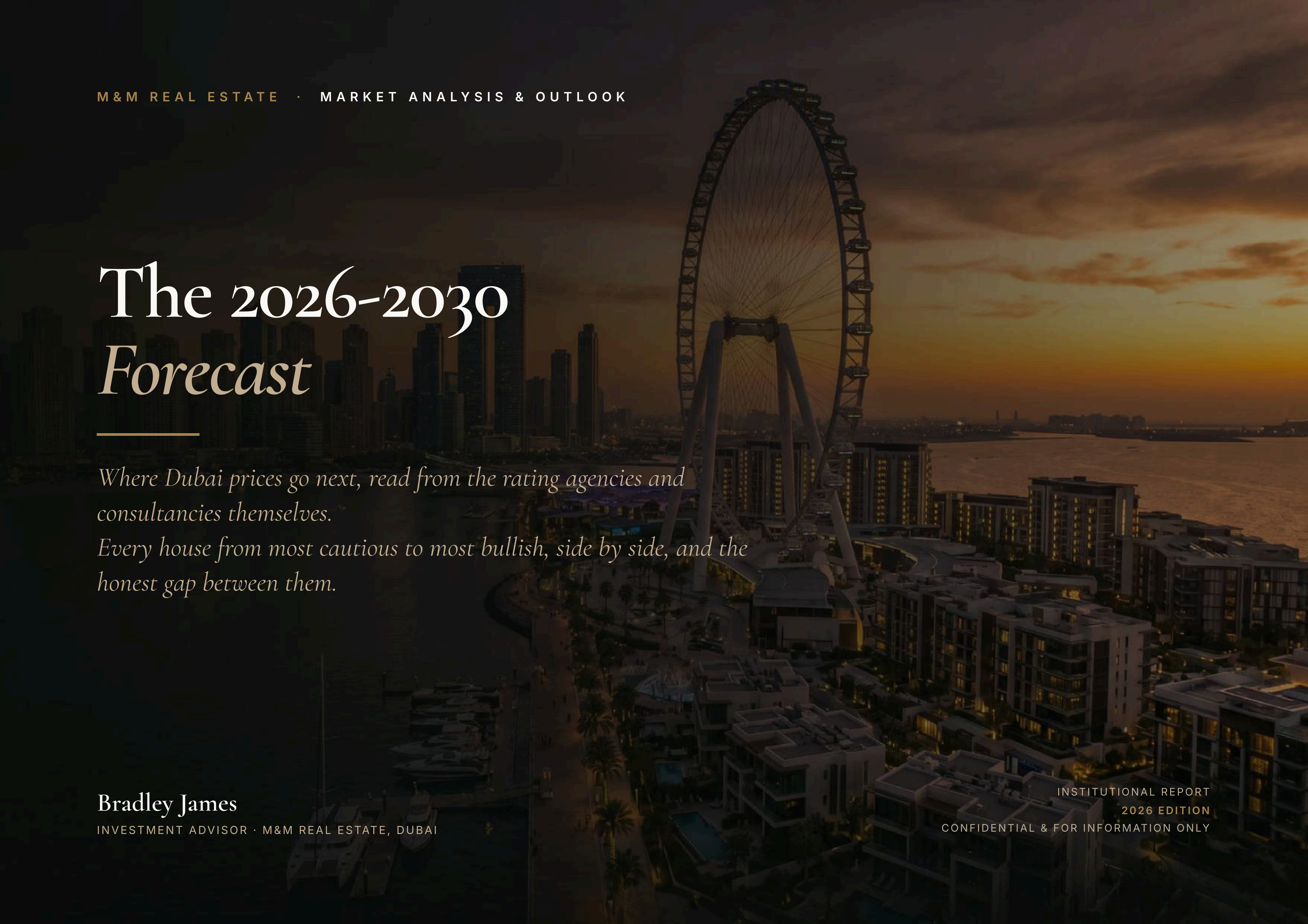

The 2026-2030 *Forecast*

Where Dubai prices go next, read from the rating agencies and consultancies themselves.
Every house from most cautious to most bullish, side by side, and the honest gap between them.

