Dubai property market, week of 31 Oct 2026 — 6 Nov 2026: 2,384 deals worth AED 5.14 bn

Window Sat–Fri 31 Oct 2026 — 6 Nov 2026 · DLD registry snapshot of 9 Nov 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,384	2,375	+0.4%
Volume, AED	5.14 bn	5.11 bn	+0.5%
Median price, AED/m²	18,441	18,091	+1.9%
Median deal price, AED	1.3 m	1.3 m	+0.0%
Off-plan share	63.9%	59.2%	
Mortgages registered	923		

By day

Date	Deals	Volume, AED
31 Oct 2026	0	0
1 Nov 2026	0	0
2 Nov 2026	710	1.49 bn
3 Nov 2026	483	1.09 bn
4 Nov 2026	433	842.5 m
5 Nov 2026	434	926.6 m
6 Nov 2026	324	789.3 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Madinat Al Mataar	213	322.0 m	17,870
Al Barsha South Fourth	190	236.4 m	16,144
Business Bay	144	427.6 m	24,653
Wadi Al Safa 5	112	169.9 m	15,115
Al Jadaf	110	141.7 m	20,116
Wadi Al Safa 3	99	167.9 m	15,275
Jabal Ali Industrial Second	75	112.1 m	19,656
Madinat Dubai Almelaheyah	73	227.4 m	33,040
Al Thanyah Fifth	65	232.8 m	21,606
Jabal Ali First	65	110.9 m	16,256

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
2 Nov 2026	Palm Jumeirah	Existing Properties	684	60.0 m	87,727
3 Nov 2026	Palm Deira	Silena Building B · PENTHOUSE · Off-Plan Properties	1,162	58.0 m	49,897

5 Nov 2026	Marsa Dubai	Building A · 4 B/R · Off-Plan Properties	790	54.0 m	68,348
2 Nov 2026	Me'Aisem First	JUMEIRAH GOLF ESTATES · Existing Properties	1,159	44.0 m	37,979
5 Nov 2026	Wadi Al Safa 3	Existing Properties	1,524	41.0 m	26,910
3 Nov 2026	Business Bay	Vela By Omniyat · 3 B/R · Off-Plan Properties	591	39.0 m	65,987
3 Nov 2026	Al Saffa Second	Existing Properties	3,716	35.0 m	9,418
2 Nov 2026	Burj Khalifa	Baccarat Residence T1 · 4 B/R · Off-Plan Properties	486	34.2 m	70,233
4 Nov 2026	Burj Khalifa	IL Primo · 4 B/R · Existing Properties	492	28.1 m	57,067
3 Nov 2026	Business Bay	Lumena Alta by Omniyat · Off-Plan Properties	407	27.8 m	68,385

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
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
11 Sep 2026	2,741	2,011	730	5.03 bn
18 Sep 2026	2,348	1,634	714	5.06 bn
25 Sep 2026	2,262	1,511	751	4.90 bn
2 Oct 2026	2,159	1,407	752	4.46 bn
9 Oct 2026	2,484	1,644	840	5.41 bn
16 Oct 2026	2,542	1,755	787	5.34 bn
23 Oct 2026	2,297	1,528	769	4.72 bn
30 Oct 2026	2,375	1,405	970	5.11 bn
6 Nov 2026	2,384	1,524	860	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-w45/
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