3SA ESTATE

DAILY MARKET BRIEFING

UAE Property Market Daily Briefing

Rates, oil and record deals — what moved Dubai and Abu Dhabi property today

Wednesday, 30 September 2026

Month in Review edition — covering September 2026

AED 523.4bn	AED 117bn	4.00% / $100
Dubai transactions, Jan–Aug 2026	Abu Dhabi H1 2026 (+112% YoY)	Fed funds rate / Brent crude

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WHERE THINGS STAND

01 Executive Summary

The UAE property market closes September 2026 at an inflection point. Dubai's transaction engine, having posted a record AED 252 billion in Q1, has cooled through the summer as mid-market apartment prices post their first year-on-year decline since February 2021 and villas follow with a milder 1.7% pullback. But the headline numbers mask a sharp split: prime and branded residences are still compounding at double-digit annual growth, Abu Dhabi's transaction value has more than doubled year-on-year, and Aldar closed the month by selling over AED 5 billion of new villas in a single week. Layered on top is a fresh macro shock — the US Federal Reserve and the UAE Central Bank both raised rates 25 basis points on 16 September, the first hike since 2023, as Brent crude's war premium pushes oil back above $100 a barrel. For Victor and 3SA Estate clients, the read-through is a market bifurcating by segment and by emirate, with financing costs now working against, rather than for, the mid-market buyer.

AED 523.4bn
Dubai transactions, Jan–Aug 2026
148,564 deals · DLD

AED 27.9bn
Dubai sales value, August 2026
11,600 transactions

AED 1,636/sqft
Avg. Dubai residential price, Aug
-1.7% YoY · first drop since 2021

4.00% / 3.90%
US Fed / UAE CBUAE base rate
+25bps on 16 Sep 2026

$100.19/bbl
Brent crude, 29 Sep 2026
war premium rebuilding

AED 117bn
Abu Dhabi transactions, H1 2026
+112% YoY

> *"The defining characteristic of Dubai's real estate market today isn't simply the level of activity — it's the quality of demand."*
>
> — Springfield Properties CEO, on Dubai's Q2 2026 market report (Zawya)

LAST 24–48 HOURS

02 Today's Headlines

Aldar sells over AED 5bn in new Abu Dhabi villa launches. Abu Dhabi's largest listed developer confirmed on 29 September that two new residential launches — Talay, 351 stand-alone villas at Marsa Al Saadiyat on Saadiyat Island, and Yas Riva Reserve, 292 gated villas on Yas Island — generated more than AED 5 billion (US$1.36 billion) in combined sales. UAE nationals accounted for 31% of buyers, with the balance split between international purchasers from the UK, Russia, Jordan and India. Aldar Development CEO Jonathan Emery said the demand "reflects confidence in the emirate." The launches land against a backdrop of Abu Dhabi residential sales up 178% year-on-year in H1 2026.

