

UAE Real Estate Outlook 2026

Opportunities, Trends, and Global Links

2025 MIAMI Global Real Estate Congress – International Spotlight

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إدارة المعارض
EXHIBITION GATE



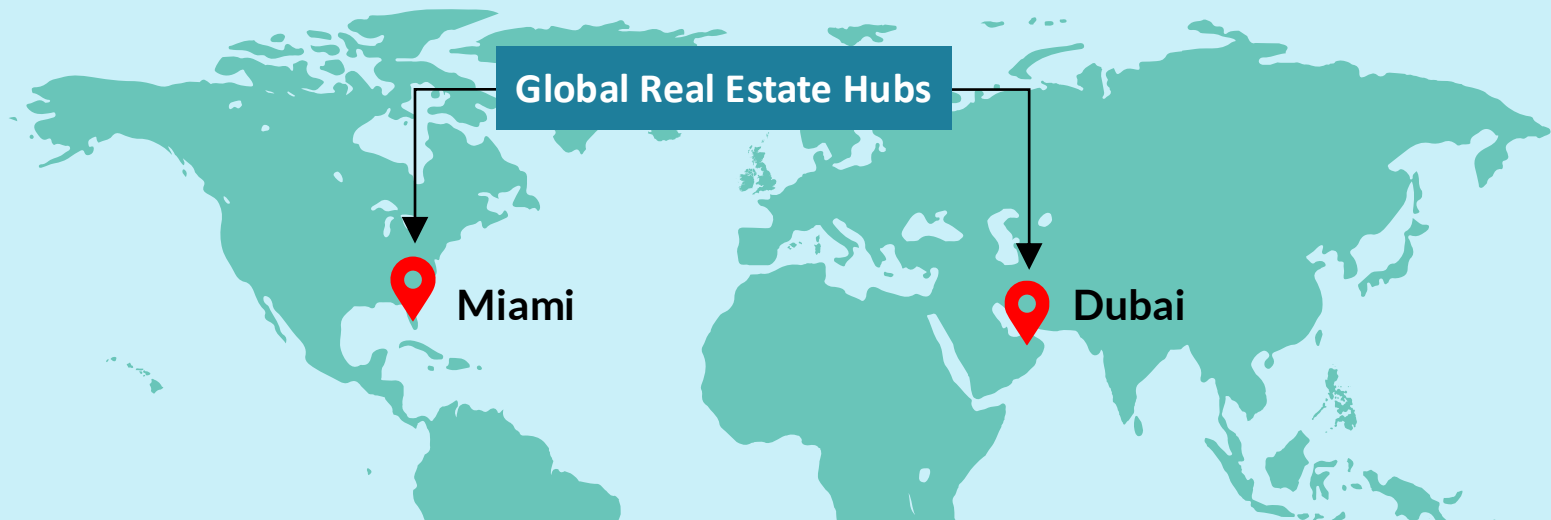
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14 - 16 APRIL 2025 | 10 AM to 6 PM
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Introduction

- Market Value: AED 1.6 trillion (USD 693B)
- GDP Growth: +3.2% in 2025
- Population: 3.8M in Dubai, +5% YoY
- Tourism: 18.7M visitors (+9%)
- FDI in Real Estate: USD 92.2B

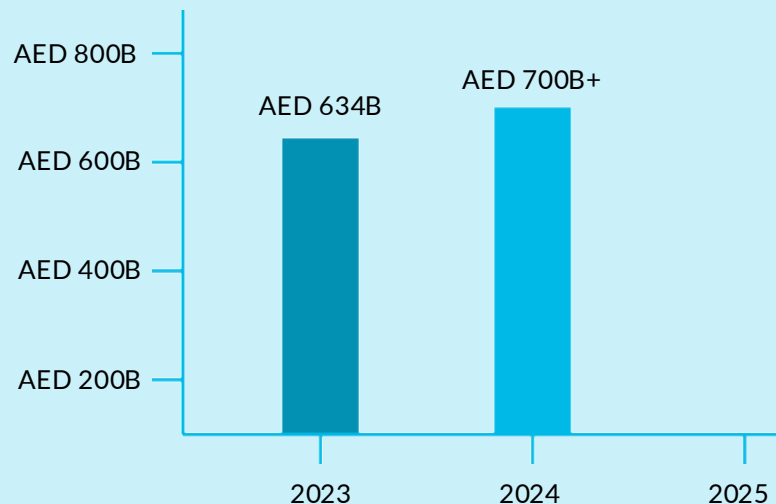
The UAE real estate sector, valued at **USD 693B** in 2025, is a leading global hub, fueled by **3.8M residents**, **18.7M tourists**, and progressive investment reforms, with Dubai ranked among the world's top destinations for international property investment.



Market Overview (2025–2026)

UAE real estate transaction growth

Transaction volumes: AED 634B in 2023 → AED 700B+ in 2024



Booming segments: luxury waterfront, branded residences, sustainable communities



Drivers: Golden Visa, foreign investment, Expo 2020 legacy, Vision 2033

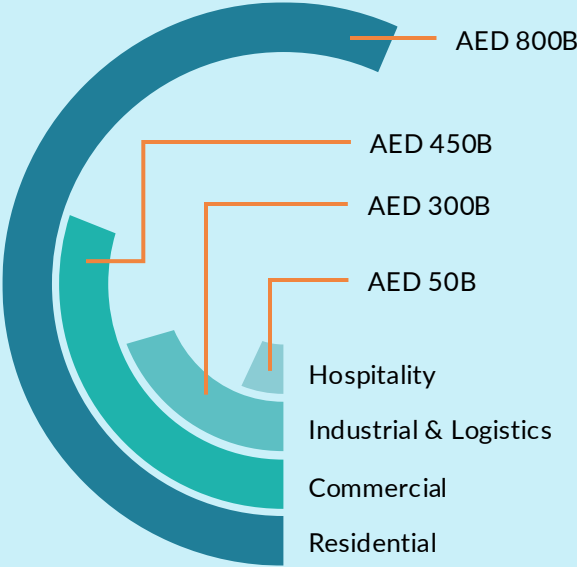
- UAE property transactions: AED 634B (2023) → AED 700B+ (2024)
- Growth driven by Golden Visa, foreign ownership, and Dubai 2033 Real Estate Strategy
- High demand for luxury waterfronts, branded residences, and sustainable community projects

