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THE DUBAI PROPERTY MARKET REPORT

By Soliman Hossameldin · June 2026

I work in this market every week. This is what I'm seeing right now, and what I'd want to know if I were the one buying.

BEHIND MY WORK

AED 12.2B

in property sales driven through my campaigns

solimanhossameldin.com

START HERE

WHAT'S INSIDE

Give me ten minutes before your next viewing. I've watched buyers skip this and regret it, so I keep it short and straight.

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01 – THE NUMBERS

WITHOUT THE SPIN

I get tired of the hype. So here are the numbers I check myself, pulled straight from the market.

~19%

Fewer home sales in May 2026 than before the market cooled

8.3%

Villa prices are still UP over the year – the bright spot

131,000+

New homes arriving in 2026 – a lot of new supply

86%

Of all deals are cash – so no panic selling

+27%

Rise in big villa rents – the wealthy are renting, not buying

80%+

Of experts expect prices to soften or hold this year

02 – TWO MARKETS

IT WAS NEVER ONE MARKET

People ask me 'how's the market?' as if there's one answer. There isn't. Here's how I split it.

GOOD RIGHT NOW

- Villas & townhouses in family communities – still in short supply.
- Prime trophy villas – rents are rising even as sale prices dip.
- Ready homes with a real rental history you can check.

→ BE CAREFUL

- Off-plan from top developers – only if the deal works on its own.
- Holiday-let units – strong, but more competition coming.

AVOID FOR NOW

- Any 'guaranteed yield' offer – the catch is a higher price.
- Cheap apartments in areas getting lots of new towers.
- Buying off-plan just to flip it – that game is over.

THE BIGGER PICTURE

WHAT THE TOP REPORTS SAY

You shouldn't just trust me. So here's where my read lines up with the big global firms I follow.

KNIGHT FRANK – WEALTH REPORT 2026

- Dubai ranked #2 city globally for luxury price growth, up 25.1% in a year.
- They expect prime prices up around 3% in 2026, mainstream around 1%. Slower, but still positive.
- 500 homes sold above \$10M in 2025. No other city came close.

SAVILLS + HENLEY & PARTNERS

- Dubai ranked the world's #1 destination for high-net-worth individuals.
- Around 9,800 millionaires forecast to relocate to the UAE in a single year.

VALUSTRAT + REIDIN

- Citywide values forecast to rise ~10% in 2026, with villas leading near 17%.
- In April 2026 prices were up about 6% over the year but easing month to month. The market is maturing.

03 – WHERE PRICES STAND

A SIMPLE AREA GUIDE

Rough price per square foot and the rents I typically see by area. Use it as a starting point, then call me for the specifics.

AREA	AED/SQFT	YIELD
Downtown	3,011	5-6%
Palm Jumeirah	3,800	4-6%
Business Bay	2,547	5.5-7%
Dubai Marina	2,058	5.5-7%
Dubai Hills	2,200	5-6%
JLT	1,500	6-8%
JVC	1,250	7-9%
Silicon Oasis	1,050	8%+
Sports City	1,000	8%+
Intl. City	780	8.5-9%

One thing I always tell clients: a high yield usually means more new supply nearby. Check the building, not just the area.

04 – THE TRADE-OFF

BIG YIELD = BIG RISK

The biggest advertised returns are usually in the areas getting flooded with new towers. I weigh both before I recommend anything.

HIGH YIELD (7-9%)

- Intl. City, Silicon Oasis, Sports City, JVC.
- Great rent-to-price — but the most new towers land here.
- The building you pick matters more than the area.

BALANCED (5.5-7%)

- JLT, Marina, Business Bay, Dubai Hills.
- Lower yield, but steady tenants and low empty risk.

PRIME (4-6%)

- Palm, Downtown, Emirates Hills.
- Modest yield, but strong long-term growth and resilience.

5 QUESTIONS BEFORE YOU BUY

These are the five I ask on every deal. If the person selling can't answer them with real numbers, walk away.

1 **What did similar homes really sell for recently?**

The actual recorded price – not the asking price.

2 **How many new homes are being built nearby?**

More supply nearby means more competition.

3 **How long do similar units sit empty?**

Long empty periods are a warning sign.

4 **Who buys this from me in 3 years?**

If you can't picture the buyer, there's no clear exit.

5 **Does it still work at a safe 5% return?**

Not the promised 8%. If only the best case works, skip it.

06 – A REAL EXAMPLE

HOW TO READ A DEAL

Here's one I reviewed recently. Same flat, two very different stories.

THE PITCH

Off-plan 1-bed, busy new area

Price AED 1,300,000

'Guaranteed' return 8%

Payment plan 60 / 40

THE HONEST READ

Similar ready homes 18% cheaper

Real rent you'd get Lower than promised

True return About 5.8%

New homes nearby 3,200 by end 2026

Verdict

Overpriced. Pass.

Same flat. The only difference was that someone actually checked. That someone should be me, before you sign.

THINKING ABOUT A DEAL?

Send me whatever you're looking at and I'll tell you what I really think. If it's a bad deal, I'll say so.

That's the whole point.

[BOOK A FREE DEAL REVIEW](#)

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