Continental Club Property · Dubai property market weekly report · Issue No. 16 · 2026-W47

# Dubai property market, week of 14–20 Nov 2026: 2,360 deals worth AED 5.24 bn

Window Sat–Fri 14 Nov 2026 — 20 Nov 2026 · DLD registry snapshot of 23 Nov 2026

## Key figures of the week

| | This week | Week before | Change |
|---|---|---|---|
| Deals (sales, units and villas) | 2,360 | 2,160 | +9.3% |
| Volume, AED | 5.24 bn | 4.76 bn | +10.0% |
| Median price, AED/m² | 18,982 | 18,248 | +4.0% |
| Median deal price, AED | 1.4 m | 1.3 m | +3.2% |
| Off-plan share | 63.4% | 61.6% | |
| Mortgages registered | 845 | | |

## By day

| Date | Deals | Volume, AED |
|---|---|---|
| 14 Nov 2026 | 0 | 0 |
| 15 Nov 2026 | 0 | 0 |
| 16 Nov 2026 | 750 | 1.75 bn |
| 17 Nov 2026 | 456 | 1.01 bn |
| 18 Nov 2026 | 344 | 736.7 m |
| 19 Nov 2026 | 470 | 1.14 bn |
| 20 Nov 2026 | 340 | 598.0 m |

## Areas of the week (top 10 by deals)

| Area | Deals | Volume, AED | AED/m² |
|---|---|---|---|
| Al Barsha South Fourth | 190 | 224.8 m | 16,047 |
| Business Bay | 139 | 424.8 m | 25,935 |
| Al Hebiah First | 133 | 185.4 m | 18,310 |
| Saih Shuaib 1 | 132 | 389.6 m | 21,070 |
| Al Jadaf | 111 | 143.2 m | 19,198 |
| Jabal Ali First | 102 | 171.8 m | 15,441 |
| Madinat Al Mataar | 96 | 168.5 m | 16,456 |
| Wadi Al Safa 5 | 92 | 126.9 m | 15,607 |
| Wadi Al Safa 3 | 86 | 127.9 m | 15,634 |
| Jabal Ali Industrial Second | 76 | 96.0 m | 19,161 |

## Largest deals of the week

| Date | Area | Property | m² | AED | AED/m² |
|---|---|---|---|---|---|
| 16 Nov 2026 | Al Satwa | Existing Properties | 9,607 | 135.0 m | 14,053 |
| 19 Nov 2026 | Al Thanayah Fourth | Emirates Hills · Existing Properties | 2,343 | 80.0 m | 34,139 |

| | | | | | |
|---|---|---|---|---|---|
| 19 Nov 2026 | Business Bay | Bugatti Residences by Binghatti · 3 B/R · Off-Plan Properties | 551 | 37.0 m | 67,099 |
| 17 Nov 2026 | Jumeirah First | Solaya 5 · 4 B/R · Off-Plan Properties | 422 | 36.6 m | 86,581 |
| 18 Nov 2026 | Palm Jumeirah | W Residences Dubai - The Palm · 3 B/R · Existing Properties | 639 | 35.0 m | 54,813 |
| 17 Nov 2026 | Palm Jumeirah | Existing Properties | 623 | 32.6 m | 52,243 |
| 19 Nov 2026 | Zaabeel First | One Za'abeel Tower · 3 B/R · Existing Properties | 318 | 30.0 m | 94,452 |
| 17 Nov 2026 | Um Suqaim Second | Existing Properties | 2,090 | 25.0 m | 11,960 |
| 18 Nov 2026 | Palm Jumeirah | Existing Properties | 621 | 25.0 m | 40,282 |
| 19 Nov 2026 | Me'Aisem First | JUMEIRAH GOLF ESTATES · Existing Properties | 792 | 24.0 m | 30,292 |

## 12-week trend

| Week to | Deals | Off-plan | Ready | Volume, AED |
|---|---|---|---|---|
| 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 |
| 13 Nov 2026 | 2,160 | 1,331 | 829 | 4.76 bn |
| 20 Nov 2026 | 2,360 | 1,497 | 863 | 5.24 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-w47/
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