

betterhomes

Q2 2026

Dubai residential market

A quarterly review of the key trends shaping Dubai's residential market and what they mean for you.

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Introduction



Richard Waind

Chief Executive Officer

The second quarter provided greater clarity on Dubai's residential market. Periods of uncertainty often reveal more about a market than periods of rapid growth, and Q2 demonstrated the resilience of Dubai's underlying fundamentals. Regional tensions understandably caused some buyers to pause, delaying decisions rather than changing them, and activity recovered quickly as conditions stabilised.

The headline figures reflect that temporary caution. Transaction volumes and values moderated during the quarter, and I expect some of that softer activity to continue flowing through the official DLD data into Q3, reflecting lower sales volumes from March and April together with a quieter off-plan launch pipeline. Encouragingly, activity strengthened noticeably towards quarter-end. At betterhomes, new secondary-market sales agreed in June recovered to 96% of the level recorded in June 2025, providing an early indication that demand was already recovering ahead of the registered figures.

One of the defining characteristics of the quarter was the changing composition of demand. With fewer international investors and tourists active in the market, activity became increasingly resident-led. Buyers adopted a more considered approach, taking additional time to evaluate opportunities rather than stepping away from the market altogether. At the same time, greater stock availability gave tenants more choice, resulting in increased mobility across the leasing market as residents upgraded their homes or secured better value.

Perhaps the most encouraging aspect of the quarter was the resilience of pricing. Despite lower transaction volumes, we saw little evidence of distressed selling or broad-based price correction. Owners remained confident in Dubai's long-term prospects and, in many cases, chose to hold their assets rather than compromise on value. That is a sign of a market that has matured significantly over recent years.

The leasing market provided another important signal. June recorded the highest number of tenancy contracts ever signed in Dubai, with more than 40,000 renewals and new leases completed during the month. To me, that reflects more than short-term activity; it reflects confidence in Dubai as a place to live, work and invest. Markets will always experience periods of adjustment, but the willingness of residents and investors to continue committing to Dubai gives me every confidence in the market's long-term direction.



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Executive Summary

Momentum returns by quarter-end

Q2 2026 marks a return to more measured market conditions, with activity and confidence strengthening towards quarter-end. While the quarter marks the first meaningful cooling after several years of exceptional growth, nothing in the data points to structural weakness. Monthly residential transactions rose 28%, from 9,536 in May to 12,185 in June, while betterhomes sees signed Memorandums of Understanding (MOUs) strengthen towards quarter-end, with new secondary MOUs in June reaching 96% of their June 2025 level. Together these signals indicate resale activity is turning up ahead of the registered figures, showing the slowdown reflected the timing of registrations rather than a change in the market's direction.

Long-term fundamentals stay intact

Despite softer transactional activity, Dubai's long-term fundamentals remained firmly intact. The expansion of the First-Time Home Buyer Programme, updates to the property-linked residency framework and the introduction of Flexi Rent reinforced confidence in the residential market, reflecting Dubai's continued commitment to improving accessibility, broadening homeownership opportunities and supporting a more mature and sustainable housing market.

Sales moderate, but Q2 ranks among the strongest on record

Residential sales totalled 34,850 transactions during the quarter, down 31% year-on-year and 22% quarter-on-quarter, while total transaction value reached AED 84.9 billion, a decline of 45% year-on-year and 38% quarter-on-quarter. The moderation reflected more cautious buyer behaviour during the period of heightened regional uncertainty, deferred purchasing decisions and a normalisation from the exceptionally high activity recorded in previous quarters. As DLD records transactions at the point of registration rather than agreement, these figures largely capture the caution of earlier months rather than the improving sentiment evident as the quarter closed. Even so, Q2 2026 stood as the third-highest second quarter on record for transaction volumes, behind only 2025 and 2024, underlining that the quarter represented a normalisation from exceptional highs rather than a downturn.

Off-plan continues to dominate

Off-plan developments continued to dominate the market, accounting for 76% of all residential transactions with 26,338 sales, while the secondary market recorded 8,512 transactions. Although activity moderated across both segments, the continued preference for off-plan developments reflects sustained confidence in Dubai's long-term growth prospects, supported by continued project launches, attractive developer payment plans and resilient buyer demand.

Values hold even as volumes moderate

Average sale prices also moderated during the quarter, largely reflecting a change in the mix of transactions rather than a broad-based weakening in underlying values. Across DLD transactions, apartments averaged AED 1.79 million, townhouses AED 3.65 million and villas AED 13.77 million. Overall, the average residential sale price declined 5.9% quarter-on-quarter but remained 3.2% higher than in Q2 2025. Price per square foot continued to increase across the majority of tracked communities on a year-on-year basis, reinforcing the resilience of underlying values despite softer transaction volumes, although quarter-on-quarter performance became more mixed.

Buyers grow more selective, luxury adjusts

Buyer behaviour becomes more selective during the quarter. betterhomes buyer enquiries declined 33% year-on-year and 23% quarter-on-quarter, with apartments experiencing the sharpest slowdown, while demand for villas, townhouses and higher-value homes remains comparatively resilient. The luxury market also adjusts, with transactions above AED 15 million declining 59% year-on-year. However, performance diverges across segments, as off-plan luxury transactions increase 27% while secondary luxury activity softens significantly, highlighting continued demand for new, premium developments.

Leasing provides a clear contrast

The leasing market provides a notable contrast to residential sales. Tenant enquiries rose 20% year-on-year and 18% quarter-on-quarter, driven partly by would-be buyers turning to the rental market, but also by demand from value-seeking, long-term residents, as new arrivals and relocations to Dubai remain subdued throughout the quarter. A growing share of transactions comes from tenants leaving existing properties to upgrade their home or secure savings elsewhere. New leasing listings ease by just 8% quarter-on-quarter, while rents remain above year-earlier levels across the large majority of communities. Available supply stays elevated, up between 70% and 100% in some areas, placing greater pressure on new-let pricing across several communities, although renewal rents continue to be supported by the RERA Rental Index.

Outlook: adjustment, not deterioration

Taken together, Q2 2026 reflected a market adjusting to short-term disruption rather than a deterioration in underlying conditions. While transaction activity moderated, pricing remained resilient, confidence strengthened towards quarter-end and Dubai's long-term fundamentals remained firmly intact. As the market enters the second half of the year, it is likely to become increasingly selective, with demand and capital continuing to concentrate around well-located, high-quality developments offering long-term value.

Sales transactions and market activity

Key stats | Q2 2026



Off-plan market dominates Accounting for **76%** of total market activity

2.1 Transaction volumes ease as regional caution feeds through

In Q2 2026, total transaction volumes reached 34,850 deals, a 31% decline year-on-year from an exceptionally strong Q2 2025, and 22% lower than Q1 2026. Despite the annual decline, Q2 2026 was the third-highest second quarter on record by volume, ahead of every year from 2019 to 2023 and behind only the exceptional 2024 and 2025 quarters, a clear signal of normalisation rather than contraction.

An important point of interpretation is the lag inherent in DLD data, which records transactions at the point of registration rather than the point of agreement. Much of the caution that set in during the regional tension of March and April is only now feeding through into the reported figures, so Q2 captures the delayed impact of a slowdown that began late in the previous quarter.

This is most evident in the secondary market, where volumes fell 59% year-on-year and 41% quarter-on-quarter to 8,512 deals. Secondary buyers, who typically transact with shorter decision windows, were the quickest to pause as sentiment softened.

