

ValuStrat Price Index  
Dubai Residential  
Capital Values

April 2026



Dubai  
04/26

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

# Dubai Property Valuations Post Moderate Second Monthly Decline as Sales Hit Record Lows

The April 2026 ValuStrat Price Index recorded a moderation in the pace of decline, following its first market setback a month earlier. The top-performing communities tracked by the VPI recorded no monthly change, while the remainder registered declines.

The VPI declined to 224.9 points, reflecting a softer monthly drop of 1.9% following March's sharper 5.9% contraction, while annual growth remained positive at 5.3%. Villa values eased to 301.5 points and apartment values to 171.6 points, benchmarked against a base of 100 in January 2021.

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## Apartments vs. Villas

Villa capital values fell 1.7% monthly, with a slower annual gain of 8.3%. The strongest annual performers included villas in Jumeirah Islands (24.5%), The Meadows (14.9%), Emirates Hills (14.6%), Palm Jumeirah (12.3%), and Jumeirah Village Circle (11.4%). Meanwhile, International City (-1.6%), Arabian Ranches Phase 2 (-1.1%), and Victory Heights (-1%) were the only monitored areas that saw annual declines in capital values. Dubai's relatively older freehold villa communities are, on average, valued 196% above post-pandemic levels and 80% higher than the 2014 market peak.

Apartment values declined by 2.2% in April, following a steeper 6.3% drop in March, with annual growth slowing to a marginal 0.5%. The strongest yearly gains were recorded in Dubai Silicon Oasis and Remraam (both 12.4%), followed by DIFC (10%), Jumeirah Village Triangle (7.8%), and Dubai Sports City (7.6%). In contrast, Burj Khalifa (-10.4%), Jumeirah Beach Residence (-5.9%), and Town Square (-4.3%) registered the largest annual declines. Overall, older freehold apartment prices remain 72% above post-pandemic levels, though 6% below the previous market peak recorded in 2014.



# Sales Transactions

## **Off-Plan vs. Ready Homes**

Qoqod registrations for off-plan properties increased by 4% month-on-month, although they remained 13.9% lower annually, accounting for 79% of all residential sales. Some transactions likely reflected deals agreed before the conflict began on February 28. In contrast, ready home transactions declined by 4.2% monthly and recorded a sharp annual drop of 43.8%.

## **Prime Home Sales**

A total of 16 ready-property transactions exceeded AED 30 million, including 4 deals priced above AED 50 million. These ultra-prime sales were concentrated across Palm Jumeirah, Dubai Hills Estate, Al Barari, Jumeirah Islands, Arabian Ranches, Jumeirah Golf Estates, and DIFC.



# Sales Transactions

## Top Developers

April 2026 saw Emaar (14.3%), Damac (12.1%), Ellington (5.5%), Binghatti (4.8%), Sobha (4.3%), and Nakheel (2.8%) lead the developer sales charts overall.

## Top Locations

Top off-plan locations transacted during the month included projects in Damac Islands (6.8%), Dubailand Residence Complex (6%), Jumeirah Village Circle (5.8%), Damac Lagoons (5.8%), and Dubai Creek Harbour (5.1%). International City broke its individual record with the highest number of off-plan homes traded in one month.

Meanwhile, the majority of ready home sales were concentrated in Jumeirah Village Circle (9.2%), Business Bay (5.3%), Discovery Gardens (4.4%), Dubai Marina (3.8%), Arjan (3.5%), and Damac Hills 2 (3.1%). City Walk recorded its highest-ever monthly volume of ready home transactions, setting a new individual market record.



