



**THE DUBAI REAL ESTATE &
SHORT LET MARKET Q3 2026
SNAPSHOT**

The Chess Board Has Changed.

Residential sales slowed, while tourism and short-let demand rebuilt heading into high season.



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RESIDENTIAL SALES

REI REAI

Transactions and value declined in Q3 2026 as buyer activity slowed.

~34,000

transactions

 -38.5% YOY**AED 12.6B**

transaction value

 -41.5% YOY**OFF-PLAN
STILL DOMINATES****12%**

of residential purchases in Q3 2026, and **65%** of sales value.

Sources: Cavenish Maxwell / Property Monitor – Dubai Residential Market Performance Q3 2025, Q1 2026 and H1 2026, Cavendish Maxwell Q3 2026 update as reported by Gulf Business and The National.

THE SHORT LET PROPOSITION FOR AIRDXB

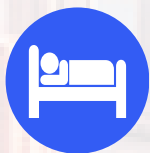
Fewer active listings and stable rates created a healthier supply-demand balance as Dubai moves into high season.

90%

AIRDXB
September occupancy

12.4%

Dubai market
September occupancy



90%

AIRDXB September
occupancy



20,124

Active listings
-14.2% YoY



\$125.30

September ADK
-0.2% YoY

Sources: AIRDNA, AIRDXB internal portfolio data; Booking.com.

05

FEWER OPTIONS ON THE BOARD

Booking.com immediate check-in searches suggest available inventory tightened as Dubai moved towards high season.

ONE WEEK AGO**~2.8K – 3.2K**

properties available

**NOW****~2.5K – 2.8K**

properties available

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TOURISM REBUILDS INTO HIGH SEASON

Tourism and hospitality continued to recover through August, providing a stronger demand backdrop for short-let operators.

 **0.9/M**

international overnight
visitors Jan-Aug 2026



809K

August 2026
international visitors



56%

hotel occupancy in
March 2026



21.6MM

occupied room nights
Jan-Aug 2026



66%

hotel occupancy
in August 2026



top source markets (share of visitors Jan-Aug 2026)

20%

Western Europe

17%

South Asia

16%

GCC

14%

CIS & Eastern Europe

Sources: Dubai Department of Economy and Tourism (DET), Government of Dubai Media Office, WAM, and Tourism Performance Report Jan-Aug 2026.

AIRDXB'S MOVE

THE MARKET DIDN'T STOP. IT CHANGED DIRECTION.

Q3 showed a market moving in different directions. Residential sales softened and short-let supply tightened, while tourism and occupancy continued to rebuild. As Dubai enters high season, the opportunity shifts from filling nights to making stronger demand work harder – protecting occupancy, optimising rates and maximising revenue.



The Q4 move:
Protect occupancy. Maximise rates.