DUBAI RESIDENTIAL MARKET REPORT
ISSUE NO. 05 · THE DEMAND ENGINE · SEPTEMBER 2026

Splendor
REAL ESTATE, REAL ADVICE

THE MAGNET

The World *Moves In.*

A deepening global wealth base and record capital inflows continue to underpin demand for Dubai's prime residential market.

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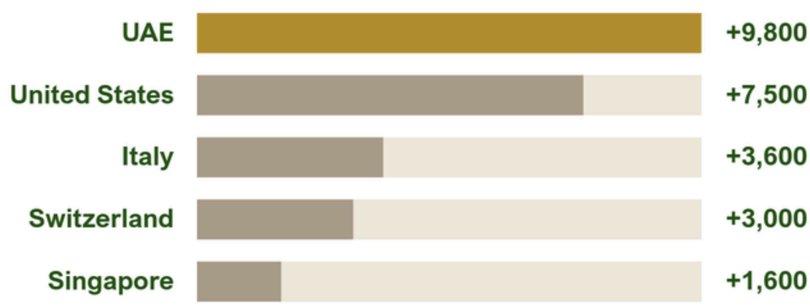
THE WORLD MOVES IN.

Strip away the noise and one fact stands clear: more of the world's private wealth is choosing Dubai than anywhere else on earth, and it keeps arriving.

THE WORLD'S NUMBER-ONE WEALTH MAGNET

Projected net millionaire inflow, the demand pool feeding Dubai's property market.



of the top-five destinations' **net inflow lands in the UAE**

Gold = the UAE · net HNWI inflow, 2026 projection · Source: Henley & Partners / New World Wealth

THE 30-SECOND READ

As the autumn season opens, the demand engine behind Dubai property comes into focus. The UAE is the world's leading destination for migrating millionaires, and that wealth is converting into bricks and mortar. H1 2026 delivered **AED 286.4 billion** in home sales, the second-highest first half on record, while Dubai holds its place as the world's leading prime residential market. Global capital keeps arriving, and it keeps buying Dubai real estate.

AED 286.4B
H1 2026 HOME SALES
Second-highest first half on record

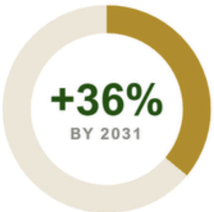
86,005
TRANSACTIONS · H1
Substantial volume moving through the market

#1
PRIME RESIDENTIAL MARKET
Dubai leads the world, 2025

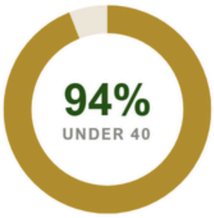
WHO'S MOVING IN.

> *Behind every prime sale sits someone who just arrived, and a deeper bench of wealth waiting behind them.*

Dubai's property demand is not a moment; it is a structural inflow of buyers. Over the past decade the city's millionaire population has more than doubled, and in 2026 Dubai entered **the world's top-twenty wealthiest cities** for the first time. That deepening pool is landing in the market: ultra-prime $10M home sales rose 23% year-on-year in H1, and foreign capital continues to pour into Dubai real estate.



Projected growth in the **$30M+ resident base** by 2031, the buyers behind prime demand



Of the new **crypto-wealth class** is under 40, young global capital, increasingly buying Dubai property

320
$10M+ SALES · H1
Ultra-prime homes sold, up 23% year-on-year

AED 148B
FOREIGN INVESTMENT · Q1
Into Dubai real estate, up 26% year-on-year

30,000
NEW BUYERS · Q1
First-time investors entering the market

IN PLAIN TERMS

This is not a trend chasing a headline. It is a broad, durable inflow of buyers into Dubai real estate, **and demand this diversified is demand that lasts**.

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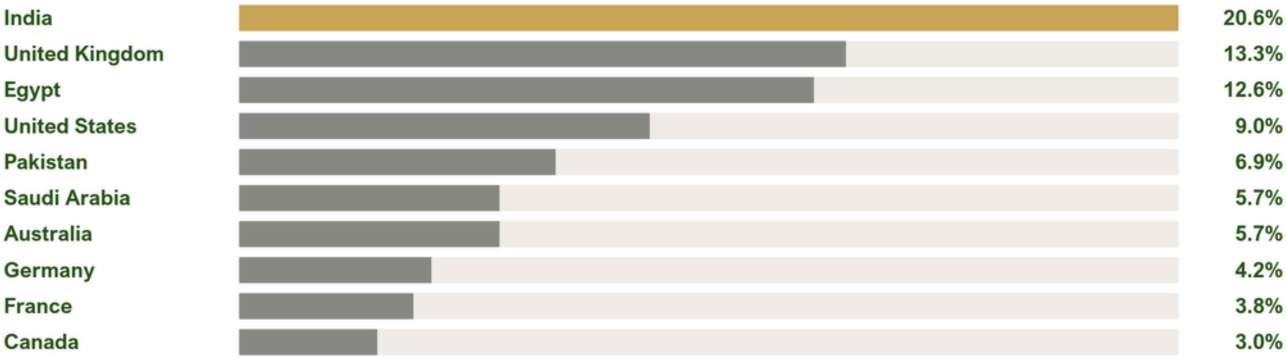
THE GLOBAL BUYER BASE.