# Real Estate Performance

SOURCE: VALUSTRAT

4/'26

**ValuStrat  
Price Index**

**Residential  
Citywide**

**224.9**

BASE: JAN 2021 = 100

**Villa  
Citywide**

**301.5**

BASE: JAN 2021 = 100

**Apartment  
Citywide**

**171.6**

BASE: JAN 2021 = 100

# VPI Performance

SOURCE: VALUSTRAT



## Residential

↑ **5.3%**

Annual  
Change

↓ **-1.9%**

Monthly  
Change

**1,545** <sup>AED</sup>

Weighted Average  
Value Per Sq Ft

**3,449,744** <sup>AED</sup>

Weighted Average  
Capital Value



## Villa

↑ **8.3%**

Annual  
Change

↓ **-1.7%**

Monthly  
Change

**2,111** <sup>AED</sup>

Weighted Average  
Value Per Sq Ft

**13,387,236** <sup>AED</sup>

Weighted Average  
Capital Value



## Apartment

↑ **0.5%**

Annual  
Change

↓ **-2.2%**

Monthly  
Change

**1,416** <sup>AED</sup>

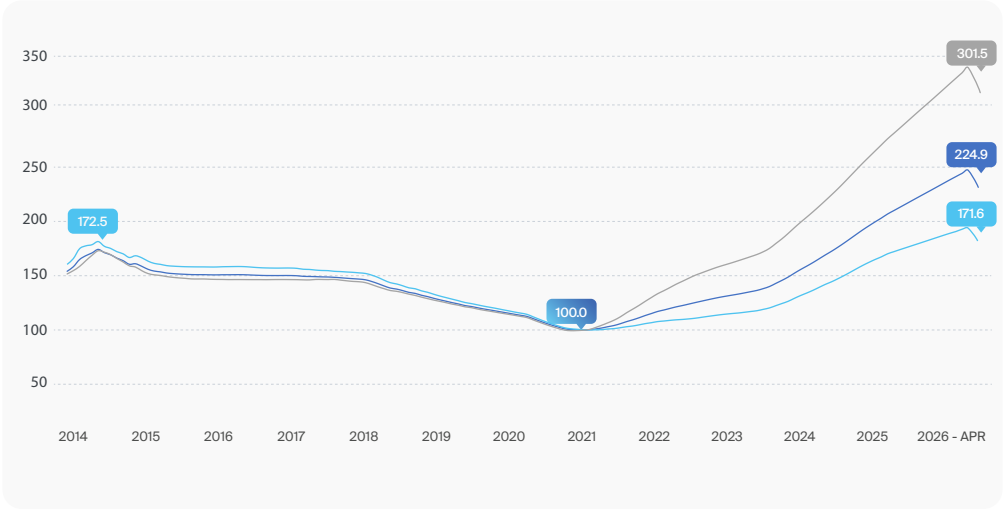
Weighted Average  
Value Per Sq Ft

**1,817,820** <sup>AED</sup>

Weighted Average  
Capital Value

# Dubai Residential Capital Values

[BASE: JAN 2021=100]  
SOURCE: VALUSTRAT



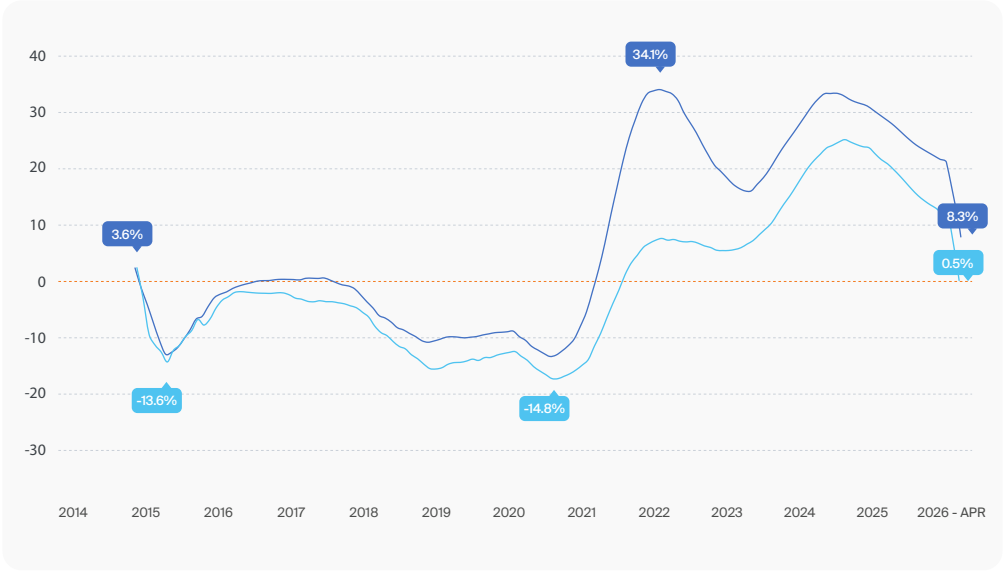
RESIDENTIAL VPI

APARTMENT VPI

VILLA VPI

# Dubai Residential Capital Values Annual Growth

[BASE: JAN 2021=100]  
SOURCE: VALUSTRAT



APARTMENT VPI

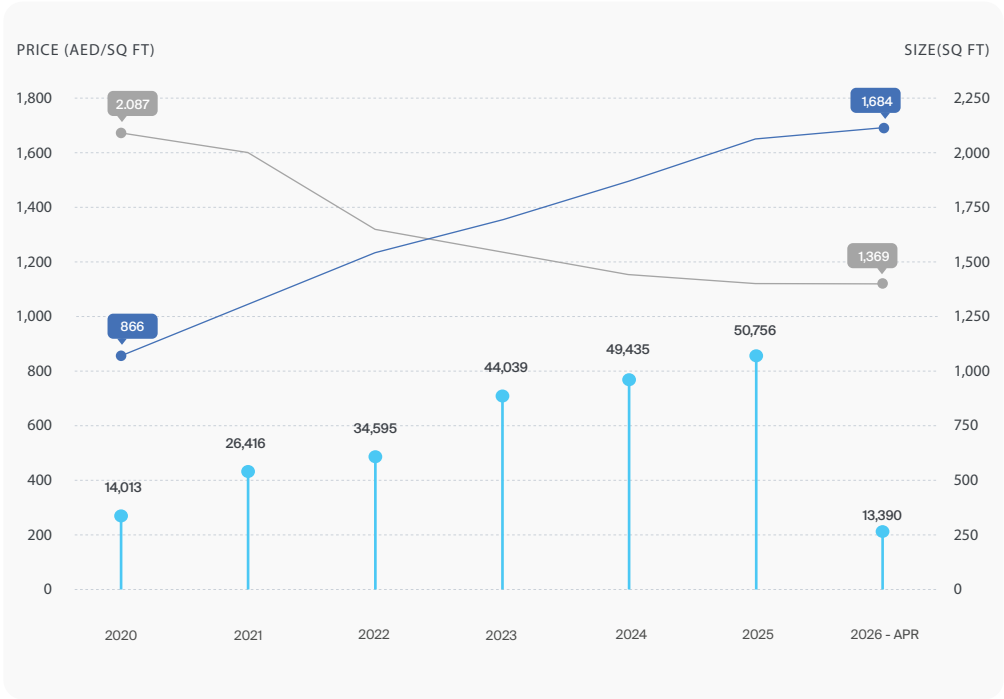
VILLA VPI



# Dubai Residential Market Cycles

READY HOME SALES TOTAL VOLUME,  
AVERAGE PRICE (AED/SQ FT),  
AVERAGE HOME SIZE (SQ FT)

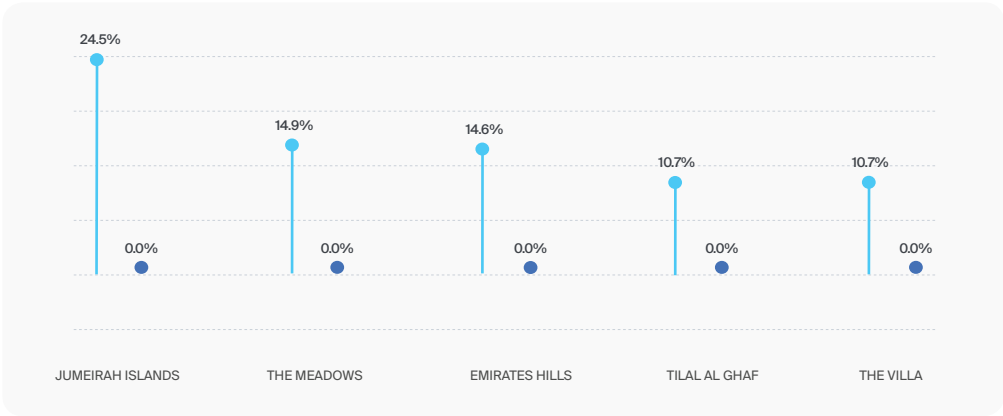
[BASE: JAN 2021=100]  
SOURCE: VALUSTRAT