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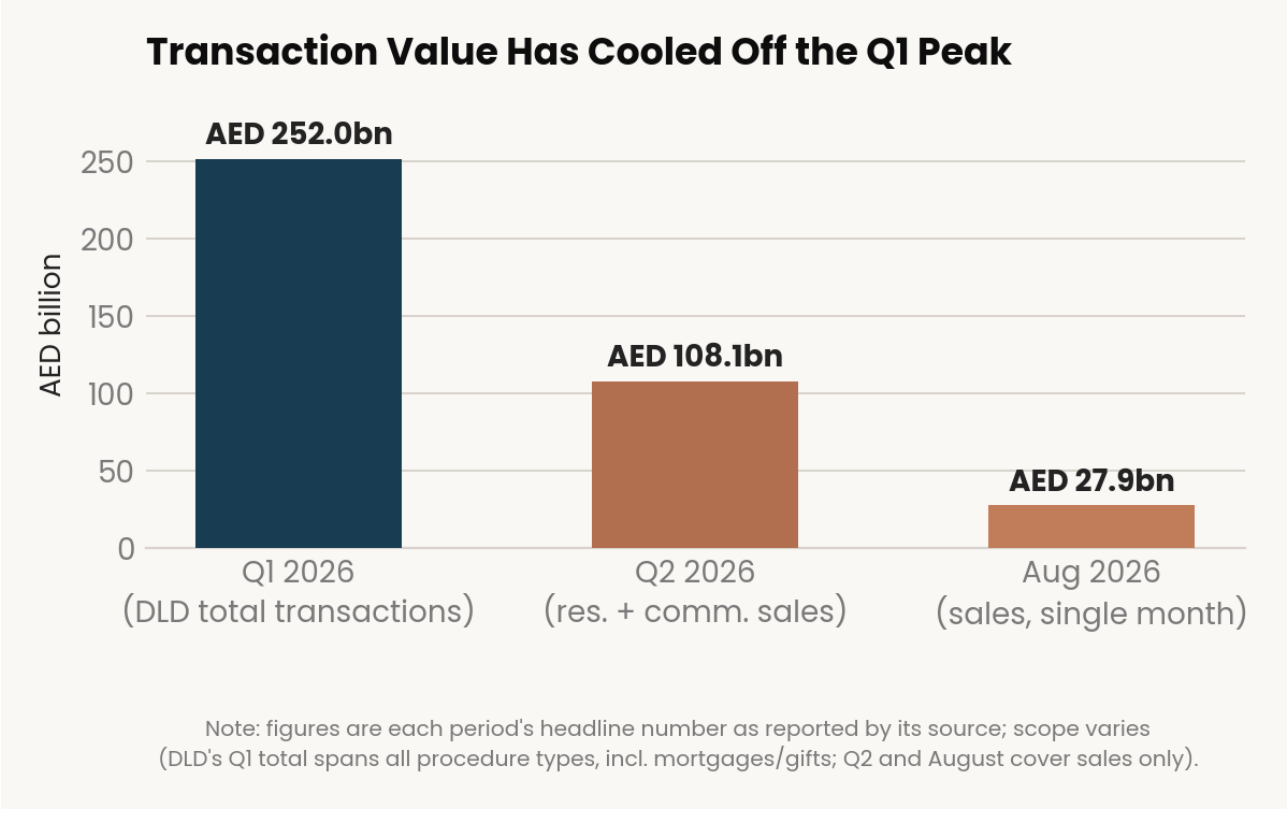
Fed and UAE Central Bank both hike 25bps. On 16 September the US Federal Reserve raised its benchmark rate to a 3.75–4.00% target range — its first increase since 2023 — citing inflation pressure from the year's energy-price shocks. Because the dirham is pegged to the dollar, the Central Bank of the UAE moved in lockstep, lifting its Overnight Deposit Facility rate to 3.90% from 3.65% the same day. Eibor, the benchmark for UAE mortgages, was already running at 4.00% on the 3-month tenor before the hike and is set to reprice higher, pushing up monthly repayments for variable-rate borrowers and for anyone renewing a fixed-rate mortgage.

Brent crude back above $100 as the region's war premium rebuilds. Brent closed at $100.19 a barrel on 29 September, roughly 36% above where it started the year, after a spring spike to $112 following the outbreak of the 2026 Iran conflict and a summer retreat to the mid-$70s as a ceasefire briefly looked possible. Elevated oil income has historically underpinned UAE sovereign liquidity and investor confidence even as it adds to the inflation picture the Fed is now responding to — a dynamic playing out directly in this month's rate decision.

