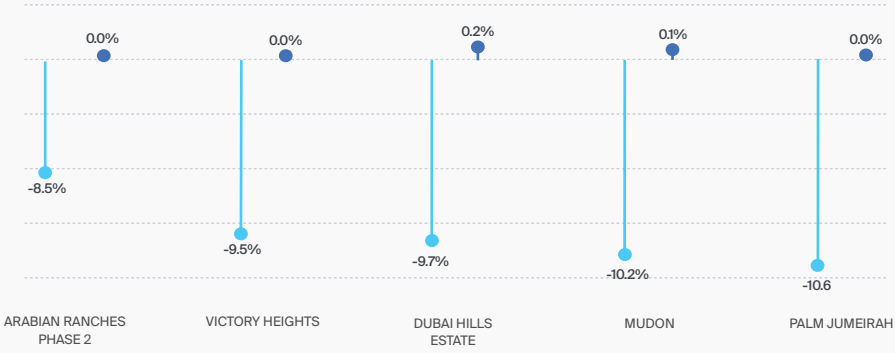
SOURCE: VALUSTRAT

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Top 5 Locations



Bottom 5 Locations



ANNUAL CHANGE MONTHLY CHANGE

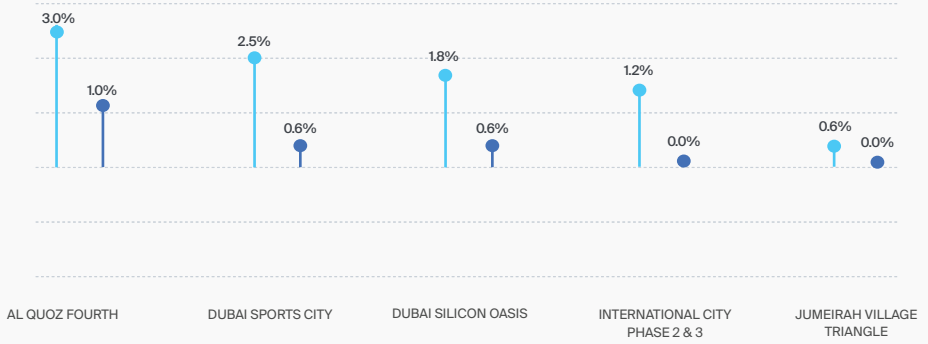
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Apartment Monthly Capital Gains

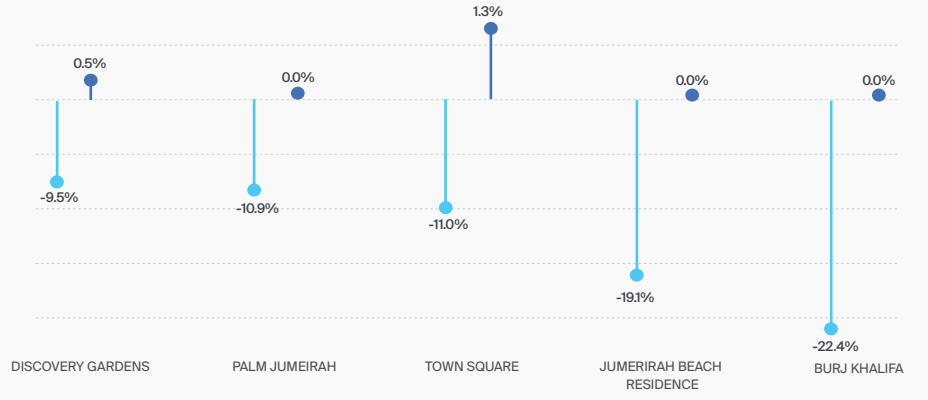
SOURCE: VALUSTRAT

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Top 5 Locations



Bottom 5 Locations



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Home Sales Volume Growth

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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Residential Ready Sales Volume

