SUNDAY, 8 NOVEMBER 2026

UAE Property Market

Abu Dhabi's nine months run 76% ahead; oil slides on Iran-deal hopes.

ABU DHABI · JAN–SEP	DUBAI · OCTOBER SALES	FEDERAL FUNDS
AED171.26bn	AED21.27bn	3.75–4.00%
▲ 76.1% year on year	▼ 52.6% year on year	Held, 28 October



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A TODAY'S SNAPSHOT · MARKETS & MACRO

Abu Dhabi compounds, Dubai holds steady, and oil falls.

KEY TAKEAWAYS

- **Abu Dhabi.** Nine-month transactions AED171.26bn, up 76.1% YoY.[1]
- **Sales lead.** AED119.33bn of sales, up 105% YoY.[1]
- **Dubai October.** 9,999 home sales, AED21.27bn, down 45.5% YoY.[5]
- **Oil.** Brent settled at $98.32 on Friday, down over 13% on the week.[7]
- **Rates.** Fed held at 3.75–4.00% on 28 October; next 9 December.[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	▼ 13% week

a Abu Dhabi: foreign capital doubles

Non-resident individual FDI reached AED17.22bn, against AED8.2bn for all of 2025.[1]

b Dubai: ready homes gain share

Ready-home sales rose 13.8% month on month to 3,606; ready share is 36.1%.[5]

c Oil: the steepest weekly fall since the pandemic's start

Brent fell more than 13% on the week as US–Iran deal hopes grew.[7]

SOURCES [1] ADREC via Abu Dhabi Media Office, 7 Nov 2026 VERIFIED [5] Projectory (DLD data), 2 Nov 2026 SINGLE SOURCE [6] FOMC, 28 Oct 2026, via Advisor Perspectives; Admiral Markets VERIFIED [7] The National, 6 Nov 2026; FinanceFeeds, 7 Nov 2026 VERIFIED

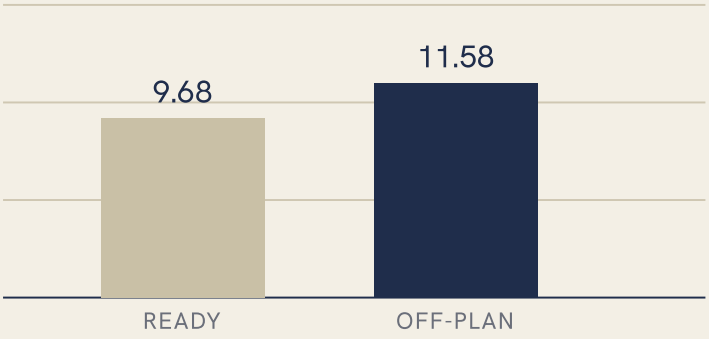
B DUBAI · OCTOBER REGISTRATIONS

Flat on September, well below last year, with the mix moving to ready homes.

> No newer Dubai release than the October DLD data was found in the last 48 hours. Projectory's analysis shows 9,999 home sales worth AED21.27bn, against 10,100 and AED21.31bn in September.[5]

SALES, OCT	VALUE, OCT	AED / SQ FT	READY SHARE
9,999	AED21.27bn	1,650	36.1%
▼ 1.0% MoM	▼ 52.6% YoY	▲ 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.[5]

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.*

VICTOR LINDGREN · ANALYST'S NOTE · DRAFT FOR REVIEW

SOURCES [5] Projectory, "Dubai Property Market October 2026: DLD Home Sales Report", 2 Nov 2026; September revised by Projectory; October may be revised SINGLE SOURCE No news outlet or DLD page confirming these figures was found.

C ABU DHABI & MACRO · THE WIDER PICTURE

Abu Dhabi runs far ahead of 2025 while oil and the Fed set the backdrop.