> *Dubai's buyer is not one nationality, it is the world, with India in front and a long, deep field behind.*

More than two hundred nationalities buy Dubai property, yet no single market dominates. Indian buyers lead at roughly one in five foreign purchases, but the top ten together account for around **85% of foreign investment**, a breadth that makes demand unusually durable.

TOP BUYER NATIONALITIES · SHARE OF FOREIGN PURCHASES



Share of foreign-buyer transactions, early 2026 · Source: DLD / DXB Interact. Shares vary by dataset and reporting period.

India leads — structurally

Hedging into the dollar-pegged dirham, plus net yields near 8–10% against 2–3% at home. Focus: Downtown, Dubai Hills, Business Bay.

Breadth is resilience

200+ nationalities buy; the top ten make up ~85%. No single economy sets the market's direction, demand is genuinely global.

Cash at the top

Gulf, Russian and Chinese buyers transact ~80%+ in cash; Indian and British buyers use mortgages more, keeping prime liquid through any cycle.

Different buyers, different homes

GCC and Western buyers drive villas and ultra-prime; South-Asian buyers sustain high-yield apartments. Average foreign ticket AED 2–3M.

IN PLAIN TERMS

Dubai's demand answers to no single flag. It is spread across the world's fastest-growing wealth pools, **which is exactly what keeps it steady**.

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WHY THEY BUY IN DUBAI.

> *For a global buyer, Dubai real estate is not one advantage. It is a stack of them, income, growth, residency and lifestyle in a single asset.*

First, the economics. Dubai keeps what other cities tax away, zero income tax, zero capital gains, zero annual property tax. On a home that both earns rent and appreciates, that is a permanent, compounding edge on the return.

Second, the door is open. A qualifying home from AED 2 million secures a ten-year Golden Visa, and foreign buyers can own freehold outright. The purchase is the residency, access, not just aspiration.

Zero Tax

0% income, capital-gains and annual property tax, a rare net-yield edge on real estate.

The Golden Visa

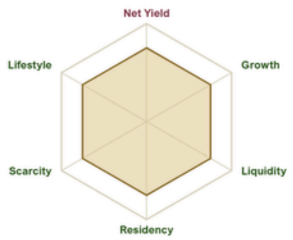
A qualifying home from AED 2M secures ten-year, property-linked residency.

Strong Yields

Gross rental yields among the highest of the world's prime property markets.

Scarcity & Growth

Limited prime supply and prime appreciation, waterfront values up 140% in five years.



DUBAI PROPERTY · THE INVESTMENT PROFILE

Across the dimensions that decide a property investment, net yield, capital growth, liquidity, residency access, supply scarcity and lifestyle, Dubai scores strongly on **every axis at once**. Very few markets combine all six.

Illustrative investment profile · the factors global property buyers weigh.

IN PLAIN TERMS

Wealthy families now buy like portfolio managers. **When a single asset delivers income, growth, residency and lifestyle, with no tax drag, Dubai real estate makes the case for itself.**

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THE SEASON TURNS.

The summer is behind us, and autumn is when Dubai trades. As the season opens, the arriving capital meets a market rich in the one thing it wants: finished, scarce, prime addresses. This is where the world's new residents look first.

SEASON FOCUS	WHERE THE ARRIVING CAPITAL LOOKS
Branded Residences	Service, brand & scarcity in one asset
Beachfront & Island Addresses	Palm Jumeirah · Jumeirah Bay · irreplaceable land
Downtown & Prime Towers	Capital-preserving, high-floor trophy stock
Prime Villa Enclaves	Emirates Hills · Dubai Hills · family-anchored

WHAT THIS MEANS FOR YOU

- **Demand is structural, not seasonal**
  A growing, global buyer base underwrites the prime market well beyond any single quarter.
- **Demand concentrates in the prime tier**
  The arriving capital gravitates to prime, branded and scarce, the assets it competes for.
- **The season favours the prepared**
  Q4 is when the best stock trades. Position before the autumn, not during it.
- **Time is on the holder's side**
  A deepening wealth base meets limited prime supply, scarcity only compounds.

THE STORY SO FAR · 2026

JUN	JUL	AUG	SEP
Recalibration	**The Great Divergence**	**The Rotation Toward the Finished**	**The Magnet**

SPLENDOR INSTITUTIONAL POSITION

In June, we called it recalibration. In July, the Great Divergence. In August, the rotation toward the finished. This month, the reason beneath them all: **a deepening global wealth base keeps moving into Dubai real estate**, and toward the prime assets built to endure.

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Splendor Real Estate Brokerage L.L.C. is a real estate brokerage and advisory-based firm operating at the intersection where capital meets opportunity in UAE real estate. Anchored in trust, transparency, and respect, the firm delivers insight-driven advisory and strategic guidance across high-value real estate transactions. With a focus on disciplined execution and long-term value creation, Splendor partners with clients to navigate opportunities with clarity, confidence, and integrity.

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SOURCES

Dubai Land Department · REIDIN · Henley & Partners · Knight Frank · Cavendish Maxwell