Continental Club Property · Dubai property market weekly report · Issue No. 3 · 2026-W34

Dubai property market, week of 15–21 Aug 2026: 2,926 deals worth AED 5.59 bn

Window Sat–Fri 15 Aug 2026 — 21 Aug 2026 · DLD registry snapshot of 21 Aug 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,926	2,663	+9.9%
Volume, AED	5.59 bn	5.41 bn	+3.2%
Median price, AED/m²	18,170	18,441	−1.5%
Median deal price, AED	1.2 m	1.2 m	+1.4%
Off-plan share	74.0%	73.9%	
Mortgages registered	811		

By day

Date	Deals	Volume, AED
15 Aug 2026	0	0
16 Aug 2026	0	0
17 Aug 2026	695	1.38 bn
18 Aug 2026	674	1.17 bn
19 Aug 2026	643	1.22 bn
20 Aug 2026	594	1.15 bn
21 Aug 2026	320	665.7 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	544	943.3 m	18,262
Wadi Al Safa 4	312	262.1 m	17,872
Al Barsha South Fourth	182	202.7 m	15,975
Jabal Ali Industrial Second	180	192.5 m	18,829
Business Bay	144	657.9 m	24,366
Wadi Al Safa 5	137	239.0 m	16,191
Jabal Ali First	125	192.0 m	17,537
Wadi Al Safa 3	124	132.7 m	16,032
Al Hebiah First	65	89.1 m	18,217
Marsa Dubai	58	176.8 m	30,485

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
17 Aug 2026	Business Bay	Bugatti Residences by Binghatti · 4 B/R · Off-Plan Properties	631	63.0 m	99,908
18 Aug 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	739	48.8 m	65,973

19 Aug 2026	Business Bay	Bugatti Residences by Binghatti · 3 B/R · Off-Plan Properties	627	45.2 m	72,093
17 Aug 2026	Palm Jumeirah	Existing Properties	622	44.0 m	70,696
20 Aug 2026	Palm Jumeirah	ORLA by Omniyat · 3 B/R · Off-Plan Properties	488	38.0 m	77,856
18 Aug 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	527	35.4 m	67,137
21 Aug 2026	Palm Jumeirah	The Alba Resort Residences · 3 B/R · Off-Plan Properties	237	31.6 m	133,640
17 Aug 2026	Burj Khalifa	Mercedes-Benz Places/Binghatti · 4 B/R · Off-Plan Properties	332	30.0 m	90,498
17 Aug 2026	Burj Khalifa	Mercedes-Benz Places/Binghatti · 4 B/R · Off-Plan Properties	331	30.0 m	90,500
19 Aug 2026	Business Bay	Bugatti Residences by Binghatti · 3 B/R · Off-Plan Properties	286	24.8 m	86,659

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
5 Jun 2026	2,752	2,208	544	5.08 bn
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

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-w34/

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