DUBAI LAND DEPARTMENT & MARKET REPORTS

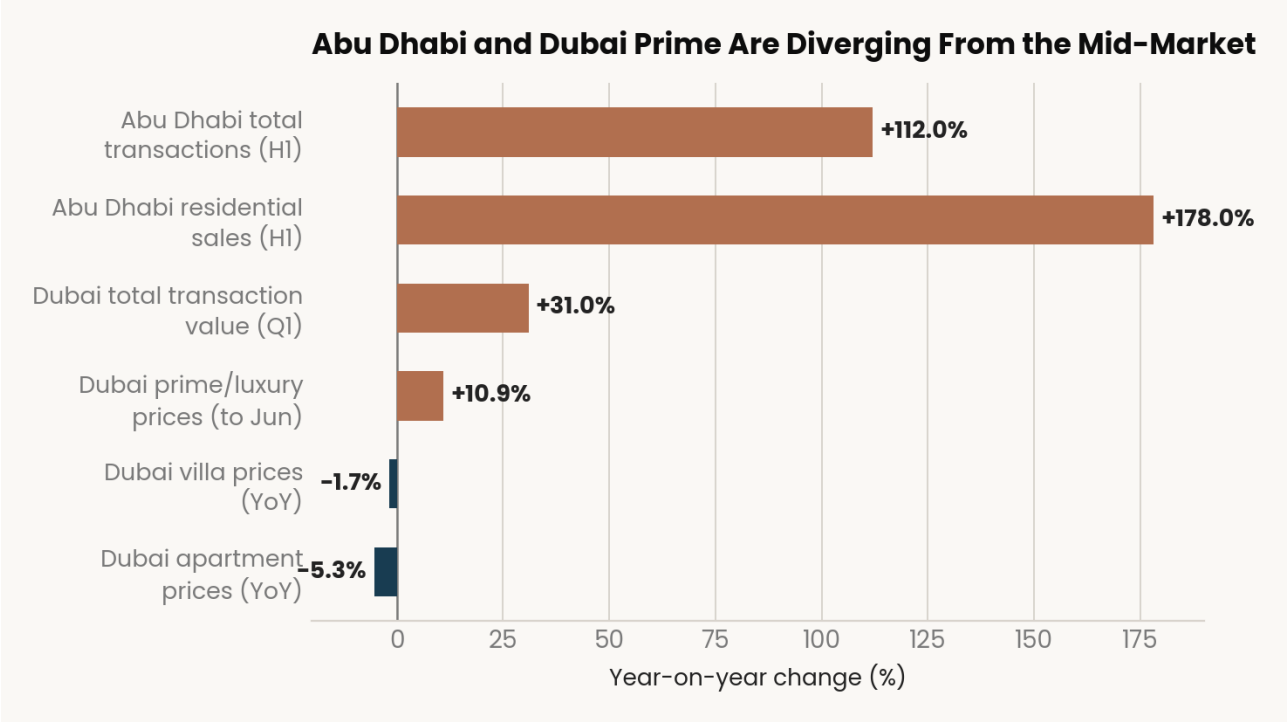
03 Transaction Data & Trends

Dubai's Q1 2026 total transaction value of AED 252 billion (+31% YoY, per official DLD data) marked the strongest quarter on record. Momentum has since eased: Q2's residential and commercial sales totalled AED 108.11 billion, and August alone — the most recent full month with reported figures — brought in AED 27.89 billion across 11,600 sales, an average deal size of AED 2.40 million. Cumulatively, Dubai has now recorded AED 523.44 billion in transactions across 148,564 deals for the first eight months of 2026, already 57% of full-year 2025's AED 919 billion total.



The slowdown is concentrated in the mid-market. August's 3,038 ready-property transactions were down 20.6% year-on-year, and off-plan registrations fell 40.4% YoY to 8,016 as new-supply

