EARLYBIRD
PROPERTIES

MARKET INSIGHTS
MONTHLY REPORT

DUBAI REAL ESTATE MARKET REPORT
AUGUST 2026

12,018 sales worth AED 28.6 billion. Volume down for a second month, and the average deal smaller again. Seven in ten sales were below AED 2 million. A broker-side reading of Dubai Land Department transaction data, with our interpretation labelled throughout.

AED 28.6bn
SALES VALUE AUGUST 2026

12,018
SALES TRANSACTIONS

71%
SOLD BELOW AED 2 MILLION

–35.9%
VOLUME VS AUGUST 2025

PERIOD
August 2026

PUBLISHED
September 2026

DATA
DLD open transaction data + DIFC registrations

PREPARED BY
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THE MONTH IN ONE PAGE

What you need to know

Volume fell for a second month. 12,018 sales, down 15% on July and 35.9% on August 2025. The three most recent months read 14K, 14K, 12K.

Value fell faster than volume. AED 28.6bn, down 18% on July and 44.2% year-on-year. When value falls faster than count, the average deal is shrinking.

The average deal was AED 2.38m, against AED 2.49m in July. Down roughly 13% on a year ago, derived on page 4.

Villas were the only segment that did not fall month-on-month, at 1,354 sales and +0.3%. On a single month and a small base, that is a data point, not a trend.

Seven in ten sales were below AED 2 million. The luxury segment carries the headlines and a large share of the money, but 7% of the deals.

Dubai South led for the third period running, after topping both the second quarter and July. Sustained delivery rather than one project registering at once.

HOW TO READ THE NUMBERS IN THIS REPORT

SALES BASIS — USED THROUGHOUT
Direct sale transactions registered with the Dubai Land Department, plus DIFC registrations. **Excludes mortgage registrations and gift transfers.**

TOTAL BASIS — NOT USED HERE
All registrations including mortgages and gifts. Larger by definition. Figures published elsewhere on a total basis are **not comparable** with the sales figures in this report.

VOLUME VS VALUE
Volume is how many properties sold. Value is what they were worth. A price band can be a large share of one and a small share of the other.

IN THIS REPORT

01 · Headline numbers	p3
02 · Why value fell faster	p4
03 · What Dubai actually costs	p5
04 · Where the deals happened	p6
05 · Methodology and notes	p7

Figures are compiled from Dubai Land Department open transaction data plus DIFC registrations. Where we interpret them, the block is **labelled as opinion** so you can separate the record from our read of it.

01 · HEADLINE NUMBERS

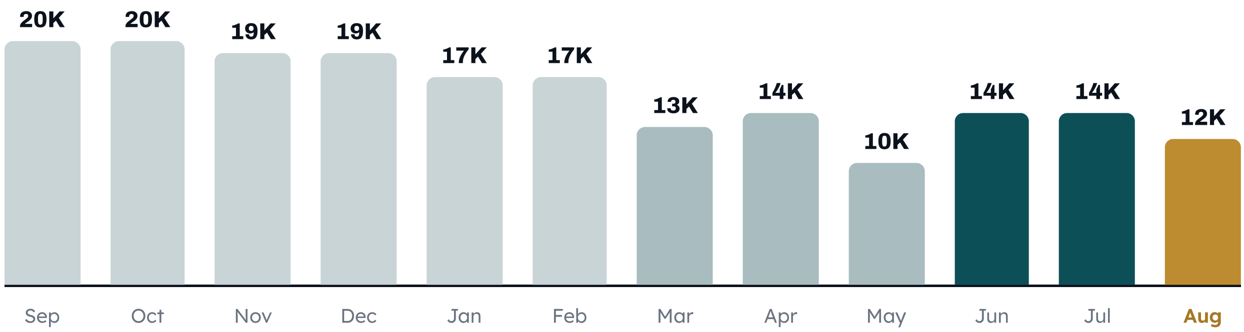
The month in numbers

August’s totals with July and August 2025 alongside. All figures are sales only — they exclude mortgage registrations and gift transfers.

