Dubai property market, week of 29 Aug 2026 — 4 Sep 2026: 2,255 deals worth AED 4.89 bn

Window Sat–Fri 29 Aug 2026 — 4 Sep 2026 · DLD registry snapshot of 4 Sep 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,255	2,393	−5.8%
Volume, AED	4.89 bn	4.67 bn	+4.7%
Median price, AED/m²	18,299	18,311	−0.1%
Median deal price, AED	1.2 m	1.2 m	+0.7%
Off-plan share	68.8%	67.3%	
Mortgages registered	752		

By day

Date	Deals	Volume, AED
29 Aug 2026	0	0
30 Aug 2026	0	0
31 Aug 2026	387	872.2 m
1 Sep 2026	478	1.32 bn
2 Sep 2026	493	914.6 m
3 Sep 2026	562	953.3 m
4 Sep 2026	335	829.8 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	232	271.4 m	18,834
Wadi Al Safa 3	197	206.7 m	15,129
Al Barsha South Fourth	158	169.9 m	14,339
Business Bay	102	353.2 m	23,447
Jabal Ali First	97	164.6 m	17,832
Al Hebiah First	94	149.6 m	21,522
Wadi Al Safa 5	81	119.5 m	14,640
Jabal Ali Industrial Second	77	88.1 m	18,116
Wadi Al Safa 4	71	97.6 m	18,777
Marsa Dubai	63	208.2 m	22,764

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
1 Sep 2026	Palm Jumeirah	EOME · 6 B/R · Existing Properties	2,467	260.0 m	105,404
1 Sep 2026	Palm Jumeirah	Existing Properties	1,364	110.0 m	80,622

31 Aug 2026	Al Thanayah Fourth	Emirates Hills · Existing Properties	2,589	75.0 m	28,973
1 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	622	41.8 m	67,244
2 Sep 2026	Al Baraha	Existing Properties	10,564	31.9 m	3,020
3 Sep 2026	Palm Jumeirah	ORLA by Omniyat · 3 B/R · Off-Plan Properties	390	29.4 m	75,360
4 Sep 2026	Palm Jumeirah	Existing Properties	623	25.0 m	40,132
1 Sep 2026	Al Thanyah Fifth	Existing Properties	956	23.5 m	24,572
1 Sep 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	395	21.3 m	53,975
3 Sep 2026	Marsa Dubai	W Residences At Dubai Harbour - Tower 3 · 4 B/R · Off-Plan Properties	402	20.3 m	50,414

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
19 Jun 2026	2,811	2,187	624	5.48 bn
26 Jun 2026	2,991	2,244	747	5.32 bn
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

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-w36/
Continental Club Property LLC · RERA ORN 31933 · Dubai · continentalclub.ae