Huspy™

PALM JEBEL ALI
MARKET REPORT
H1 2026

Huspy™

PALM JEBEL ALI

Developed by Nakheel, Palm Jebel Ali is Dubai's monumental new waterfront master community. Twice the size of Palm Jumeirah, it spans seven interconnected islands featuring master planned districts.

16 Fronds	80+ Hotels + Resorts	110km New Coastline	240,000+ Expected Residents
Q4 2026 Handover	1-4 BR Apartments	5-7 BR Villas	AED 2.5M Starting From

Community Highlights

The Fronds:
Gated, exclusive neighborhoods housing luxury beachfront villas paired with private pocket parks.

The Trunk:
A vibrant, mixed-use urban hub featuring apartments, fine dining, shops, and street-side cafes.

The Spine:
A wellness-oriented communal zone centered around green boulevards, cycling paths, and community hubs.

The Crown & Crescents:
Iconic public celebration spaces, marinas, and eco-luxury resort districts.

Source: Property Monitor (2026/01/01-2026/07/31)

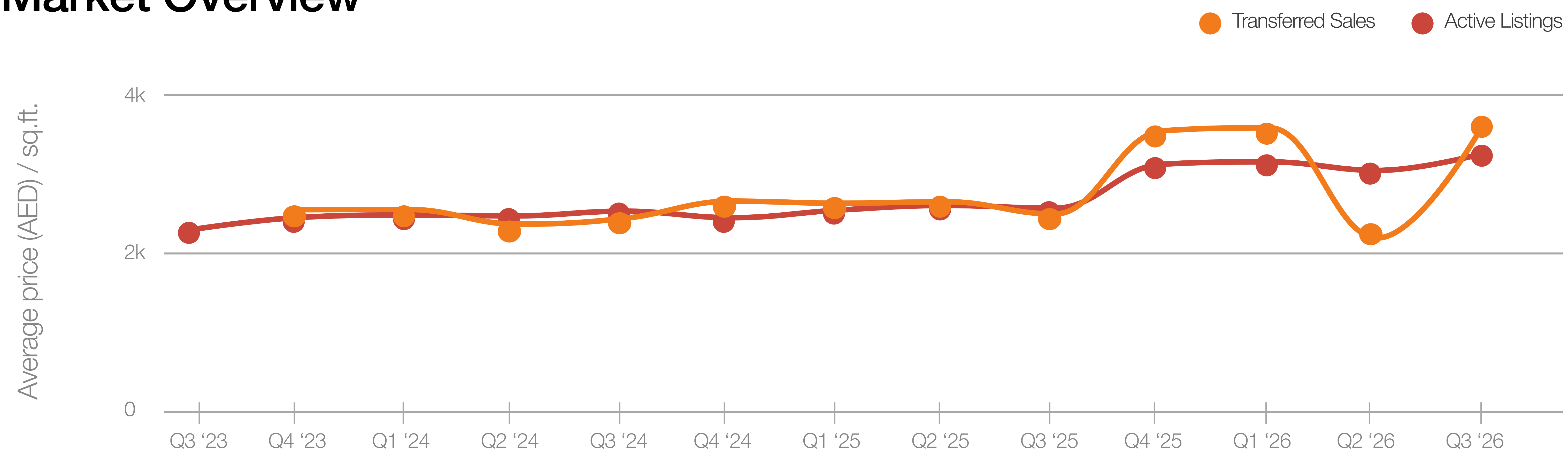
Huspy™

MARKET ANALYSIS

The Spine - Apartments		The Fronds - Villas	
Sales Value	Avg Price/Sq.Ft.	Sales Value	Avg Price/Sq.Ft.
+5%	+1.2%	+10%	+6.5%

Palm Jebel Ali continues to show strong price growth compared with H2 2025. Waterfront villas recorded the strongest performance, with average sales prices rising 9.7% to AED 32.2M and prices per sq. ft. increasing 6.4%. Spine apartments saw steadier growth, with average prices up 4.9% to AED 5.63M. For investors and secondary buyers, waterfront villas currently offer the strongest capital appreciation, while apartments provide a more accessible entry point into the community.