Bradley James
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INSTITUTIONAL REPORT
2026 EDITION
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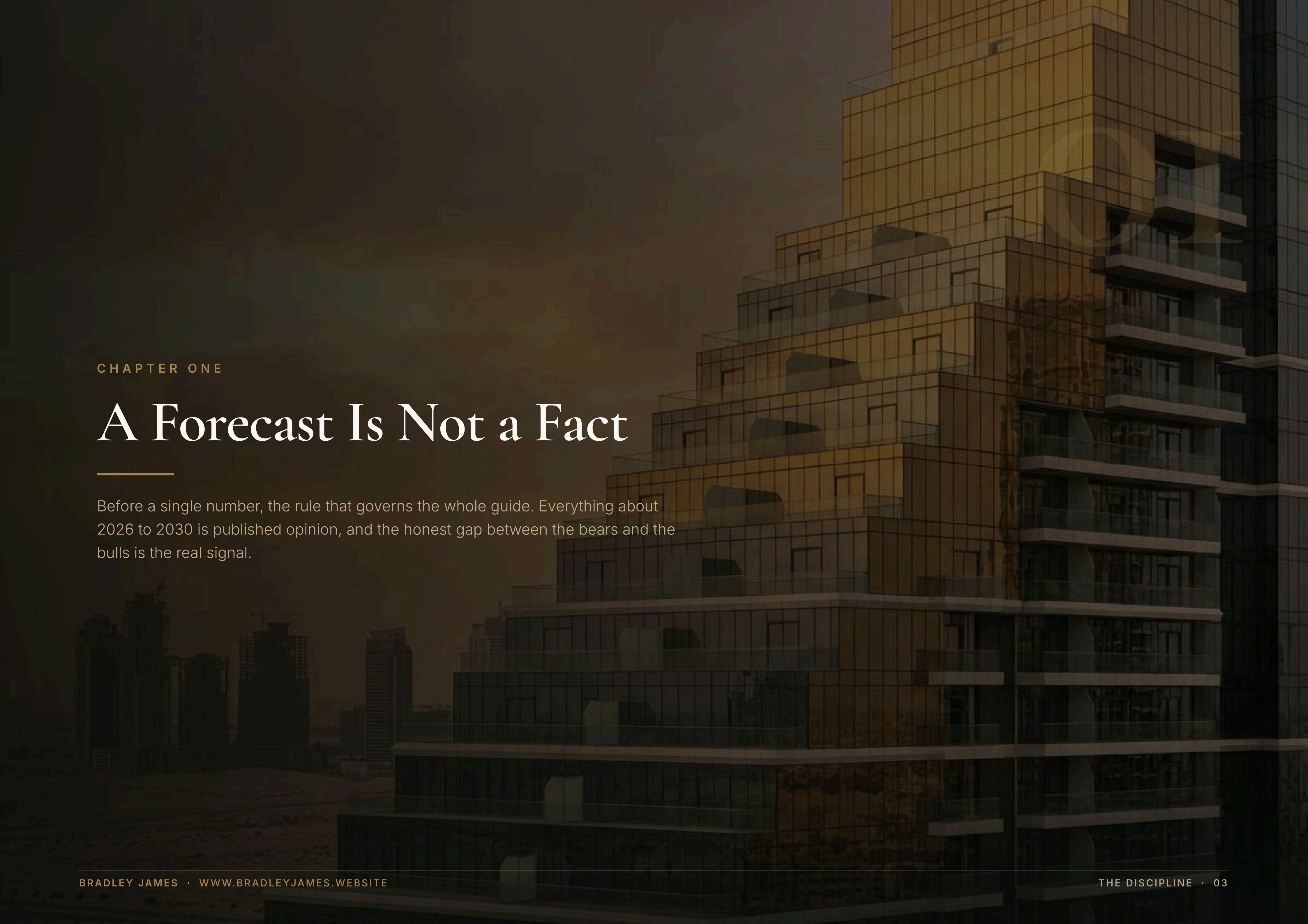
What This Guide Covers



CHAPTER ONE

A Forecast Is Not a Fact

Before a single number, the rule that governs the whole guide. Everything about 2026 to 2030 is published opinion, and the honest gap between the bears and the bulls is the real signal.

