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MARKET INTELLIGENCE • DUBAI • ABU DHABI • UAE

UAE Property Market Daily Briefing

Transactions, capital flows and the macro forces moving Dubai, Abu Dhabi and the wider Emirates — read daily by principals who transact.

MONDAY, 21 SEPTEMBER 2026

AED 10.67B	AED 523.4B	3.75–4.00%	$101.73
Dubai transactions, Sep 7–11, 2026	Dubai total activity, Jan–Aug 2026	US Fed funds rate, +25bps Sep 16	Brent crude, per bbl (+52.8% YoY)

Inside: today's transaction volumes and prime deal ticker, the Fed/CBUAE rate hike and what it means for mortgages, Abu Dhabi's off-plan financing shift, and Ras Al Khaimah's record price surge.

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01 Executive Summary

Dubai's property market keeps compounding even as the interest-rate backdrop turns against it. The week of 7–11 September alone generated AED 10.67 billion in transactions, and the emirate's year-to-date total has reached AED 523.4 billion across 148,564 deals — already 57% of all of 2025's record volume with four months still to run. Ultra-prime is setting the pace: a Dh260 million Palm Jumeirah villa opened the month, and a Dh725 million Burj Khalifa-area villa changed hands days later. Yet the broader market is normalising underneath the headlines — Cavendish Maxwell's average residential price fell 1.7% year-on-year in August, the first annual decline since February 2021. The Fed's 25-basis-point hike on 16 September, mirrored immediately by the Central Bank of the UAE to a 3.90% base rate, ends the cutting cycle mortgage borrowers had been banking on and raises the cost of carry for leveraged buyers and developers alike. Abu Dhabi is the standout story of 2026: H1 transaction value is up 112% year-on-year and foreign direct investment has already exceeded the whole of 2025, helped by a new Adrec framework that lets buyers secure mortgage financing during construction once 50% is paid. With Brent crude above $100 a barrel and the AED 2 million Golden Visa property threshold intact, the fundamentals for UAE real estate remain constructive — but the era of one-directional rate support is over, and dispersion between prime and mid-market is the theme to watch into the fourth quarter.

AED 10.67B
Dubai weekly transactions
Sep 7–11, 2026 — 2,931 sales deals

AED 46.22B
Dubai August total activity
15,611 transactions, all categories

AED 523.4B
Dubai Jan–Aug 2026 total
148,564 transactions (~57% of FY2025)

$77.9B
Dubai H1 2026 sales
2nd-highest half-year on record

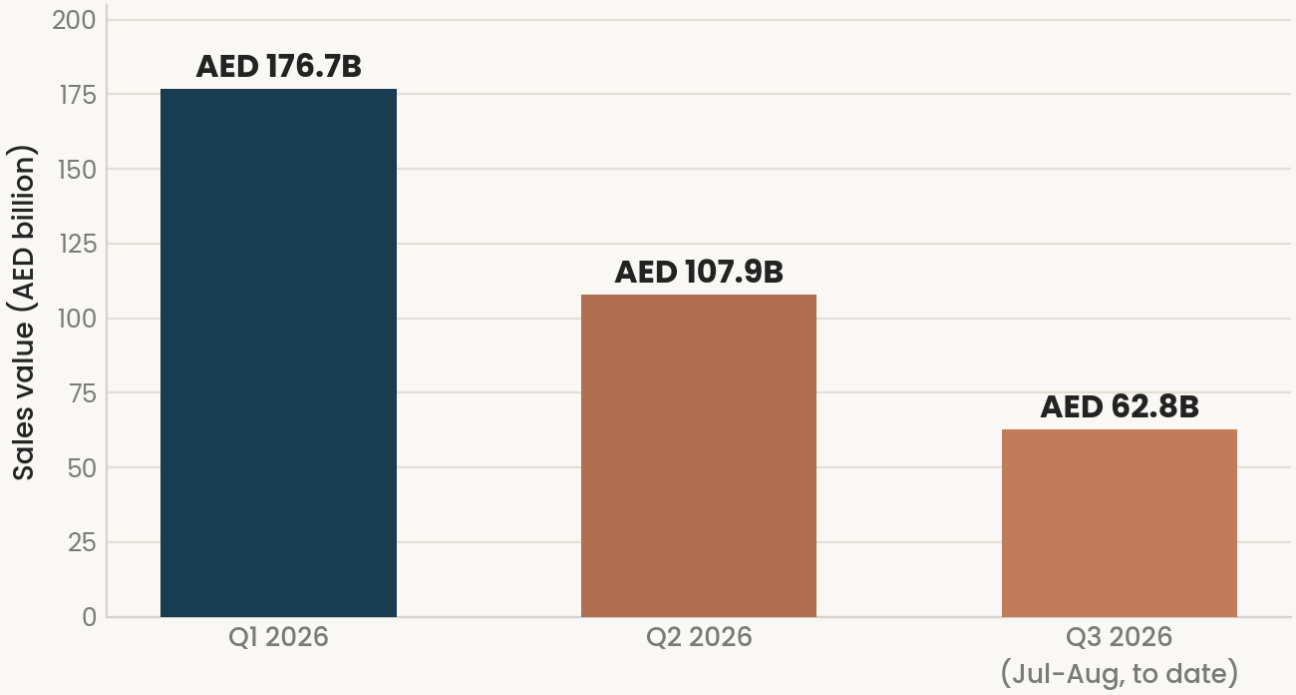
+112% YoY
Abu Dhabi H1 txn value
AED 117B total, FDI +309% YoY

