RESEARCH BRIEF · 3 AUGUST 2026

Dubai Adds 24,800 New Homes in H1 2026 as Deliveries Accelerate

Dubai added approximately 24,800 residential units in the first half of 2026, a 37.6% increase year on year, according to Kamco Invest data reported by Khaleej Times on August 2, 2026. Dubai Land Department figures show July ...

MEDIUM	7.4	2 August 2026	7/10
INVESTOR IMPACT	SIGNIFICANCE SCORE	EVENT DATE	SOURCE RELIABILITY

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EXECUTIVE SUMMARY

01

Dubai Adds 24,800 New Homes in H1 2026 as Deliveries Accelerate

Dubai's residential stock is expanding at one of its fastest rates in years. Kamco Invest data cited by Khaleej Times shows approximately 24,800 residential units were added in the first half of 2026, a 37.6% increase on the same period last year. Dubai Land Department data shows total property transactions reached 56.1 billion dirhams in July 2026, up 16.9% month on month, even as more completed stock entered the market. Two individual handovers illustrate the trend. Alyakka Developers delivered Waha Living, a 110 million dirham, 71 unit freehold project in Jumeirah Garden City, on schedule and already approximately 70% occupied. Neoterra Developments sold out its Eira project in Dubai Production City. For an investor weighing execution risk on an off-plan purchase, this is the kind of evidence that matters more than a sales brochure. It does not remove the risk. It narrows it.

- Dubai added approximately 24,800 residential units in the first half of 2026, up 37.6% year on year and 12.1% versus the second quarter of 2025, according to Kamco Invest data reported by Khaleej Times on August 2, 2026.
- Dubai Land Department data shows July 2026 transaction value reached 56.1 billion dirhams, up 16.9% month on month, indicating demand is absorbing the new supply.
- Alyakka Developers delivered Waha Living, a 110 million dirham, 71 unit freehold project in Jumeirah Garden City, on schedule and already approximately 70% occupied.
- Neoterra Developments sold out its Eira project in Dubai Production City, developed with GRID as Development Lifecycle Management partner.
- Off-plan sales still account for 72.3% of transactions by count as of June 2026, per Dubai Land Department data, so completion risk remains relevant to most buyers in this market.

- Borrowing costs remain elevated, with the Central Bank of the UAE base rate at 3.6% and the 3 month EIBOR at 3.9%, even as developers continue delivering and selling out projects.

THE EVENT

02 What happened, and why it matters

WHAT HAPPENED

Khaleej Times reported on August 2, 2026 that Dubai's residential property market is entering a new phase of growth, with a robust pipeline of project completions adding thousands of new homes across established and emerging communities. Kamco Invest data shows Dubai added approximately 24,800 residential units in the first half of 2026, a 37.6% increase compared with the same period a year earlier and a 12.1% rise from the second quarter of 2025. Dubai Land Department data shows total property transactions reached 56.1 billion dirhams in July 2026, up 16.9% month on month. The report highlighted two specific handovers. Alyakka Developers handed over Waha Living, its first freehold residential development, in Jumeirah Garden City. The 110 million dirham project comprises 71 residences, including studios and 1 and 2 bedroom apartments with private balconies, and was delivered on schedule. It is already approximately 70% occupied. Alyakka's founder, Sheikh Suhail Bin Khalifa Saeed Al Maktoum, said the company only begins sales once construction has passed 50% completion. Separately, Neoterra Developments announced the sell out of Eira, its residential project in Dubai Production City, developed with GRID as Development Lifecycle Management partner.

WHY IT MATTERS

For an investor who has been hesitant about off-plan exposure because of execution risk, this data speaks directly to that concern. Developers delivering on schedule, at volume, while transaction activity keeps rising, is evidence of healthy financing conditions and genuine demand, not just marketing. Dubai Land Department data indicates activity levels remain elevated even as more completed units enter the market, which suggests the additional supply is being absorbed rather than sitting empty. That said, one data point does not make a trend permanent, and the article itself notes that the pace of absorption going forward will be closely watched by developers, investors and policymakers.

WHO IT AFFECTS

This matters most to overseas and family office investors weighing an off-plan purchase and worried about whether a project will actually complete on time. It also matters to existing off-plan buyers waiting on handover, and to end users and long-term holders thinking about how new supply in specific communities might affect rental competition and resale liquidity.