CHAPTER 01 · THE DISCIPLINE

Read the Whole Range, Not the Headline

Every forecast in this guide is somebody's forward opinion, not a realised number. That distinction is the entire point, so I'm putting it first, before you see a single percentage.

Here's the discipline I hold, and I'd ask you to hold it too. There are exactly two kinds of number in this document. The first kind is a **fact**: what the market actually did. Dubai recorded AED 761 billion of real-estate transactions in 2024 and AED 917 billion in 2025, both records. Price growth decelerated through 2025. Rents kept rising but more slowly. The rate cycle turned down. Those happened. The second kind is a **forecast**: what a rating agency or a consultancy thinks happens next. Every one of those is tagged in this guide, and not one of them is presented as truth.

Why labour the point? Because the forecast is where people get sold. It's easy to quote the one house that says what you want to hear, bury the rest, and call it research. I'd rather do the opposite. This guide lines up every credible forecaster from the most cautious, S&P, to the most constructive, ValuStrat, and shows you the full spread. The gap between the bear and the bull case is not a flaw in the data. It **is** the data. When serious houses disagree by that much, the honest conclusion isn't a point estimate. It's a range, and a reason to plan for both ends of it.

So read this as a map of opinion, not a promise. I'll tell you where the consensus actually agrees (moderation, no crash), where it splits (the apartment segment), and what could move the whole picture either way (supply and geopolitics). Then you decide, with your eyes open.

◆ TWO KINDS OF NUMBER

- FACT: what the market did. 2024-2025 records, decelerating growth, a downward rate turn.
- FORECAST: what a house thinks happens next. Always tagged, never stated as fact.
- The spread between the bears and the bulls is the signal, not the noise.
- Plan for the range, not the headline.

◆ THE RULE

"A forecast is an opinion with a decimal point. Respect the decimal, but never forget it's an opinion."

02

CHAPTER TWO

The Cooling Is Already Real

Before we forecast, the facts. The 2026 cooling is not a prediction, it's underway. A record first quarter, a real mid-year wobble, a rebound. All three are true.

A Record, a Wobble and a Rebound

The cooling everyone forecasts for Dubai isn't a future event. Part of it already happened in the first half of 2026, and telling you honestly how it happened is the best test of everything that follows.

Start with the strength, because it's real. The first quarter of 2026 was a **record**: Dubai logged AED 252 billion of real-estate transactions in Q1 alone, up 31% year on year. On volume and value, activity was still climbing into 2026, not falling. Anyone who tells you the market simply rolled over is ignoring the tape.

Then the wobble, which is just as real. A regional escalation in **March 2026** did what geopolitics always does to a confidence-driven market: it froze buyers. That month, transaction volume fell roughly 37% year on year, and ValuStrat's price index posted its **first monthly decline since 2020**, down about 5.9%. Sellers cut asking prices by an estimated AED 2.36 billion in aggregate to keep deals alive. That's not a rounding error. It's a genuine, if brief, air pocket, and it's exactly the kind of shock the bears warn about.

And then the rebound. By June 2026 activity had recovered as the escalation faded. So all three things are true at once: a record quarter, a sharp mid-year decline driven by an external shock, and a bounce-back. Hold all three in your head. The market is neither invincible nor fragile. It's a high-liquidity market that reprices fast on news and recovers fast when the news clears. That behaviour is the single most useful fact you can carry into the forecasts.

AED 252bn
Q1 2026 TRANSACTIONS, A RECORD, +31% YOY
Dubai Land Department

~-37%
MARCH 2026 TRANSACTION VOLUME, YOY, ON THE ESCALATION
DLD / ValuStrat

-5.9%
VALUSTRAT VPI, MARCH 2026, FIRST MONTHLY FALL SINCE 2020
ValuStrat VPI

◆ VOLUME IS NOT PRICE

A crucial distinction the headlines blur. Transaction **volume** measures how many deals close. **Price** measures what they close at. In early 2026 volume was still near records while price growth was decelerating and briefly reversed in March. The two move on different clocks, and confusing them is how people misread a cooling as a crash.

◆ THE HONEST READ

"Record quarter, real March air pocket, June rebound. All three true. A market that reprices on news and recovers when it clears."

03

CHAPTER THREE

The Market- Cycle Clock

Every property market moves through four phases. Knowing which one Dubai is in tells you more about the next two years than any single price forecast.