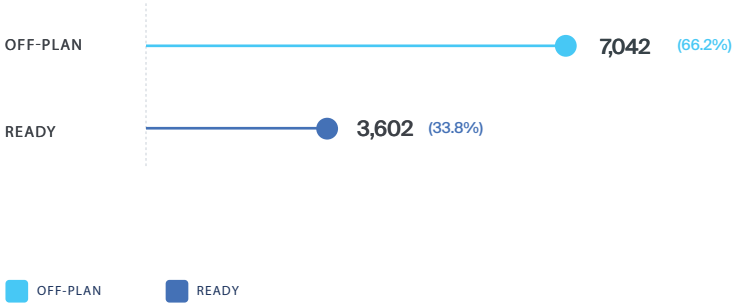
↓ **-25.6%**
YOY
Transactions 3,602

Residential Off-Plan Sales Volume

↓ **-47.4%**
YOY
Transactions 7,042

Dubai Residential Off-Plan vs Ready Homes

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

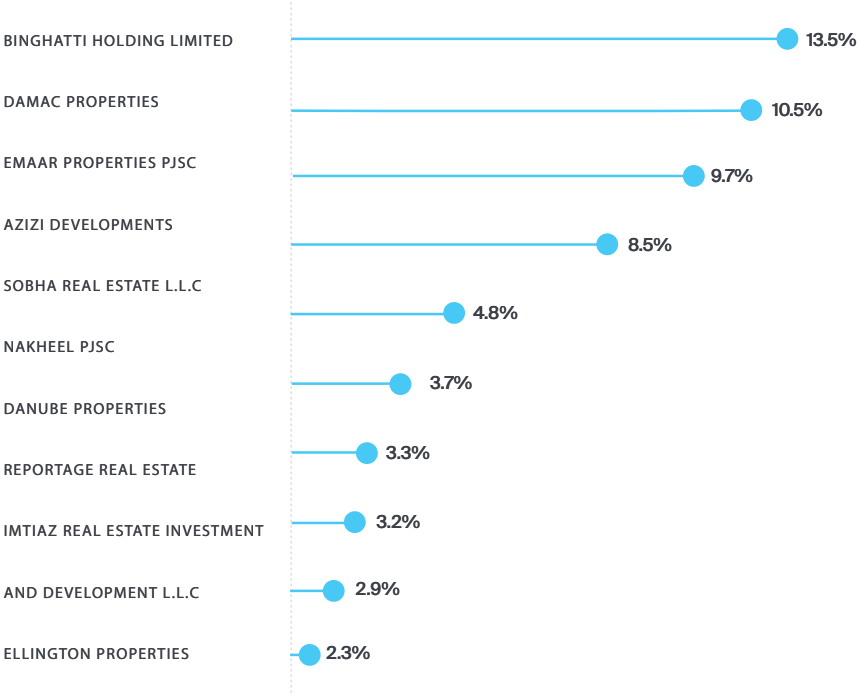


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Top Residential Developers Home Sales

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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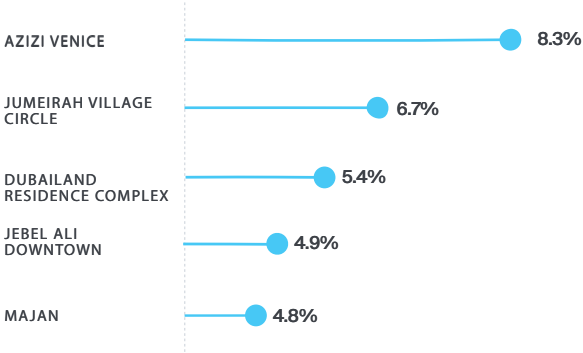


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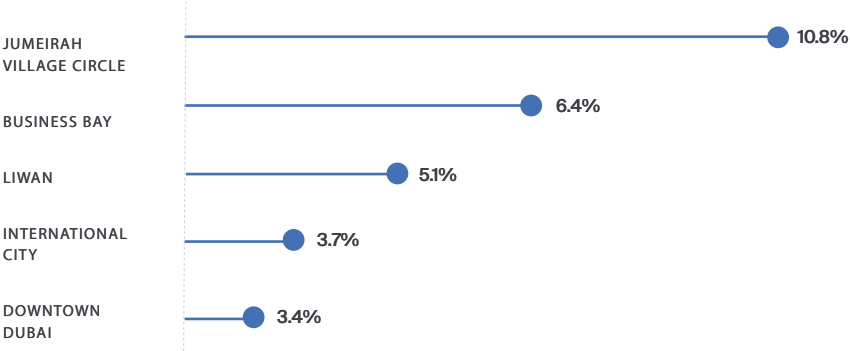
Top Locations Home Sales

SOURCE: DUBAI LAND DEPARTMENT,VALUSTRAT

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%	-7.9%
ARABIAN RANCHES	287.4	7,847,040	2,440	0.0%	-8.5%
ARABIAN RANCHES PHASE 2	203.1	5,729,000	1,700	0.0%	-8.1%
ARABIAN RANCHES PHASE 3	205.4	2,754,800	1,420	0.0%	-5.8%
DAMAC HILLS	212.3	5,778,500	1,820	0.0%	-4.3%
DISTRICT ONE	219.8	9,831,645	2,565	0.0%	-1.5%
DUBAI HILLS ESTATE	267.9	14,400,000	2,880	0.2%	-9.7%

