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UAE Property Transactions Double in H1 2026 as Market Enters Maturity Phase

UAE real estate transactions rose 103% year on year in H1 2026 to 16,585 deals, with combined apartment and villa sales value up 173.9% to more than AED84.4 billion. Dubai alone recorded over $77.8 billion in property sales, its ...

HIGH	8.0	25 September 2026	7/10
INVESTOR IMPACT	SIGNIFICANCE SCORE	EVENT DATE	SOURCE RELIABILITY

Bradley James
Associate Director & Senior Investment Advisor

EXECUTIVE SUMMARY

01 UAE Property Transactions Double in H1 2026 as Market Enters Maturity Phase

UAE real estate transaction volume surged 103% in H1 2026 compared with H1 2025, reaching 16,585 deals, while combined sales value rose 173.9% to more than AED84.4 billion, according to an ADXinteract analysis cited by the Emirates News Agency (WAM). Dubai recorded more than $77.8 billion in property sales over the same period, the second highest half year sales volume in the emirate's history, based on W Capital Real Estate Broker research using Dubai Land Department data. New project launches in Dubai since the start of 2026 exceeded $74.8 billion in value, the largest half year cycle of launches ever recorded in the emirate. For an investor watching from the sidelines, this data undercuts any narrative that the market is cooling. But the scale of the increase, and the language from developers themselves, points to a market moving into a more mature, more selective phase rather than an early growth stage. That distinction matters for how you size an entry from here.

- UAE transaction volume rose 103% year on year in H1 2026 to 16,585 deals, according to an ADXinteract analysis cited by WAM
- Combined apartment and villa sales value increased 173.9% to more than AED84.4 billion in the same period
- Dubai recorded over $77.8 billion in property sales in H1 2026, the second highest half year total in the emirate's history, per W Capital Real Estate Broker research using DLD data
- New Dubai project launches since the start of 2026 exceeded $74.8 billion in value, the largest half year launch cycle ever recorded
- Industry executives quoted in the report, including from Azizi Developments and Ohana Development, describe the market as entering a more mature, long term demand phase rather than early stage growth

- August 2026 data from the Dubai Land Department shows off-plan transactions still made up 67.1% of sales by count, with 11,601 total transactions worth AED27.9 billion

THE EVENT

02 What happened, and why it matters

WHAT HAPPENED

UAE real estate transactions climbed 103% year on year in the first half of 2026 to 16,585 deals, with combined apartment and villa sales value up 173.9% to more than AED84.4 billion, based on an ADXinteract analysis cited by the Emirates News Agency (WAM). Dubai's own market recorded more than $77.8 billion in property sales over the period, its second highest half year sales figure on record, according to W Capital Real Estate Broker research drawn from Dubai Land Department data. The value of new project launches announced in Dubai since the start of 2026 passed $74.8 billion, the largest half year cycle of launches the emirate has recorded. Industry figures quoted in the report, including executives from Azizi Developments, Ohana Development, Refine and Albagh Group, framed the period as a transition toward a more mature market, with growth increasingly tied to long term residency programs, the Dubai Economic Agenda D33, and infrastructure expansion around Dubai South and Al Maktoum International Airport.

WHY IT MATTERS

If you have been hesitating on entry because of headlines suggesting the Dubai market is cooling, this data cuts against that narrative directly. A 103% rise in transaction volume and a 173.9% rise in sales value is real capital being absorbed, not sentiment or marketing. But look closer at how the report is framed. Multiple developer executives quoted in the piece describe the market as moving into a more mature, more selective phase, with growth becoming more balanced in the second half and competition increasingly based on location, quality, execution and long term investment potential. That is a different signal to send than pure momentum. It tells you the easy, undifferentiated growth phase is behind this cycle, and what happens next depends more on the quality of what you buy and who builds it.

WHO IT AFFECTS

If you are sitting on capital and weighing whether Dubai property still makes sense as an entry point, this data is directly relevant to your timing decision. If you already hold off-plan positions, the scale of new project launches this half year, over $74.8 billion worth, tells you the supply pipeline behind your asset is growing fast, and developer selection matters more now than it did a few years ago. If you are relying on UK press narratives about a Gulf property slowdown to justify waiting, this is the data you need to weigh against that.