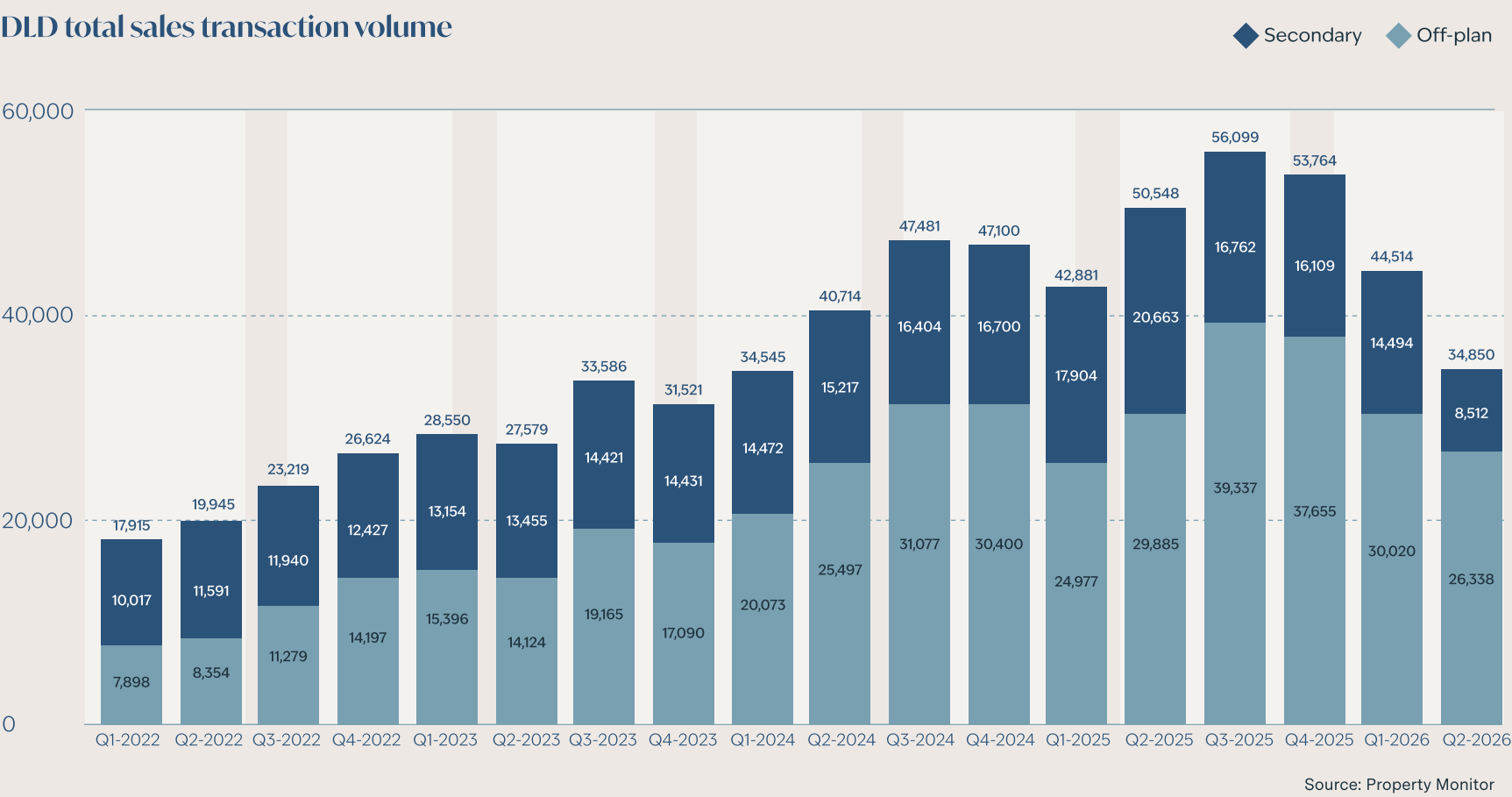
Off-plan, by contrast, continued to underpin the market. Volumes eased by just 12% both year-on-year and quarter-on-quarter to 26,338 deals, and off-plan now accounts for 76% of all activity, up from 68% in Q1. Extended payment plans and staged commitments made off-plan the more resilient choice for buyers navigating a period of uncertainty.

Total transaction value reached AED 84.9 billion, down 45% year-on-year and 38% quarter-on-quarter, a steeper fall than volumes that reflects how sharply the higher-value secondary segment retreated.

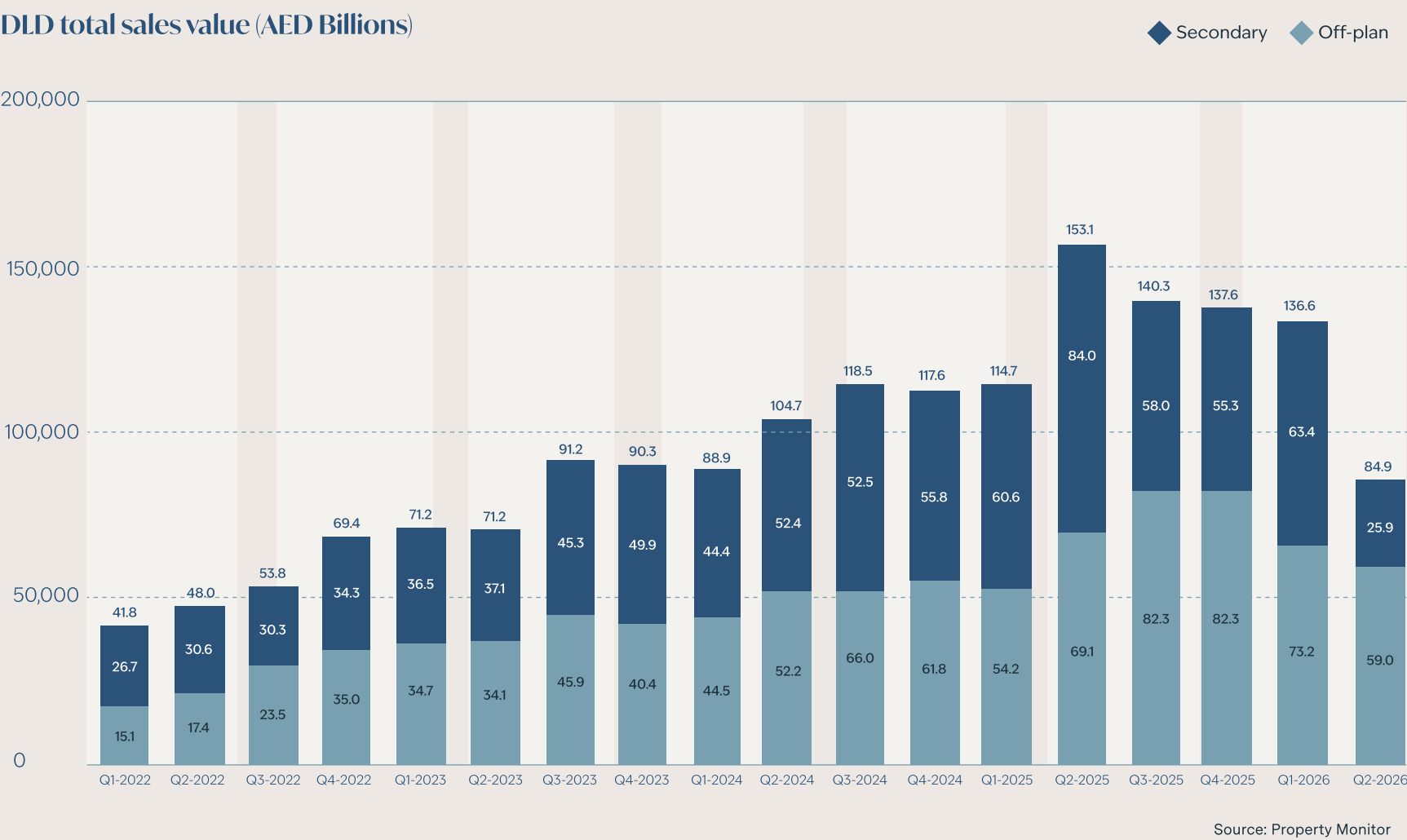
At a segment level, the picture is clearer. Secondary value fell 69% year-on-year, but off-plan held firm, down just 15%, meaning off-plan carried the majority of capital deployed this quarter.

That's not a market pulling back, it's one getting sharper about where it puts its money. Buyers stayed just as committed wherever payment flexibility and new-build quality were on offer, and demand held up strongest exactly where it mattered most.

