Continental Club Property · Dubai property market weekly report · Issue No. 10 · 2026-W41

Dubai property market, week of 3–9 Oct 2026: 2,484 deals worth AED 5.41 bn

Window Sat–Fri 3 Oct 2026 — 9 Oct 2026 · DLD registry snapshot of 9 Oct 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,484	2,159	+15.1%
Volume, AED	5.41 bn	4.46 bn	+21.3%
Median price, AED/m²	18,406	17,591	+4.6%
Median deal price, AED	1.2 m	1.3 m	−4.6%
Off-plan share	66.2%	65.2%	
Mortgages registered	1,004		

By day

Date	Deals	Volume, AED
3 Oct 2026	0	0
4 Oct 2026	0	0
5 Oct 2026	849	1.70 bn
6 Oct 2026	445	1.02 bn
7 Oct 2026	432	875.1 m
8 Oct 2026	451	1.15 bn
9 Oct 2026	307	658.0 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Wadi Al Safa 3	210	327.6 m	15,178
Al Barsha South Fourth	186	188.0 m	15,014
Madinat Al Mataar	150	153.3 m	17,395
Al Hebiah First	139	197.1 m	16,174
Jabal Ali Industrial Second	127	144.3 m	19,644
Jabal Ali First	124	241.9 m	19,742
Business Bay	89	416.8 m	24,039
Wadi Al Safa 5	86	124.0 m	15,378
Al Hebiah Fifth	69	93.6 m	19,273
Nad Al Shiba First	66	128.5 m	37,194

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
5 Oct 2026	World Islands	ZAYA ZUHA ISLAND · 6 B/R · Existing Properties	3,815	79.0 m	20,706
9 Oct 2026	Palm Jumeirah	Existing Properties	684	78.0 m	114,052

6 Oct 2026	Business Bay	Bureau Lamar · Off-Plan Properties	984	68.0 m	69,053
6 Oct 2026	Business Bay	Bureau Lamar · Off-Plan Properties	964	66.1 m	68,510
8 Oct 2026	Hadaeq Sheikh Mohammed Bin Rashid	FAIRWAY VISTAS · Existing Properties	1,230	63.0 m	51,215
6 Oct 2026	Wadi Al Safa 3	Existing Properties	1,095	51.0 m	46,565
6 Oct 2026	Al Saffa Second	Existing Properties	3,716	50.0 m	13,455
8 Oct 2026	Palm Jumeirah	ORLA by Omniyat · 4 B/R · Off-Plan Properties	681	49.4 m	72,611
8 Oct 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	623	41.1 m	66,034
8 Oct 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	495	36.4 m	73,578

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
24 Jul 2026	2,771	2,010	761	5.19 bn
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

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-w41/

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