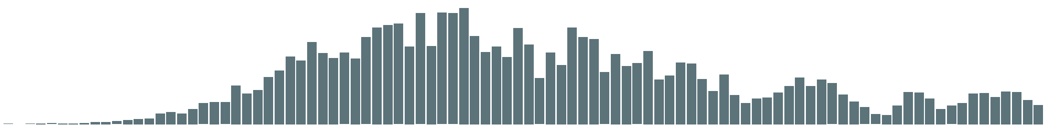
Dubai Off-Plan Q3 2026

What is actually selling, at what price per sqft, on what payment plans. 2,337 projects, 42,507 priced unit records and 2,533 payment plans, read as one market.



ASKING PRICE PER SQFT, ALL DUBAI PRICED RECORDS, AED 400 TO 3,600

INSIDE: MARKET OVERVIEW / COMMUNITY LEAGUE TABLE / DEVELOPER LEAGUE TABLE / PAYMENT PLAN STRUCTURES / HANDOVER PIPELINE TO 2030 / SELL-THROUGH / THE PRICE LADDER / PROJECT APPENDIX / FOUR CSV FILES

AED 2,021 MEDIAN PSF	60% MEDIAN PRE-HANDOVER	77 COMMUNITIES RANKED	218 DEVELOPERS RANKED

DATA AS OF JULY 2026, BUILT AUGUST 2026 / COVER, CONTENTS AND 3 FULL PAGES, LIFTED VERBATIM FROM THE 53 PAGE REPORT / THE FULL REPORT IS 79 USD AT OFFPLANINDEX.COM/REPORT

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CONTENTS

What is inside

53 pages. Sections one to nine are the analysis; appendix A is the project list and appendix B is the definitions and limitations you should read before quoting any figure.

Shipped with this PDF: four CSV files (projects, communities, developers, payment plans) carrying the same figures in full precision, and a README with the licence terms. Data as of July 2026, built August 2026

METHOD

How to read this report

This report describes **asking prices** for off-plan residential stock in Dubai, as published by developers and portals and captured in our corpus on or before 30 July 2026. It is not a transaction price index. Where a number is an asking price it says asking; where a number is a count it is a count; where anything is modelled or estimated it is labelled on the page it appears.

What is in the corpus

We track **2,924** off-plan projects across the UAE, of which **2,337** are in Dubai. Dubai carries **42,507** priced unit records that pass validation, across **1,514** projects, and **2,533** payment plans across **1,815** projects. Records are merged from three independent sources and reconciled project by project; 59% of Dubai projects appear in more than one source.

Definitions used throughout

TERM	DEFINITION
Priced unit record	One layout or one unit with a published price and a published size. Validated to AED 150,000 to 500,000,000, 150 to 60,000 sqft, and AED 250 to 25,000 per sqft. 82% of Dubai records are unit level, the rest are layout level type groups.
Price per sqft (psf)	Asking price divided by published saleable area, per record. Community and developer figures are medians of records, not medians of project medians, so larger projects carry proportionally more weight.
Median, p25, p75	The middle value, and the values a quarter and three quarters of the way up the sorted list. The p25 to p75 band holds the middle half of the evidence and is the honest read of a market, not the average.
Pre-handover share	The percentage of the purchase price due from booking up to and including the handover instalment. Only plans whose steps sum to 100 percent, plus or minus 10, are used.
Post-handover plan	A plan with at least one instalment scheduled after handover.
Handover quarter	The developer stated completion quarter as published. It is a plan, not a delivery record, and it slips.

What this report does not do

It does not value a specific unit, it does not forecast prices, and it does not report transactions. Asking prices lead transaction prices and the gap moves with the cycle. For the full method, the validation rules and the source reconciliation, see **offplanindex.com/methodology**.

Every table in this report is reproducible from the CSV files shipped with it. Column definitions are in Appendix B.

THIRTEEN FINDINGS

Executive summary

Each finding states the number and the base it is computed on. Nothing here is an opinion about the market: it is what 42,507 priced unit records and 2,533 payment plans say in July 2026.

01 **Dubai off-plan is asking a median AED 2,021 per sqft.**

Across 42,507 priced unit records in 1,514 projects, the middle half sits between AED 1,608 and AED 2,649 per sqft. The mean, AED 2,259, sits above the median, which is the signature of a long tail of prime stock rather than a broad repricing.