Four Phases, and Where Dubai Sits

Property markets don't move in straight lines, they move in cycles. The most widely used map of that cycle has four phases, and placing Dubai on it honestly is more useful than any single number.

The framework isn't mine and it isn't proprietary. It's the Mueller real-estate market cycle model, the same four-phase clock that JLL and CBRE publish as their property clocks. Phase one, **recovery**: occupancy is below equilibrium, nobody's building, the market absorbs its overhang and rents bottom then start to rise. Phase two, **expansion**: demand outruns supply, occupancy climbs, construction ramps, and this is where rents and prices rise fastest. Phase three, **hyper-supply**: new supply finally overtakes demand, occupancy peaks and growth decelerates. Phase four, **recession**: an overhang of empty stock, falling occupancy, falling rents.

So where is Dubai in 2026? The credible read, and it's consistent across ValuStrat, Fitch and S&P, is that Dubai is transitioning from **late expansion into hyper-supply**. Growth is still positive but clearly decelerating. The ValuStrat index rose +21.3% year on year in Q3 2025, strong, but down from nearly 29% a year earlier. A record supply pipeline is arriving. That's the textbook signature of phase three, not phase four. No major house has Dubai in outright recession as a base case for 2026, and I won't pretend otherwise to sound dramatic.

Why does the phase matter more than the number? Because it tells you what kind of risk you're taking. In hyper-supply, the danger isn't a crash, it's a grind: slowing growth, softening rents in the most over-built segments, and a wider gap between the best assets and the weakest. That's a very different thing to underwrite than a cliff edge, and it's what the whole forecast range is really describing.

PHASE	RENTS AND PRICES
1. Recovery	Occupancy below equilibrium, no new building. Rents bottom and begin to rise.
2. Expansion	Demand outruns supply, construction ramps. Rents and prices rise fastest.
3. Hyper-supply	New supply overtakes demand, occupancy peaks. Growth decelerates. Dubai, 2026.
4. Recession	Supply overhang, falling occupancy. Rents and prices fall. Not the 2026 base case.

Framework: Mueller real-estate market cycle model, applied via JLL and CBRE property clocks. A framework for placing the market, not a Dubai-specific figure. Phase placement per ValuStrat, Fitch and S&P commentary, 2026.

◆ THE USEFUL PART

Knowing the phase reframes the risk. Late expansion into hyper-supply means the base case is a **grind**, slowing growth and segment-specific softness, not a collapse. You underwrite a grind very differently to a crash.

04

CHAPTER FOUR

The Forecast Matrix

Here is the whole range in one place, most cautious to most bullish. Six credible houses, each labelled forecast, each attributed. Read the spread, not the single line.

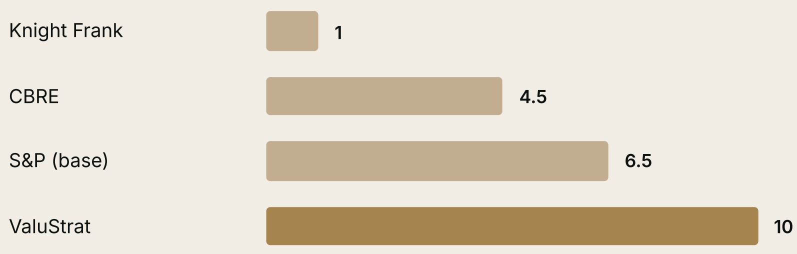
From S&P at the Bottom to ValuStrat at the Top

This is the heart of the guide: every credible 2026 forecast in one table, ordered from the most cautious house to the most constructive. Every figure here is a forecast, not a fact. Read the whole spread.

Notice what happens when you line them up. The houses do **not** disagree about direction. From S&P, the most cautious, to ValuStrat, the most bullish, every single one calls **moderation**: slower growth than the 2024-2025 boom, and none of them, not one, forecasts a 2008-style crash as a base case. Where they split is the size and the sign, especially in apartments. S&P holds a low-probability stress scenario of a 5% to 10% correction in the most over-supplied apartment segments. Fitch models a peak-to-trough of up to up to 15%, again explicitly "not a crash." At the other end, ValuStrat sees citywide capital values up around ~10% with villas doing far better than apartments. That's the real debate, in one line: not up or down, but how much, and which segment.

