Continental Club Property · Dubai property market weekly report · Issue No. 2 · 2026-W33

Dubai property market, week of 8–14 Aug 2026: 2,663 deals worth AED 5.41 bn

Window Sat–Fri 8 Aug 2026 — 14 Aug 2026 · DLD registry snapshot of 14 Aug 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,663	2,992	−11.0%
Volume, AED	5.41 bn	5.14 bn	+5.4%
Median price, AED/m²	18,441	18,396	+0.2%
Median deal price, AED	1.2 m	1.1 m	+10.4%
Off-plan share	73.9%	75.5%	
Mortgages registered	825		

By day

Date	Deals	Volume, AED
8 Aug 2026	0	0
9 Aug 2026	0	0
10 Aug 2026	669	1.55 bn
11 Aug 2026	548	971.0 m
12 Aug 2026	600	1.19 bn
13 Aug 2026	535	992.8 m
14 Aug 2026	311	705.9 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	504	509.1 m	18,955
Wadi Al Safa 4	244	280.2 m	18,883
Al Barsha South Fourth	176	234.4 m	15,780
Jabal Ali Industrial Second	154	139.9 m	18,560
Wadi Al Safa 3	133	199.6 m	14,968
Jabal Ali First	107	171.9 m	17,063
Business Bay	99	424.4 m	24,024
Wadi Al Safa 5	79	119.6 m	15,004
Me'Aisem First	73	92.5 m	13,982
Al Hebiah First	64	119.5 m	18,958

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
14 Aug 2026	Palm Jumeirah	Existing Properties	1,518	110.0 m	72,479

11 Aug 2026	Palm Jumeirah	Orla Infinity by Omniyat · 4 B/R · Off-Plan Properties	780	79.0 m	101,334
13 Aug 2026	Al Thanayah Fourth	Emirates Hills · Existing Properties	2,109	75.0 m	35,562
10 Aug 2026	Jumeirah Second	Aman Residences Dubai - Tower 1 · 2 B/R · Off-Plan Properties	355	57.6 m	161,995
10 Aug 2026	Jumeirah Second	Aman Residences Dubai - Tower 2 · 2 B/R · Off-Plan Properties	355	54.7 m	153,988
13 Aug 2026	Business Bay	Bugatti Residences by Binghatti · 3 B/R · Off-Plan Properties	353	42.8 m	121,195
10 Aug 2026	Palm Jumeirah	Marina Apartments 4 · 5 B/R · Existing Properties	1,217	36.0 m	29,590
12 Aug 2026	Business Bay	Burj Binghatti Jacob & Co. Residences · 6 B/R · Off-Plan Properties	522	36.0 m	68,958
10 Aug 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	550	32.4 m	58,935
10 Aug 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	477	31.5 m	66,108

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
29 May 2026	799	704	95	1.42 bn
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

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-w33/
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