MEASURE SALES BASIS	AUGUST 2026	VS JULY	VS AUG 2025
Sales transactions	**12,018**	−15%	−35.9%
Sales value	**AED 28.6bn**	−18%	−44.2%
Average transaction	**AED 2.38m**	AED 2.49m in July	−13.0% derived

August is the second-lowest month of the past twelve

Monthly sales transactions · Sales basis, excludes mortgages and gift transfers



Source: Dubai Land Department (DLD + DIFC registrations), September 2026. Series values are the monthly figures rounded to the nearest thousand; August is 12,018 exactly.

WHAT THIS MEANS · OUR READ, LABELLED AS OPINION

July’s reading described the market as stabilising after the spring low. August does not support that. Three months now read 14K, 14K, 12K — a step down, not a floor. We would rather correct that publicly than let it stand. The year-on-year decline is amplified by an unusually strong base: the second half of 2025 ran at 19–20 thousand sales a month.

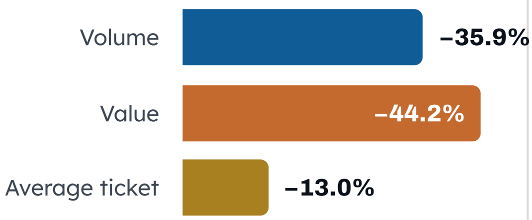
02 · WHY VALUE FELL FASTER THAN VOLUME

The average deal got smaller

Volume fell 35.9% year-on-year, value 44.2%. If only the deal count had changed, those would match. The gap is the average transaction size.

Volume, value and average ticket

Year-on-year change · August 2026 vs August 2025 · Sales basis



Bar length is proportional to the size of the fall. Average ticket is derived, not published: (1−0.442) ÷ (1−0.359) − 1 = −13.0%.

THE ARITHMETIC, SHOWN

STEP	VALUE
Volume index vs Aug 2025	**0.641**
Average-ticket index	**0.870**
0.641 × 0.870	**0.558**
Published value index	**0.558**

The decomposition closes exactly, which is the check that the average-ticket figure is real rather than an artefact of rounding.

IN MONEY TERMS

August 2026 — **AED 2.38m** per sale
July 2026 — **AED 2.49m** per sale
Dubai sold fewer properties, and cheaper ones.

Villas were the only segment that did not fall month-on-month

Sales transactions by property type · change on July 2026 · Sales basis

PROPERTY TYPE	SALES	VS JULY	VS AUG 2025	SALES VALUE
Apartments	**9,974**	−16.9%	−37.4%	AED 15.7bn
Villas	**1,354**	**+0.3%**	−32.8%	AED 7.9bn
Commercial	**420**	−19.7%	−5.6%	AED 1.5bn
Plots	**183**	−29.3%	−47.4%	AED 2.6bn

Why these rows do not add to 12,018. The four types sum to 11,931 sales and AED 27.7bn against month totals of 12,018 and AED 28.6bn — a difference of 87 sales, 0.7%, from rounding plus smaller categories not broken out. Quote the page-3 totals. Source: Dubai Land Department, August 2026 transaction record (DLD + DIFC).

WHAT THIS MEANS · OUR READ, LABELLED AS OPINION

One month of +0.3% on 1,354 villa sales is not a recovery — but it breaks July's pattern, when villas fell hardest. Note too that commercial fell least of all four while carrying a higher ticket than apartments, so "the expensive end fell hardest" is not a rule this data supports.