HOUSE	2026 DUBAI RESIDENTIAL VIEW (FORECAST)	BASIS
S&P Global Ratings	Moderating growth, not decline. Stress case (low probability): -5% to -10% in over-supplied apartment segments. No 2008-style crash.	Supply pipeline vs normalising demand; strong developer balance sheets
Fitch Ratings	Moderate correction into 2026, peak-to-trough up to up to 15%, explicitly "no crash." Banks and developers can absorb it.	2026 supply spike
Moody's Ratings	Moderate price corrections from 2026 as supply lands. Over 150,000 new homes by 2027.	Supply
Knight Frank	~+1% mainstream, ~+3% prime in 2026, then prime stabilising around 5% to 7% a year through 2028.	Selective, supply-aware
CBRE	~+3% to +6% in 2026, growth and rents normalising, early rental stabilisation as deliveries land.	Normalisation
ValuStrat	~~10% citywide capital values, villas ~+17.7%, apartments slower. "Normalising phase."	Segmented

2026 BASE-CASE CITYWIDE CAPITAL GROWTH, FORECAST MIDPOINTS (%)



Illustrative midpoints of each house's 2026 BASE-CASE citywide range, forecast only. Knight Frank ~+1% mainstream; CBRE ~+3% to +6% (midpoint 4.5); S&P moderating ~+5% to +8% (midpoint 6.5); ValuStrat ~+10%. Stress and downside cases (S&P -5% to -10% apartments; Fitch up to up to 15% peak-to-trough) are shown separately in Chapter Six, not netted here.

◆ THE ONE-LINE CONSENSUS

Every house calls moderation, and none calls a crash. They disagree only on the size, and mostly on one segment: apartments. That's a narrow, honest disagreement, and it's the closest thing to a consensus you'll get.

Every figure is a published FORECAST for 2026, not realised data. Ordered most cautious to most bullish. Sources: S&P Global Ratings, Fitch Ratings, Moody's Ratings, Knight Frank, CBRE, ValuStrat, as cited on the Sources page. Cushman & Wakefield's

05

CHAPTER FIVE

The Swing Variable

Almost every bear case rests on one number: how many homes actually get delivered. Supply is the variable that decides whether 2026 is a grind or a genuine correction.

CHAPTER 05 · SUPPLY

The Pipeline That Every Forecast Argues About

If you want to understand why the houses disagree, look at supply. Almost every cautious forecast traces back to one question: how many of the pipeline's homes actually complete, and when.

The headline pipeline is large. S&P counts roughly **385,000 apartments under construction** across 2026 to 2028, and it's apartments, not villas, that carry the downside skew precisely because so many are coming at once. Moody's expects over 150,000 new homes by 2027. Knight Frank models a cumulative pipeline of around 331,000 homes that could complete across 2026 to 2030, against a long-run average of only about 36,000 a year. Read cold, those numbers look like a wall of supply.

But here's the honest complication, and it cuts both ways. Dubai has a long history of **materialisation** running well below the announced pipeline, historically somewhere around 40% to 60% of planned handovers actually landing on schedule. Projects slip. S&P itself notes that many 2026 completions are likely to drift into 2027. So the wall is real, but it arrives more slowly and unevenly than the raw figure suggests. That's exactly why the bears and bulls can look at the same pipeline and reach different conclusions: the bear assumes it lands, the bull assumes it slips.

The capital-preservation takeaway is simple. Supply risk is **segment-specific and location-specific**, not market-wide. The pressure falls hardest on commodity apartment stock in the most heavily built districts, and least on quality, scarce or prime assets where the pipeline is thin. If you're protecting capital, that's the single most important sentence in this guide: what you buy and where matters far more than the citywide average.

