

Business Bay: April–May 2026

Residential transactions.
Two months, read side by side.



Business Bay · archive photograph

Business Bay: April–May 2026

Historical data: April–May 2026 · Prepared 5 October 2026



Business Bay · archive photograph

Business Bay recorded fewer completed and off-plan residential transactions in May than in April. The reported residential price measure fell in both months, but the average completed sale value rose. That difference is a reminder that a changing mix of homes is not a like-for-like price index.

Where the decision becomes practical

Completed residential transfers fell by 37, while off-plan registrations fell by 94. The decline therefore reached both parts of the recorded market, but was more pronounced in new registrations. The reports do not identify whether launch timing, available stock or buyers postponing purchases drove that difference.

Read the full guide and bring the exact home, funding dates and ownership brief to the discussion.

Business Bay residential figures reported for April and May 2026

Residential measure	April 2026	May 2026
Reported monthly residential price change	-1.05%	-1.29%
Reported 12-month residential price change	+9.48%	+8.20%
Reported gross residential rental yield	6.58%	6.49%
Completed residential title-deed transactions	148	111
Off-plan residential Oqood registrations	198	104
Average completed residential sale	AED 1,841,800	AED 1,888,948

Completed transfers: $(111 - 148) / 148 = -25\%$. Off-plan registrations: $(104 - 198) / 198 \approx -47.5\%$. These are activity changes, not apartment price changes.

The investment reading

The average completed transaction increased by AED 47,148 between the two reports. Without a matching breakdown by floor area, building and home type, that increase describes the homes that changed hands rather than a gain on an unchanged apartment. It should not overturn the separate monthly price measure.

Continue reading

[Full residential report](#)

[Separate commercial report](#)

[Business Bay area guide](#)

Sources and period

April and May 2026 supplied community reports; attributed aggregates from Property Monitor and other third-party providers. Full source and period on IWR.