Deluxe Avenues Releases 2026 GCC Comparison of Dubai Residential Market

New analysis examines Dubai's transaction depth, price adjustment and demand indicators against Abu Dhabi, Ras Al Khaimah and Gulf markets.



Dubai Residential Market Report 2026

DUBAI, UNITED ARAB EMIRATES, September 16, 2026 / EINPresswire.com/ -- Deluxe Avenues Research Desk has released a comparative review of recent residential market report in Dubai, Abu Dhabi, Ras Al Khaimah and selected Gulf Cooperation Council markets, examining transaction depth, price movements and demand indicators as buyers reassess entry timing across the region.

The review finds that Dubai has shifted from the rapid appreciation phase seen in recent years toward a more selective and price-sensitive market, while transaction activity remains substantial. Knight Frank reported that Dubai recorded a record 205,400 residential sales worth AED 544.2 billion in 2025, up 18% in volume and 25% in value from 2024.

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> *Deluxe Avenues Research Desk*

For the first half of 2026, Projectory's analysis of Dubai Land Department transaction records counted 79,698 residential sales worth AED 227.1 billion. Although this represented a year-on-year moderation from the exceptional pace of 2025, the scale of activity continues to distinguish Dubai residential property from several smaller regional markets.

The latest pricing data also points to a different buying environment. ValuStrat's August 2026 Residential Price Index placed Dubai at 218.8 points, down 0.2% month on month and 3.1% year on year. Apartment values were 5.3% lower than a year earlier, while villa values were down 1.7%. At the same time, ValuStrat recorded 8,016 off-plan registrations and 3,038 ready-home

sales during August.

“Dubai’s current appeal is less about chasing rapid price growth and more about entering a deep market during a period of price normalization and stronger buyer selectivity,” said Farhad Moradi of Deluxe Avenues. “The data suggests that buyers have more room to compare projects, locations and pricing than they did during the strongest phase of the recent cycle.”

Underlying demand remains an important part of the Dubai property investment discussion. Dubai’s official population reached 4.58 million at the end of 2025, an increase of 332,000 people, or 7.5%, according to the Dubai Media Office citing the Dubai Data and Statistics Establishment.

Other UAE markets are following different trajectories. The Abu Dhabi Real Estate Centre reported AED 70.4 billion in residential unit sales during H1 2026, up from AED 25.3 billion in H1 2025. Repeat-sale prices rose 20% year on year for apartments and 12% for villas, while off-plan transactions accounted for 89% of residential sales value. In Ras Al Khaimah, ValuStrat reported 1,274 property sales worth AED 1.353 billion in H1 2026, alongside 5.4% annual growth in freehold residential capital values.

Across the wider Gulf, market conditions are mixed. CBRE reported that Saudi Arabia recorded more than 41,000 residential transactions in Q2 2026, while transaction volume declined 14% year on year and transaction value fell 27% to nearly SAR 38 billion. In Qatar, ValuStrat reported 755 residential sales in Q2 2026, up 23.6% quarter on quarter, with residential capital values broadly stable. Oman’s National Centre for Statistics and Information reported 34,017 sales contracts worth OMR 688 million in H1 2026, with sales value up 12.2% year on year.

Deluxe Avenues notes that these figures are not directly comparable in every respect because reporting periods, transaction classifications and market structures differ by jurisdiction. The review therefore focuses on direction, liquidity and pricing conditions rather than presenting a simple ranking of Gulf property markets.

For buyers assessing current opportunities, the central question is becoming less about whether an entire city is rising and more about project-level fundamentals: developer track record, micro-location, supply, payment structure, rental demand, exit liquidity and Dubai property holding costs.

About Deluxe Avenues

Deluxe Avenues is an international real estate platform focused on residential property opportunities in Dubai, Abu Dhabi, Ras Al Khaimah and Toronto. Its market content is designed to help buyers evaluate property decisions using current data, project-level research and comparative market context.

This market commentary is for general information only and does not constitute financial or investment advice. Property values, rents, yields and liquidity can change, and individual investment outcomes vary.

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