Market Overview



Average prices per sq. ft. dipped in Q2 2026 amid regional conflict but rebounded sharply to an all-time high of approximately AED 3,600 in Q3. This recovery came during a traditionally quieter sales period, showing resilient buyer demand and continued confidence in Palm Jebel Ali.

Source: Property Monitor (2026/01/01-2026/07/31)

Huspy™

SALES ANALYSIS

Total Sales

455

▲ 135% HoH

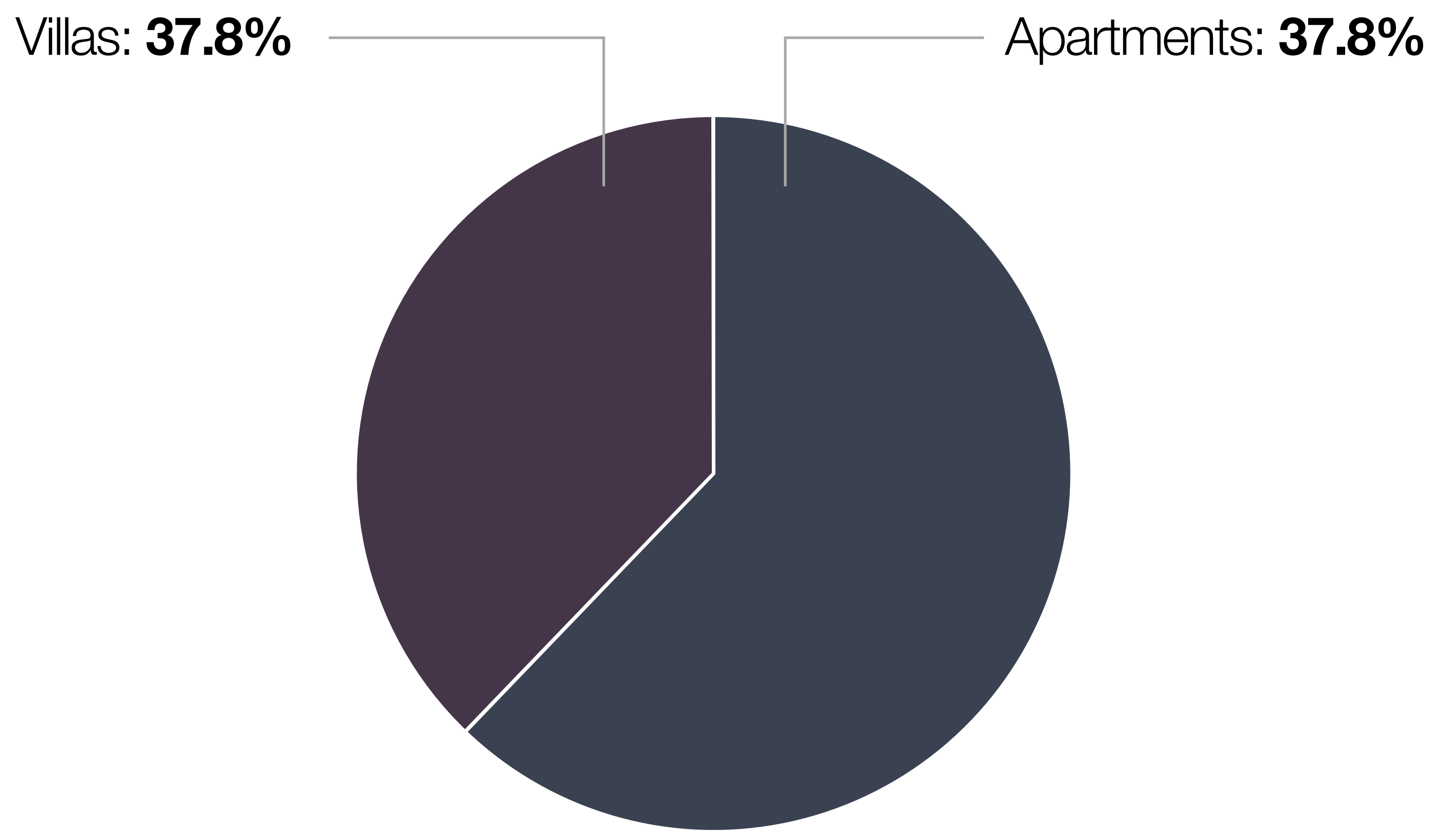
Total Sales Price

AED 7B+

