Continental Club Property · Dubai property market weekly report · Issue No. 9 · 2026-W40

Dubai property market, week of 26 Sep 2026 — 2 Oct 2026: 2,159 deals worth AED 4.46 bn

Window Sat–Fri 26 Sep 2026 — 2 Oct 2026 · DLD registry snapshot of 2 Oct 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,159	2,262	−4.6%
Volume, AED	4.46 bn	4.90 bn	−8.9%
Median price, AED/m²	17,591	17,960	−2.1%
Median deal price, AED	1.3 m	1.3 m	−2.5%
Off-plan share	65.2%	66.8%	
Mortgages registered	909		

By day

Date	Deals	Volume, AED
26 Sep 2026	0	0
27 Sep 2026	0	0
28 Sep 2026	592	1.16 bn
29 Sep 2026	468	946.0 m
30 Sep 2026	463	888.3 m
1 Oct 2026	358	841.0 m
2 Oct 2026	278	625.6 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Dubai Investment Park First	185	189.9 m	10,861
Al Barsha South Fourth	164	205.6 m	15,616
Madinat Al Mataar	139	165.9 m	17,735
Jabal Ali First	109	165.7 m	15,396
Wadi Al Safa 3	96	140.7 m	15,922
Jabal Ali Industrial Second	86	92.6 m	18,598
Al Hebiah Fifth	86	132.7 m	17,983
Business Bay	83	272.5 m	19,598
Wadi Al Safa 5	81	150.8 m	14,828
Al Khairan First	65	185.6 m	26,967

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
28 Sep 2026	Palm Jumeirah	Existing Properties	1,364	71.5 m	52,419
28 Sep 2026	Palm Jumeirah	Existing Properties	686	51.5 m	75,106

30 Sep 2026	Trade Center Second	AHS Tower · Off-Plan Properties	646	33.0 m	51,013
29 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	412	30.7 m	74,691
2 Oct 2026	Al Wasl	Citywalk Residential Building 13B · 4 B/R · Existing Properties	684	29.5 m	43,133
29 Sep 2026	Burj Khalifa	IL Primo · 4 B/R · Existing Properties	481	28.0 m	58,224
1 Oct 2026	Ghadeer Al tair	Existing Properties	3,952	26.0 m	6,579
1 Oct 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	368	26.0 m	70,592
28 Sep 2026	Marsa Dubai	Bluewaters Residences 4 · 4 B/R · Existing Properties	607	25.0 m	41,197
2 Oct 2026	Al Thanyah Fifth	Existing Properties	988	21.3 m	21,513

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
17 Jul 2026	3,042	2,351	691	5.50 bn
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

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-w40/

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