Market Outlook

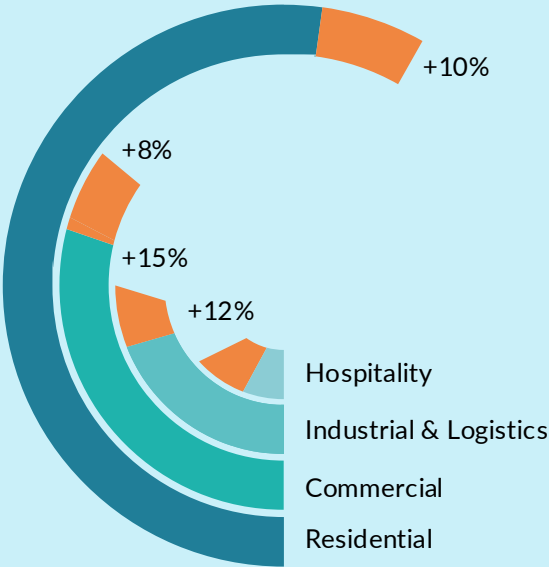


Looking ahead, we project even stronger capital inflows by 2026, with increasing diversity among global investors entering the UAE market. Government reforms, enhanced transparency, and strong regulation are solidifying global confidence. Importantly, the UAE is positioning itself as a hub for sustainable real estate and future-ready, technology-enabled cities – including advances in smart infrastructure and AI-powered urban solutions.

Best Investment Opportunities



2024 Market Value



2025 Market Value

- Residential Luxury:** Waterfront & branded residences
- Commercial Real Estate:** AI-enabled smart offices
- Industrial Logistics:** E-commerce warehousing hubs
- Sustainable Developments:** LEED-certified projects
- PropTech Startups:** Emerging as key investment magnets

UAE Investor's Interest in South Florida

Dubai ↔ Miami Real Estate Links

Building bridges between two global real estate map

UAE → South Florida

- UAE investors account for **3%** of South Florida foreign property purchases
- Focus on **luxury condos & commercial projects** (\$1M–\$50M range)

Miami → UAE

- Dubai's market at **USD 693B** offers **10–15% ROI** potential
- Strong demand for branded residences & green commercial hubs



Cross-border real estate transactions up **28% YoY (2025)** | Both cities rank in the **Top 10 luxury property markets globally**.

Similarities Between Dubai and Miami

Investor Magnetism:

- Both attract global investors chasing luxury and strong returns.

Tax Advantage:

- Both offer investor-friendly, low-tax environments that boost real estate appeal.

Innovation & Smart City Vision:

- Both cities drive tech-led, sustainable real estate aligned with IPS's Future Cities vision.

Global Hubs:

- Miami and Dubai connect regions and investors across continents.

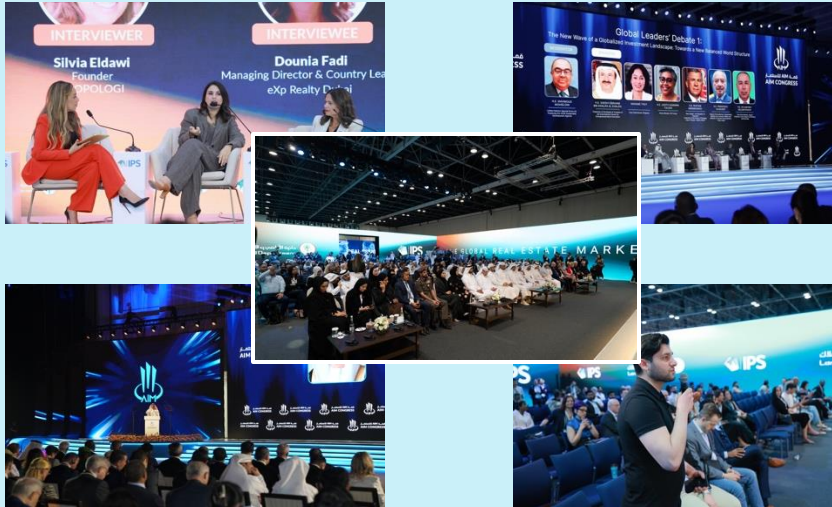
Tourism Demand:

- Thriving tourism drives luxury and rental property growth in both cities.



Invitation to IPS 2026

Join us in Dubai April 13 – 15, 2026



- IPS 2026 – Dubai's premier real estate marketplace
- Co-located with AIM Congress, the region's leading investment platform
- Unique platform for global exposure and partnerships
- We welcome Miami Association of Realtors to join us in Dubai

UAE investors are increasingly active in Miami, drawn to luxury condos and waterfront properties that mirror demand trends in Dubai. Commercial investments in offices and hospitality assets are also gaining traction. Many investors are motivated by portfolio diversification into USD-denominated assets, enhancing stability. At the same time, Florida developers are proactively marketing in Dubai, creating a two-way investment flow between both markets.

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To conclude, the UAE continues to stand out as a stable, transparent, and high-yield real estate market.

We thank the Miami Association of Realtors for this opportunity and look forward to hosting you in Dubai.