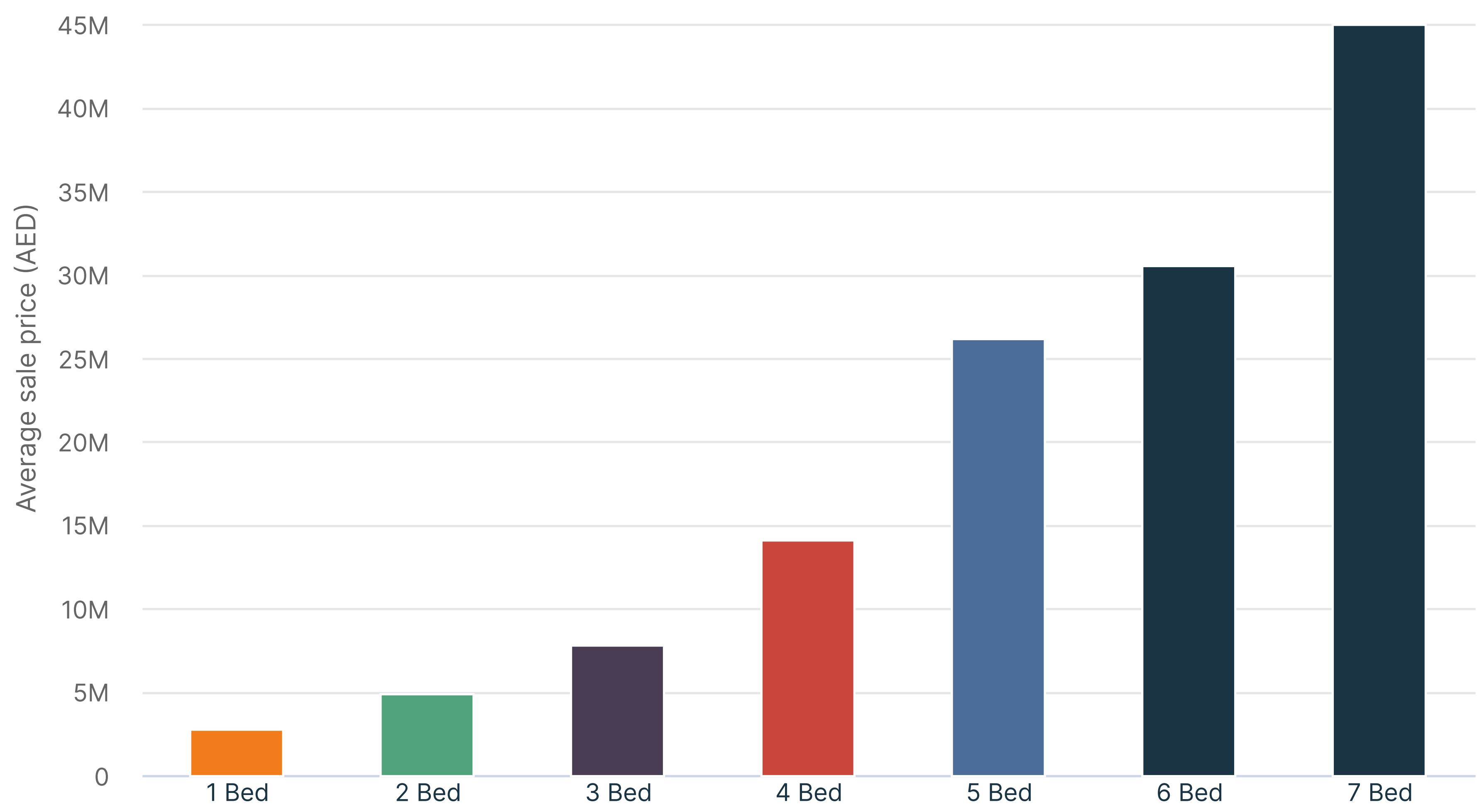
▲ 97% HoH

Buyer Preference & Unit Mix

From H2 2025 to H1 2026, Palm Jebel Ali's sales volume increased 136%, while average prices per sq. ft. rose 4.1%. Apartments led price growth at 7.8% per sq. ft., supported by a 164% increase in transactions. Villas remained stable per sq. ft., but average sales values rose 500% as larger, higher-value villas changed hands. Overall, the results show growing apartment demand and sustained confidence in premium waterfront villas.



