Continental Club Property · Dubai property market weekly report · Issue No. 1 · 2026-W32

Dubai property market, week of 1–7 Aug 2026: 2,992 deals worth AED 5.14 bn

Window Sat–Fri 1 Aug 2026 — 7 Aug 2026 · DLD registry snapshot of 7 Aug 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,992	3,258	−8.2%
Volume, AED	5.14 bn	5.71 bn	−10.1%
Median price, AED/m²	18,396	18,085	+1.7%
Median deal price, AED	1.1 m	1.1 m	−3.9%
Off-plan share	75.5%	74.4%	
Mortgages registered	849		

By day

Date	Deals	Volume, AED
1 Aug 2026	0	0
2 Aug 2026	0	0
3 Aug 2026	898	1.33 bn
4 Aug 2026	509	859.3 m
5 Aug 2026	624	1.06 bn
6 Aug 2026	557	1.19 bn
7 Aug 2026	404	694.4 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Jabal Ali Industrial Second	489	457.4 m	18,507
Madinat Al Mataar	374	395.9 m	18,338
Wadi Al Safa 4	290	238.5 m	18,614
Al Barsha South Fourth	170	214.4 m	15,646
Wadi Al Safa 5	109	182.4 m	14,929
Jabal Ali First	90	133.0 m	15,732
Al Barshaa South Third	76	85.8 m	15,258
Dubai Investment Park First	74	92.6 m	13,498
Business Bay	73	249.9 m	20,958
Al Thanyah Fifth	71	210.7 m	25,261

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
5 Aug 2026	Jumeirah First	Jumeirah Residences Asora Bay · 4 B/R · Off-Plan Properties	725	65.0 m	89,624
6 Aug 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	837	57.2 m	68,319

6 Aug 2026	Me'Aisem First	Existing Properties	1,388	49.9 m	35,928
4 Aug 2026	Jumeirah First	Solaya 6 · 3 B/R · Off-Plan Properties	641	45.9 m	71,582
4 Aug 2026	Jumeirah Second	Rosewood Residences · 3 B/R · Off-Plan Properties	432	44.4 m	102,728
3 Aug 2026	Business Bay	Vela Viento by Omniyat · 4 B/R · Off-Plan Properties	490	36.2 m	73,882
3 Aug 2026	Island 2	Villa Amalfi · 4 B/R · Existing Properties	421	31.0 m	73,610
6 Aug 2026	Business Bay	Lumena by Omniyat · Off-Plan Properties	528	26.4 m	50,020
4 Aug 2026	Burj Khalifa	THE 118 · 4 B/R · Existing Properties	618	25.0 m	40,463
6 Aug 2026	Palm Jabal Ali	Building B · 4 B/R · Off-Plan Properties	371	15.9 m	42,920

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
22 May 2026	3,487	2,585	902	6.82 bn
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

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-w32/

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