

INSIDE REALTY · DINARA DIBAJEVA
MARKET BRIEFING · NOVEMBER 2026

Dubai 2027. The supply wave.

Around 290,000 new homes are scheduled for 2027–2028. What it really means for prices, rents, and where to buy.

Three times the record.

Dubai has never delivered more than about 47,000 homes in one year (2019). The schedule for the next two years is far bigger.

136k
homes scheduled for 2027

155k
homes scheduled for 2028

~290k
in two years combined

~47k
the most ever finished in one year (2019)



Based on 4,758 projects analysed. About 1,700 projects are under construction or launched, holding about 480,000 homes. These are scheduled dates, not confirmed completions.

02 · WHAT IS BEING BUILT

85% apartments.

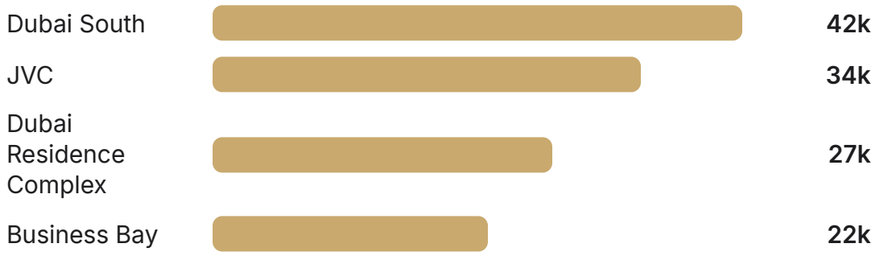
Of roughly 483,000 homes in the pipeline, very few are villas. In 2027, the peak year, 91% of supply is apartments.

417k	45k	21k	91%
apartments	townhouses	villas	of 2027 supply is apartments

03 · WHERE IT IS CONCENTRATED

A few areas carry the wave.

Upcoming units by area



Also heavy, on small land areas: Dubai Islands, Meydan, Maritime City, Motor City.

Five developers hold most of it

Damac	~50,000
Emaar	~47,000
Azizi	~40,000
Binghatti	~35,000
Sobha	~29,000

2014–2020: a slow slide.

Three shocks hit at once while the 2015–16 launches were being handed over.

- Oil fell from about $100 to $50 a barrel.
- The dirham is pegged to the dollar, so a strong dollar made Dubai expensive for buyers in pounds, euros, rubles and rupees.
- VAT raised the cost of living.
- Handovers peaked in 2019 and 2020 (about 40,000 more homes in 2020).

−⅓
rents per sq ft, 2016–2021

−12%
median price per sq ft by 2020 vs the 2014 peak

The presenter notes the 2020 low was made worse by COVID, when many expats left.

Population doesn’t absorb supply. Purchasing power does.

	2015–2020 · 2021–2025
People added	~1.1m · ~1.2m
Homes completed	~163k · ~180k
Prices	−12% · +79%

Similar growth, opposite result. Before: mostly workers on modest salaries. After COVID: entrepreneurs, remote workers, Golden Visa holders and wealthy families from Europe, Russia and India, with capital to buy.

4.8m

Dubai population, end of September 2026

+227k

people since January, even after ~61,000 left during the regional conflict

62.8k

new households in 2025, against only ~40k homes finished

06 · SUPPLY VS DEMAND

A two-year bulge, on paper.

Last year each new household held about 5.3 residents. On that basis Dubai needs roughly 46,000–79,000 new homes a year.

Year	Scheduled · Households needed
2027	136k · 46–64k
2028	155k · 48–69k
2029	89k · closer to balance
2030	71k · roughly in balance

On paper: a surplus of about 70,000–100,000 homes in each of 2027 and 2028. Then the curve normalises.

07 · DEVELOPERS HAVE SLOWED DOWN

Launches fell off a cliff.