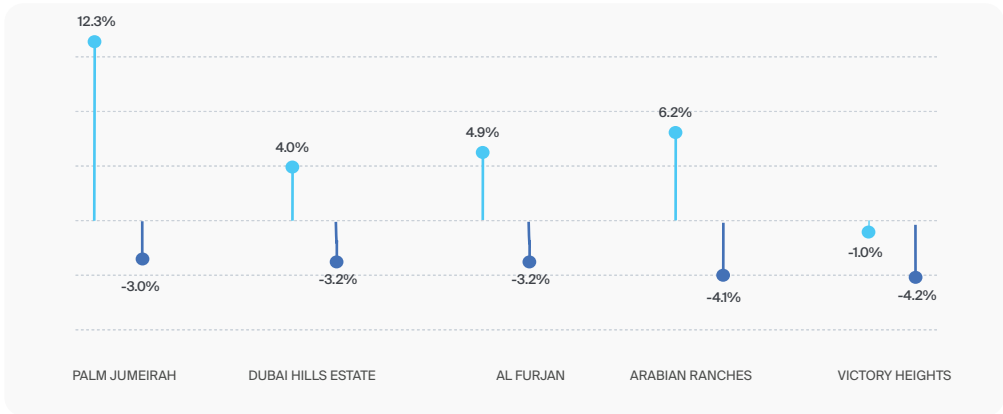
■ PRICE AED/SQ FT   
 ■ SIZE SQ FT   
 ■ TOTAL VOLUME

# Villa Monthly Capital Gains

## Top 5 Locations



## Bottom 5 Locations



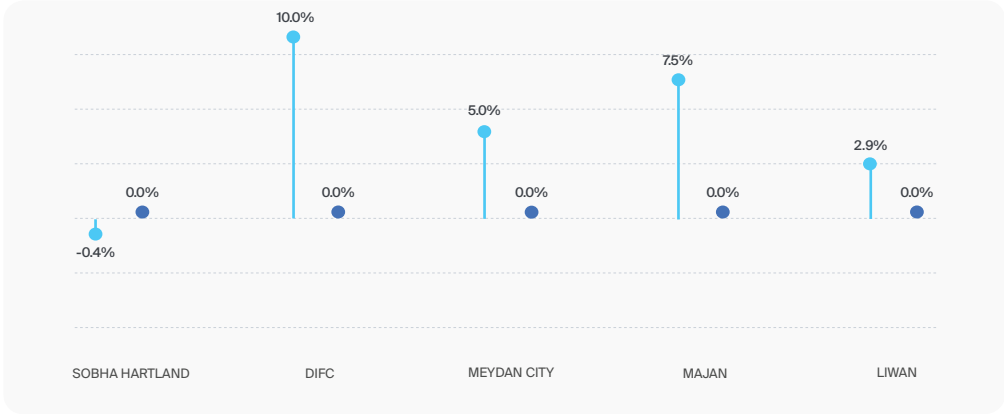
■ ANNUAL CHANGE ■ MONTHLY CHANGE

# Apartment Monthly Capital Gains

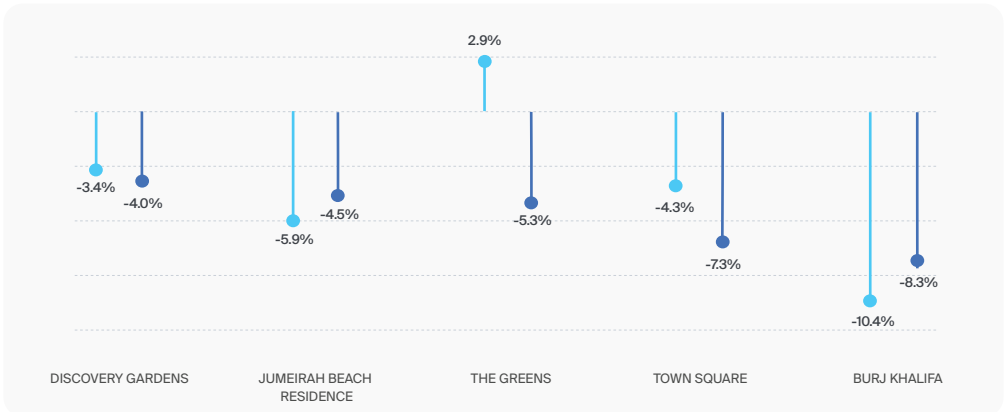
SOURCE: VALUSTRAT

4/'26

## Top 5 Locations



## Bottom 5 Locations



■ ANNUAL CHANGE ■ MONTHLY CHANGE

# Home Sales Volume Growth

SOURCE: DUBAI LAND  
DEPARTMENT, VALUSTRAT

4/'26

**Residential  
Ready Sales  
Volume**

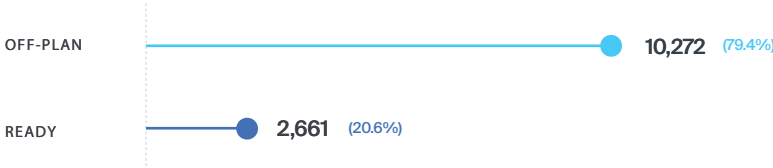
↓ **-43.8%**  
YOY  
Transactions **2,661**