2.2 Total sales transaction volume, DLD



2.3 Total sales transaction value, DLD



2.4 Units transacted by property type: off-plan activity proves more resilient across property types

A breakdown by property type shows the downturn was felt across both asset classes, though the depth of the decline varied significantly.

In the apartment segment, total transactions fell from 40,055 in Q2 2025 to 30,368 in Q2 2026, a 24% decline. The fall was concentrated in the secondary market, where apartment volumes dropped 47% year-on-year, while off-plan apartment sales proved far more resilient, easing just 14%.

Apartment sales value declined 33% year-on-year to AED 55.4 billion, with secondary value down 47% and off-plan value down 27%.

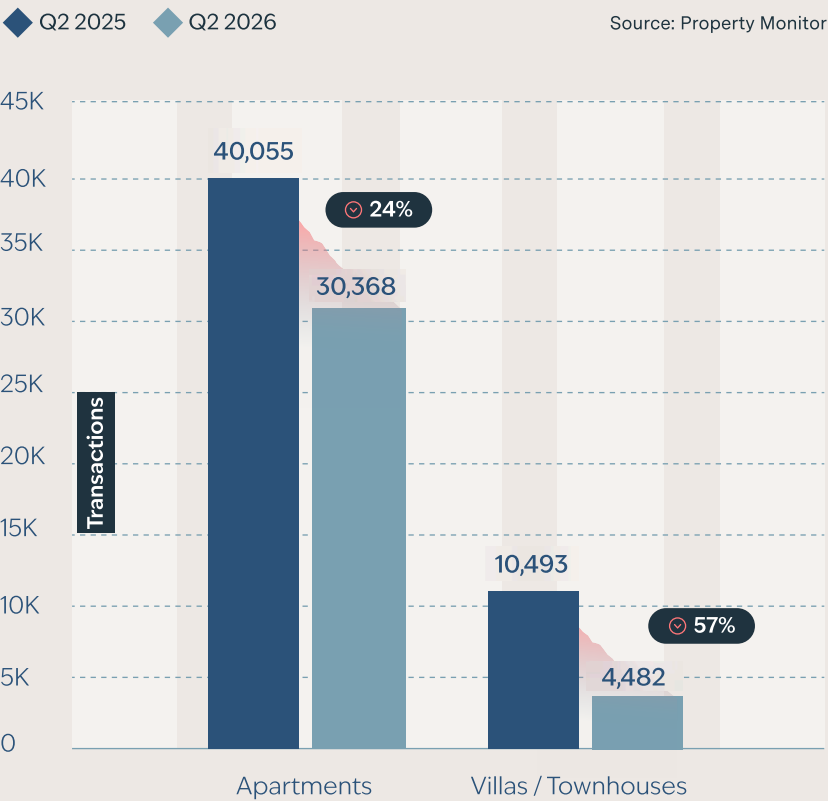
The shift is even more pronounced in villas and townhouses. Total transactions fell from 10,493 to 4,482, a 57% decline, as secondary villa volumes collapsed 75% year-on-year. Off-plan villa transactions, however, rose 27% year-on-year, a rare pocket of growth in the quarter.

Villa and townhouse value fell 58% year-on-year to AED 29.5 billion overall, yet off-plan villa value surged 83%, underlining how firmly demand held for new, high-quality villa product even as the secondary segment retreated.

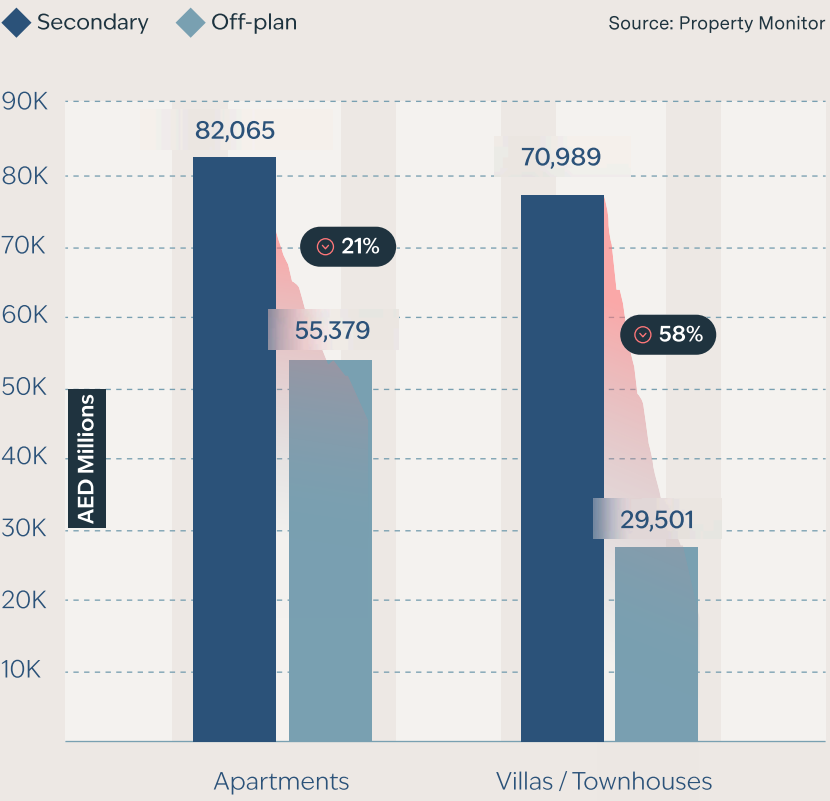
On a quarterly basis the same pattern holds. Apartment transactions eased 15% quarter-on-quarter and villa and townhouse transactions fell 48%, again driven by the sharper contraction in secondary activity across both asset classes.

Overall, the data points to a market where off-plan absorbed much of the shock. Buyers remained active but concentrated their commitments in new developments, while the secondary market experienced the greatest moderation in activity.

Units transacted by property type



Units transacted by property value



2.5 Activity slows mid-quarter before rebounding in June

The monthly pattern shows how concentrated the disruption was, and how quickly the market steadied once conditions eased.

Heightened regional uncertainty prompted many buyers to pause during the middle of the quarter. Monthly transaction volumes fell from 13,129 in April to a low of 9,536 in May, with the timing of Eid Al Adha further contributing to the slowdown in activity.

As tensions eased following a ceasefire framework in mid-June, activity recovered sharply. June volumes rose 28% month-on-month to 12,185, signalling that the pause reflected timing rather than a change in underlying appetite.

The rebound was broad-based. Both secondary and off-plan volumes climbed in June, with the secondary market recording the steeper monthly bounce as delayed decisions began to complete.

This trajectory reinforces the interpretation of the quarter, a temporary, event-driven slowdown followed by a clear return of confidence as the quarter closed.

By the end of June, the monthly data was already pointing back towards the activity levels seen before the mid-quarter disruption.



2.6 Average sales prices remain resilient despite lower transaction activity

While transaction activity moderated in Q2 2026, pricing continued to demonstrate resilience. Price per square foot increased across the majority of tracked communities on a year-on-year basis, while quarter-on-quarter performance became more differentiated, reflecting a market that continued to support value despite lower transaction volumes.

Across DLD transactions, the average apartment sold for AED 1.79 million in Q2 2026, 12.3% below the AED 2.05 million recorded in Q2 2025. Townhouses averaged AED 3.65 million, up 15.4% year-on-year from AED 3.17 million, while villas averaged AED 13.77 million, an increase of 6.4% from AED 12.94 million. Overall, the average residential sale price declined 5.9% quarter-on-quarter but remained 3.2% higher than in Q2 2025. This largely reflected changes in the mix of properties transacted during the quarter, rather than a broad-based weakening in values, with price per square foot continuing to increase across the majority of tracked communities.

At a community level, price growth remained widespread:



The divergence between softer transaction activity and resilient pricing was one of the defining characteristics of Q2. Sellers of well-positioned assets continued to retain pricing power, while value growth became increasingly concentrated in high-quality residential communities with established demand.

Overall, the quarter reinforced the resilience of Dubai’s residential pricing environment. Although transaction activity moderated, value growth remained supported by the continued outperformance of well-located, high-quality assets.