~385,000
APARTMENTS UNDER CONSTRUCTION, 2026 TO 2028 (FORECAST)
S&P Global Ratings

~331,000
HOMES THAT COULD COMPLETE 2026 TO 2030 (FORECAST)
Knight Frank

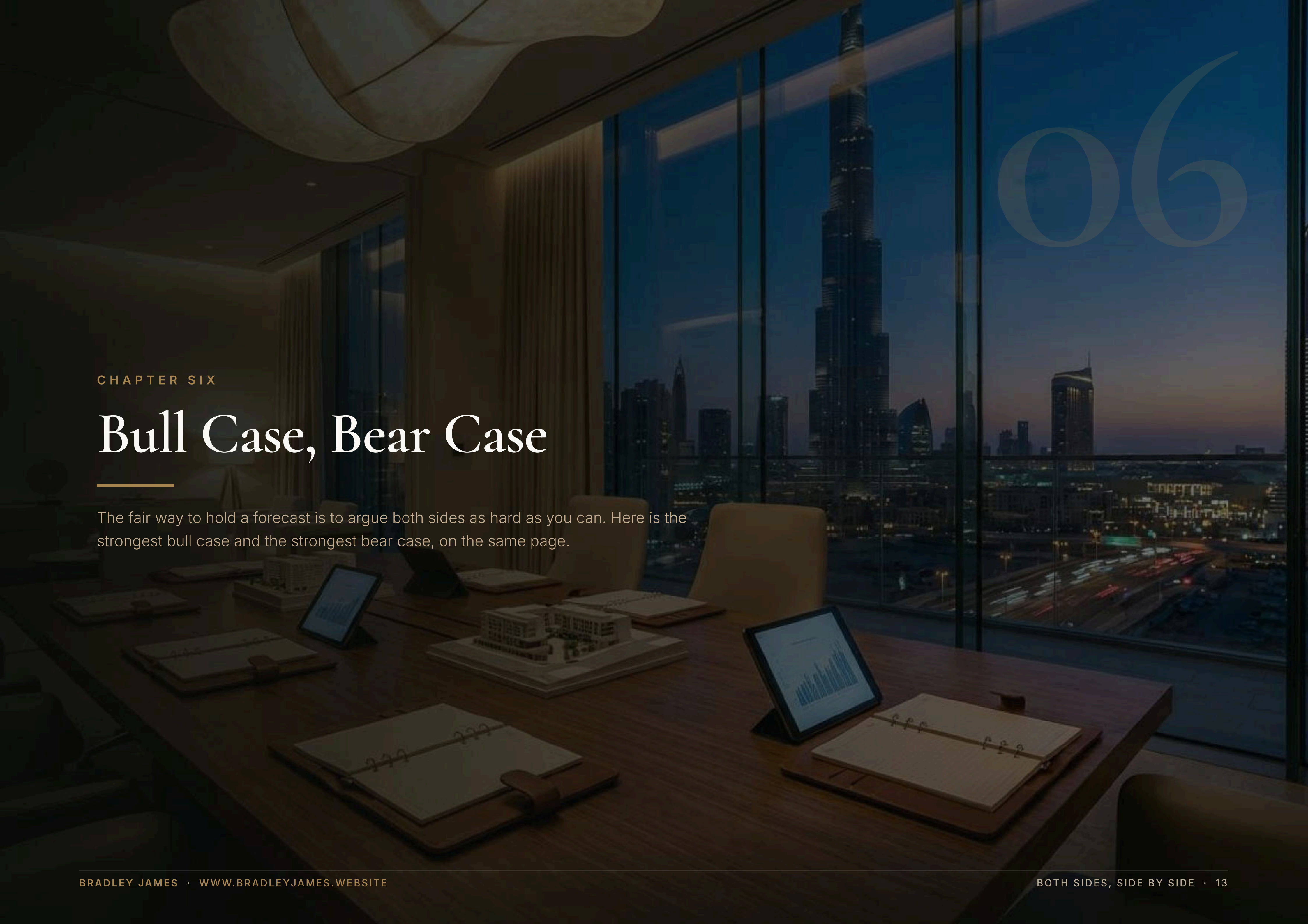
40-60%
TYPICAL SHARE OF A PIPELINE THAT MATERIALISES ON TIME
Market / historical

◆ WHY APARTMENTS CARRY THE SKEW

The downside isn't spread evenly. The pipeline is heavily weighted to apartments in the most-built districts, which is why S&P's stress case bites there and not in villas or scarce prime stock. Supply risk is a segment story, not a citywide one.

◆ THE LINE I HOLD

"The wall of supply is real. It just arrives slower, later and unevenly than the brochure number, and it hits some segments and not others."