**Residential  
Off-Plan Sales  
Volume**

↓ **-13.9%**  
YOY  
Transactions **10,272**

## Dubai Residential Off-Plan vs Ready Homes

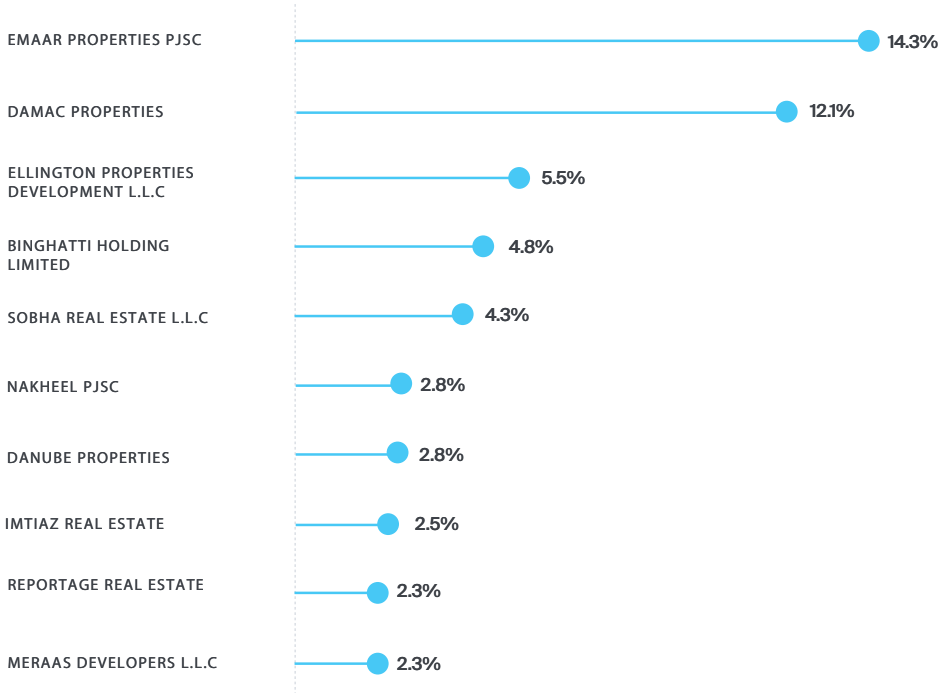
SOURCE: DUBAI LAND  
DEPARTMENT, VALUSTRAT



■ OFF-PLAN    ■ READY

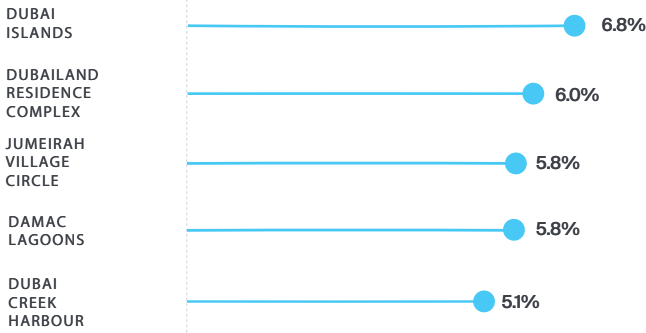
SOURCE: DUBAI LAND  
DEPARTMENT, VALUSTRAT

# Top Residential Developers Home Sales

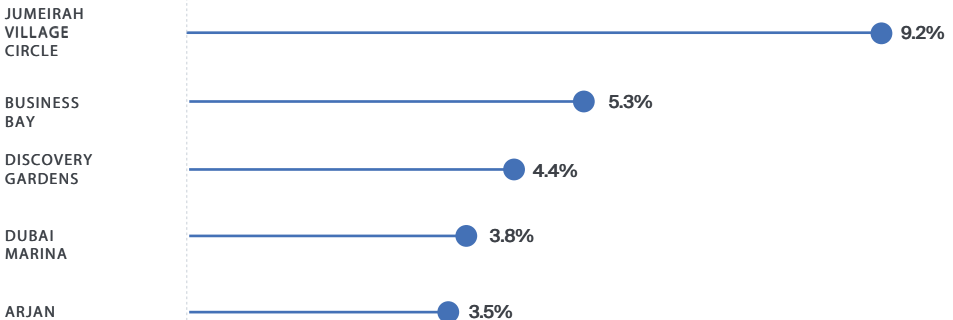


# Top Locations Home Sales

## Top Off-Plan Sales



## Top Ready Home Sales





# Dubai Residential Capital Values

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

4/'26

## Typical Villas

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
AL FURJAN	224.7	6,841,500	1,500	↓ -3.2%	↑ 4.9%
ARABIAN RANCHES	302.3	8,281,200	2,575	↓ -4.1%	↑ 6.2%
ARABIAN RANCHES PHASE 2	203.3	5,729,000	1,700	↔ 0.0%	↓ -1.1%
ARABIAN RANCHES PHASE 3	206.9	2,774,200	1,430	↓ -1.8%	↑ 1.1%
DAMAC HILLS	216.1	5,873,750	1,850	↓ -2.9%	↑ 4.9%
DISTRICT ONE	223.5	9,965,800	2,600	↓ -2.0%	↑ 8.3%
DUBAI HILLS ESTATE	278.6	15,000,000	3,000	↓ -3.2%	↑ 4.0%

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
EMAAR SOUTH	204.4	4,731,200	1,600	↕ -0.7%	↑ 1.1%
EMIRATES HILLS	328.7	95,200,000	5,600	↕ 0.0%	↑ 14.6%
