Continental Club Property · Dubai property market weekly report · Issue No. 7 · 2026-W38

Dubai property market, week of 12–18 Sep 2026: 2,348 deals worth AED 5.06 bn

Window Sat–Fri 12 Sep 2026 — 18 Sep 2026 · DLD registry snapshot of 18 Sep 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,348	2,741	−14.3%
Volume, AED	5.06 bn	5.03 bn	+0.7%
Median price, AED/m²	18,022	18,296	−1.5%
Median deal price, AED	1.3 m	1.2 m	+10.4%
Off-plan share	69.6%	73.4%	
Mortgages registered	955		

By day

Date	Deals	Volume, AED
12 Sep 2026	0	0
13 Sep 2026	0	0
14 Sep 2026	749	1.45 bn
15 Sep 2026	419	866.0 m
16 Sep 2026	365	850.4 m
17 Sep 2026	482	1.09 bn
18 Sep 2026	333	803.5 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Al Barsha South Fourth	206	218.3 m	14,736
Madinat Al Mataar	188	315.0 m	16,878
Jabal Ali Industrial Second	139	157.4 m	18,844
Wadi Al Safa 3	126	161.9 m	15,401
Wadi Al Safa 5	124	192.3 m	14,990
Jabal Ali First	107	196.9 m	18,557
Al Hebiah First	98	293.4 m	19,602
Business Bay	88	403.9 m	25,360
Al Khairan First	81	245.2 m	27,197
Al Hebiah Fifth	76	86.3 m	17,326

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
17 Sep 2026	Al Barsha First	Existing Properties	8,710	70.0 m	8,037
16 Sep 2026	Palm Jumeirah	Existing Properties	683	67.5 m	98,808

18 Sep 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	870	56.3 m	64,683
15 Sep 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	752	47.9 m	63,738
14 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	597	40.9 m	68,450
18 Sep 2026	Marsa Dubai	Bluewaters Residences 3 · 4 B/R · Existing Properties	629	36.0 m	57,231
14 Sep 2026	Me'Aisem First	REDWOOD AVENUE · Existing Properties	1,266	34.0 m	26,856
15 Sep 2026	Jumeirah Second	Rosewood Residences · 3 B/R · Off-Plan Properties	361	29.8 m	82,666
18 Sep 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	434	26.5 m	61,004
14 Sep 2026	Al Thanyah Fifth	Existing Properties	1,179	25.0 m	21,200

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
3 Jul 2026	2,859	2,023	836	5.65 bn
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

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-w38/
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