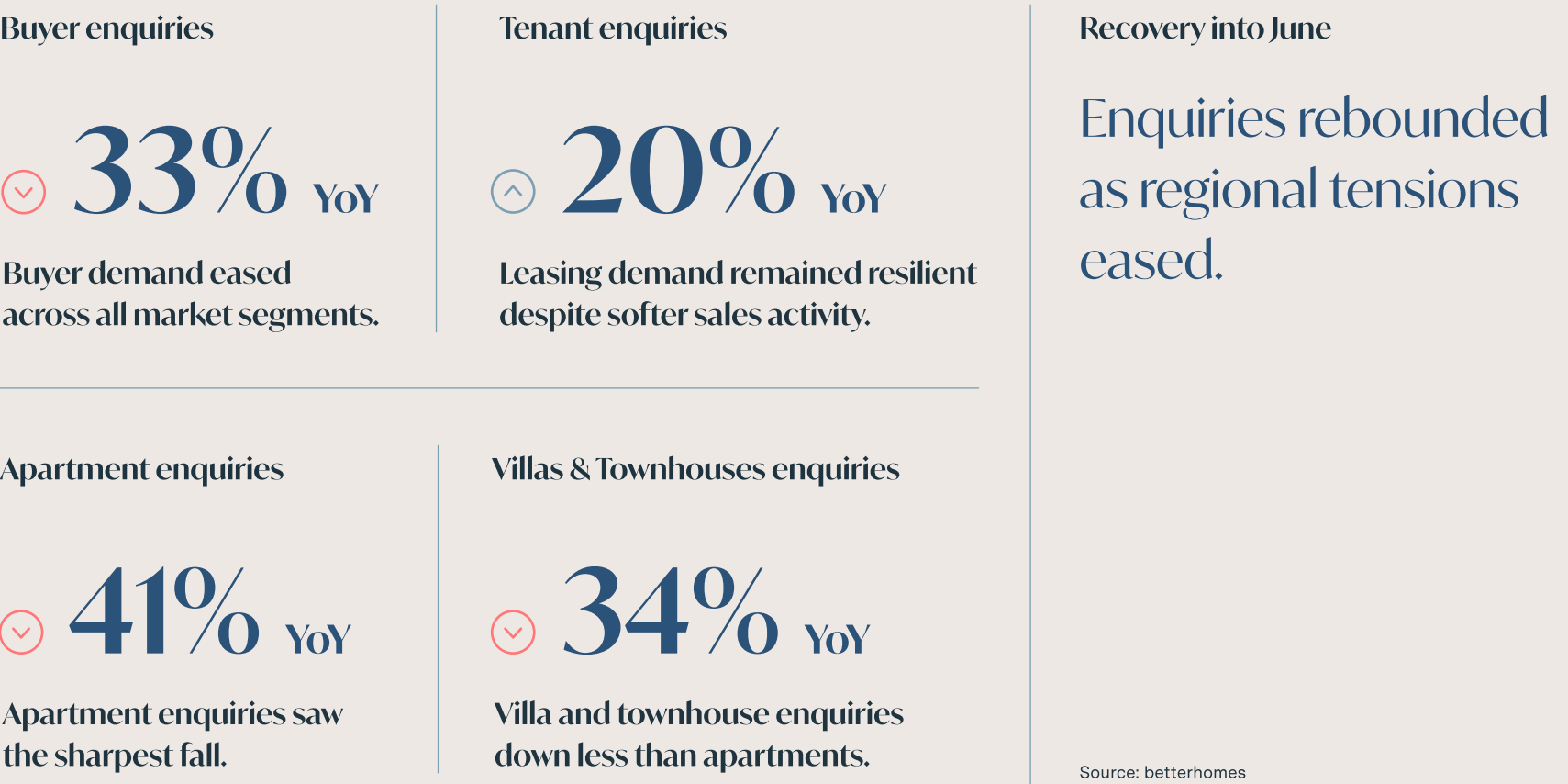




Source: Property Monitor

Buyer behaviour and demand

3.1 Demand cools sharply, with resilience in higher-value segments



Buyer enquiry volumes fell sharply in Q2 2026, down 33% year-on-year, and 23% lower quarter-on-quarter. The slowdown largely reflected more cautious buyer behaviour during the period of heightened regional uncertainty.

A breakdown by segment indicates that demand remained more resilient for higher-value homes. Apartment enquiries declined 41% year-on-year, while enquiries for villas and townhouses fell by a comparatively modest 34%, reinforcing the trend observed in completed transactions.

This suggests end-users remained more committed to long-term purchasing decisions, while discretionary and investor-led demand proved more sensitive to changing market conditions.

Buyer demand softened through the middle of the quarter as regional uncertainty, the Eid Al Adha holiday and the seasonal slowdown combined to weigh on activity. As conditions stabilised, enquiries recovered into June, mirroring the rebound in transaction volumes and indicating that demand had been deferred rather than lost.

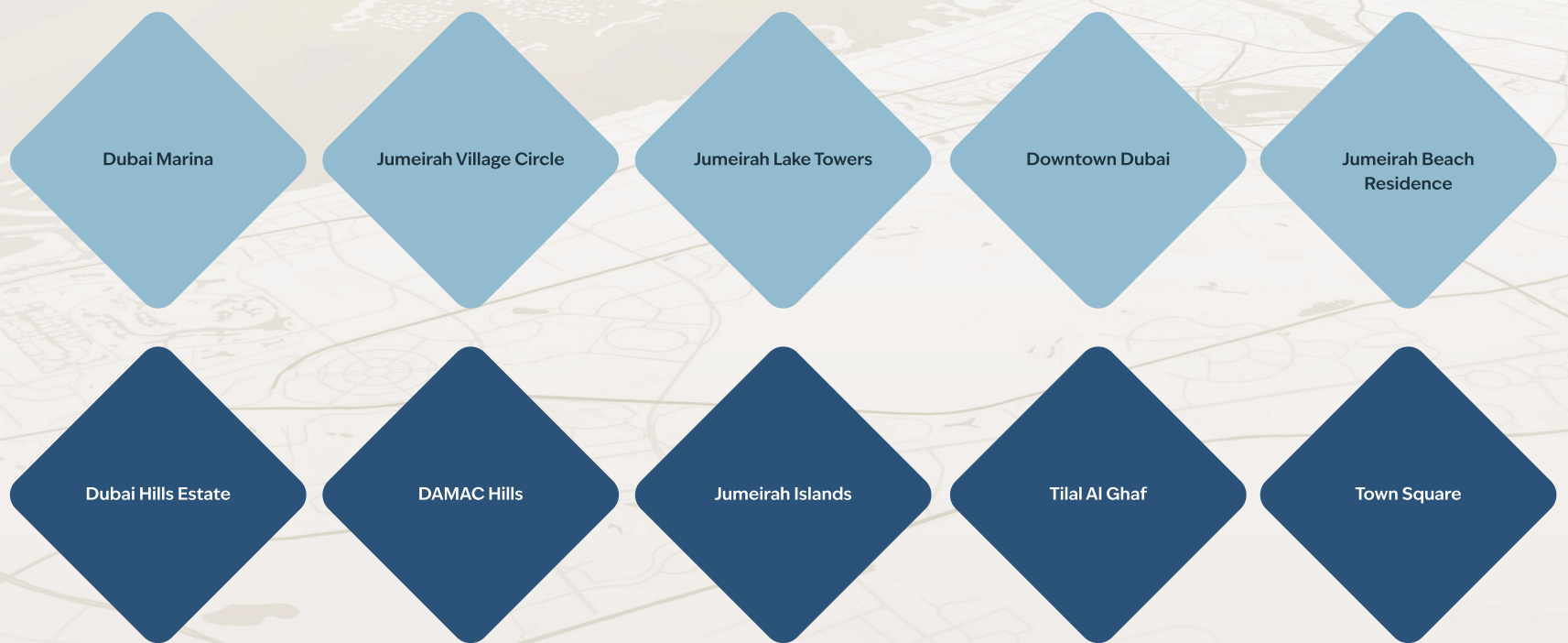
Overall, Q2 reflects a market where buyer sentiment became more selective rather than structurally weaker. The recovery towards quarter-end suggests underlying demand remained intact despite a temporary interruption to market activity.

betterhomes listing activity reflected the same cautious backdrop. New sales listings declined 35% quarter-on-quarter as many sellers delayed bringing stock to market during the period of uncertainty, contributing to a 19% decline in new listings overall.

