SATURDAY, 7 NOVEMBER 2026

UAE Property Market

Dubai sales hold near 10,000 a month as Abu Dhabi's year keeps compounding.

DUBAI · OCTOBER SALES

AED21.27bn

▼ 52.6% year on year

ABU DHABI · JAN–SEP

AED171.26bn

▲ 76.1% year on year

FEDERAL FUNDS

3.75–4.00%

Held, 28 October



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A TODAY'S SNAPSHOT · MARKETS & MACRO

Abu Dhabi's record nine months, a steady Dubai, and oil sliding on Iran-deal hopes.

> Abu Dhabi's Real Estate Centre reported AED171.26bn of transactions for January–September today.[1] Dubai registered 9,999 home sales worth AED21.27bn in October, about flat on September.[3] The Fed held on 28 October; Brent settled at $98.32 on Friday.[5,6]

ABU DHABI 9M	DUBAI OCT SALES	FED FUNDS	BRENT, 6 NOV
AED171.26bn	9,999	3.75–4.00%	$98.32
▲ 76.1% YoY	▼ 45.5% YoY	Held, 10-2	▼ on the week

a

Abu Dhabi: transactions up 76.1% in nine months

AED171.26bn across 38,483 transactions, against AED97.19bn across 28,977 a year earlier. Sales alone rose 105% in value.[1,2]

b

Dubai: October flat on September, far below last October

9,999 home sales worth AED21.27bn: down 1.0% in count and 0.2% in value month on month; down 45.5% and 52.6% year on year.[3]

c

Dubai: ready homes gain share

Ready-home sales rose 13.8% to 3,606 while off-plan fell 7.7% to 6,393; ready share is 36.1%, from 31.4% in September.[3]

d

The Fed holds, with two votes for a hike

The 28 October vote was 10–2; Governors Cook and Hammack preferred a quarter-point rise. Next decision 9 December.[5]

e

Brent ends the week near $98

Down from $113.43 a week earlier on hopes of a US–Iran deal, with Hormuz tanker attacks still in the news.[6,7]

SOURCES [1] Abu Dhabi Media Office, for ADREC, 7 Nov 2026. [2] The National, 7 Nov 2026. [3] Projectory, from DLD registrations, 2 Nov 2026. [5] FOMC statement, 28 Oct 2026, via Advisor Perspectives / Admiral Markets. [6] FinanceFeeds, 7 Nov 2026. [7] GlobalOilShock, 4 Nov 2026. Full list on the last page.

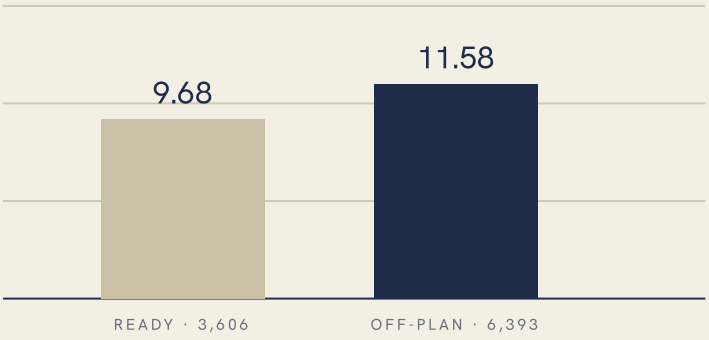
B DUBAI · OCTOBER REGISTRATIONS

Steady month on month, and the mix is shifting from off-plan to ready.

DLD registrations analysed by Projectory show 9,999 home sales worth AED21.27bn in October, against 10,100 and AED21.31bn in September.[3] Year on year the market is still less than half the size of October 2025.

SALES, OCT	VALUE, OCT	MEDIAN AED / SQ FT	READY SHARE
9,999	AED21.27bn	1,650	36.1%
▼ 1.0% MoM	▼ 0.2% MoM	▲ 0.8% MoM	▲ from 31.4%

OCTOBER 2026 SALES VALUE, AED BN



YEAR TO DATE, JAN-OCT

121,015

Home sales worth AED282.68bn: down 26.4% in count and 34.9% in value on the same period of 2025.[3]

DUBAI — KEY FIGURES	PERIOD	VALUE	CHANGE
Home sales, count	Oct 2026	9,999	▼ 45.5% YoY
Home sales, value	Oct 2026	AED21.27bn	▼ 52.6% YoY
Ready-home sales	Oct 2026	3,606	▲ 13.8% MoM
Off-plan sales	Oct 2026	6,393	▼ 7.7% MoM
Median registered price	Oct 2026	AED1.25m	▼ 2.2% MoM

> *The headline count is flat, but the composition moved: ready homes are taking share while off-plan eases. One month does not make a trend, and the year-on-year gap to October 2025 is still large.*

ANALYST'S NOTE · DRAFT FOR VICTOR'S REVIEW

SOURCES [3] Projectory, "Dubai Property Market October 2026: DLD Home Sales Report", 2 Nov 2026 (single source; figures may be revised). [4] Gulf Today / Al Masdar Al Aqaari, 1 Nov 2026: ready apartments alone 2,988 sales, AED5.28bn in October, up 25.7% in value on September; partial corroboration only (apartments, different basis).