Average Sales Price/Bedroom



Transaction activity increased across every bedroom category. Growth was led by four-bedroom villas (+400%), and two-bedroom apartments (+256%). Larger 5-7 bedroom villas also recorded growth of 6–7%. This signals strong market liquidity, with the highest capital appreciation concentrated in Palm Jebel Ali's larger, premium residences.

Source: Property Monitor (2026/01/01-2026/07/31)

Huspy™

RECENT TRANSACTIONS

Off-Plan Sales

Date	Location	Sales Price	Type	BR
2026-05-13	Frond E	52,834,000	Villa	7
2026-05-04	Frond E	51,250,000	Villa	6
2026-05-13	Frond D	32,534,000	Villa	5
2026-02-05	Palm Central Private Residences	16,814,000	Apartment	4
2026-01-07	Palm Central Private Residences	9,308,000	Apartment	3
2026-07-13	Palm Central Private Residences	6,021,000	Apartment	2

Resale Market

Date	Location	Sales Price	Type	BR
2026-08-17	**Frond M**	**49,000,000**	**Villa**	**7**
2026-01-27	Frond M	43,000,000	Villa	7
2026-01-29	Frond D	24,000,000	Villa	6
2026-05-11	Palm Central Private Residences	24,000,000	Apartment	2

Record Transactions

Palm Jebel Ali’s resale market has reached a historic milestone. Two Huspy agents closed a seven-bedroom villa for AED 49M — the highest resale transaction ever recorded in Palm Jebel Ali. The landmark deal sets a new benchmark for the secondary market and signals growing demand.

Source: Property Monitor (2026/01/01-2026/07/31)

Huspy™

PALM JEBEL ALI
STRATEGY SPECIALISTS

MICHAELA HAMILTON
Associate Director

Michaela specializes in high-value waterfront residences, prime villa developments, and strategic acquisitions across Palm Jebel Ali. Her on-the-ground knowledge and close relationships provide clients with access to new opportunities and insight into inventory before it becomes widely exposed.

Michaela has built her reputation on trust, discretion and long-term value, representing clients from around the world across some of Dubai's most significant property transactions.