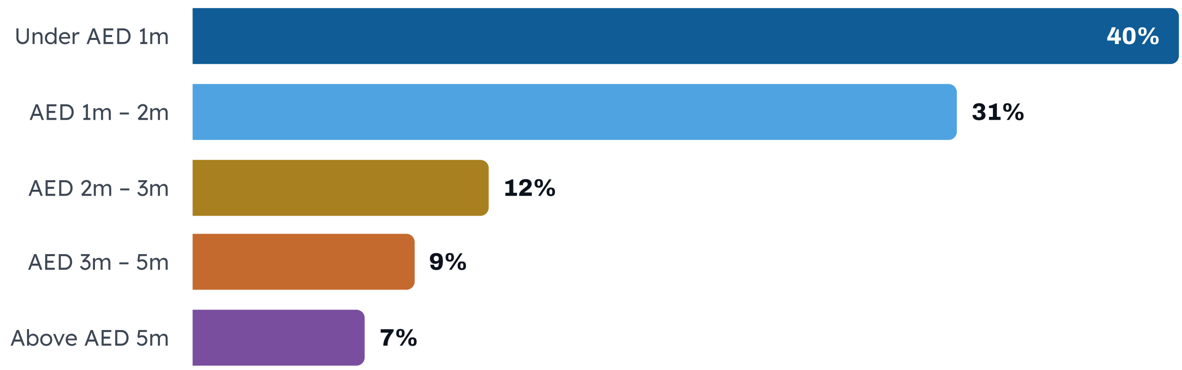
03 · WHAT DUBAI PROPERTY ACTUALLY COSTS

71% of sales were below AED 2m

Dubai's reputation is a luxury one; the registration record is not. These are shares of **volume** — how many sold.

40% of August sales were under AED 1 million

Share of sales volume by price band · August 2026 · Sales basis



Source: Dubai Land Department (DLD + DIFC registrations), September 2026. Bands are as compiled and sum to 99% through rounding.

Apartments are 55% of the money

Share of sales value by category · August 2026 · Sales basis

CATEGORY	SHARE OF VALUE
Apartment	55%
Villa	28%
Plot	9%
Commercial	5%
Building	3%

Cross-checked against page 4: apartments are 54.9% of value by arithmetic, villas 27.6%. Compiled shares and calculation agree.

VOLUME IS NOT VALUE

A single AED 100 million penthouse adds as much to the month's value as roughly 140 sales at AED 700,000 — while counting once in the volume figures. The top of the market carries a disproportionate share of the money; the under-AED-2-million band carries the overwhelming majority of the deals.