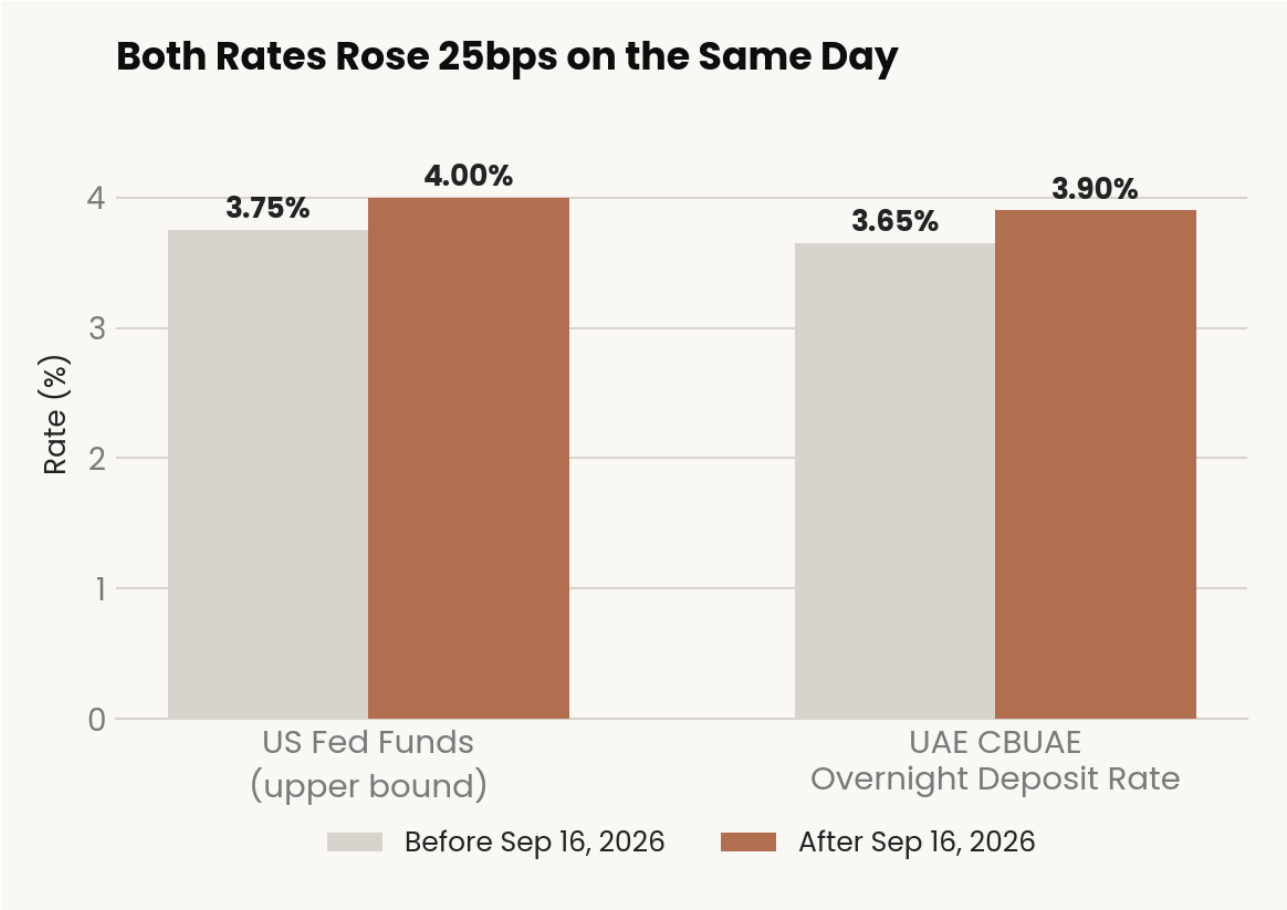
launches dropped nearly 90% between Q1 and Q2. Citywide residential values now sit 10.2% below their February 2026 peak, with apartments down 5.3% year-on-year and villas down 1.7% — the first annual villa decline since February 2021. Luxury tells a different story: prime prices are up 10.9% year-on-year through June, the third-fastest pace of any prime market globally behind Tokyo and Manila, and homes above AED 10 million rose to 193 sales in August from 149 in June. The rental market flipped too — August was the first month since tracking began in January 2023 that new lease registrations (up 2,139) outnumbered renewals, with median new-lease rents 8.3% below their October 2025 peak.



Abu Dhabi's H1 2026 transaction value of AED 117 billion (+112% YoY) and residential sales of AED 70.4 billion (+178% YoY) sit well outside Dubai's cooling curve, powered by the Hudayriyat Golf Estates launch alone selling AED 13 billion (1,700 units) within days in July — the largest single-project sellout in UAE history — alongside Saadiyat's AED 13.3 billion and a combined AED 10.5 billion from Reem and Maryah islands. Off-plan made up 89% of Abu Dhabi's residential sales value, and foreign investment surged 309% YoY to AED 13.8 billion, already exceeding all of 2025, with buyers from 116 nationalities represented.