INVESTOR READ

03 Implications, risks and opportunities

HISTORICAL CONTEXT

Kamco Invest's H1 2026 figure of approximately 24,800 new units represents a 37.6% increase on the same period in 2025 and a 12.1% rise from the second quarter of 2025, indicating the pace of delivery has been building through the year rather than appearing as a single quarter spike.

IMPLICATIONS

For capital preservation, the relevant question is never just whether Dubai is delivering homes. It is which developers are delivering, on what terms, and how that developer's model reduces your specific execution risk. Off-plan sales still make up 72.3% of transactions by count as of June 2026, according to Dubai Land Department data, so completion risk remains a live consideration for the majority of buyers in this market, not a minority one. A developer that only launches sales after construction has passed the halfway mark, as Alyakka describes doing, is structurally different from one that sells purely on plans. That distinction is worth more diligence than the headline delivery numbers themselves.

RISKS

Be straight about the limits of this data. This report comes from a single outlet, so the figures deserve corroboration as further data is published. The two developer examples cited, Alyakka and Neoterra, are individual projects and are not necessarily representative of execution across the wider market. The article itself flags that the pace at which newly completed homes are absorbed will be closely watched, which means the current absorption rate is not guaranteed to hold as more supply lands. Borrowing costs also remain elevated, with the Central Bank of the UAE base rate at 3.6% and the 3 month EIBOR at 3.9%, a cost backdrop that can pressure highly leveraged developers or buyers even while headline transaction volumes look strong.

OPPORTUNITIES

Rising, on schedule completions widen the pool of ready stock for investors who prefer finished units over off-plan risk, and they give off-plan buyers a growing set of real world reference points for judging a developer's track record before committing capital. Developers with disciplined, build first sales models, of the kind Alyakka describes, are the ones worth prioritising in due diligence precisely because their approach is built around reducing the risk this data is meant to reassure investors about.

WHAT TO WATCH

Watch whether Dubai Land Department transaction data continues to keep pace with new completions through the second half of 2026, and whether the 16.9% month on month rise in July transaction value holds or fades. Also worth tracking is how off-plan sales share, at 72.3% of transactions by count in June 2026, moves as more completed stock becomes available as an alternative to buying off-plan.

THE BOTTOM LINE

04 What this means for Dubai investors

THE MEANING

For a Dubai investor focused on protecting and growing capital across generations, this data point is a reason for cautious reassurance, not celebration. It shows the market's plumbing, financing and absorption, is functioning as it should. It does not replace developer specific due diligence. The investors who come out ahead in this environment will still be the ones who chose their developer and payment structure carefully, not the ones who simply bought because supply was moving.

> *"Here's the thing about delivery data like this. It is genuinely useful, but it is also the easiest number for the industry to turn into a sales line. What I actually look at with clients is not the headline unit count, it is which developer is behind the handover and how they structured the sale. A developer that waits until construction passes 50% before taking a single deposit is telling you something about how they run their business. That is the kind of detail I want to see before I get comfortable with an off-plan commitment, not just a transaction figure showing the market as a whole is busy. Busy and well executed are not always the same thing, and this report is one outlet on one day. I will be watching for more data before I treat this as confirmed market wide behaviour rather than a handful of good examples.*

BRADLEY JAMES, DUBAI REAL ESTATE INVESTMENT ADVISOR

SOURCES AND VERIFICATION

Khaleej Times, August 2, 2026, Dubai property deliveries surge as housing supply races to meet demand. Dubai Land Department, June and July 2026 transaction data. Kamco Invest, H1 2026 residential supply data. Central Bank of the UAE, June and August 2026 rate data.

Begin the conversation.

Every allocation starts with a candid, numbers-first discussion shaped around your mandate, risk profile and timeline.

Bradley James

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Bradley James is an Associate Director and Senior Investment Advisor based in Dubai, specialising in Dubai real estate, off-plan investment, strategic wealth allocation, portfolio diversification, and relocation and residency planning. He advises private investors and family offices on entering the Dubai market with the same rigour he applies to his own capital.

SPECIALISMS

- Dubai Real Estate
- Off-Plan Investment
- Strategic Wealth Allocation
- Portfolio Diversification
- Relocation & Residency Planning

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SOURCES

Khaleej Times, August 2, 2026, Dubai property deliveries surge as housing supply races to meet demand. Dubai Land Department, June and July 2026 transaction data. Kamco Invest, H1

SCAN TO MESSAGE