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LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
EMAAR SOUTH	205.6	4,760,770	1,610	0.6%	-2.4%
EMIRATES HILLS	328.7	95,200,000	5,600	0.0%	4.3%
FALCONCITY OF WONDERS	213.9	3,857,280	1,120	0.0%	-5.2%
GREEN COMMUNITY WEST	253.9	11,560,000	1,360	0.7%	-3.9%
INTERNATIONAL CITY	199.9	2,013,000	1,000	0.0%	-6.3%
JUMEIRAH GOLF ESTATES	217.0	13,781,250	2,450	0.0%	0.8%
JUMEIRAH ISLANDS	444.8	20,977,480	3,970	0.5%	7.3%
JUMEIRAH PARK	276.6	10,141,560	2,340	0.0%	-5.9%
JUMEIRAH VILLAGE CIRCLE	220.2	3,145,450	950	0.1%	-3.4%
JUMEIRAH VILLAGE TRIANGLE	238.7	3,617,315	1,235	0.4%	-7.9%
MEYDAN CITY	212.9	17,516,800	2,300	0.0%	-1.6%
MUDON	184.9	2,961,000	1,645	0.1%	-10.2%
PALM JUMEIRAH	341.4	36,500,000	7,300	0.0%	-10.6%
REEM	220.5	3,124,800	1,260	0.0%	1.7%
RUKAN	214.4	1,776,880	1,330	0.0%	-5.5%
SERENA	201.7	2,947,100	1,300	0.0%	-6.9%
THE LAKES	267.3	7,304,100	2,510	0.0%	-4.2%
THE MEADOWS	311.8	10,958,400	2,880	0.0%	0.7%
THE SPRINGS	210.7	3,148,300	1,900	0.0%	-7.1%
THE SUSTAINABLE CITY	199.5	4,414,700	1,310	0.0%	-6.5%
THE VILLA	230.2	5,850,754	1,586	0.7%	3.1%
TILAL AL GHAF	223.2	8,617,725	2,295	0.3%	-2.5%
TOWN SQUARE	214.6	2,613,240	1,220	0.8%	-4.9%
VICTORY HEIGHTS	252.7	11,400,400	2,200	0.0%	-9.5%
VILLANOVA	203.5	2,523,840	1,320	0.0%	-7.7%



Dubai Residential Capital Values

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

10/'26

Typical Apartments

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
AL FURJAN	160.2	556,000	1,390	0.0%	-8.9%
AL JADAF	146.7	674,230	1,910	0.0%	-5.7%
AL KIFAF	154.4	2,953,720	1,960	0.5%	-1.7%
AL QUOZ FOURTH	179.2	582,000	970	1.0%	3.0%
ARJAN	152.1	518,750	1,250	0.0%	-6.3%
BURJ KHALIFA	141.3	2,836,080	3,030	0.0%	-22.4%
BUSINESS BAY	156.0	1,354,300	1,450	0.0%	-7.2%
CITY WALK	158.1	4,878,500	2,750	0.0%	-4.0%

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LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
DAMAC HILLS	149.4	526,500	1,300	0.0%	-6.2%
DIFC	169.0	2,299,100	2,075	0.0%	-0.6%
DISCOVERY GARDENS	163.3	491,260	1,015	0.5%	-9.5%
DOWNTOWN DUBAI	170.4	2,018,400	2,400	0.0%	-8.0%
DUBAI CREEK HARBOUR	152.6	2,915,500	2,450	0.0%	-4.7%
DUBAI HARBOUR	149.8	3,680,160	2,640	0.0%	-6.9%
DUBAI HILLS ESTATE	152.8	1,840,110	2,490	0.0%	-4.1%
DUBAI MARINA	156.6	2,358,400	1,340	0.0%	-9.3%
DUBAI PRODUCTION CITY	159.7	449,100	900	0.0%	-4.2%
DUBAI SCIENCE PARK (DUBIOTECH)	164.2	583,620	1,370	0.0%	-0.6%
DUBAI SILICON OASIS	186.4	673,365	795	0.6%	1.8%
DUBAI SOUTH	161.1	549,050	1,390	0.0%	-1.7%
DUBAI SPORTS CITY	143.4	1,056,410	745	0.6%	2.5%
DUBAILAND RESIDENCE COMPLEX	182.0	939,510	730	0.0%	-3.7%
EMAAR SOUTH	158.3	1,290,900	1,300	0.0%	-2.5%
INTERNATIONAL CITY	151.2	452,595	633	1.3%	-1.5%
INTERNATIONAL CITY PHASE 2 & 3	165.9	640,800	890	0.0%	1.2%
JUMEIRAH BEACH RESIDENCE	157.9	3,051,210	1,590	0.0%	-19.1%
JUMEIRAH LAKE TOWERS	173.7	2,270,400	1,320	0.0%	-4.1%
JUMEIRAH VILLAGE CIRCLE	140.9	806,835	745	0.3%	-6.8%
JUMEIRAH VILLAGE TRIANGLE	169.8	1,836,000	1,350	0.0%	0.6%
LIWAN	160.5	502,200	1,240	0.0%	-2.2%
MAJAN	167.4	1,174,500	870	0.0%	-0.3%
MEYDAN CITY	163.9	1,384,700	1,525	0.0%	-0.1%
MEYDAN ONE	161.5	736,440	1,805	0.0%	-0.8%

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LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
MOTOR CITY	164.8	1,727,800	1,060	↑ 1.0%	↓ -3.2%
PALM JUMEIRAH	225.3	3,814,800	2,200	↕ 0.0%	↓ -10.9%
REMRAAM	155.5	601,825	905	↕ 0.0%	↓ -3.8%
SOBHA HARTLAND	153.5	1,090,250	2,225	↕ 0.0%	↓ -5.5%
THE GREENS	200.0	1,289,340	1,740	↕ 0.0%	↓ -8.9%
THE VIEWS	180.3	2,272,850	1,735	↕ 0.0%	↓ -7.7%
TOWN SQUARE	166.8	813,170	1,165	↑ 1.3%	↓ -11.0%

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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.

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