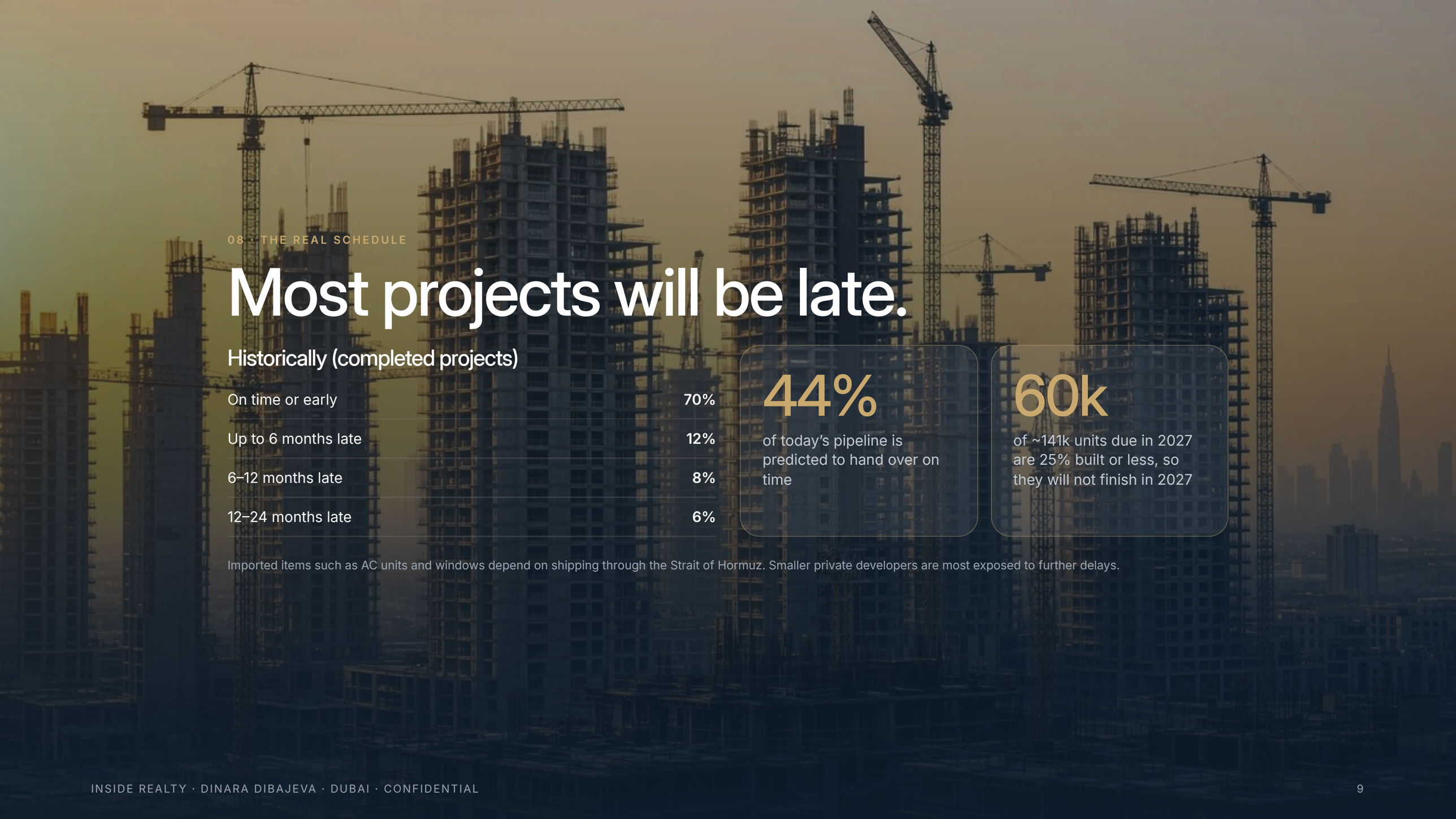
198k
units launched in 2025

20k
units launched Jan–Sep 2026, mostly in January

61
Emaar projects launched in 2025, about one a week

~2
major Emaar launches in 2026

Fewer launches today means fewer handovers in 2029–2030.



08 · THE REAL SCHEDULE

Most projects will be late.

Historically (completed projects)

On time or early	70%
Up to 6 months late	12%
6–12 months late	8%
12–24 months late	6%

44%

of today's pipeline is predicted to hand over on time

60k

of ~141k units due in 2027 are 25% built or less, so they will not finish in 2027

Imported items such as AC units and windows depend on shipping through the Strait of Hormuz. Smaller private developers are most exposed to further delays.

09 · WHAT IT MEANS FOR YOU

Not a crash call. A selection call.

- **Asset type:** villas and townhouses are scarce in the pipeline (about 14% of supply) and look better placed than apartments.
- **Developer:** choose government-backed, well-funded names that can finish on time.
- **Location:** be careful with apartments in the heaviest-supply clusters, where rents may soften first.
- **Timing:** real handovers will be spread out by delays, so the wave is likely smaller than the headline.

Discuss your options on WhatsApp

INSIDE REALTY

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Let’s find the right one for you.

I’ll shortlist villas, townhouses and well-located projects from reliable developers that fit your budget and timing.

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Source: “Dubai’s 2027 Property Supply Shock: What Investors Need to Know”, Nathan Mistry, YouTube, 1 Nov 2026 (watch). All figures are the presenter’s analysis of project and DLD data and have not been independently verified. Scheduled handover dates are not confirmed completions. This briefing is for information only and is not financial advice.