DUBAI REAL ESTATE INTELLIGENCE

MID-YEAR 2026 | A selective market. A strategic city. A long-term opportunity.

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Private Client Advisory • Investment Strategy • Secondary Sales • Off-Plan Intelligence

Executive Summary

Dubai has matured from a high-growth property story into a globally relevant capital, lifestyle and wealth destination. The market remains active, but the investment case is no longer simply “buy Dubai”. It is about buying the right micro-market, the right asset and the right supply profile.

Q1 2026 MARKET INDICATOR	LATEST REPORTED FIGURE
Total real-estate transaction value	AED 252 billion
Year-on-year transaction value growth	31%
Transactions recorded	60,303
Investment value	AED 173 billion
Investment transactions	57,744
Women-led investments	AED 32 billion across 15,540 investments

What the numbers mean

The headline is strong, but the composition matters: transaction value grew faster than transaction count. This points to sustained activity in higher-value segments and reinforces the importance of quality, scarcity and buyer confidence. The market is not uniform; exceptional homes and established communities are behaving differently from generic, high-supply stock.

The 2026 buyer: more informed, more selective

Today’s buyer is looking beyond launch marketing. They assess developer delivery history, competing future supply, service charges, practical layouts, view protection, community maturity and resale liquidity. Ready and near-ready assets are gaining attention because buyers can inspect the actual product and benchmark it against completed transactions.

The central market theme: selectivity

Dubai’s opportunity remains compelling, but supply is becoming a central investment variable. Knight Frank’s Q1 2026 review notes approximately 350,000 residential units registered for delivery between 2026 and 2030. Delivery timing will vary, but the implication is clear: projects with limited comparable supply, established demand and genuine lifestyle advantages deserve a premium.

Best-positioned secondary markets

For resale depth and immediate usability, focus on mature locations with established buyer pools. Palm Jumeirah remains a global luxury and waterfront scarcity play. Dubai Hills Estate is among the strongest family-oriented premium communities. Dubai Marina and Business Bay remain highly recognisable, rental-relevant urban markets. JVC remains a value and yield market, but requires more careful building-by-building selection because of competing supply.

Future corridors to watch

Dubai South and Expo City form one of the city's most strategic long-term corridors, supported by aviation, logistics, Expo infrastructure and future employment. Dubai Creek Harbour offers a premium waterfront, master-planned proposition. Meydan / MBR City benefits from proximity to Downtown and rising premium family demand. Dubai Islands is a longer-horizon coastal and hospitality-led opportunity where exact project selection is critical.

Serion investment framework

Every acquisition should be tested against five questions: (1) What is the purpose—home, yield, appreciation or wealth preservation? (2) What is the intended holding period? (3) What supply is coming nearby? (4) Who is the likely exit buyer? (5) Does the asset have a defensible advantage—view, plot, waterfront, park, golf, low density, brand or community position?

Our view

The next phase of Dubai real estate should reward disciplined selection rather than broad exposure. We favour high-quality ready homes in proven communities, family villas and townhouses with real lifestyle depth, limited-supply waterfront assets, intelligently priced resale opportunities and future corridors supported by infrastructure and employment. Generic stock requires more caution; exceptional stock remains strategically relevant.

Sources & methodology

Market statistics are drawn from Dubai Land Department's Q1 2026 announcement. Market outlook and residential pipeline commentary reference Knight Frank's Dubai Residential Market Review, Q1 2026. This publication is an advisory overview, not a valuation, investment recommendation or guarantee of performance. Buyers should obtain property-specific due diligence before committing.

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