Dubai property market, week of 19–25 Sep 2026: 2,262 deals worth AED 4.90 bn

Window Sat–Fri 19 Sep 2026 — 25 Sep 2026 · DLD registry snapshot of 25 Sep 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,262	2,348	−3.7%
Volume, AED	4.90 bn	5.06 bn	−3.2%
Median price, AED/m²	17,960	18,022	−0.3%
Median deal price, AED	1.3 m	1.3 m	−0.8%
Off-plan share	66.8%	69.6%	
Mortgages registered	848		

By day

Date	Deals	Volume, AED
19 Sep 2026	0	0
20 Sep 2026	0	0
21 Sep 2026	614	1.24 bn
22 Sep 2026	423	940.7 m
23 Sep 2026	452	1.08 bn
24 Sep 2026	439	931.7 m
25 Sep 2026	334	698.3 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Al Barsha South Fourth	185	205.2 m	15,433
Jabal Ali Industrial Second	174	202.9 m	18,785
Madinat Al Mataar	160	233.1 m	17,029
Jabal Ali First	151	294.7 m	17,757
Wadi Al Safa 5	107	170.4 m	15,265
Business Bay	103	314.0 m	21,150
Wadi Al Safa 4	89	122.1 m	17,992
Al Hebiah Fifth	65	73.8 m	18,515
Wadi Al Safa 3	63	102.3 m	15,974
Al Hebiah First	61	227.8 m	19,691

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
21 Sep 2026	Palm Jumeirah	Como Residences · 5 B/R · Off-Plan Properties	1,088	71.2 m	65,478
23 Sep 2026	Palm Jumeirah	Como Residences · 4 B/R · Off-Plan Properties	1,072	64.9 m	60,536

23 Sep 2026	Palm Jumeirah	Como Residences · 4 B/R · Off-Plan Properties	951	60.9 m	64,079
23 Sep 2026	Palm Jumeirah	Como Residences · 4 B/R · Off-Plan Properties	945	60.3 m	63,774
22 Sep 2026	Burj Khalifa	BLVD PLAZA T1 · Office · Existing Properties	1,093	55.0 m	50,313
23 Sep 2026	Palm Jumeirah	Serenia Living - Tower 3 · 4 B/R · Existing Properties	595	30.0 m	50,399
23 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	483	29.8 m	61,717
21 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	493	28.8 m	58,381
21 Sep 2026	Me'Aisem First	LIME TREE VALLEY · Existing Properties	951	27.0 m	28,405
22 Sep 2026	Burj Khalifa	Baccarat Residence T2 · 3 B/R · Off-Plan Properties	399	25.2 m	63,042

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
10 Jul 2026	2,559	1,862	697	4.94 bn
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

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-w39/
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