3.2 Top communities by buyer demand, betterhomes data

◆ Apartments ◆ Villas & Townhouses

betterhomes buyer activity in Q2 2026 stayed concentrated in established, well-connected communities. Among apartments, Dubai Marina, Jumeirah Village Circle and Jumeirah Lake Towers led demand, while for villas and townhouses, Dubai Hills Estate, DAMAC Hills and Jumeirah Islands were the most sought-after.



Supply pipeline

4.1 Future supply pipeline set to reshape market dynamics

Dubai’s residential development pipeline remains substantial, with approximately 74,100 homes expected to complete during 2026. Deliveries are then forecast to increase sharply, peaking at around 160,700 units in 2027 before moderating over the following three years.

Upcoming supply remains heavily concentrated within the apartment segment, which continues to account for the majority of planned deliveries. In contrast, villa and townhouse supply remains comparatively limited, supporting continued resilience in these segments.

This imbalance continues to reinforce current demand patterns. Higher-value, low-supply asset classes such as villas and townhouses are sustaining stronger performance, while apartments remain more exposed to increasing inventory and greater pricing sensitivity.

Despite the broader regional and seasonal factors weighing on transaction activity, developer activity has remained consistent so far this year, with projects progressing largely on schedule.

This suggests that while demand has become more selective, the supply pipeline remains unchanged, placing greater emphasis on pricing, positioning, and product quality as new inventory enters the market.



Harry Martin
Head of Off-Plan and Capital Markets

“ The scale of this year’s delivery pipeline is significant, but the headline number only tells part of the story. What matters is the composition of that supply. New deliveries remain heavily weighted towards apartments, while quality villa and townhouse stock continues to be comparatively constrained, helping to support pricing in those segments.

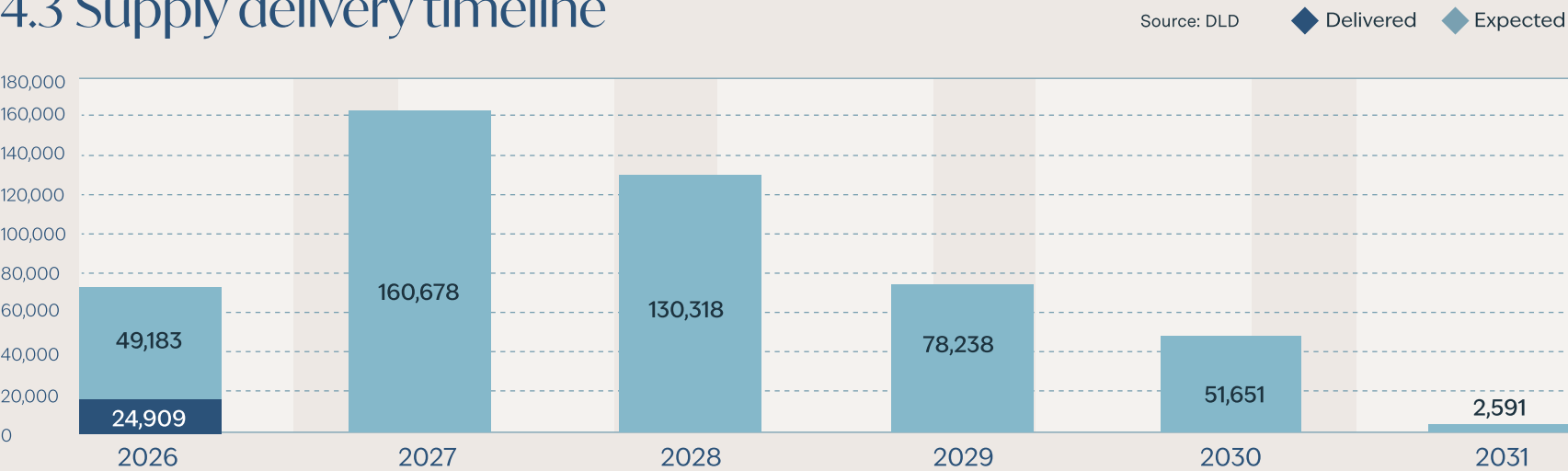
At the same time, Q2 reinforced the resilience of capital flowing into the market. Cash transactions accounted for 61% of our sales as equity-rich buyers and off-plan purchasers remained active, supported by developer payment plans that continue to provide an attractive alternative to traditional financing.

What we’re seeing is not a market under pressure, but one becoming more selective. Buyers are placing greater emphasis on quality, location and long-term value, while developers with well-positioned projects continue to perform strongly. That’s a sign of a market evolving, not weakening.

4.2 The top communities that will see the most upcoming supply by the end of 2026 include:



4.3 Supply delivery timeline



Luxury market

5.1 Luxury demand adjusts as the market recalibrates

Dubai's luxury market was not immune to the wider slowdown. Prime transactions above AED 15 million totalled 578 in Q2 2026, down 59% year-on-year from an exceptionally strong Q2 2025, when the segment set successive records.

As with the wider market, the pullback owed much to the regional tension that dampened activity through the middle of the quarter, and to the natural lag in registered transaction data. Underlying interest in prime residential properties remained, but many buyers deferred completion until conditions steadied.

Off-plan continued to attract the strongest luxury demand. New landmark developments drew committed interest even through the quieter weeks, while the secondary prime market saw the sharper slowdown, echoing the pattern across the broader market.

This divergence highlights a lasting change in how buyers approach the luxury segment, with growing appetite for new, high-quality developments offering payment flexibility and branded-residence positioning.

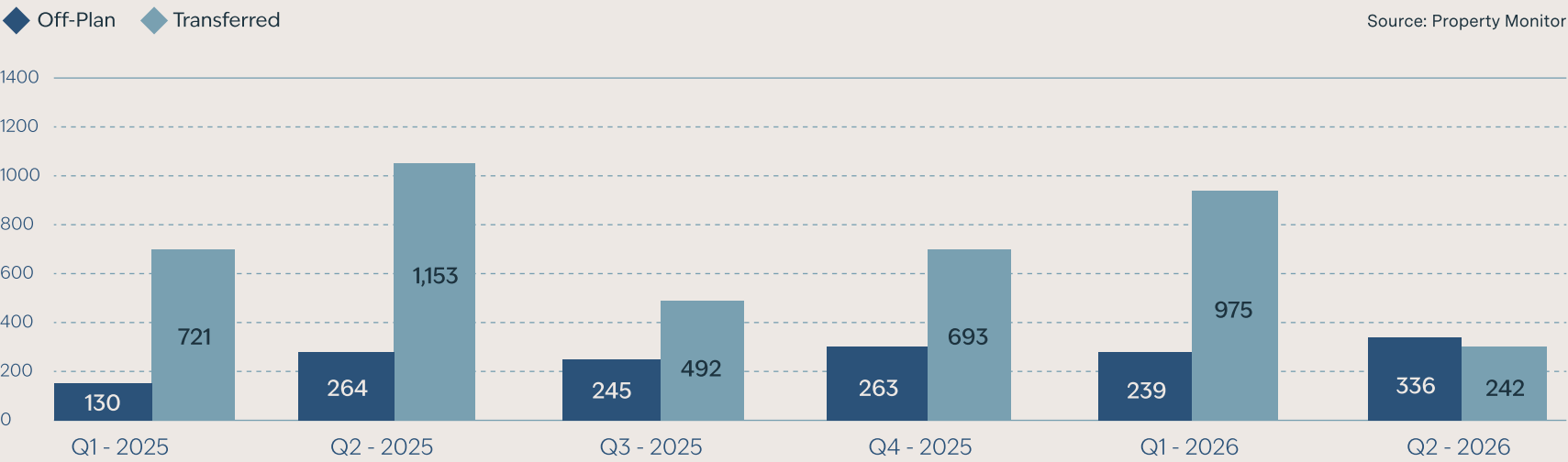
While volumes moderated, the quality and scale of individual transactions remained high, and the pipeline of ultra-prime launches suggests the slowdown reflects timing rather than a change in Dubai's global appeal.

