AIN GLOBAL REAL ESTATE

2026 YTD Dubai Real Estate Investor Note

Institutional Research Report | Mid-Year 2026

Prepared for investors, family offices, developers, and senior management.
Data cut-off: early July 2026.

RERA-certified Dubai real estate advisory

Executive Summary - 2026 YTD

Dubai enters mid-2026 in a phase of selective normalization. Transaction values and prices remain elevated, but broad-based appreciation is giving way to a two-speed, fundamentals-driven market.

AED 686.8B

2025 sales value

215,736 transactions

AED 252B

Q1 2026 transactions

c.60,303 deals

AED 320B+

Jan-Apr 2026 YTD value

57,300+ residential sales

6.76%

Average gross yield

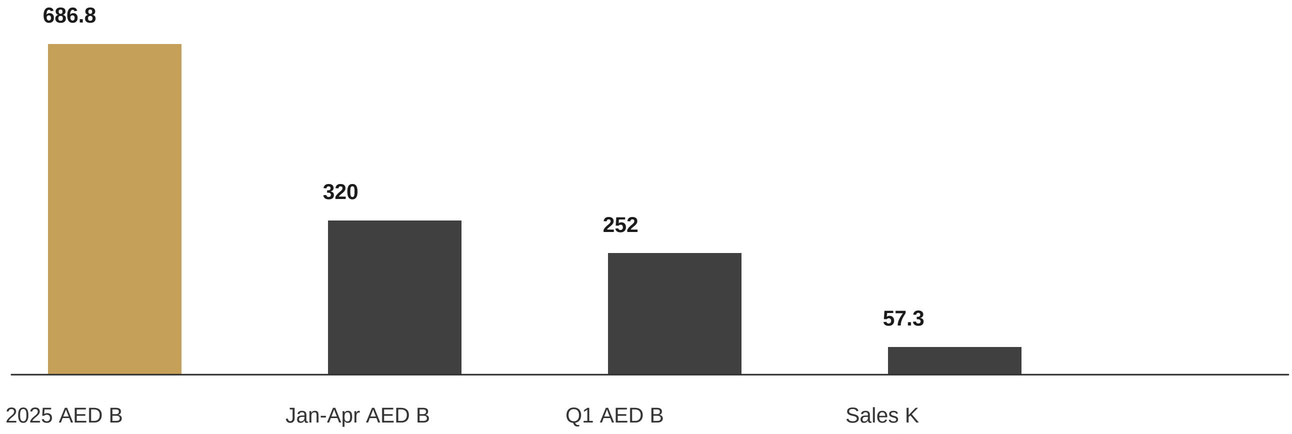
Apartments near 7.07%

Core 2026 YTD thesis

The opportunity is selective. Prime locations, villa and townhouse scarcity, infrastructure-backed corridors, and income-producing assets in proven communities remain attractive. The main risk is capital misallocation into repetitive mid-market apartments or low-quality off-plan launches in corridors facing concentrated 2026-2027 handovers.

Q2 2026 Snapshot - Jan-Apr YTD

Headline market indicators



Off-plan vs resale: Jan-Apr 2026

Off-plan remains the primary driver of volume and value. Resale markets have become more selective, with appreciation concentrated in established communities that offer livability and tenant depth.

Pricing and yield context

Median price per square foot reached around AED 1,770 in March 2026, up roughly 14% year-on-year. Average gross yields are around 6.76% city-wide, with apartments near 7.07% and villas around 4.9-5%.

Geographic Opportunity Map

Prime Urban Core

Downtown, DIFC, Business Bay

3-5%+ base-case annual growth; strong liquidity and corporate demand.

Waterfront Coastal

Palm Jumeirah, Dubai Marina, JBR, Dubai Harbour

4-8% base-case growth potential; lifestyle scarcity and tourism demand.

Mature Family Communities

Dubai Hills Estate, Arabian Ranches

5-8% base-case growth; end-user demand and limited villa supply.

Growth Corridors

Dubai South, Creek Harbour, MBR City

8-15% optimistic upside from lower bases; infrastructure delivery matters.

Value / Yield Hubs

JVC, International City, Sports City, Silicon Oasis

7-9% gross yields possible; oversupply screening is critical.

Segment-Level Outlook

Prime luxury residential	3-6% base-case annual appreciation; low capital risk, but avoid generic units.
Mid-market apartments	1-3% annual appreciation; sensitive to corridor-specific supply and handovers.
Villas and townhouses	5-10% annual appreciation; structural undersupply supports capital preservation.
Waterfront branded residences	4-8% annual appreciation; service charges and operator execution matter.
Off-plan investments	15-30% cumulative upside in favorable cases, but execution and oversupply risk are high.
Ready-to-rent assets	2-4% annual appreciation with 6-9% gross yields in value communities.

Core risk signal

The principal risk in 2026 is not a city-wide collapse, but localized oversupply and weak asset selection. Stress-test rents, service charges, vacancy and exit liquidity before deploying capital.

Scenarios and Monitoring Checklist

Bull ~25%	Strong global risk appetite, accelerated foreign inflows and rate cuts	Prime 6-10% annual appreciation
Base ~55%	Moderate growth, stable-to-easing rates and 55-65% supply delivery	Prime 3-5%; mid-market 1-3%
Bear ~20%	Global recession, 70%+ supply delivery, prolonged high rates	Volumes down 15-25%; weak stock softens

Monitoring checklist

- Al Maktoum Airport progress and airline relocation announcements.
- Metro Blue Line construction progress and station-area pricing.
- Villa supply versus end-user family demand.
- Residency and Golden Visa policy changes.
- Short-term rental regulation in Downtown, Marina, JVC and branded towers.
- Pipeline versus handovers in mid-market corridors.
- Global capital flows from key source markets.

Disclaimer: Forward-looking figures are illustrative analytical ranges, not guaranteed forecasts. Investors should combine this report with live DLD/DXB Interact data and professional advice before making capital decisions.