Continental Club Property · Dubai property market weekly report · Issue No. 4 · 2026-W35

Dubai property market, week of 22–28 Aug 2026: 2,393 deals worth AED 4.67 bn

Window Sat–Fri 22 Aug 2026 — 28 Aug 2026 · DLD registry snapshot of 28 Aug 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,393	2,926	−18.2%
Volume, AED	4.67 bn	5.59 bn	−16.5%
Median price, AED/m²	18,311	18,170	+0.8%
Median deal price, AED	1.2 m	1.2 m	+4.6%
Off-plan share	67.3%	74.0%	
Mortgages registered	836		

By day

Date	Deals	Volume, AED
22 Aug 2026	0	0
23 Aug 2026	0	0
24 Aug 2026	725	1.19 bn
25 Aug 2026	557	1.04 bn
26 Aug 2026	467	960.4 m
27 Aug 2026	450	1.09 bn
28 Aug 2026	194	382.4 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	492	488.6 m	18,527
Al Barsha South Fourth	185	214.1 m	15,125
Wadi Al Safa 4	113	167.4 m	19,701
Wadi Al Safa 5	111	144.0 m	16,022
Al Khairan First	97	284.9 m	27,918
Jabal Ali First	88	151.1 m	15,733
Business Bay	78	202.7 m	24,233
Wadi Al Safa 3	65	103.5 m	16,512
Marsa Dubai	65	324.6 m	20,859
Jabal Ali Industrial Second	62	70.9 m	17,936

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
27 Aug 2026	Marsa Dubai	Jumeirah Gate Tower 2 · 5 B/R · Existing Properties	1,682	86.0 m	51,138
25 Aug 2026	Palm Jumeirah	Existing Properties	1,245	75.0 m	60,263

26 Aug 2026	Al Thanayah Fourth	Emirates Hills · Existing Properties	2,577	60.0 m	23,286
26 Aug 2026	Jumeirah Second	Peninsula Dubai Residences - Tower 2 · 3 B/R · Off-Plan Properties	377	34.3 m	90,957
28 Aug 2026	Al Wasl	Muraba Veil · 3 B/R · Off-Plan Properties	460	31.6 m	68,671
25 Aug 2026	Zaabeel First	Address Residences Zabeel Tower 3 · 6 B/R · Off-Plan Properties	1,077	30.7 m	28,558
27 Aug 2026	Palm Jumeirah	Existing Properties	622	24.0 m	38,562
25 Aug 2026	Me'Aisem First	Existing Properties	828	23.5 m	28,382
26 Aug 2026	Marsa Dubai	Palace Beach Residence Tower 1 · 4 B/R · Existing Properties	623	22.7 m	36,330
26 Aug 2026	Al Thanyah Fifth	SABA 1 · Office · Existing Properties	834	21.3 m	25,471

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
12 Jun 2026	2,975	2,316	659	5.59 bn
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

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-w35/

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