Towards the end of the quarter, activity showed early signs of recovery in step with the wider market, pointing to a rebound in luxury demand as confidence returned.



5.2 Volume of Prime transactions over AED 15M, DLD

Prime property transactions (AED 15m and above)



Secondary

⬇️ 79% YoY

Off-plan

⬆️ 27% YoY

Total prime transactions (AED 15M+)

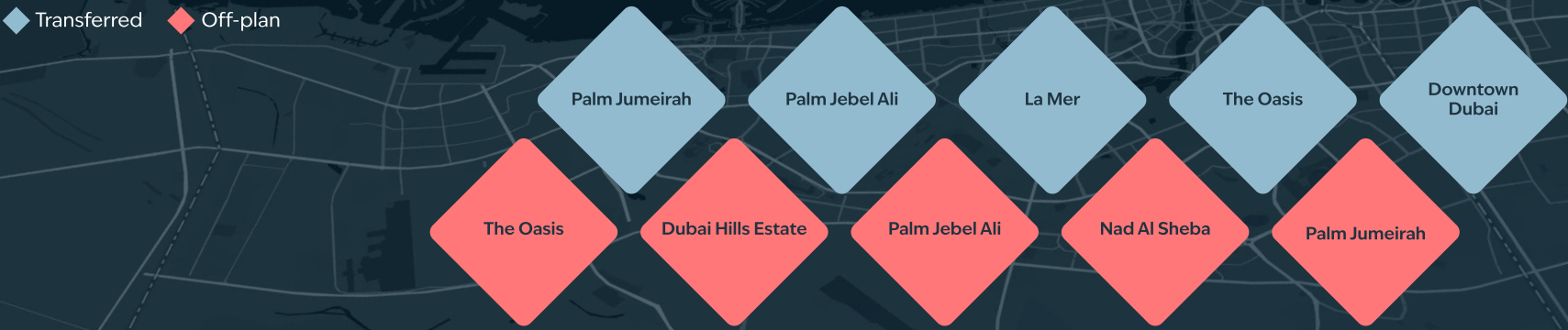
⬇️ 59% YoY

5.3 Top Prime communities by sales transactions, DLD

Dubai’s luxury market continues to be anchored by a number of established and emerging prime communities, reflecting both end-user demand and investor interest across different segments of the market.

In the secondary segment, activity remains focused in Palm Jumeirah, Palm Jebel Ali, La Mer, The Oasis, and Downtown Dubai, highlighting sustained demand for established, high-quality residential environments.

In contrast, off-plan activity is increasingly concentrated in The Oasis, Dubai Hills Estate, Palm Jebel Ali, Nad Al Sheba, and Palm Jumeirah, reflecting growing demand for newly launched developments within prime, well-connected locations.



Leasing market

6.1 Leasing demand strengthens as tenant enquiries rise

Leasing demand strengthened in Q2 2026, with betterhomes tenant enquiries rising 20% year-on-year and 18% quarter-on-quarter. The increase reflected a combination of buyers delaying purchase decisions and tenants taking advantage of improved choice and value in the rental market.

Greater stock availability encouraged more discretionary moves, with existing residents upgrading, relocating or securing better value rather than moving out of necessity. This shift was driven less by an influx of new residents and more by increased mobility within Dubai's existing tenant base.

Momentum strengthened as the quarter progressed. Tenant enquiries rose more than 60% between April and June, including a month-on-month increase of over 20% in June, signalling that rental market activity continued to strengthen through quarter-end.

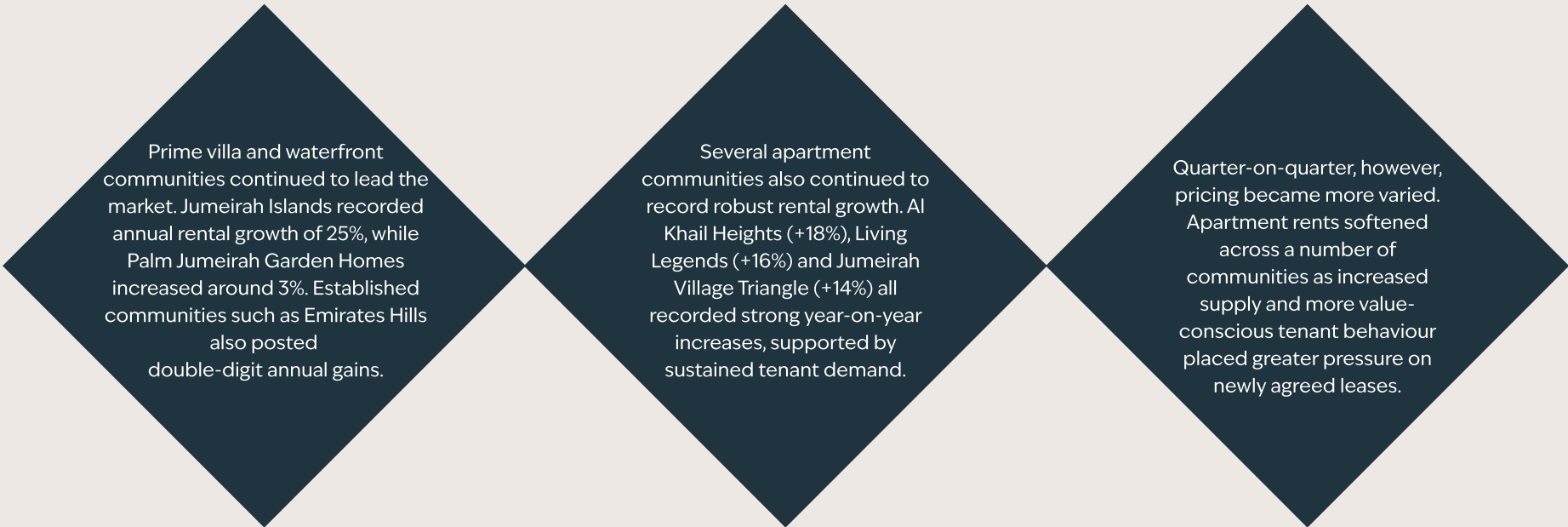
New betterhomes leasing listings eased by just 8% quarter-on-quarter, even as available stock increased significantly across many communities. The combination of resilient demand and greater supply created a more competitive leasing environment, giving tenants greater choice and stronger negotiating power while placing increased pressure on new-let pricing.

6.2 Average leasing prices reflect a more balanced market

Average leasing prices reflected a more balanced market in Q2 2026. While newly agreed rents came under greater pressure as supply expanded, average rents remained above year-earlier levels across most tracked communities, with renewal rents continuing to be supported by the RERA Rental Index.

Across DLD transactions, apartment rents averaged AED 72,681 in Q2 2026, up 2.9% from AED 70,640 a year earlier. Townhouse rents averaged AED 162,835, marginally lower than the AED 164,381 recorded in Q2 2025, while villas averaged AED 281,633, an increase of 5.7% from AED 266,505. Overall, average residential rents were broadly unchanged quarter-on-quarter and 3.1% higher than in Q2 2025, reflecting the continued resilience of the leasing market despite increased competition on new lets.

At a community level, rental growth remained evident.



The divergence between resilient annual rental growth and softer new-let pricing was one of the defining characteristics of Q2. While renewal rents remained supported by the RERA Rental Index, increased stock availability created a more competitive environment for new lets, giving tenants greater choice and stronger negotiating leverage.