3.90%
UAE Central Bank base rate
+25bps, following the Fed, 16 Sep

> *"Demand remains strong and consistent, driven by clear economic fundamentals rather than short-term fluctuations."*
> — Dubai Land Department, on Q1 2026 transaction data

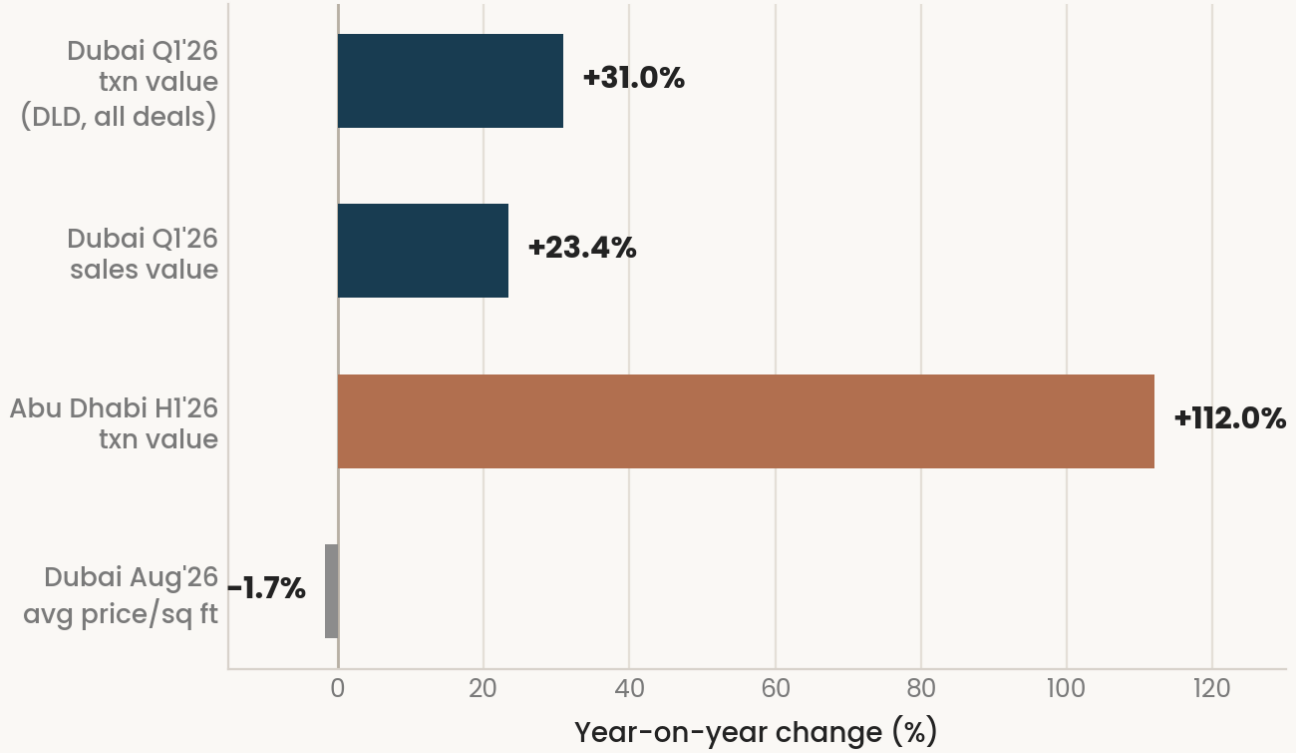
02 Transaction Momentum

Dubai sales value by quarter and the year-on-year picture across the Emirates



Sales value only (excl. mortgages/gifts). Q3 2026 reflects July + August; September to date is tracked separately below.

Dubai's quarterly sales value has cooled from Q1's record AED 176.7 billion pace, but on a run-rate basis Q3 is still tracking close to Q2, and September's opening week (AED 6.78 billion in sales across 2,931 deals) points to a strong finish to the quarter. Off-plan continued to dominate at roughly 68–70% of volume through August.

