Continental Club Property · Dubai property market weekly report · Issue No. 17 · 2026-W48

Dubai property market, week of 18–24 Nov 2026: 2,222 deals worth AED 4.83 bn

Window Sat–Fri 18 Nov 2026 — 24 Nov 2026 · DLD registry snapshot of 25 Nov 2026

Key figures of the week

	This week	Week before	Change
Deals (sales, units and villas)	2,222	2,288	−2.9%
Volume, AED	4.83 bn	5.26 bn	−8.3%
Median price, AED/m²	19,145	18,720	+2.3%
Median deal price, AED	1.3 m	1.4 m	−5.2%
Off-plan share	62.2%	63.1%	
Mortgages registered	821		

By day

Date	Deals	Volume, AED
18 Nov 2026	344	736.7 m
19 Nov 2026	470	1.14 bn
20 Nov 2026	340	598.0 m
21 Nov 2026	0	0
22 Nov 2026	0	0
23 Nov 2026	664	1.43 bn
24 Nov 2026	404	922.4 m

Areas of the week (top 10 by deals)

Area	Deals	Volume, AED	AED/m²
Al Barsha South Fourth	198	221.1 m	15,943
Business Bay	134	479.2 m	25,136
Wadi Al Safa 5	119	164.0 m	16,474
Madinat Al Mataar	101	150.0 m	17,249
Jabal Ali First	100	182.6 m	16,335
Al Hebiah Fifth	100	99.9 m	19,520
Al Jadaf	100	131.9 m	19,415
Wadi Al Safa 3	73	126.5 m	15,634
Al Hebiah First	72	92.2 m	19,014
Jabal Ali Industrial Second	70	105.1 m	20,248

Largest deals of the week

Date	Area	Property	m²	AED	AED/m²
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

18 Nov 2026	Palm Jumeirah	W Residences Dubai - The Palm · 3 B/R · Existing Properties	639	35.0 m	54,813
19 Nov 2026	Zaabeel First	One Za'abeel Tower · 3 B/R · Existing Properties	318	30.0 m	94,452
18 Nov 2026	Palm Jumeirah	Existing Properties	621	25.0 m	40,282
23 Nov 2026	Business Bay	BERKELEY TOWER · Off-Plan Properties	505	24.6 m	48,720
19 Nov 2026	Me'Aisem First	JUMEIRAH GOLF ESTATES · Existing Properties	792	24.0 m	30,292
19 Nov 2026	Business Bay	BERKELEY TOWER · Off-Plan Properties	502	22.4 m	44,568
19 Nov 2026	Business Bay	BERKELEY TOWER · Off-Plan Properties	502	22.0 m	43,742
23 Nov 2026	Al Muteena	Existing Properties	3,781	21.4 m	5,658

12-week trend

Week to	Deals	Off-plan	Ready	Volume, AED
8 Sep 2026	2,592	1,832	760	4.86 bn
15 Sep 2026	2,707	1,991	716	5.18 bn
22 Sep 2026	2,217	1,485	732	4.93 bn
29 Sep 2026	2,285	1,558	727	4.82 bn
6 Oct 2026	2,393	1,570	823	5.08 bn
13 Oct 2026	2,355	1,580	775	5.13 bn
20 Oct 2026	2,456	1,649	807	5.08 bn
27 Oct 2026	2,234	1,434	800	4.76 bn
3 Nov 2026	2,552	1,520	1,032	5.46 bn
10 Nov 2026	2,269	1,468	801	4.82 bn
17 Nov 2026	2,288	1,444	844	5.26 bn
24 Nov 2026	2,222	1,383	839	4.83 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-w48/
Continental Club Property LLC · RERA ORN 31933 · Dubai · continentalclub.ae