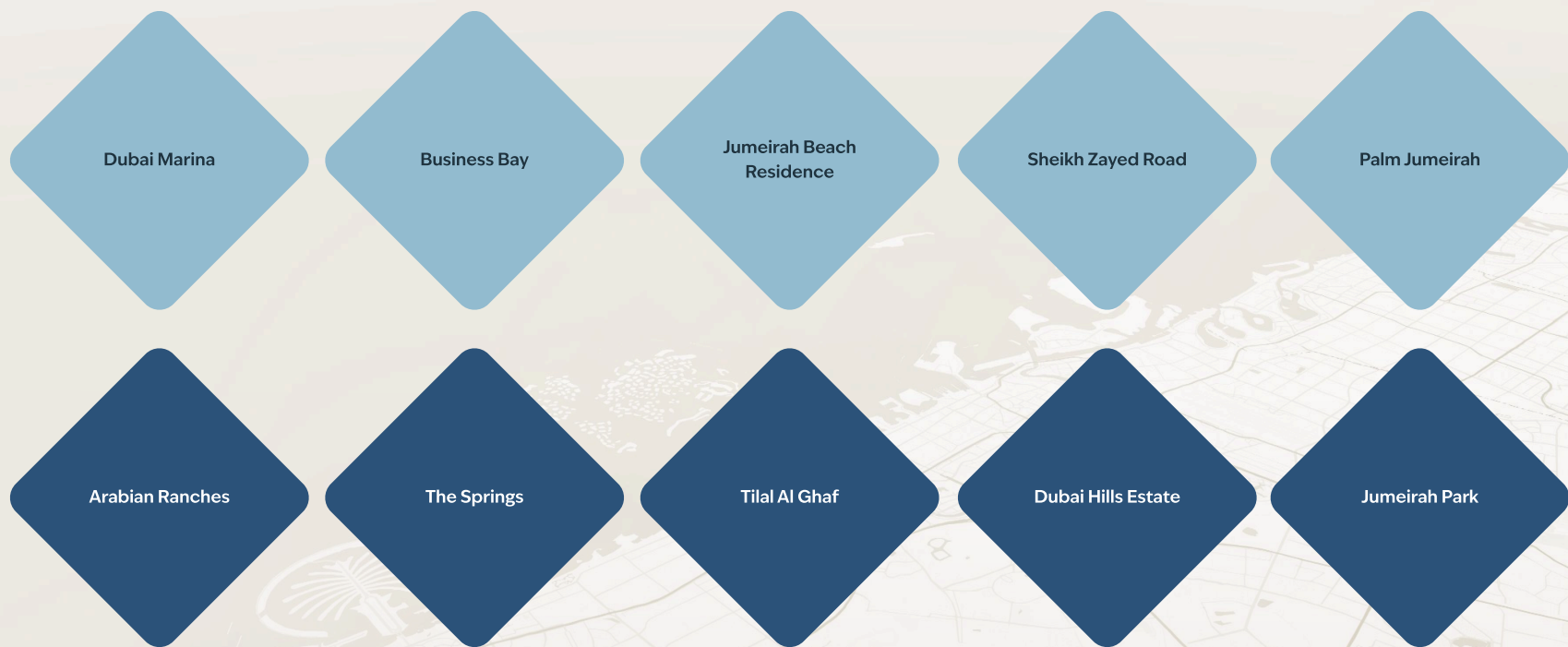
Overall, the leasing market remained resilient, but market conditions became more balanced. As supply expanded, realistic pricing, high-quality presentation and a strong product offering became increasingly important in securing tenants.



Source: Property Monitor

6.3 Top leasing communities, betterhomes

◆ Apartments ◆ Villas & Townhouses

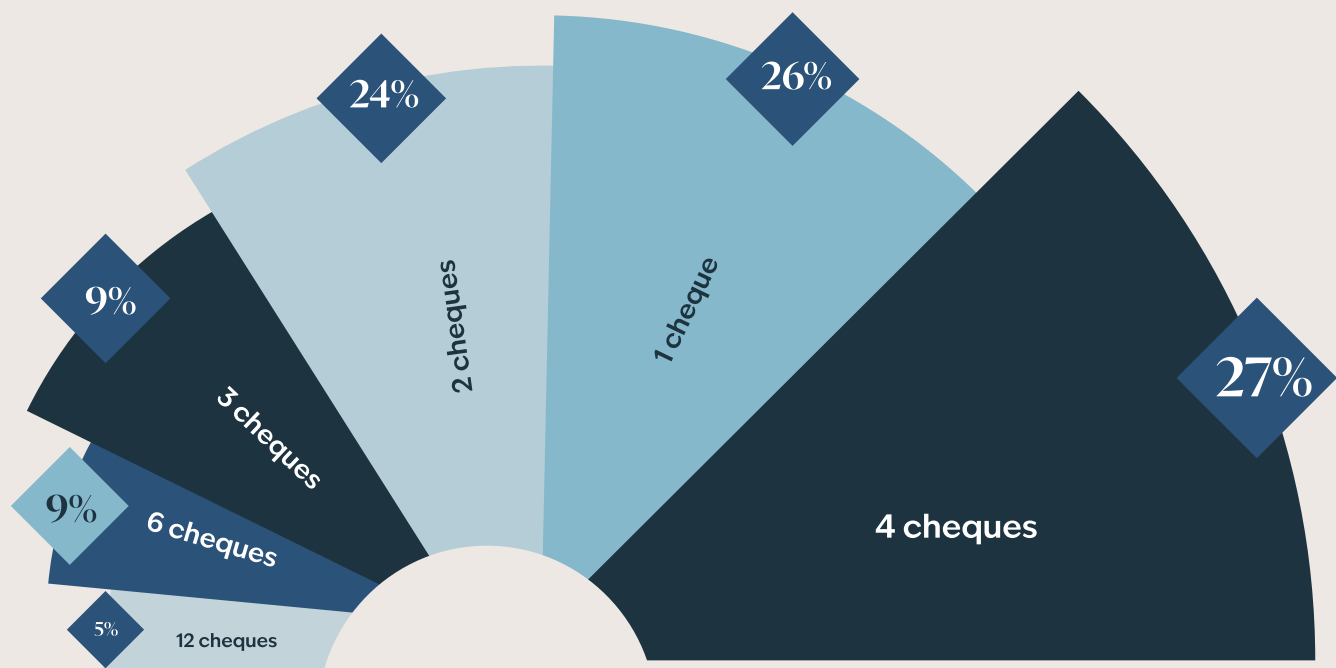


6.4 Tenant payment behaviour reflects greater negotiating power, betterhomes data

Compared with Q1 2026, tenant payment behaviour shifted noticeably towards greater flexibility in Q2 2026. Single-cheque payments eased from 29% to 26% and four-cheque arrangements from 32% to 27%, while three-cheque (7% to 9%), six-cheque (7% to 9%) and twelve-cheque (2% to 5%) agreements all increased. Tenants moved away from larger upfront payments towards a wider spread of instalments, reflecting a growing focus on cash flow flexibility, supported in part by the introduction of Flexi Rent, which enables more flexible, instalment-based rent payments.

Leasing demand remained strong, and with greater choice and better value on offer, tenants could afford to be selective. Elevated supply gave them more options to compare, and a growing share moved by choice rather than necessity, taking time to weigh properties, negotiate terms and secure the best value. This gave tenants greater bargaining power than in previous quarters.

As a result, pricing strategy and presentation became increasingly important. Well-priced, well-presented properties continued to lease efficiently, while those positioned less competitively took longer to find tenants.



Rupert Simmonds
Director of Leasing at betterhomes

“ One of the defining features of the leasing market in Q2 was its resilience. As some prospective buyers took longer to commit, more remained in the rental market, driving tenant enquiries 20% higher year-on-year and 18% higher quarter-on-quarter. Demand continued to strengthen through to June, while new leasing listings eased by just 8% over the quarter. At the same time, available stock increased across many communities, giving tenants greater choice and placing increased pressure on newly agreed rents. Renewal pricing has remained largely supported by the RERA Rental Index, but landlords are operating in a more competitive environment than they were six months ago. With further supply expected over the remainder of the year, realistic pricing and quality will be increasingly important in securing tenants.