06

CHAPTER SIX

Bull Case, Bear Case

The fair way to hold a forecast is to argue both sides as hard as you can. Here is the strongest bull case and the strongest bear case, on the same page.

The Strongest Case Each Way

I don't trust a forecast I can only argue one way. So here's the discipline: the strongest bull case and the strongest bear case, stated as fairly as I can make them, side by side.

The bull case. Dubai enters 2026 off two record years, with a first quarter that set another record at AED 252 billion. The rate cycle has turned down, which lowers the cost of leverage and supports demand. Wealth keeps migrating in. Developer balance sheets are strong, with large escrow balances and heavy cash buying, so there's no forced-seller dynamic. And a chunk of the announced supply will slip, easing the very glut the bears fear. ValuStrat's ~10% citywide call, villas leading, sits at this end of the table.

The bear case. A record pipeline is arriving into decelerating demand, and it's concentrated in apartments in the most-built districts. Growth has already slowed hard, from nearly 29% to the low twenties year on year, and March 2026 showed how fast an external shock can turn that into an outright monthly fall. S&P's stress scenario has apartments down 5% to 10%; Fitch models a peak-to-trough of up to up to 15%. Neither is a crash, but for a leveraged buyer in the wrong segment, a double-digit drawdown is a real event.

Both cases are honestly held by serious people, and the truth is almost certainly that both are partly right: villas and prime resilient, commodity apartments soft, the citywide average landing somewhere in between. That's not a fence-sit. It's the actual shape of a hyper-supply phase.

FACTOR	BULL	BEAR
Momentum	Record Q1, activity still climbing	Growth decelerating hard from the peak
Supply	40-60% materialises; much slips	~385k apartments 2026-28, concentrated
Rates	Cycle turned down, cheaper leverage	Dollar peg imports the US rate cycle
Segment	Villas and prime scarce, resilient	Commodity apartments carry the skew
Downside	No forced sellers, strong balance sheets	S&P -5% to -10% apts; Fitch up to up to 15%

Bull-case citywide figure ~~10% (ValuStrat, forecast); bear-case figures are S&P's low-probability stress scenario and Fitch's peak-to-trough, both forecasts, neither a base-case crash. See Sources.

◆ THE VERDICT I'LL STAND BEHIND

"Both cases are partly right. Villas and prime hold up, commodity apartments soften, the average lands in between. That's a hyper-supply phase, not a crash and not a boom."

07

CHAPTER SEVEN

The Honest Caveats

The chapter that keeps the rest honest. Forecasts are regularly wrong, two variables can move the whole picture, and no table on earth removes that uncertainty.

CHAPTER 07 · EYES OPEN

What This Guide Cannot Tell You

A guide built on forecasts owes you the biggest caveat of all: forecasts are regularly, unavoidably wrong. Here's where this one could be, stated as plainly as the numbers.

Forecasters have a poor record at turning points. The houses in this guide are serious and their reasoning is sound, but the industry as a whole tends to extrapolate the recent past and to miss inflection points in both directions. Read the range as a considered opinion about a probable path, not as a schedule. If every house is wrong by the same margin, they'll be wrong together, which is precisely why I show you the spread rather than one number.

Two variables can move the whole picture, and neither is forecastable. The first is **supply**: if materialisation runs at the high end and completions don't slip, the bear case strengthens; if projects slip as they usually do, the bull case does. The second is **geopolitics**. March 2026 was the live demonstration: a regional escalation turned a decelerating-but-positive market into an outright monthly decline almost overnight, and then the recovery came just as fast when it faded. No price forecast can price a headline that hasn't happened yet.

One number in circulation I won't stand behind. A Cushman & Wakefield figure of roughly +5% to +8% for 2026 is quoted in some aggregations, but I couldn't verify it against a primary Cushman source in this pass, so I've left it out of the matrix rather than dress it up. Similarly, Deloitte's annual Dubai predictions frame a maturing, supply-led moderation but don't publish a single clean 2026 percentage I could cite, so I've described their view in words, not a fabricated figure. When I can't verify a number, I don't print it as one.