02 **The spread between the most and least expensive community is 6.2x.**

Jumeirah leads on median asking price per sqft at AED 6,951 (57 priced units, 9 projects). DAMAC Islands anchors the other end at AED 1,119 (33 units, 12 projects). Both are measured on the same basis, so the ratio is a like-for-like asking price gap, not a quality judgement.

03 **Small stock carries the highest price per sqft, not the lowest.**

Studios ask a median AED 2,280 per sqft on 7,544 records, against AED 1,916 for 1 BR (15,867 records) and AED 2,027 for 2 BR (11,415 records). Per sqft, the entry product is the expensive one, which is the single most common mispricing in off-plan comparisons.

04 **17% of priced units are asking under AED 1M.**

That is 7,177 of 42,507 records. Under AED 1.5M the share is 39% (16,591 records). The sub 1M pool is concentrated: 32 communities carry five or more such units, spread over 424 projects.

05 **The standard plan asks a median 60% of the price before you get the keys.**

Measured on 2,533 payment plans across 1,815 projects whose steps sum to 100 percent. 58% of plans demand 60 percent or more before handover, and only 20% ask 40 percent or less.

06 **Only 16% of plans carry a post-handover component.**

That is 397 of 2,533 plans. Where a post-handover tail exists it is worth a median 40% of the price, so the marketing phrase covers a genuinely different deal in one plan out of six and nothing at all in the rest.

07 **Payment terms differ more by developer than by community.**

Among the 30 developers with ten or more projects carrying a plan, Reportage asks a median 30% before handover and Nakheel asks 80%. That 50 point spread on the same purchase price is a larger cash flow difference than most buyers get from negotiating the price itself.

08 **35% of the handover pipeline lands in 2027.**

Of 2,133 Dubai projects scheduled between Q3 2026 and Q4 2030, 750 complete in 2027, the heaviest single quarter being Q4 2027 with 261 projects and 5,638 priced unit records.

09 **61% of the stated book is still buyable, 35% is already gone.**

Measured on the 2,054 of 2,337 Dubai projects that publish a sale status; the other 283 publish none and are excluded. Selling out is not a completion event: 703 gone projects are still under construction, 97% of the gone book, and 425 of those are due in 2027 or later.

10 **The ten largest developers hold 39% of the tracked Dubai pipeline.**

911 of 2,337 tracked Dubai projects, led by Emaar with 239. The ten busiest communities hold 43% of projects, so supply is more concentrated by developer than by location.

11 **Villas ask 15% less per sqft than apartments, and buy roughly 5.0x the floor area.**

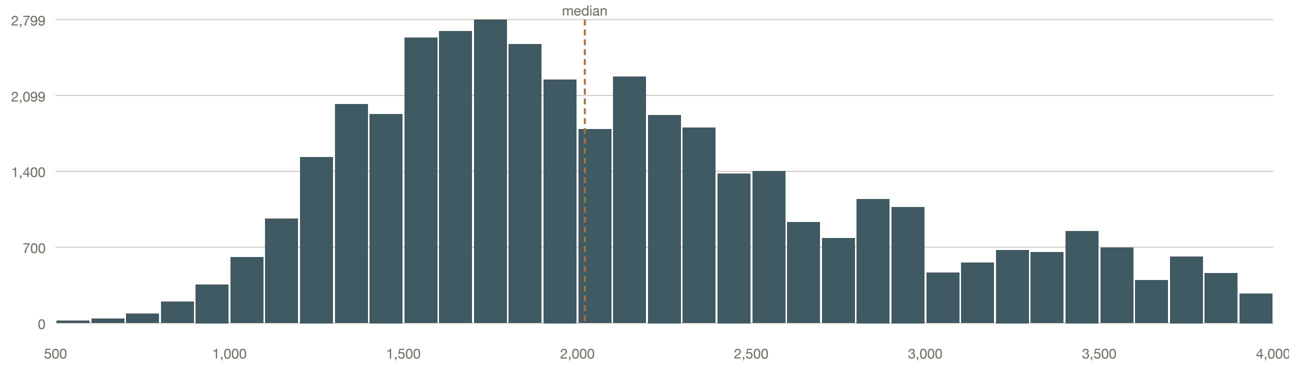
Apartments: AED 2,084 per sqft on 38,563 records at a median 835 sqft. Villas: AED 1,772 on 1,606 records at 4,162 sqft. Townhouses sit between them at AED 1,353 on 1,645 records.