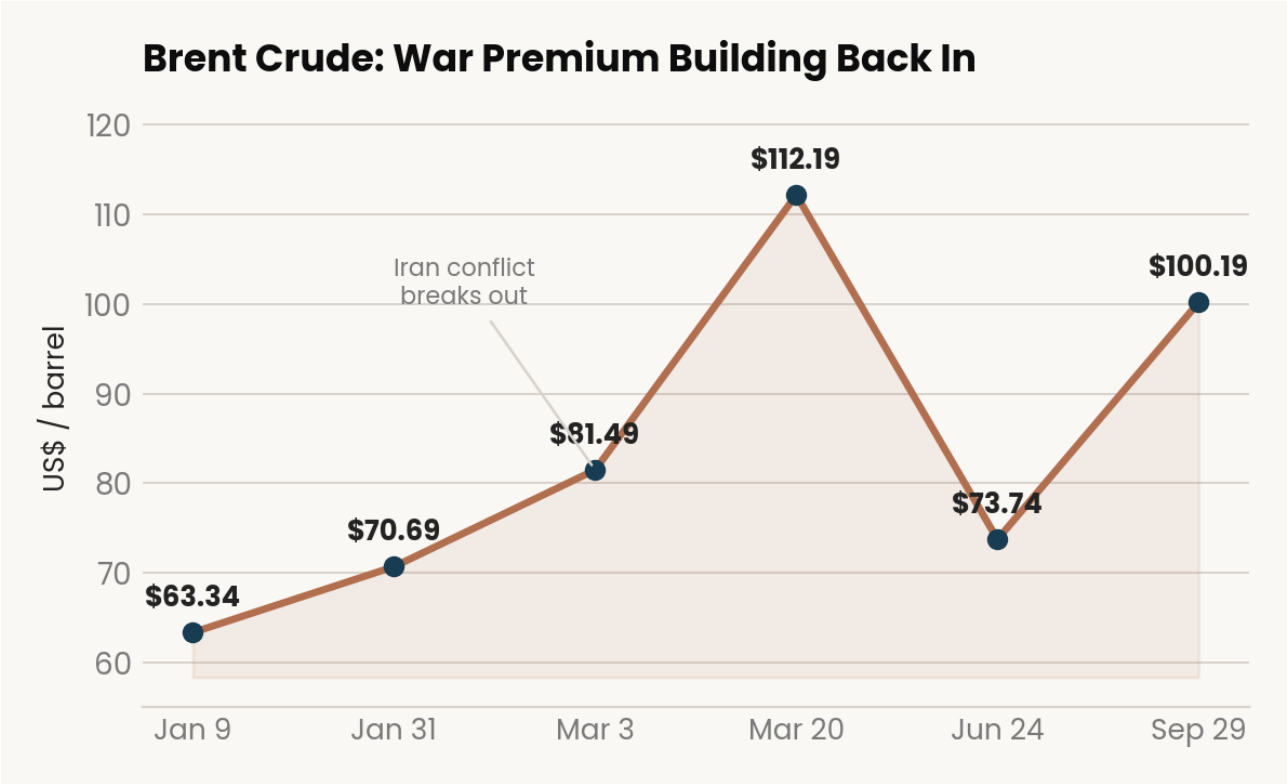
RATES, OIL AND POLICY

04 Macro & Global Factors



The 16 September hike ends more than two years of Fed holds and cuts and lands squarely on UAE borrowers: Eibor's 3-month fixing was already at 4.00% on 3 September (1-month 3.81%, 6-month 4.11%, 12-month 4.34%) and typically reprices mortgages at roughly Eibor plus a 2% margin, putting variable reversion rates near 6% for many existing borrowers. New buyers face a higher cost of capital just as the mid-market segment is already softening — a headwind for transaction volumes into Q4, even as savers benefit from improved deposit returns.

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On visas, the 10-year Golden Visa's AED 2 million property investment threshold is unchanged, but Dubai widened the entry point beneath it in April 2026 by removing the AED 750,000 minimum for the 2-Year Property Investor Visa for sole owners (jointly owned property now needs AED 400,000 per owner) — giving the emirate a lower-capital residency route that sits below, rather than competing with, the Golden Visa tier.

TODAY CLOSES OUT THE MONTH

05 Month in Review — September 2026

Today, 30 September, is the final day of the month, so this edition includes a full September timeline alongside the daily briefing.

Sep 3	3-month Eibor fixes at 4.00% (1-month 3.81%, 6-month 4.11%, 12-month 4.34%) — the mortgage benchmark already elevated before the Fed's move later in the month.
Sep 7–11	Dubai's strongest week of the month: AED 10.67 billion in total real estate activity, including AED 6.78 billion in sales across 2,931 transactions, topped by a AED 36.8m Almas Tower office and a AED 36.5m Mr C Residences apartment.
Sep 16	US Federal Reserve raises rates 25bps to 3.75–4.00%, its first hike since 2023; UAE Central Bank matches same-day, lifting its base rate to 3.90% from 3.65%.
Sep 26	Market assessments confirm Dubai citywide values are 10.2% below February's peak and flag the rental market's first lease-over-renewal reversal since January 2023.
Sep 29	Aldar sells over AED 5 billion in new villa launches across Saadiyat and Yas Islands; Brent crude closes at $100.19/barrel, its highest since the spring conflict-driven spike began unwinding.
Sep 30	Month closes with Dubai's year-to-date (Jan–Aug reported) transaction value at AED 523.44 billion across 148,564 deals — already 57% of full-year 2025's total.

