Continental Club Property · Dubai property market weekly report · Issue No. 11 · 2026-W42

Dubai property market, week of 10–16 Oct 2026: 2,542 deals worth AED 5.34 bn

Window Sat–Fri 10 Oct 2026 — 16 Oct 2026 · DLD registry snapshot of 16 Oct 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,542	2,484	+2.3%
Volume, AED	5.34 bn	5.41 bn	−1.2%
Median price, AED/m²	18,152	18,406	−1.4%
Median deal price, AED	1.3 m	1.2 m	+4.2%
Off-plan share	69.0%	66.2%	
Mortgages registered	856		

By day

Date	Deals	Volume, AED
10 Oct 2026	0	0
11 Oct 2026	0	0
12 Oct 2026	679	1.48 bn
13 Oct 2026	486	968.8 m
14 Oct 2026	565	1.22 bn
15 Oct 2026	478	904.1 m
16 Oct 2026	334	767.5 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	288	426.2 m	17,328
Al Barsha South Fourth	197	212.7 m	16,093
Jabal Ali Industrial Second	134	175.7 m	19,693
Wadi Al Safa 3	124	334.8 m	15,634
Dubai Investment Park First	113	129.5 m	12,342
Business Bay	104	319.6 m	24,775
Wadi Al Safa 5	101	153.7 m	15,650
Jabal Ali First	93	160.0 m	17,386
Al Hebiah Fifth	91	108.5 m	18,993
Al Hebiah First	71	100.4 m	15,848

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
16 Oct 2026	Palm Jumeirah	W Residences Dubai - The Palm · 4 B/R · Existing Properties	1,209	53.7 m	44,434

13 Oct 2026	Wadi Al Safa 3	Amis & GPD Presents Fleur De Jardin Villas · 6 B/R · Off-Plan Properties	861	49.5 m	57,462
16 Oct 2026	Wadi Al Safa 3	Existing Properties	1,279	41.0 m	32,068
12 Oct 2026	Al Thanyah Fifth	Existing Properties	988	29.5 m	29,858
12 Oct 2026	Al Hebiah Second	POLO HOMES · Existing Properties	1,915	24.0 m	12,535
12 Oct 2026	Palm Jumeirah	Existing Properties	622	23.5 m	37,796
14 Oct 2026	Marsa Dubai	Sensoria at FIVE LUXE · 4 B/R · Existing Properties	374	21.8 m	58,210
12 Oct 2026	Business Bay	Bugatti Residences by Binghatti · 3 B/R · Off-Plan Properties	324	20.9 m	64,366
16 Oct 2026	Palm Jumeirah	W Residences Dubai - The Palm · 3 B/R · Existing Properties	508	19.6 m	38,575
14 Oct 2026	Business Bay	Bugatti Residences by Binghatti · 2 B/R · Off-Plan Properties	186	19.5 m	104,856

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
31 Jul 2026	3,258	2,423	835	5.71 bn
7 Aug 2026	2,992	2,258	734	5.14 bn
14 Aug 2026	2,663	1,969	694	5.41 bn
21 Aug 2026	2,926	2,164	762	5.59 bn
28 Aug 2026	2,393	1,610	783	4.67 bn
4 Sep 2026	2,255	1,552	703	4.89 bn
11 Sep 2026	2,741	2,011	730	5.03 bn
18 Sep 2026	2,348	1,634	714	5.06 bn
25 Sep 2026	2,262	1,511	751	4.90 bn
2 Oct 2026	2,159	1,407	752	4.46 bn
9 Oct 2026	2,484	1,644	840	5.41 bn
16 Oct 2026	2,542	1,755	787	5.34 bn

Source: Dubai Land Department registries (registered transactions). Medians, not averages; sales exclude mortgages and gifts. Methodology: https://continentalclub.ae/methodology/. Free to reuse with attribution: "Source: Continental Club Property (continentalclub.ae)", CC BY 4.0. Online version of this issue: https://continentalclub.ae/dubai-property-market-weekly-report/2026-w42/
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