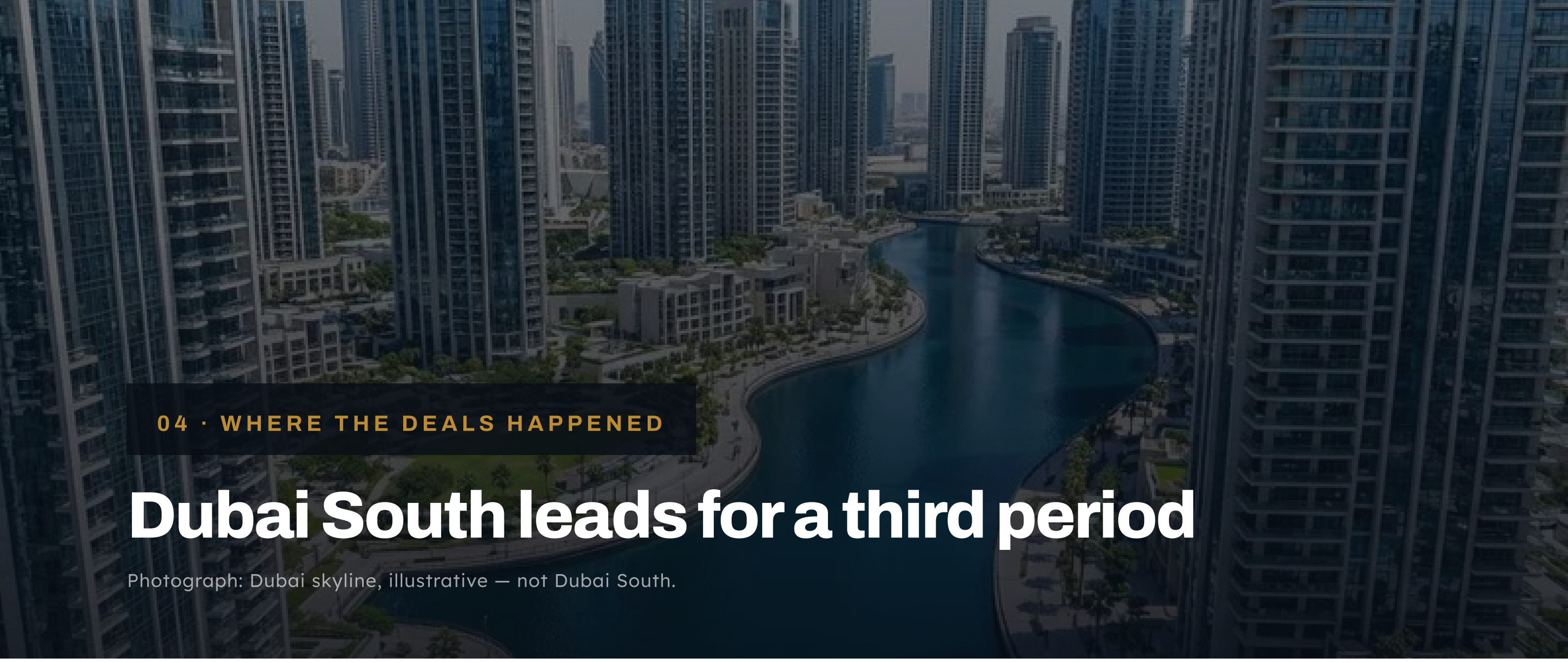
71%

of August sales were below AED 2 million.

July was 73%.

WHAT THIS MEANS · OUR READ, LABELLED AS OPINION

Below AED 2 million is where the most other buyers are. Above AED 3 million, at a combined 16% of volume, there are simply fewer transactions happening. That is a description of where the activity sits, not a recommendation — thinner segments can also be harder to sell out of later.



04 · WHERE THE DEALS HAPPENED

Dubai South leads for a third period

Photograph: Dubai skyline, illustrative — not Dubai South.

The five most active areas by sales volume in August. Dubai South also led the second quarter and July — the only area to top all three periods, which points to sustained delivery rather than one large project registering at once.

The southern growth corridor carried the volume

Most active areas by sales transactions · August 2026 · Sales basis

1. Dubai South
2. Wadi Al Safa 4
3. Al Barsha South Fourth
4. Jebel Ali
5. Wadi Al Safa 5

This is a ranking, not a quantity chart. Order is exact as published; the plates are equal because transaction counts for places 2–5 are not published at area level. Dubai South recorded approximately 2,000 sales. Source: Dubai Land Department, August 2026 transaction record (DLD + DIFC registrations).

WHAT THESE AREAS SHARE

None is a legacy prime district. They sit along the southern and western growth corridor, near the Al Maktoum International Airport expansion and the Expo City catchment, and are dominated by off-plan stock at accessible entry prices.

CHANGED SINCE JULY

Wadi Al Safa 5 enters the top five, replacing Jabal Ali First. The other four areas held their places, and the order at the top was unchanged.

05 · METHODOLOGY AND NOTES

How this report was made

SOURCE AND BASIS

All figures are compiled from Dubai Land Department open transaction data for August 2026, covering direct sale transactions registered with the DLD plus DIFC registrations. They exclude mortgage registrations and gift transfers.

Full source reference
Dubai Land Department, August 2026 transaction record (direct sales + DIFC registrations). Retrieved 2 September 2026. Public transaction data: dubailand.gov.ae → Open Data → Transactions.

Figures published elsewhere on a **total** basis include mortgages and gifts and are larger by definition; they are not comparable with the sales figures here. Widely reported DLD-basis sales for August 2026: 11,600 sales, AED 27.89bn; the gap reflects DIFC coverage and basis.

WHAT WE DERIVED

The average transaction size and its year-on-year change are **our calculations**, not published figures; the arithmetic is shown in full on page 4.

PRECISION AND ROUNDING

Price-band shares are as compiled and sum to 99% through rounding; they are not restated as 100%. Property-type volumes sum to 11,931 against a stated 12,018, and values to AED 27.7bn against AED 28.6bn, from rounding and smaller categories.

Area results are presented as a **ranking only**. Transaction counts are not published at area level; only Dubai South's approximate figure is stated.

WHAT IS NOT IN THIS REPORT

We do not publish average price-per-square-foot figures. Every building carries its own price per square foot, and a market-wide average is a misleading number rather than a fact about any particular property. Ask us for the figure on a specific building instead.

WHAT WE ARE WATCHING IN SEPTEMBER

Whether August was a step down or a floor: **volume** against 12,018 · **average ticket** against AED 2.38m · the **sub-AED-2m share** against 71% · whether **villas** hold their gain · and whether **Dubai South** leads a fourth period. Measures we will report, not forecasts.

Important notice. Market commentary and general information. It is not financial, investment, tax, or legal advice, and not an offer or solicitation. Property values can fall as well as rise. Figures are compiled from Dubai Land Department transaction data for the period stated; market conditions change. Blocks labelled as opinion are our own.

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