

H1 2026 Market Report

October 2026 Review

Statistical periods and review dates are distinct. Figures use traceable public sources. Samples are not treated as the whole market and missing months are not estimated.

Latest complete official period: 1 January to 30 June 2026. A complete comparable official September 2026 monthly report was not obtained.

Metric	Verified value
Total transactions	AED 117B / +112% YoY
All sales transactions	AED 86.1B / 16,838
Residential unit sales	AED 70.4B
Foreign direct investment	AED 13.8B / +309% YoY
Mortgage transactions	AED 26.7B / 8,876

Residential unit sales of AED 70.4B are a subset of all sales of AED 86.1B and must not be added to them. Total transaction value also includes mortgages and other transaction categories.

Price measures and district scope

Mean apartment sale prices in selected districts, H1 2026

District	AED/sqm	Approx. AED/sqft
Saadiyat Island	42,000	3,902
Yas Island	25,000	2,323
Al Reem Island	18,000	1,672
Al Raha	21,000	1,951

Source: ADREC H1 2026 report, printed p.60. Original means are rounded thousands of AED/sqm. Values per sqft use 1 sqm = 10.7639104167 sqft and are rounded. District means depend on transaction mix and are not valuations for individual units.

Residential sales district	AED B
Hudayriyat Island	19
Saadiyat Island	13.3
Al Reem + Al Maryah	10.5
Yas Island	7.3

Al Reem + Al Maryah is an officially combined value and must not be presented as Al Reem alone.

Sales mix, leases and supply

Metric and scope	Official figure
Off-plan share of residential sales value	89%
Off-plan share of residential deals	82%
Apartment repeat-sales index YoY	+20%
Villa repeat-sales index YoY	+12%
Apartment new-lease prices YoY	+17%
Villa new-lease prices YoY	+9%
Active residential leases	233,000
Residential lease value	AED 9.3B
Projected additional homes by 2030	~71,000

Index changes do not describe every unit. New-lease price growth is not a permitted renewal increase. Supply projections depend on registered projects and permits and can change. The site's legacy rental estimator lacks a live feed and is labelled illustrative.

Coverage, update rules and sources

Dataset	Coverage and limits
Abu Dhabi transaction sample	9,132 / 2026-06-01 - 2026-10-06 / Aqqaar / Partial; amounts may be derived from area x unit price
Dubai public records	165,029 / 2026-01-01 - 2026-09-30 / DLD
2019-2026 comparable monthly prices	Unavailable; no interpolated or estimated series
Live external asking prices	Unavailable; on-site listings are a site-only sample

On the 5th of each month at 09:00 Asia/Dubai, review the previous full month and the latest official reports. If data is unpublished, retain actual cutoff dates and explain gaps. Historical editions remain tied to their original periods.

Sources

[ADREC H1 2026 report \(district prices: printed p.60\)](#)

[ADREC H1 transaction release](#)

[ADREC 2025 annual report](#)

[ADREC initial 2025 results release \(48% YoY\)](#)

This is a website-prepared review of public data, not an official report issued by ADREC or DLD and not an individual property valuation.