THE RECOVERY **METRICS**

Life in Dubai has returned to its rhythm. Restaurants are full, roads are congested, schools are back in session. On the surface, nothing looks different.

But surface-level normalcy and investor confidence are not the same thing. For homeowners, landlords, tenants and buyers, the past few months have felt anything but ordinary.

Following the height of uncertainty, we made a deliberate call to not publish a Q1 market report. Instead, we published a historical breakdown of Dubai real estate spanning more than two decades. The numbers at that point were still frozen in the immediate aftermath of the Iran-US escalation. Transactions were stalling, portals sputtering. Form F's* going unsigned. Publishing figures in that window would have captured the moment of impact, not the market's actual direction.

What follows is drawn from portal data shared with us by Bayut and PropertyFinder, transaction records from DLD, buyer and tenant registration trends from our own CRM and lead activity across our listings. It is the clearest picture we can give you of where the market stands right now.

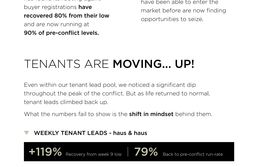
**Form F is the legally-binding property sales agreement used between buyers and sellers in the Dubai real estate market.*

BUYERS ARE **COMING BACK**

The volume of conversations we've been having internally has been higher than usual. People are engaged and looking for guidance.

WEEKLY BUYER LEADS - haus & haus

+80% Recovery from week 8 low | **90%** Back to pre-conflict run-rate



As a company, we saw buyer registrations take a dip during the peak of the conflict, where anxiety was building around what came next. But as Dubai has found its footing again, buyer registrations **have recovered 80% from the low** and are now running at **90% of pre-conflict levels.**

For sellers, this means there is **an active pool of buyers in the market right now.**

For buyers, new doors have opened. Those who may not have been able to enter the market before are now finding opportunities to seize.

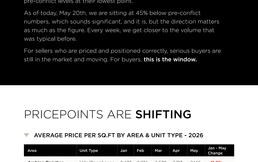
TENANTS ARE **MOVING... UP!**

Even within our tenant lead pool, we noticed a significant dip throughout the peak of the conflict. But as life returned to normal, tenant leads climbed back up.

What the numbers fail to show is the **shift in mindset** behind them.

WEEKLY TENANT LEADS - haus & haus

+119% Recovery from week 8 low | **79%** Back to pre-conflict run-rate

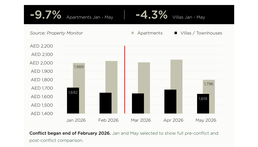


Many of the tenants we're interacting with are using this moment to aim higher. The recalibration of the market has opened doors for renters who had been priced out. Areas and units that felt out of reach six months ago are now within conversation.

DEALS ARE **BEING SIGNED**

WEEKLY FORM F CONTRACTS - DUBAI 2026

Source: DLD | % change vs pre-conflict baseline



All percentages shown as change vs pre-conflict baseline (avg weeks Form F volume: weeks of 11 Feb - 22 Feb 2026)

The most direct measure of market activity is the Form F — the sales contract signed between a buyer and seller at the point of agreement. These took the sharpest hit during the conflict, dropping 79% from pre-conflict levels at their lowest point.

As of today, May 20th, we are sitting at 45% below pre-conflict numbers, which sounds significant, and it is, but the direction matters as much as the figure. Every week, we get closer to the volume that was typical before.

For sellers who are priced and positioned correctly, serious buyers are still in the market and moving. For buyers, **this is the window.**

PRICEPOINTS ARE **SHIFTING**

AVERAGE PRICE PER SQ.FT BY AREA & UNIT TYPE - 2026

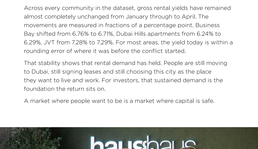
Area	Unit Type	Jan	Feb	Mar	Apr	May	Jan - Peak Change
Arabian Ranches	Villa/Townhouse	2,435	2,274	2,670	2,713	2,146	**-11.9%**
Arabian Ranches 2	Villa/Townhouse	1,880	1,990	2,066	1,981	1,122	**-40.3%**
Arabian Ranches 3	Villa/Townhouse	1,633	1,649	1,686	1,553	1,641	**+0.5%**
Business Bay	Apartment	2,791	2,473	2,571	2,411	2,169	**-22.3%**
Downtown Dubai	Apartment	3,034	2,980	3,053	3,041	2,885	**-4.9%**
Dubai Hills Estate	Apartment	2,481	2,385	2,477	2,345	2,545	**+2.6%**
Dubai Hills Estate	Villa/Townhouse	2,876	2,862	2,889	3,090	2,599	**-9.6%**
Dubai Marina	Apartment	2,025	2,098	2,228	2,009	1,967	**-2.9%**
Jumeirah Golf Estates	Apartment	1,539	1,612	1,713	1,536	1,628	**+5.8%**
Jumeirah Golf Estates	Villa/Townhouse	2,481	2,504	2,264	2,092	2,024	**-18.4%**
JVC	Apartment	1,466	1,459	1,561	1,607	1,471	**+0.4%**
JVC	Villa/Townhouse	1,137	1,193	1,056	1,134	1,195	**+5.1%**
JVT	Apartment	1,571	1,651	1,742	1,671	1,703	**+8.4%**
JVT	Villa/Townhouse	1,918	1,913	2,003	2,023	1,197	**-37.6%**
Palm Jumeirah	Apartment	4,014	4,198	4,692	3,996	4,652	**+15.9%**
Palm Jumeirah	Villa/Townhouse	8,175	6,457	8,324	7,284	7,105	**-13.1%**
The Greens	Apartment	1,927	1,968	1,830	1,794	2,001	**+3.8%**
The Meadows	Villa/Townhouse	3,405	3,373	2,826	3,838	3,574	**+5.0%**
The Springs	Villa/Townhouse	2,242	2,291	2,449	2,184	2,316	**+3.3%**
The Views	Apartment	2,209	2,217	2,191	1,953	2,116	**-4.2%**