INVESTOR READ

03 Implications, risks and opportunities

IMPLICATIONS

A market absorbing capital at this pace is not a market you should be afraid to enter, but it is one where you can no longer rely on rising tide dynamics to carry a mediocre purchase. With off-plan transactions still representing 67.1% of Dubai sales by count as of August 2026, and 11,601 total transactions worth AED27.9 billion recorded that month, the volume of activity remains high. The point made by several executives in this report, that buyers are becoming more selective and developers need to compete on quality and pricing discipline, should shape how you evaluate any off-plan opportunity from here. This is not the moment to buy on momentum alone. It is the moment to be more rigorous about developer track record, location fundamentals and payment structure than you might have needed to be two or three years ago.

RISKS

Be straight with you on what this data does not tell you. A 103% jump in transaction volume over a single comparative period is a large swing, and large swings can partly reflect a lower or unusual base period as much as they reflect sustained new demand. The report itself flags this as a transition to a more mature phase, which in plain terms means the rate of increase you are seeing now is unlikely to repeat indefinitely. The record volume of new project launches, over $74.8 billion in value, also means a wall of new supply is entering the pipeline behind current buyers, and how that supply is absorbed over the next 12 to 24 months is not something this data can tell you yet. The fact sheet does not include vacancy rates, absorption timelines for the new launches, or a breakdown of buyer nationality or financing mix, so treat any claim about who exactly is driving this demand with caution.

OPPORTUNITIES

Rising transaction value alongside a record cycle of new launches means competition among developers for buyer attention is intensifying, which several executives in this report explicitly tied to sharper pricing and quality discipline going forward. For a disciplined investor, a market that is forcing developers to compete on quality and execution rather than just launch volume is generally a healthier one to be selective within, even if it is less forgiving of a poor purchase than an earlier, less mature phase would have been.

WHAT TO WATCH

Watch how H2 2026 transaction and launch data compares once it is published, since several executives quoted in this report expect growth to become more balanced through the rest of the year. Also worth tracking is how the record volume of new project launches announced this half year gets absorbed, and whether monthly Dubai Land Department data, such as the August 2026 figures showing 11,601 transactions worth AED27.9 billion, continues at a similar pace or moderates as the market matures.

THE BOTTOM LINE

04 What this means for Dubai investors

THE MEANING

For an off-plan investor thinking in terms of capital preservation rather than short term flipping, this data supports the case that Dubai remains a market capable of absorbing significant capital, but it also raises the bar on selection discipline. With 67.1% of August 2026 sales by count still off-plan, the structure of the market has not changed, but the volume of new launches now competing for that same buyer pool means due diligence on developer delivery history and payment plan structure matters more than it did during the earlier, steeper growth years of this cycle.

> *"Here's the thing about numbers like these. Clients ask me constantly whether a 100% plus jump in transactions means they have missed the window. I tell them the same thing every time: a number that big usually means you are not looking at the start of a story, you are looking at the middle of one. What I am watching more closely than the transaction count is what the developers themselves are saying in this report, that competition is shifting to location, quality and execution. That tells me the conversations I am having with clients about which developer to trust, not whether to buy at all, are going to matter more over the next 12 months than they have in a while.*
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> BRADLEY JAMES, DUBAI REAL ESTATE INVESTMENT ADVISOR

SOURCES AND VERIFICATION

Yemen Online, UAE real estate maintains momentum as transactions surge 103% in the H1 of 2026, published 2026-07-06, citing an ADXinteract analysis via the Emirates News Agency (WAM) and research by W Capital Real Estate Broker based on Dubai Land Department data. Dubai Land Department, August 2026 transaction data. Central Bank of the UAE, 3 month EIBOR, September 2026.

BRADLEY JAMES

INVESTMENT RESEARCH & STRATEGIC ADVISORY

Begin the conversation.

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

Bradley James

ASSOCIATE DIRECTOR & SENIOR INVESTMENT ADVISOR

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

Yemen Online, UAE real estate maintains momentum as transactions surge 103% in the H1 of 2026, published 2026-07-06, citing an ADXinteract analysis via the Emirates News Agency (WA

SCAN TO MESSAGE