Conclusion: activity paused, value held, and confidence returned

A cooling of timing, not trajectory

Q2 2026 was Dubai's first meaningful cooling in years, and, on the evidence, one of timing rather than trajectory. Sales fell 31% year-on-year to 34,850 transactions, while total transaction value declined 45% to AED84.9 billion, as regional tensions, Eid Al Adha and the seasonal slowdown weighed on registered activity. With DLD recording transactions at the point of registration rather than agreement, much of that caution reflected decisions taken during the peak of uncertainty rather than the improving sentiment evident towards quarter-end. Even so, Q2 remained the third-highest second quarter on record, behind only 2024 and 2025.

Volumes fell, values held

The defining feature of the quarter was the divergence between volumes and values. Transaction activity moderated, yet price per square foot continued to rise across the majority of tracked communities on a year-on-year basis, with quarter-on-quarter movements more mixed. Demand became more selective rather than weaker, with buyer enquiries falling 33%, concentrated primarily in apartments, while villas, townhouses and higher-value homes proved comparatively resilient. The same pattern was evident across the wider market: luxury transactions above AED15 million declined 59%, yet off-plan luxury sales increased 27%, while the future supply pipeline remained heavily weighted towards apartments, reinforcing the structural scarcity of quality villa and townhouse stock.

Leasing provides a clear counterpoint

Leasing provided a clear counterpoint to the sales market. Tenant enquiries rose 20% year-on-year as some prospective buyers remained in the rental market, reinforcing rental demand even as sales activity moderated. The policy backdrop also remained supportive through the expansion of the First-Time Home Buyer Programme, updates to the property-linked residency framework and the introduction of Flexi Rent. The clearest indication that the slowdown reflected timing rather than trajectory came towards quarter-end, when monthly residential transactions increased 28% between May and June as both off-plan and secondary activity recovered.

7.1 Market outlook and key takeaways

The market is transitioning into a more mature, selective phase; resilient pricing across much of the market underscores the strength of underlying demand and its ability to absorb short-term disruption.

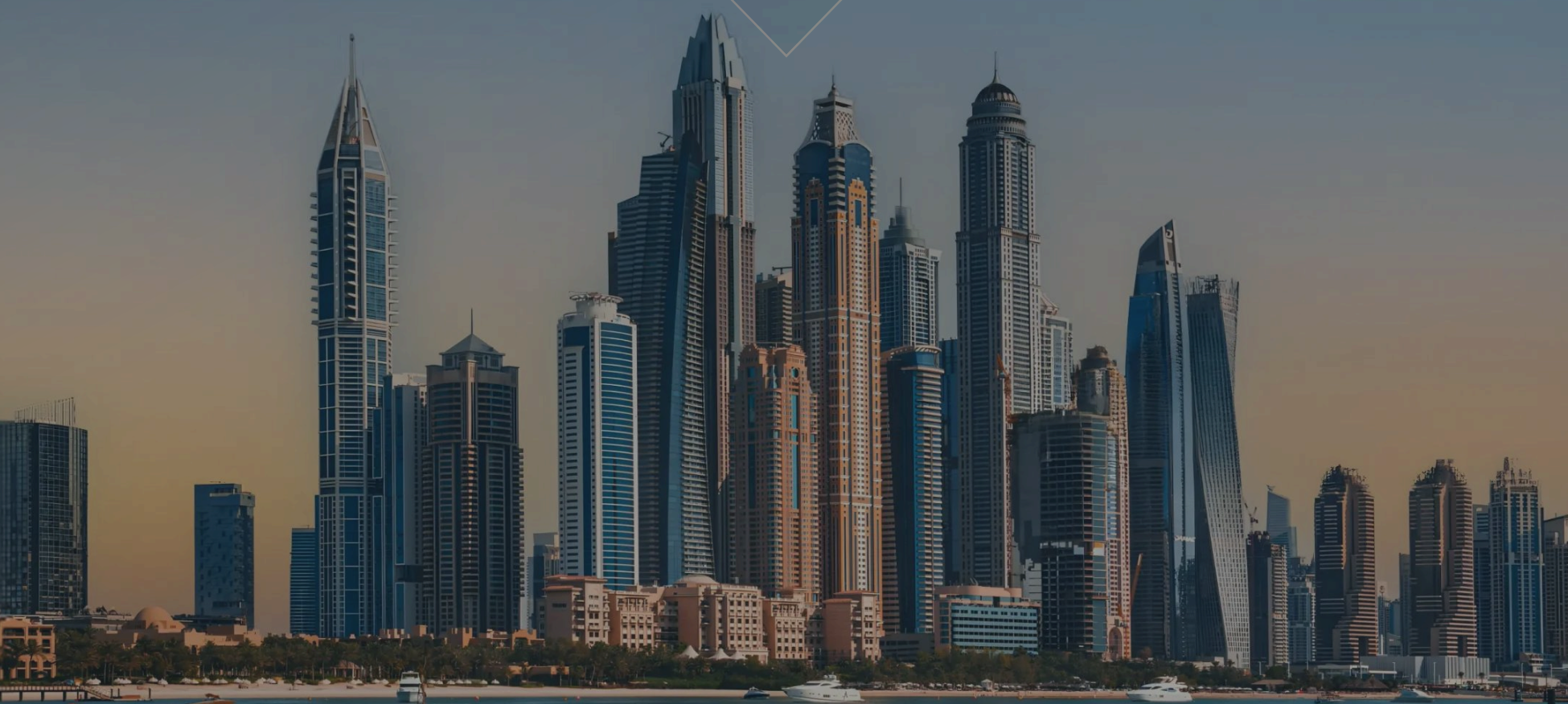
Rather than a change in direction, Q2 reflects buyers and tenants placing greater weight on quality, location, scarcity and payment flexibility

The outlook for H2 2026 is positive: June's rebound suggests demand was deferred, not lost, while supportive policy and the structural shortage of quality villas and townhouses should continue to underpin pricing in that segment

For buyers and investors: a more balanced market brings better negotiating conditions and the chance to acquire well-located assets on more favourable terms than in recent, highly competitive years.

For sellers and landlords: success now depends less on market momentum and more on execution; realistic pricing, strong presentation and high-quality assets will determine which properties transact efficiently.

Overall:
Q2 marks a transition to a more selective phase of the cycle; activity moderated, values held and confidence strengthened toward quarter-end, leaving Dubai's residential market well positioned for H2 2026.



Methodology

This report was produced entirely in-house by the betterhomes team, combining official datasets, proprietary insights, and independent analysis.

Transactional data covering apartments, villas and townhouses across both the off-plan and secondary markets was sourced from Property Monitor.

betterhomes' internal brokerage data was analysed to benchmark market performance, buyer and tenant demand patterns, and average transaction values. All figures were cross-checked for consistency and accuracy, and the analysis, interpretation and design of this report were completed in-house to provide objective, data-driven insight into Dubai's evolving residential property market.

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- ◆ Residential Sales & Leasing
- ◆ Development Sales & Consultancy
- ◆ Luxury Properties
- ◆ Property Management
- ◆ Mortgage Services
- ◆ Central Leasing
- ◆ Global Affiliations
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- ◆ Learning & Development
- ◆ Client Partnership Team
- ◆ Off Plan Sales
- ◆ Corporate Relocation & Services

Meet the team



Richard Waind
Chief Executive Officer



Rupert Simmonds
Director of Leasing



Harry Martin
Head of Off-Plan and
Capital Markets



Marcus Flacks
Director of Marketing
and Communications



Elsa Angelo
Public Relations and
Marketing Manager



Nitish Bhavsar
Head of Data

What makes us different?

OVER
250K
PROPERTY
TRANSACTIONS

OVER
300
COMMUNITY
SPECIALISTS

A TRANSACTION
EVERY
12
MINUTES

OVER
2,500
POSITIVE
REVIEWS

OVER
1.7M
ACTIVE CLIENT
DATABASE

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Get in touch

ABU DHABI

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