C ABU DHABI & MACRO · THE WIDER PICTURE

Abu Dhabi's nine months run far ahead of 2025, while rates and oil set the backdrop.

> ADREC counts AED171.26bn of transactions for January–September, up 76.1% in value and 32.8% in volume; The National reports the same totals.[1,2]

ABU DHABI 9M	SALES 9M	FED FUNDS	BRENT / BBL
AED171.26bn	AED119.33bn	3.75–4.00	$98.32
▲ 76.1% YoY	▲ 105% YoY	Held, 10-2	▼ on the week

ABU DHABI TRANSACTION VALUE BY TYPE, JAN-SEP 2026 — COMMON SCALE



Musataha/long-lease AED5.57bn plus gifts AED0.44bn. Total AED171.26bn.[1]

CALENDAR

28 Oct	**Fed holds at 3.75–4.00%.** 10-2 vote; both dissenters wanted a hike.[5]
4 Nov	**Brent settles at $93.52.** A 9.73% one-day fall on Iran-deal hopes.[6]
7 Nov	**ADREC publishes nine-month data.** AED171.26bn, up 76.1%.[1]
10 Nov	**US October CPI;** OPEC monthly report follows on 11 Nov.[6]
9 Dec	**Next Fed decision.**[5]

ABU DHABI — BY METRIC	PERIOD	VALUE	CHANGE
Mortgage transactions	Jan–Sep 2026	AED45.92bn	▲ 30.2%
Foreign investment, investment zones	Jan–Sep 2026	AED86.11bn	▲ 131%
Non-resident individual FDI	Jan–Sep 2026	AED17.22bn	> FY25 AED8.2bn
Top district: Al Reem Island	Jan–Sep 2026	AED29.86bn	Ranked 1st

SOURCES [1] Abu Dhabi Media Office, for ADREC, 7 Nov 2026. [2] The National, 7 Nov 2026. [5] FOMC statement, 28 Oct 2026, via secondary reproductions. [6] FinanceFeeds, 7 Nov 2026 (citing CNBC / Reuters): Brent settle 6 Nov; weekly fall reported as “more than 16%”, about 13% on a like-for-like contract. A Zawya report of AED175.7bn for the same period could not be reconciled and is not used.

D OUTLOOK · WHAT TO WATCH NEXT

Three things to watch over the coming weeks.

i

Whether the US–Iran diplomacy behind oil's fall holds

Brent fell from $113.43 on 30 October to $98.32 on 6 November on deal hopes, yet tanker attacks in Hormuz continued. A reversal would take the calmer pricing out quickly.[6,7]

ii

Whether Dubai's shift to ready homes continues

Ready share rose to 36.1% from 31.4% in a month. November registrations will show whether this is a trend or a one-month swing.[3]

iii

Whether the Fed's December meeting changes the rate path

Two of twelve voters wanted a hike on 28 October. US CPI on 10 November comes first; the decision is on 9 December.[5,6]

"Abu Dhabi is growing on capital flows; Dubai is holding steady at a lower level. Watch the mix, not just the count."



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SOURCES & VERIFICATION

Where each figure comes from, and how well it is confirmed.

#	SOURCE	USED FOR	STATUS
1	Abu Dhabi Media Office, for ADREC, “Abu Dhabi Real Estate Centre records 76.1% year-on-year increase…”, 7 Nov 2026	Abu Dhabi 9M data	Official
2	The National, Alvin R Cabral, “Abu Dhabi property transactions jump 76% to Dh171bn…”, 7 Nov 2026	Abu Dhabi 9M data	Corroborates 1
3	Projectory, “Dubai Property Market October 2026: DLD Home Sales Report”, 2 Nov 2026 (DLD open data)	Dubai October sales, mix, prices	Single source
4	Gulf Today / Al Masdar Al Aqaari (DLD data), 1 Nov 2026	Ready-apartment sales	Partial; headline has a typo
5	FOMC statement, 28 Oct 2026, via Advisor Perspectives, Admiral Markets, investinglive	Fed decision, vote, dissents	Several outlets; Fed page not retrieved
6	FinanceFeeds, Tobi Opeyemi Amure, 7 Nov 2026 (citing CNBC, Reuters)	Brent settle, weekly move, calendar	Single source; weekly % differs by contract
7	GlobalOilShock, 4 Nov 2026	Brent contract closes	Single source

Not available or not used. No Dubai Land Department, Dubai Statistics Center or Central Bank of UAE primary page could be read today, so the CBUAE base rate and EIBOR are omitted. Dubai Q3 price indices from CBRE, ValuStrat and others conflict across sources and are omitted. A Dubai rental-contract count was found only as a headline and is omitted. Figures from earlier briefings are not carried over.