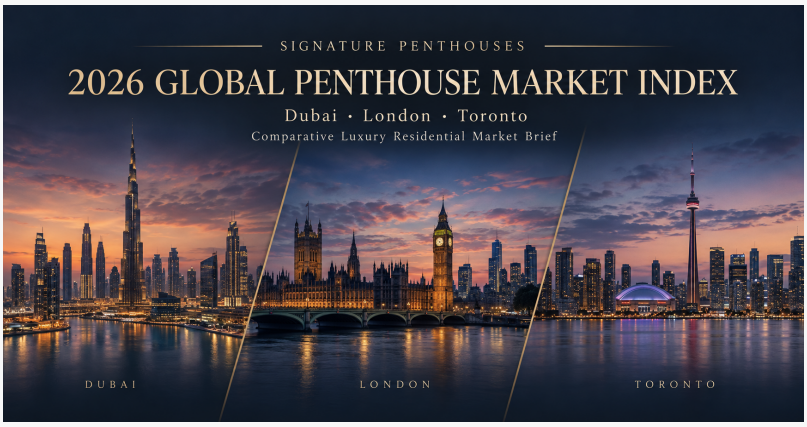
Signature Penthouses Releases 2026 Global Penthouse Market Index

The inaugural index compares public market indicators in Dubai, London and Toronto, highlighting three distinct luxury-property conditions.



Global Penthouse Market Index 2026

TORONTO, ON, CANADA, September 14, 2026 /EINPresswire.com/ -- Signature Penthouses has released its inaugural 2026 Global Penthouse Market Index, a comparative market brief examining current luxury residential conditions across Dubai, London and Toronto.

The new Index brings together recent third-party property-market data to examine how transaction activity, pricing direction, available inventory and high-value residential demand are developing across three international cities with very different market conditions.

Rather than assigning one city an overall investment score or attempting to rank the markets against each other, the inaugural edition identifies three distinct market profiles: continued strength at the upper end of Dubai's residential market, improving transaction activity alongside price adjustment in prime London, and rising condominium sales combined with lower prices and reduced inventory in Toronto.

The Index was developed to provide additional context for internationally mobile buyers evaluating luxury residences across multiple jurisdictions, where headline market conditions can differ significantly.

Dubai: High-Value Residential Activity Remains Strong

Dubai represents the strongest high-value transaction environment of the three markets examined.

According to research published by Knight Frank in July 2026, 296 homes valued above US$10

million were sold in Dubai during the first half of 2026. The transactions represented approximately US$5.1 billion in sales value.

Knight Frank reported that the number of US$10 million-plus transactions increased 16% compared with the first half of 2025, while their total value increased 14%.

The figures follow an already active 2025, when Knight Frank recorded 500 Dubai residential transactions above US$10 million.

The Index identifies Dubai as an expansionary super-prime market, supported by significant activity at the upper end of the residential sector and a continuing flow of newly developed luxury and branded residential projects.

The market profile does not suggest that all Dubai residential segments are moving at the same pace. Instead, it highlights the scale of transaction activity being recorded among the city's highest-value homes.

London: Transaction Activity Improves as Prime Prices Adjust

London presents a different market cycle.

Knight Frank reported in September 2026 that transactions across prime central and prime outer London during the three months to August were 18% higher than during the comparable period in 2025.

Within prime central London specifically, sales during the three months to August were 6% higher than a year earlier.

Pricing continues to reflect the market adjustment. Knight Frank reported that average prime central London prices were 3.3% lower year over year in August.

The combination of stronger transaction activity and lower pricing distinguishes London from Dubai's current high-value growth profile.

The Index characterizes London as a selective recovery and repricing market, where transaction activity has improved while buyers continue to operate in an environment shaped by changed pricing expectations, financing conditions and taxation considerations.

London therefore demonstrates why transaction volume and price direction should not be treated as interchangeable measures of market strength.

Toronto: Sales Improve While Buyers Retain Negotiating Leverage

Toronto presents a third market condition.

The Toronto Regional Real Estate Board reported 4,783 Greater Toronto Area condominium apartment sales during the second quarter of 2026, an increase of 8.8% from the same quarter in 2025.

At the same time, new condominium listings declined 19% year over year and active listings at the end of the quarter declined 15.4% to 8,061 units.

Despite the increase in transactions and reduction in available inventory, the average condominium apartment selling price was $634,972 during the quarter, 7.5% below the comparable period in 2025.

TRREB said buyers continued to benefit from choice and negotiating power despite tightening market conditions.

The Index identifies Toronto as a transitional apartment market in which sales activity has improved while prices remain below year-earlier levels.

Because consistent public penthouse-only transaction data is not available across all three jurisdictions, the Toronto section uses broader condominium market statistics as a directional indicator rather than presenting those figures as exclusive measures of Toronto's luxury or penthouse segment.

Three Cities, Three Different Market Conditions

The differences are central to the purpose of the Index.

Dubai currently demonstrates significant transaction activity in the US$10 million-plus residential segment. London is recording improved prime-market activity while prices remain below previous levels. Toronto's condominium market is seeing increased sales, declining inventory and lower average prices at the same time.

"Luxury property is not moving in one direction globally. Dubai, London and Toronto are at different points in the cycle, which is why cross-market context matters," said Farhad Moradi of Signature Penthouses.

The Index is intended to provide market context rather than predict which city will generate the highest future return.

It also reflects the increasingly international nature of the upper residential market, where buyers may compare properties across jurisdictions based on lifestyle, residency plans, portfolio considerations, currency exposure, family requirements and long-term ownership objectives.

Signature Penthouses Expands City-Specific Private Collections

The publication of the Index coincides with the development of three dedicated Signature Penthouses city collections.

Signature Penthouses Dubai focuses on high-floor and full-floor residences, waterfront penthouses, branded residences, new developer inventory and selected private-market opportunities across Dubai.

The Dubai platform includes access across a network of established residential developers and is designed for domestic and international buyers seeking a more focused view of the city's upper residential market.

Signature Penthouses London focuses on Prime Central London residences, high-floor homes, Thames-facing properties, selected new developments, prime resale opportunities and privately marketed residences.

The London collection is structured around both publicly marketed and selected private-market opportunities for UK and international buyers.

Signature Penthouses Toronto focuses on penthouses and high-floor residences across Yorkville, downtown Toronto, the waterfront and other premium locations, including new-development, resale and selected private-market opportunities.

Each city platform is designed as a dedicated market entry point while remaining part of the wider Signature Penthouses international network.

About the 2026 Global Penthouse Market Index

The inaugural 2026 Global Penthouse Market Index is a comparative market brief produced by Signature Penthouses using recently published third-party residential property data.

Primary market references for the first edition include Knight Frank research covering Dubai and prime London and Toronto Regional Real Estate Board data covering the Greater Toronto Area condominium market.

Because property classifications, reporting standards and available datasets differ between jurisdictions, the Index does not treat individual statistics as directly equivalent. Instead, it uses publicly reported indicators to identify the direction and current characteristics of each market.

The Index is not a property valuation, financial forecast or investment recommendation.

About Signature Penthouses

Signature Penthouses is an international luxury residential platform focused on penthouses, high-floor residences, branded residences and selected private-market property opportunities.

Its current city editions cover Dubai, London and Toronto, providing dedicated market access for qualified domestic and international buyers seeking upper-tier residential property.

For more information, visit SignaturePenthouses.com

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