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REFERENCE TABLE

06 Key Figures

Metric	Value	Source
Dubai transactions, Jan–Aug 2026	AED 523.44bn / 148,564 deals	DLD, via Voice of Emirates
Dubai Q1 2026 total transactions	AED 252bn (+31% YoY)	Dubai Land Department
Dubai Q2 2026 res. + comm. sales	AED 108.11bn	Zawya
Dubai August 2026 sales	AED 27.89bn / 11,600 deals	Edwards & Towers / Cavendish Maxwell
Dubai avg. residential price, Aug	AED 1,636/sqft (-1.7% YoY)	Cavendish Maxwell
Dubai apartment prices, YoY	-5.3%	Dubai Chronicle market assessment
Dubai villa prices, YoY	-1.7% (first decline since 2021)	Dubai Chronicle market assessment
Dubai prime/luxury prices, YoY (to Jun)	+10.9%	Dubai Chronicle market assessment
Abu Dhabi transactions, H1 2026	AED 117bn (+112% YoY)	AGBI
Abu Dhabi residential sales, H1 2026	AED 70.4bn (+178% YoY)	AGBI
US Fed funds rate (upper bound)	4.00% (+25bps, 16 Sep)	The National / CNBC
UAE CBUAE base rate	3.90% (+25bps, 16 Sep)	The National
3-month Eibor	4.00% (3 Sep 2026)	CBUAE, via Mortgease
Brent crude	$100.19/bbl (29 Sep 2026)	Yahoo Finance / Fortune
Golden Visa property threshold	AED 2,000,000 (unchanged)	NTL International

THIS MONTH'S HEADLINE TRANSACTIONS

07 Prime & Notable Deal Ticker

Date	Asset	Location	Value
29 Sep	Talay + Yas Riva Reserve launch (643 villas combined)	Saadiyat & Yas Islands, Abu Dhabi	AED 5.0bn+
Aug	Villa, Orla Infinity	Palm Jumeirah, Dubai	AED 79m
Aug	Apartment	Palm Jumeirah, Dubai	US$21.5m
7–11 Sep	Office, Almas Tower	JLT, Dubai	AED 36.8m
7–11 Sep	Apartment, Mr C Residences	Jumeirah Second, Dubai	AED 36.5m
Jul	Hudayriyat Golf Estates launch (1,700 units)	Hudayriyat Island, Abu Dhabi	AED 13.0bn+

Sources: The National; Edwards & Towers weekly market report; Arabian Business August roundup; AGBI.

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Key Points for 3SA Estate Clients

- Financing just got more expensive: with Eibor at 4.00% and rising after the 16 September hike, variable-rate reversion is edging toward 6% — stress-test affordability on any mid-market deal in the pipeline before year-end.
- The market is bifurcating, not falling: mid-market apartments and off-plan volumes are down double digits YoY, but prime Dubai and virtually all of Abu Dhabi are accelerating — position accordingly by segment rather than reading one citywide number.
- Abu Dhabi is the standout growth story: H1 transaction value more than doubled YoY and foreign buying is up over 300%, with September's Aldar launches (AED 5bn+) and July's Hudayriyat sellout (AED 13bn+) both underscoring sustained institutional-grade demand.
- Oil back above $100 is a double-edged signal: it supports UAE liquidity and sovereign spending but is a direct contributor to the inflation dynamic behind this month's rate hike — watch for a possible follow-through Fed move before year-end.
- Visa entry points widened, not narrowed: the Golden Visa's AED 2m threshold is unchanged, but the lower-cost 2-Year Investor Visa route (no minimum for sole owners) gives more room to convert overseas interest into a resident buyer base.

VERIFIED REFERENCES

08 Sources

- Dubai Land Department — Q1 2026 transactions surge 31% to AED 252bn
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- Arabian Business — Dubai property market records $12.6bn of transactions in August

This briefing is prepared for informational purposes for 3SA Estate and its clients. Figures are drawn from the sources above as reported at time of writing and may be revised by originating agencies; where source methodologies differ (e.g. DLD total-transaction figures vs. brokerage sales-only figures) this is noted alongside the relevant chart or table. Not financial or investment advice.

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