FALCONCITY OF WONDERS	225.4	4,063,920	1,180	↓ -1.6%	↑ 8.8%
GREEN COMMUNITY WEST	261.7	11,900,000	1,400	↓ -2.3%	↑ 9.6%
INTERNATIONAL CITY	199.9	2,013,000	1,000	↕ 0.0%	↓ -1.6%
JUMEIRAH GOLF ESTATES	217.0	13,781,250	2,450	↕ 0.0%	↑ 6.5%
JUMEIRAH ISLANDS	442.6	20,871,800	3,950	↕ 0.0%	↑ 24.5%
JUMEIRAH PARK	289.9	10,618,300	2,450	↓ -2.4%	↑ 8.7%
JUMEIRAH VILLAGE CIRCLE	231.8	3,311,000	1,000	↕ -0.1%	↑ 11.4%
JUMEIRAH VILLAGE TRIANGLE	247.1	3,719,830	1,270	↓ -2.0%	↑ 5.5%
MEYDAN CITY	212.9	17,516,800	2,300	↕ 0.0%	↑ 4.3%
MUDON	196.8	3,150,000	1,750	↓ -2.7%	↑ 1.3%
PALM JUMEIRAH	368.6	40,000,000	8,000	↓ -3.0%	↑ 12.3%
REEM MIRA	220.5	3,124,800	1,260	↕ 0.0%	↑ 7.9%
RUKAN	227.1	1,870,400	1,400	↕ 0.0%	↑ 9.4%
SERENA	213.2	3,105,790	1,370	↕ 0.0%	↑ 4.4%
THE LAKES	272.3	7,478,700	2,570	↓ -2.4%	↑ 7.1%
THE MEADOWS	321.1	11,338,900	2,980	↕ 0.0%	↑ 14.9%
THE SPRINGS	227.3	3,396,850	2,050	↕ 0.0%	↑ 9.5%
THE SUSTAINABLE CITY	209.0	4,633,750	1,375	↕ 0.0%	↑ 2.9%
THE VILLA	228.6	5,810,175	1,575	↕ 0.0%	↑ 10.7%
TILAL AL GHAF	230.7	8,824,250	2,350	↕ 0.0%	↑ 10.7%
TOWN SQUARE	224.4	2,731,050	1,275	↕ 0.0%	↑ 8.3%
VICTORY HEIGHTS	252.7	11,400,400	2,200	↓ -4.2%	↓ -1.0%
VILLANOVA	218.9	2,715,040	1,420	↕ 0.0%	↑ 6.5%