And the honest bottom line. Even the most bullish house on this page, ValuStrat, is forecasting slower growth than 2024-2025 delivered. The boom is over; the debate is only about how soft the landing is. If you need prices to keep compounding at 20% a year to make your plan work, this is not the market for that plan, and I'd rather tell you now.

◆ THE TWO SWING VARIABLES

- Supply: does the pipeline land on time, or slip as it usually does?
- Geopolitics: a regional shock can reprice the market in weeks, as March 2026 proved.
- Neither is forecastable. Both can move the whole range.
- That's why you plan for a range, and buy the resilient segments.

◆ THE LINE I HOLD

"The boom is over. Every house agrees on that. The only argument left is how soft the landing is, and no table removes that uncertainty."

08

CHAPTER EIGHT

Straight Answers

The forecast turned into the questions investors actually ask, answered straight, forecasts labelled as forecasts.

CHAPTER 08 · FAQ

The Questions Investors Actually Ask

Q. Is Dubai about to crash?

No credible house forecasts a 2008-style crash as its base case for 2026. Every forecaster in this guide, from the most cautious (S&P) to the most constructive (ValuStrat), calls moderation, not collapse. The genuine downside on the table is a stress scenario: S&P sees a low-probability -5% to -10% in over-supplied apartment segments, and Fitch models a peak-to-trough of up to up to 15%, both labelled "no crash." That's a correction risk in one segment, not a market-wide crash.

Q. So what's the actual 2026 forecast?

There isn't a single one, and anyone who gives you a single number is overselling. The published range for 2026 runs from about +1% mainstream (Knight Frank) and +3% to +6% (CBRE) at the cautious end, up to around ~10% citywide with villas near +17.7% (ValuStrat) at the bullish end. All of those are forecasts. The consensus is moderation from the 2024-2025 boom; the disagreement is about size and about the apartment segment.

Q. Hasn't the cooling already started?

Yes, and I'd rather you heard it from me. Q1 2026 was a record at AED 252 billion, but a regional escalation in March 2026 drove transaction volume down around 37% year on year that month and produced ValuStrat's first monthly price decline since 2020, about -5.9%, before the market rebounded by June. The cooling is partly realised fact, not just a forecast.

Q. Are apartments or villas the safer bet right now?

On the supply data, villas and scarce prime stock carry less downside than commodity apartments. The pipeline is heavily weighted to apartments in the most-built districts, which is exactly why S&P's stress case and the bear arguments concentrate there. Villas are more cycle-extended on valuation but far better supported on supply. Neither is a blanket answer; what and where you buy matters more than the citywide average.

Q. Why do the forecasts disagree so much?

Because they weigh two unknowable variables differently: how much of the supply pipeline actually completes on time (historically only 40% to 60%), and whether a geopolitical shock hits. The bear assumes the supply lands; the bull assumes it slips. Both are reasonable, which is why the spread exists and why I show you all of it rather than pick one.

Q. If growth is slowing, why buy at all?

Because the case for Dubai was never a bet on prices compounding at 20% forever. It's capital preservation: zero personal tax on what the asset earns, a currency pegged to the dollar, a residency attached to the property, and yields well above London or New York. A moderating market with those structural features is still a sound base to protect capital. If your plan needs double-digit annual price growth to work, this guide is telling you honestly that it's not that market anymore.

Q. Should I wait for the correction before buying?

Timing a market that reprices on headlines and recovers fast is harder than it sounds, as March-to-June 2026 showed. Meanwhile you carry rent and forgo yield while you wait. The more durable strategy in a hyper-supply phase isn't to time the citywide average, it's to buy the resilient segments (quality, scarce, prime) where the supply skew is thinnest, and to underwrite with the bear case in mind. Send me your position and I'll model both cases against it before you commit.

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Every Figure, Sourced

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WORK WITH BRADLEY JAMES

Plan for the Range, Not the Headline.

◆ ABOUT BRADLEY

Not a broker, an advisor. I built a business in the UK and spent more than a decade advising people from all walks of life, before moving to Dubai and joining M&M Real Estate to work at a higher strategic level than the typical transactional broker. I specialise exclusively in off-plan investment for overseas and high-net-worth clients, I put my own capital into the projects I recommend, and my business is more than 80% referral-driven, because every client came through someone who trusted me first.

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