12 **Cheap by the sqft and cheap by the ticket are different lists.**

Of the 77 communities with 30 or more priced units, the ten cheapest by median price per sqft carry a median unit price of AED 1.15M, while the ten cheapest by median unit price carry a median of AED 1.00M. Buyers filtering on ticket size systematically miss the better priced sqft.

Market overview

The Dubai off-plan asking market has a median of **AED 2,021** per sqft and a middle half running from **AED 1,608** to **AED 2,649**. The median unit asks **AED 1.91M** for **916 sqft**. The distribution is right skewed: the mean of AED 2,259 sits 12% above the median, and the top 5 percent of records ask above AED 3,848.



Distribution of asking price per sqft, 40,813 Dubai priced unit records inside AED 500 to 4,000 (96% of all records). Bin width AED 100.

Where the market sits, by percentile

PERCENTILE	PRICE PER SQFT	UNIT PRICE	SIZE, SQFT
p5	AED 1,182	AED 764k	346
p25	AED 1,608	AED 1.25M	686
p50	AED 2,021	AED 1.91M	916
p75	AED 2,649	AED 3.08M	1,420
p90	AED 3,486	AED 4.96M	2,351
p95	AED 3,848	AED 8.38M	3,340
p99	AED 5,847	AED 27.00M	7,798

Base: 42,507 priced unit records in 1,514 Dubai projects. Percentiles are taken over records, so a large tower contributes more than a small one.

By bedroom count

Price per sqft falls as unit size rises, which is the normal shape and the reason a studio can look expensive per sqft while being the cheapest ticket on the floor plate.

BEDROOMS	RECORDS	MEDIAN PSF	P25	P75	MEDIAN PRICE	MEDIAN SIZE	CHEAPEST 10%
Studio	7,544	2,280	1,806	2,554	AED 828k	375	AED 599k
1 BR	15,867	1,916	1,613	2,690	AED 1.50M	754	AED 1.00M
2 BR	11,415	2,027	1,538	2,630	AED 2.53M	1,237	AED 1.47M
3 BR	4,306	2,004	1,504	3,027	AED 4.00M	1,912	AED 2.09M
4 BR	1,937	1,900	1,522	2,865	AED 4.95M	2,966	AED 2.70M
5 BR	1,088	1,640	1,288	1,990	AED 5.44M	3,407	AED 3.67M
6+ BR	349	2,016	1,696	2,497	AED 19.05M	8,614	AED 6.94M

Cheapest 10 percent is the p10 asking price for that bedroom count, a realistic floor for what is actually listed rather than the single lowest record.

END OF SAMPLE

The other 50 pages

You have just read the cover, the contents and 3 full pages of a 53 page report, unedited and in the order they are printed. The rest is the part you cannot get from a free market page: 77 Dubai communities ranked per sqft with quartiles, 218 developers benchmarked on price and on payment terms, 2,533 published payment plans decomposed step by step, the handover pipeline quarter by quarter to 2030, sell-through against build stage, and a 2,924 row project appendix.

What ships with the PDF

Four CSV files carrying the same figures in full precision, so every table in the report can be rebuilt, joined to your own data or dropped into a model. Plus a README with the licence terms.

FILE	GRAIN	ROWS
OffplanIndex-Dubai-OffPlan-Q3-2026-projects.csv	one row per tracked project, whole UAE universe	2,924
OffplanIndex-Dubai-OffPlan-Q3-2026-communities.csv	the community league table, Dubai	77
OffplanIndex-Dubai-OffPlan-Q3-2026-developers.csv	the developer league table, Dubai	218
OffplanIndex-Dubai-OffPlan-Q3-2026-payment-plans.csv	payment plan structures, Dubai	2,533

Before you buy

These are asking prices published by developers and portals, captured on or before 30 July 2026. They are not DLD transactions, there are no resale listings, handover quarters are developer stated intent rather than schedule, and the report contains no forecast and no investment advice. That is written on the page it applies to, not buried. The full method is at **offplanindex.com/methodology**.

79 USD	53 pages	offplanindex.com/report
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Questions, or a figure you believe is wrong: hello@offplanindex.com. Send the project name and we check it against the corpus and reissue.