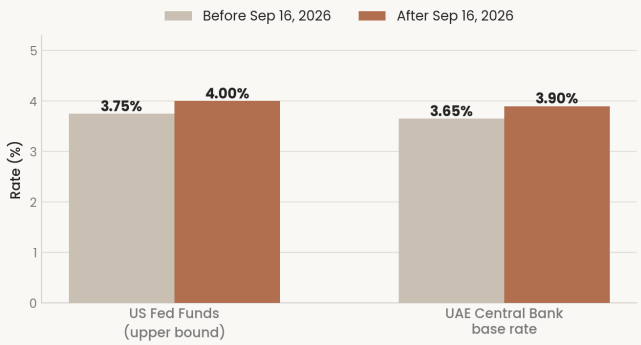


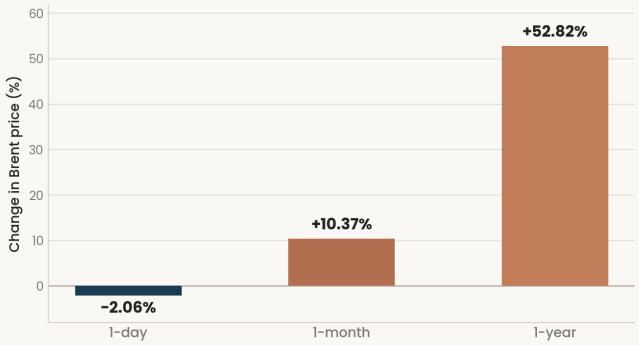
Sources: Dubai Land Department; Gulf News; Arabian Business; Abu Dhabi Real Estate Centre (Adrec); Cavendish Maxwell.

The dispersion is the story: Abu Dhabi's transaction value is up 112% year-on-year in H1 2026 — more than triple Dubai's official DLD pace of +31% — while Dubai's own average price per square foot slipped 1.7% year-on-year in August. Read together, capital is broadening across the UAE even as Dubai's per-unit pricing normalises after several years of outsized gains.

03 Macro & Policy Watch

Interest rates, oil and the Golden Visa — the levers that move UAE real estate





Sources: Federal Reserve; Central Bank of the UAE (WAM); TradingEconomics (Brent, 21 Sep 2026).

The Federal Open Market Committee raised its target range by 25 basis points to 3.75–4.00% on 16 September — the first hike since 2023 — citing elevated inflation despite solid growth. Because the dirham is pegged to the dollar, the Central Bank of the UAE moved in lockstep, lifting its base rate a quarter-point to 3.90%. For UAE property, that raises the cost of mortgage-financed purchases and developer construction debt just as transaction volumes have been running at record levels — a genuine test of whether current momentum is being driven by cash-rich buyers or leveraged demand. Brent crude, meanwhile, sits at $101.73 a barrel, up 52.8% year-on-year and a key support for UAE fiscal buffers and investor sentiment, though it has slipped for four straight sessions on diplomatic optimism around Iran. On visas, the AED 2 million ten-year Golden Visa property threshold survived April 2026's reforms unchanged, even as the AED 750,000 floor was scrapped entirely for the shorter two-year investor visa — keeping investment-grade property purchases a durable route to long-term UAE residency.

Abu Dhabi's off-plan mortgage framework

Adrec now lets buyers who have paid 50% of an off-plan unit's price secure mortgage financing during construction, rather than waiting for handover — easing later-stage cash-flow pressure for buyers and widening the qualified purchaser pool for developers. Aldar completed the inaugural transaction with Abu Dhabi Commercial Bank.

04 Prime & Notable Deal Ticker

Verified single-asset transactions from the past three weeks

DATE	ASSET	PRICE	NOTE
Sep 1	Villa — Ayumi, Palm Jumeirah	**Dh260.0M**	~26,550 sq ft (~Dh9,792/sq ft)
Sep 1	Villa (2nd unit) — Ayumi, Palm Jumeirah	**Dh130.0M**	Mortgaged, same project
Early Sep	Villa — Burj Khalifa district	**Dh725.0M**	Among month's largest single sales
Aug	Villa — Orla Infinity, Palm Jumeirah	**Dh79.0M**	Largest August sale
Sep 7–11	Office — Almas Tower, JLT	**Dh36.8M**	Commercial
Sep 7–11	Apartment — Mr C Residences, Jumeirah	**Dh36.5M**	Residential

Sep 7–11	Apartment — Dugatti Residences, Business Bay	**Dh28.0M**	Residential

Sources: Gulf News; The Week / DLD weekly data; Edwards & Towers (Cavendish Maxwell).

05 Recent Market Timeline

The last three weeks, at a glance

Sep 1 Dubai's luxury market opens September with a Dh260M Palm Jumeirah villa sale; Dh1.2B in deals across 339 transactions on the day.

Sep 7–11 Dubai records AED 10.67B in weekly transactions — AED 6.78B in sales across 2,931 deals.

