DPI
Dubai Property Intelligence

DATA TODAY. A BRIGHTER TOMORROW.

Dubai Oversupply: Real or Hype?

A data-led view of supply, demand and where pressure is actually building.

Supply up.

Demand still growing.

Pressure is uneven.

Issue 002 explores whether rising supply is turning into true oversupply — and where the pressure is actually buiilding.

THE BIG PICTURE

The Question Is No Longer Whether Supply Is Coming – It's Where Pressure Is Building

DIFFERENT NEIGHBOURHOODS. DIFFERENT REALITIES. A STRONGER PERSPECTIVE.

Dubai's supply pipeline is no longer theoretical. Completions are rising, but that alone does not prove citywide oversupply. Demand is still expanding, and the market is not behaving as one uniform story. DPI's thesis for Issue 002 is simple: oversupply should be tested where rising completions begin to meet weaker ready-market absorption, softer rents, and weaker achieved sale prices. In other words, the real question is not whether supply is coming. It is where pressure is actually building.

WHAT DPI MEANS BY OVERSUPPLY

Oversupply is not defined by supply alone. It appears when rising stock coincides with weaker absorption, softer rents, and weaker achieved prices.

SAME CITY. A DEEPER UNDERSTANDING.

KEY MARKET SIGNALS

DIFFERENT FORCES. A CLEARER PICTURE.

Supply:
+36%
H1 completions

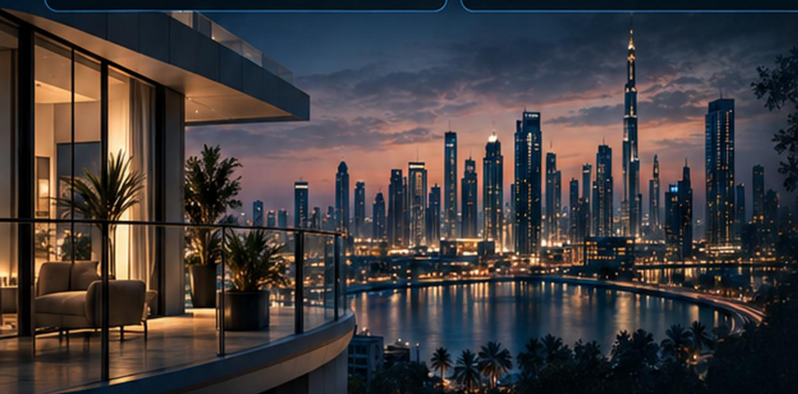
A larger pipeline is becoming reality.

Demand:
+7.5%
population

A growing city continues to attract.

Leasing:
+10%
new tenancy contracts

End-user activity remains resilient.



> *"Dubai is not one oversupply story."*

DATA TODAY. A BRIGHTER TOMORROW.

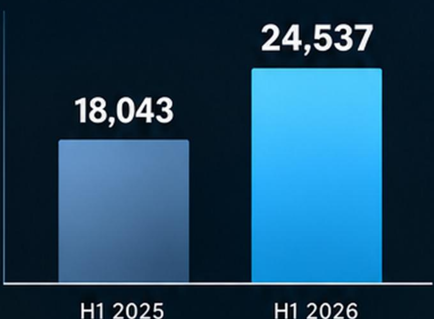
LEAD STORY / CONTEXT ANALYTICS — SUPPLY

REAL DATA.
REAL INSIGHTS.
A CLEARER
PICTURE.

Dubai Supply Accelerates

H1 residential completions rose to 24,537 units in H1 2026, up about 36% from 18,043 units in H1 2025.

COMPLETED RESIDENTIAL UNITS



+36%

YoY increase in completed units

104 completed projects in H1 2026

THE BOTTOM LINE

Supply pressure is rising, but completions alone do not prove citywide oversupply. The next test is whether absorption, rents and achieved prices weaken as this stock enters the market.

DPI
Dubai Property Intelligence

MARKET INSIGHTS
REAL OPPORTUNITIES
A BRIGHTER TOMORROW

DATA TODAY. A BRIGHTER TOMORROW.

DEMAND EVIDENCE

Demand Has Not Disappeared

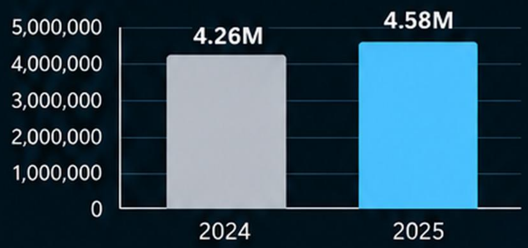
Rising supply is only half the story.
Key demand indicators are still growing.

> *More people.*
> *More homes.*
> *A stronger Dubai.*
>
> REAL DEMAND SUPPORTS A HEALTHY AND SUSTAINABLE PROPERTY MARKET.

+7.5%
Population growth

More people lived in Dubai in 2025 than in 2024.

4.58 million people by end-2025.

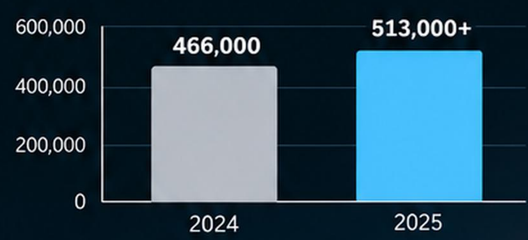


Source: Digital Dubai / DDSE

+10%
New rental contracts

More new rental contracts were signed in 2025 than in 2024.