Source: Property Monitor

AVERAGE PRICE PER SQ.FT - DUBAI 2026

-9.7% Apartments Jan - May | **-4.3%** Villas Jan - May

Source: Property Monitor



Conflict began end of February 2026. Jan and May selected to show full pre-conflict and post-conflict comparison.

What the data shows is a market that has eased since January — apartments by roughly 10% across Dubai, villas by around 4% — but outcomes varied significantly by community and asset type.

The ultra-prime end has barely moved. Palm Jumeirah apartments have actually appreciated through the period, reflecting a buyer profile that makes decisions on fundamentals rather than sentiment. Downtown Dubai and JVT have tracked steadily, with minor fluctuation.

The more notable softening has happened in communities like Business Bay, where apartment prices have come down close to 22% from January levels, and Dubai Marina, which has seen modest but consistent easing.

For buyers who had been watching these areas from the sidelines, the numbers have shifted in their favour.

YIELDS ARE **HOLDING STEADY**

AVERAGE YIELD BY AREA & UNIT TYPE - 2026

Area	Unit Type	Jan	Feb	Mar	Apr	Jan - Apr Change
Arabian Ranches	Villa/Townhouse	5.78%	5.85%	5.99%	4.05%	**+0.27%**
Arabian Ranches 2	Villa/Townhouse	4.63%	4.72%	4.55%	4.70%	**+0.07%**
Arabian Ranches 3	Villa/Townhouse	4.96%	4.97%	5.01%	4.99%	**+0.03%**
Business Bay	Apartment	6.76%	6.78%	6.77%	6.71%	**-0.05%**
Downtown Dubai	Apartment	5.77%	5.77%	5.73%	5.62%	**-0.15%**
Dubai Hills Estate	Apartment	6.24%	6.30%	6.35%	6.29%	**+0.05%**
Dubai Hills Estate	Villa/Townhouse	4.87%	4.94%	4.98%	4.97%	**+0.10%**
Dubai Marina	Apartment	6.18%	6.19%	6.18%	6.08%	**-0.10%**
Jumeirah Golf Estates	Apartment	6.78%	6.77%	6.82%	6.83%	**+0.06%**
Jumeirah Golf Estates	Villa/Townhouse	5.35%	5.54%	5.66%	5.64%	**+0.29%**
JVC	Apartment	7.61%	7.56%	7.43%	7.28%	**-0.33%**
JVC	Villa/Townhouse	5.26%	4.95%	4.79%	4.77%	**-0.49%**
JVT	Apartment	7.28%	7.37%	7.57%	7.29%	**+0.01%**
JVT	Villa/Townhouse	4.16%	4.18%	4.06%	4.04%	**-0.12%**
Palm Jumeirah	Apartment	4.62%	4.90%	4.89%	4.89%	**+0.27%**
Palm Jumeirah	Villa/Townhouse	3.05%	3.06%	2.89%	2.91%	**-0.14%**

DUBAI	Apartment	7.11%	7.14%	7.15%	7.13%	**+0.02%**
DUBAI	Villa/Townhouse	4.86%	4.92%	4.98%	4.99%	**+0.13%**

Source: Property Monitor

Across every community in the dataset, gross rental yields have remained almost completely unchanged from January through to April. The movements are measured in fractions of a percentage point. Business Bay shifted from 6.76% to 6.71%, Dubai Hills apartments from 6.24% to 6.29%, JVT from 7.28% to 7.29%. For most areas, the yield today is within a rounding error of where it was before the conflict started.

That stability shows that rental demand has held. People are still moving to Dubai, still signing leases and still choosing this city as the place they want to live and work. For investors, that sustained demand is the foundation the returns sits on.

A market where people want to be is a market where capital is safe.

NEED **ASSISTANCE?**

If you'd like to talk through what any of this means for your specific situation, our team is here. Between us, we've navigated every version of this market - the peaks, the corrections and everything in between.

Reach out and we'll help you make sense of where you stand.