Sep 13 Abu Dhabi's Adrec unveils an off-plan mortgage financing framework; Aldar completes the first transaction with ADCB.

Sep 16 US Federal Reserve hikes rates 25bps to 3.75–4.00%; Central Bank of the UAE raises its base rate to 3.90% in lockstep.

Sep 18 Property Finder H1 data shows Ras Al Khaimah's Al Marjan Island retail prices up 348% year-on-year.

Sep 21 Brent crude trades at $101.73/bbl, its fourth straight down session, on Iran diplomacy optimism.

06 Key Figures Reference

The numbers behind today's briefing

Dubai — Sep 7–11, 2026 (week)	AED 10.67B total (sales AED 6.78B / 2,931 deals; mortgages AED 2.80B; gifts AED 1.09B)
Dubai — August 2026	AED 46.22B total, 15,611 txns; sales AED 27.89B / 11,600 units; avg price AED 1,636/sq ft (–1.7% YoY)
Dubai — Q1 2026	AED 252B total (DLD, +31% YoY value); sales Dh176.7B / ~48,000 txns (+23.4% YoY)
Dubai — Q2 2026	Sales $29.4B (~AED 107.9B), off-plan-led growth
Dubai — H1 2026	Sales $77.9B (~AED 286B) — 2nd-highest half-year on record, ~86,000 deals
Dubai — Jan–Aug 2026	AED 523.44B total, 148,564 txns (~57% of full-year 2025's AED 919B)
Dubai — FY2025 (record)	Dh525.87B in sales for the full year
Abu Dhabi — H1 2026	AED 117B total, 25,714 txns (+61.7% volume, +112% value YoY); FDI AED 13.8B (+309% YoY)
Ras Al Khaimah — H1 2026	Al Marjan Island retail prices +348% YoY to avg AED 19.7M (Property Finder)
US Fed funds rate	3.75–4.00%, +25bps on 16 Sep 2026 — first hike since 2023
UAE Central Bank base rate	3.90%, +25bps on 16 Sep 2026, mirroring the Fed
Brent crude	$101.73/bbl (21 Sep 2026); –2.06% 1-day, +10.37% 1-month, +52.82% 1-year
Golden Visa property route	AED 2M minimum unchanged; AED 750k floor removed for the 2-year investor visa (Apr 2026)

Key Points

- Transaction value keeps compounding even as per-unit pricing cools — August's –1.7% YoY average price is the first annual decline since Feb 2021, while ultra-prime (Dh260M, Dh725M single villas) sets fresh records.
- The rate-cutting cycle has reversed: the Fed and CBUAE both hiked 25bps on 16 September, raising the cost of leveraged purchases and developer debt for the first time since 2023.
- Abu Dhabi is out-growing Dubai on every metric that matters — H1 transaction value +112% YoY and FDI already ahead of all of 2025 — helped by Adrec's new construction-phase mortgage framework.
- The AED 2M Golden Visa property threshold held firm through April's reforms, preserving mid-ticket investment property as a durable residency route even as the cheaper 2-year visa lost its floor entirely.
- Brent above $100/bbl remains supportive of UAE fiscal buffers and sentiment, but a four-session slide on Iran diplomacy is worth watching heading into Q4.

07 Sources

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- Gulf News — "Dubai real estate market hits Dh525.87b in record 2025 sales"
- The Week / Edwards & Towers — Dubai weekly transactions, 7–11 Sep 2026
- Edwards & Towers — Dubai real estate market update, August 2026
- Arabian Business — "Dubai property market records $12.6bn of transactions in August"
- Arabian Business — "Dubai property sales hit $29.4bn in Q2"
- Arabian Business / Economy Middle East — Dubai H1 2026 sales, $77.88bn
- Voice of Emirates — Dubai Jan–Aug 2026 transactions, AED 523.44bn (DLD data)
- Masdarak — Dubai property sales value, July 2026 ($9.5bn, +6.9% MoM)
- Abu Dhabi Media Office / Adrec — H1 2026 transaction report, AED 117bn
- The National — "Abu Dhabi's new off-plan mortgage framework…" (13 Sep 2026)
- The Week — "UAE real estate boom: RAK leads with record-breaking price increases" (18 Sep 2026)
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- The National / WAM — CBUAE base rate raised to 3.90% (16 Sep 2026)
- TradingEconomics — Brent crude oil price and momentum (21 Sep 2026)
- Arabian Business / VisaHQ — UAE Golden Visa AED 2M property threshold, 2026 status
- The National — Emaar's Alabbar on the 2027 Dubai property outlook (7 Sep 2026)

This briefing is prepared for internal and client use by 3SA Estate based on publicly available data believed reliable as of the date shown. It is market commentary, not investment, legal or financial advice; figures should be independently verified before being relied upon for transaction decisions.