> ADREC's release on 7 November counts AED171.26bn across 38,483 transactions, up 76.1% in value and 32.8% in volume; the National, Khaleej Times and Gulf News report the same totals.[1,2,3,4]

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	▼ 13% 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.[6]
4 Nov	**Brent closes 8.7% lower at $94.62.** US midterm result, Iran-war uncertainty.[7]
6 Nov	**Brent settles at $98.32,** down over 13% on the week.[7]
9 Dec	**Next Fed decision.**[6]

ABU DHABI — BY METRIC	PERIOD	VALUE	CHANGE
Sales transactions	Jan-Sep 2026	AED119.33bn	▲ 105%
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

SOURCES [1] ADREC via Abu Dhabi Media Office, 7 Nov 2026 VERIFIED [2-4] The National; Khaleej Times; Gulf News, 7 Nov 2026 [6] FOMC, 28 Oct 2026 VERIFIED [7] The National, 6 Nov 2026; FinanceFeeds, 7 Nov 2026 VERIFIED

D OUTLOOK · WHAT TO WATCH NEXT

Three things to watch over the coming weeks.

WATCH	
10 Nov	**US October CPI.** OPEC's monthly report follows on 11 November.[8]
29 Nov	**OPEC+ ministerial meeting.** Oil direction after the weekly drop.[8]
9 Dec	**Fed decision.** Two of twelve voters wanted a hike on 28 October.[6]

i

Whether US–Iran diplomacy keeps oil falling

Brent fell over 13% in a week, yet Hormuz tanker attacks continued.[7]

ii

Whether Dubai's shift to ready homes continues

Ready share rose to 36.1% from 31.4%; November registrations will show if it holds.[5]

iii

Whether Abu Dhabi's foreign inflow keeps pace

Non-resident FDI of AED17.22bn already exceeds 2025's AED8.2bn full-year total.[1]

"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 AND URL	STATUS
1	Abu Dhabi Media Office, for ADREC, 7 Nov 2026 mediaoffice.abudhabi/en/economy/abu-dhabi-real-estate-centre-records-761-year-on-year-increase-in-transaction-value-reaching-aed1712bn-during-first-9-months-of-2026/	Verified (relayed by 2–4)
2	The National, Alvin R Cabral, 7 Nov 2026 thenationalnews.com/business/property/2026/11/07/abu-dhabi-property-transactions-jump-76-to-dh171bn-in-first-nine-months-of-2026/	Verified
3	Khaleej Times, Waheed Abbas, 7 Nov 2026 khaleejtimes.com/business/abu-dhabi-property-market-surges-as-deals-top-dh171-billion-in-nine-months	Verified
4	Gulf News, Abdulla Rasheed, 7 Nov 2026 gulfnews.com/uae/abu-dhabi/abu-dhabi-real-estate-transactions-surge-76-to-dh17126-billion-in-2026-1.500739456	Verified
5	Projectory (DLD data), “Dubai Property Market October 2026”, 2 Nov 2026 projectory.ae/research/dubai-property-market-october-2026-dld-home-sales-report/	Single source
6	FOMC decision 28 Oct 2026: Advisor Perspectives; Admiral Markets advisorperspectives.com/dshort/updates/2026/10/28/feds-interest-rate-decision-october-28-2026 admiralmarkets.com/analytics/traders-blog/fomc-october-2026-fed-holds-rates	Verified (Fed page not read)
7	The National, Fareed Rahman, 6 Nov 2026; FinanceFeeds, 7 Nov 2026 thenationalnews.com/business/energy/2026/11/06/oil-prices-set-for-weekly-drop-on-trumps-election-rout/	Verified
8	FinanceFeeds, Tobi Opeyemi Amure, 7 Nov 2026: week-ahead calendar financefeeds.com/brent-crude-oil-price-98-32-saturday-week-ahead-us-iran-deal-bets-cpi-10-november-bull-105-bear-93/	Single source

Not available. Web search was down, so research used direct page reads only. No new Dubai data after 2 Nov, no Dubai Land Department or Central Bank of UAE page, no UAE base rate or EIBOR, and no new Fed item dated 6–8 Nov were found. Sources 1–4 relay one ADREC release. On 4 Nov The National reports Brent closing at $94.62 (down 8.7%); FinanceFeeds reports $93.52 (down 9.73%). This briefing uses The National's figure.