513,000+ new contracts in 2025.



Source: Dubai Land Department (DLD)

WHAT THIS MEANS

More people are living in Dubai and more rental deals are being signed.
This shows real demand is still strong, even with higher supply.
It's not just about new buildings — it's about real people choosing to live, work and invest in Dubai.

DPI TAKEAWAY

Don't just look at supply. Look at demand too.

A growing population and more rental contracts support long-term housing demand, which helps keep Dubai's property market resilient.

PEOPLE
DRIVE
POSSIBILITIES.

DATA TODAY. A BRIGHTER TOMORROW.

COMMUNITY ANALYSIS

Where Is Pressure Actually Building?

Dubai is not one market.
Some areas may face more pressure from future supply, while others still look more balanced.

DIFFERENT COMMUNITIES. DIFFERENT STORIES. A CLEARER DUBAI.

	COMMUNITY	PRESSURE SCORE	WHAT'S HAPPENING?
	**Dubai South / DWC**	**80** Elevated	A lot of new supply is coming here. This area may face more pressure in the future. Demand is still active, so this is future pressure, not clear trouble today.
	**Jumeirah Village Circle (JVC)**	**65** Moderate	JVC has a big supply pipeline, so it needs close watching, Prices are still holding up, which means demand is helping to absorb new homes.
	**Business Bay**	**60** Moderate	A lot of supply is coming. Sales activity has slowed, but prices are still relatively steady. This looks more like rebalancing than a clear oversupply problem.
	**Dubai Marina**	**55** Moderate	Softer than before, but not mainly because of too much new supply. The area has less new stock coming, so this looks more like market cooling than supply pressure.
	**Dubai Hills Estate**	**50** Moderate	Some areas have slowed, but supply looks more balanced. This means the market may be cooling, but it is not yet showing a clear oversupply signal.

HOW TO READ THIS

Higher scores mean a community may face more pressure from future supply.
Lower scores mean less supply pressure.
This is a warning signal — not proof that an area is oversupplied.

DPI TAKEAWAY

Not every part of Dubai is telling the same story.

Check each community on its own. The best question is not "Is Dubai oversupplied?" It is "Where is pressure building first?"

DPI
Dubai Property Intelligence

DATA TODAY. A BRIGHTER TOMORROW.

RUMOR VS REALITY

Separating Noise From Facts

SAME MARKET.
DIFFERENT STORIES.
REAL DATA
BRINGS CLARITY.

The Dubai property market is full of opinions. Here's what the data actually shows.

THE RUMOR	THE REALITY
 **Dubai is oversupplied.**	Supply is increasing, but demand is also growing. Not all areas are oversupplied.
 **Prices will crash soon.**	Prices have softened in some segments, but remain resilient overall, supported by population growth and ongoing demand.
 **No one is renting.**	New rental contracts in 2025 were 513,000+, up 10% from 2024. People are still renting and moving to Dubai.
 **Investors are leaving.**	Dubai continues to attract both local and international investors, driven by long-term opportunities.
 **All communities are the same.**	Each community has a different story. Some face more future supply pressure, while others remain balanced or perform well.

THE BIG PICTURE

Yes, supply is rising. But demand remains strong. The key is to look at real data, not just headlines, and to assess each community on its own.

DPI TAKEAWAY

Don't make decisions based on rumors. Use data, look at the facts, and focus on the right communities for your goals.

DATA TODAY. A BRIGHTER TOMORROW.

INVESTOR TAKEAWAY

What This Means for Buyers and Investors

BETTER QUESTIONS. BRIGHTER OPPORTUNITIES.

Investor Filter — 3 Questions Before You Shortlist

01 Incoming supply

Is this community facing heavy incoming supply?

02 Achieved prices + ready absorption

Are achieved prices and ready-market transactions holding up?

03 Rental demand

Is rental demand strong enough to absorb new stock?

DPI TAKEAWAY

Shortlist by evidence: delivery record, achieved transactions, rental demand and community-specific supply.

DATA TODAY. A BRIGHTER TOMORROW.

DATA
PEOPLE
PLACES
A CLEARER
DUBAI

What DPI Is Watching Next

The issue ends with a watchlist, not a prediction.

01 Completed Supply

Are delivered units continuing to rise fast enough to increase pressure?

02 Ready-Market Absorption

Is completed stock still being absorbed, or is buyer demand weakening?

03 New-Contract Rents

Are tenants gaining negotiating power as new stock enters the market?

04 Achieved Sale Prices

Are real transaction prices starting to soften as supply rises?

METHODOLOGY

DPI keeps definitions consistent, separates observed data from forecasts, and treats community-level divergence as essential — not noise.

SOURCES

Core sources: Dubai Land Department, Digital Dubai / Dubai Data & Statistics Establishment, Property Monitor, and DPI Community Pressure v1.

BETTER DATA
BRIGHTER DECISIONS
A STRONGER DUBAI

dpi-os.com
Methodology and future updates

Watch the evidence, not the headline.