# Dubai Residential Capital Values

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

4/'26

## Typical Apartments

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
AL FURJAN	166.6	580,000	1,450	↓ -3.0%	↕ 0.3%
AL JADAF	151.8	698,940	1,980	↕ 0.0%	↕ -0.9%
AL KIFAF	157.6	3,014,000	2,000	↕ 0.0%	↑ 2.5%
AL QUOZ FOURTH	175.5	570,000	950	↕ 0.0%	↑ 7.0%
ARJAN	152.3	518,750	1,250	↓ -1.6%	↓ -2.0%
BURU KHALIFA	153.7	3,088,800	3,300	↓ -8.3%	↓ -10.4%
BUSINESS BAY	156.3	1,354,300	1,450	↓ -3.2%	↓ -1.3%
CITY WALK	163.7	5,055,900	2,850	↕ 0.0%	↑ 4.8%

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
DAMAC HILLS	159.2	562,950	1,390	↔ 0.0%	↑ 3.1%
DIFC	173.0	2,364,472	2,134	↔ 0.0%	↑ 10.0%
DISCOVERY GARDENS	164.4	493,680	1,020	↓ -4.0%	↓ -3.4%
DOWNTOWN DUBAI	171.5	2,018,400	2,400	↓ -3.4%	↓ -1.5%
DUBAI CREEK HARBOUR	156.9	3,010,700	2,530	↓ -1.7%	↑ 1.4%
DUBAI HARBOUR	155.9	3,833,500	2,750	↓ -1.7%	↔ 0.6%
DUBAI HILLS ESTATE	153.9	1,847,500	2,500	↔ -0.4%	↔ -0.4%
DUBAI MARINA	161.2	2,428,800	1,380	↓ -2.8%	↓ -1.0%
DUBAI PRODUCTION CITY	159.7	449,100	900	↓ -2.5%	↑ 3.5%
DUBAI SCIENCE PARK (DUBIOTECH)	168.3	600,660	1,410	↔ 0.0%	↑ 7.5%
DUBAI SILICON OASIS	186.8	677,600	800	↔ 0.0%	↑ 12.4%
DUBAI SOUTH	164.1	558,925	1,415	↔ -0.9%	↑ 5.2%
DUBAI SPORTS CITY	140.7	1,035,140	730	↔ -0.1%	↑ 7.6%
DUBAILAND RESIDENCE COMPLEX	182.0	939,510	730	↓ -1.4%	↑ 5.0%
EMAAR SOUTH	161.3	1,315,725	1,325	↔ 0.0%	↑ 3.7%
INTERNATIONAL CITY	146.6	439,725	615	↔ -0.6%	↔ 0.7%
INTERNATIONAL CITY PHASE 2 & 3	163.2	633,600	880	↔ 0.0%	↑ 4.6%
JUMEIRAH BEACH RESIDENCE	173.1	3,358,250	1,750	↓ -4.5%	↓ -5.9%
JUMEIRAH LAKE TOWERS	175.3	2,287,600	1,330	↓ -1.5%	↑ 2.9%
JUMEIRAH VILLAGE CIRCLE	140.4	804,669	743	↔ -0.2%	↔ -0.7%
JUMEIRAH VILLAGE TRIANGLE	169.8	1,836,000	1,350	↓ -1.3%	↑ 7.8%
LIWAN	160.5	502,200	1,240	↔ 0.0%	↑ 2.9%
MAJAN	169.1	1,181,250	875	↔ 0.0%	↑ 7.5%
MEYDAN CITY	163.9	1,384,700	1,525	↔ 0.0%	↑ 5.0%
MEYDAN ONE	164.7	746,640	1,830	↓ -1.1%	↑ 5.8%

LOCATION	VPI	CAPITAL VALUE	VALUE/SQ FT	MONTHLY CHANGE	ANNUAL CHANGE
MOTOR CITY	171.4	1,793,000	1,100	↕ 0.0%	↑ 7.6%
PALM JUMEIRAH	231.9	3,901,500	2,250	↓ -3.6%	↕ -0.9%
REMRAAM	164.7	638,400	960	↓ -1.0%	↑ 12.4%
SOBHA HARTLAND	154.9	1,100,050	2,245	↕ 0.0%	↕ -0.4%
THE GREENS	207.1	1,333,800	1,800	↓ -5.3%	↑ 2.9%
THE VIEWS	186.7	2,358,000	1,800	↓ -1.0%	↑ 4.2%
TOWN SQUARE	164.7	802,700	1,150	↓ -7.3%	↓ -4.3%

## 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

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Residential  
Capital Values

**Monthly**



Residential  
Rental Values

**Quarterly**



Office  
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