michaela.hamilton@huspy.io
+971 58 586 2230
English

RAYMOND WILLIAMS
Associate Director

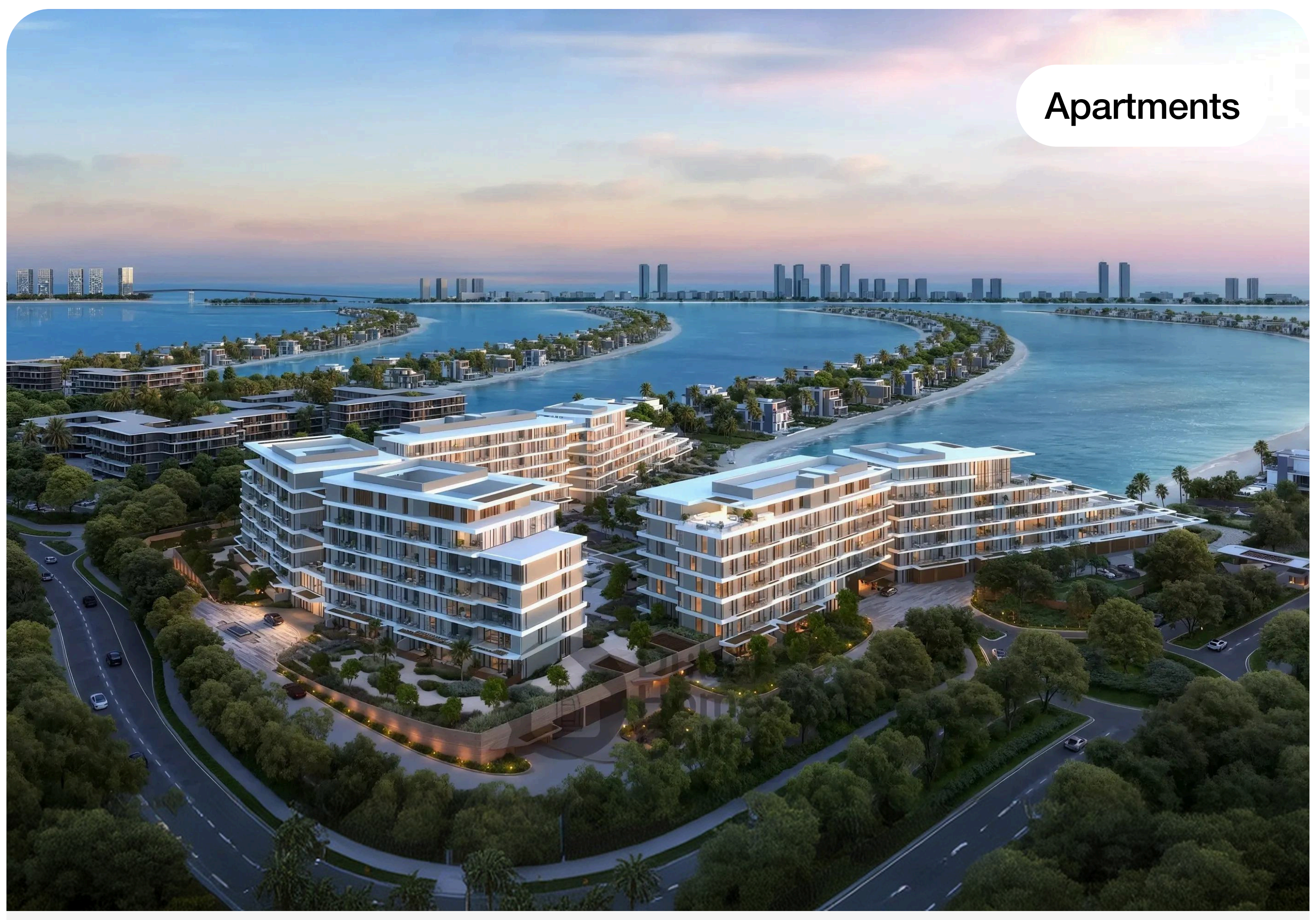
Raymond specializes in strategic acquisitions across the emirate's prime and emerging waterfront markets, with a particular focus on Palm Jebel Ali. His approach is grounded in market intelligence, strategic positioning and disciplined execution — identifying opportunities with long-term value and helping clients navigate complex acquisitions with confidence.

With deep insight into Dubai's luxury villa market and a focus on prime waterfront developments, Raymond provides clients with a considered perspective on emerging opportunities, market movements and the assets positioned to perform.

raymond.williams@huspy.io
+971 58 521 6464
English

Huspy™

STRATEGIC INVESTMENTS



PALM CENTRAL PRIVATE RESIDENCES

FROM AED 2,500,000

827 – 5,041 sq.ft. | 1-5 | 1-5

PALM JEBEL ALI VILLAS

FROM AED 25,200,000

7,723 – 12,010 sq.ft. | 5-7 | 6-8

Huspy & Dubai Holding Real Estate Financing Partnership

Huspy has partnered with Dubai Holding Real Estate to support homeowners approaching handover across its portfolio, including Nakheel, Meraas and Dubai Properties. Huspy combines expert mortgage guidance, technology and access to more than 20 banks to make the financing process more efficient.

#1
UAE Mortgage Provider

25,000+
Homebuying Transactions

15,000+
Homeowners Supported

FASTEST-GROWING AGENCY IN THE UAE

Recognized as the UAE's fastest-growing real estate agency, we're setting new standards in speed, service, and success.

BACKED BY TOP INVESTORS

Huspy is powered by some of the world's largest investors. When you choose us, you're backed by the best.

Balderton. SEQUOIA COTU VENTURES
FOUNDERS FUND FIFTH WALL
VENTURESOUQ BY VentureFriends
CHIMERA breyercapital

HOME FINANCING MADE SIMPLE

As the UAE's #1 mortgage broker, we make home buying faster, easier, and stress-free with the best rates and zero guesswork.

TRUSTED BY
15,000+ HOMEBUYERS

From finding the *perfect property* to securing the best *mortgage*, we make every step simple.

MORTGAGES

REAL ESTATE