

# Townhouses and Villas in Nad Al Sheba

## Q1 2025 Resale Report

1st January - 31st March 2025

Powered by



PROPERTY  
MONITOR

# AED 1,821

▲ **+48.7% Increased**  
Average price per sq. ft  
Compared to Q1 2024

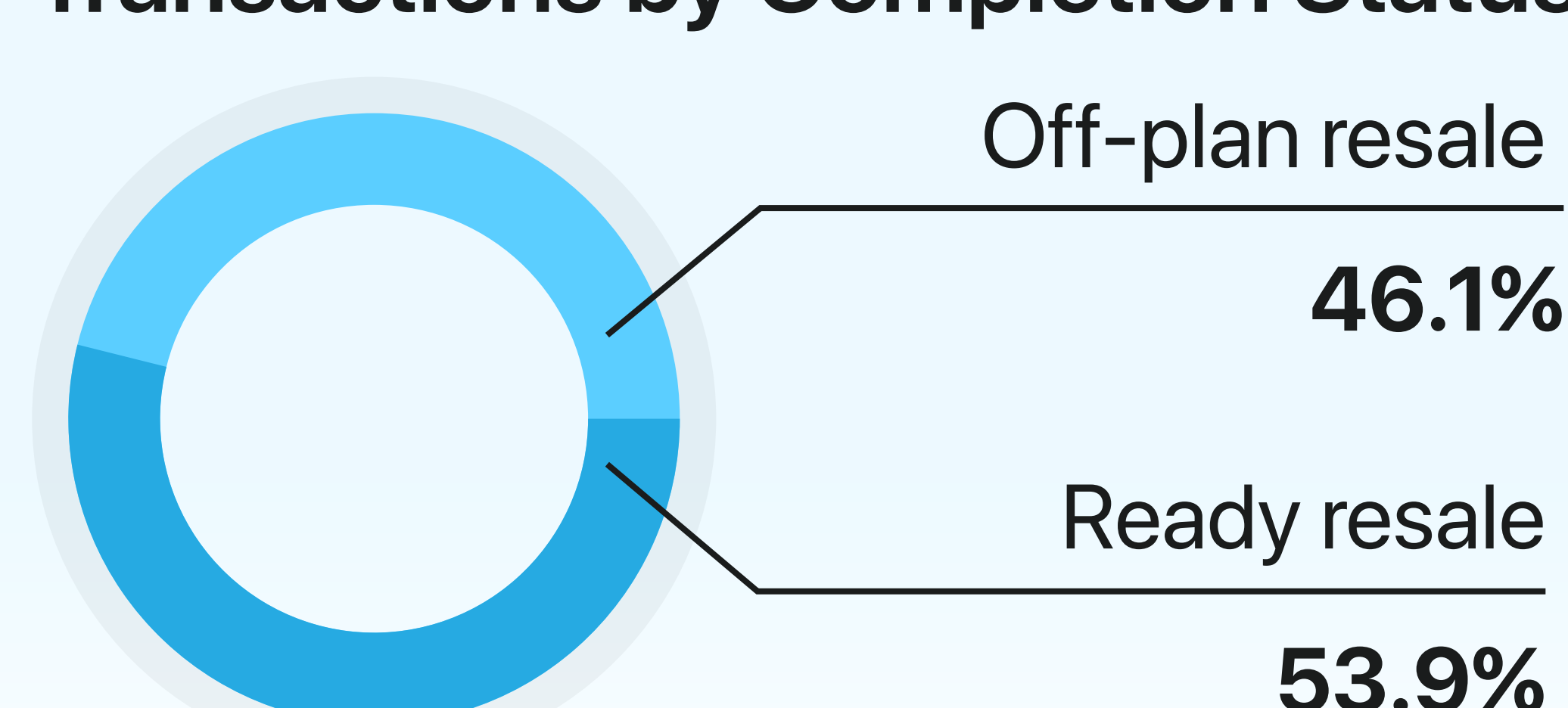
▲ **+322.2%**

76 Resale transactions

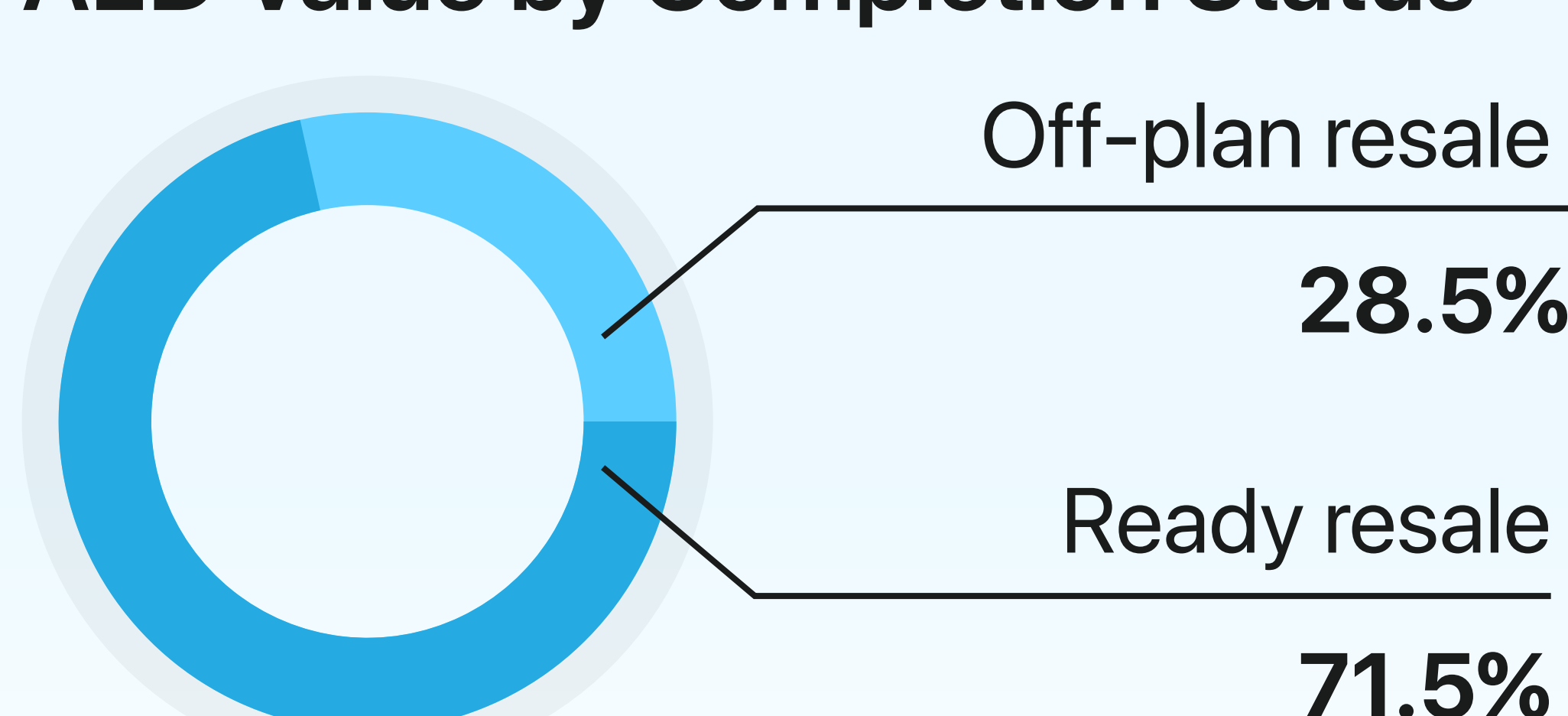
▲ **+564.9%**

AED 635.8M Total resale value

### Transactions by Completion Status

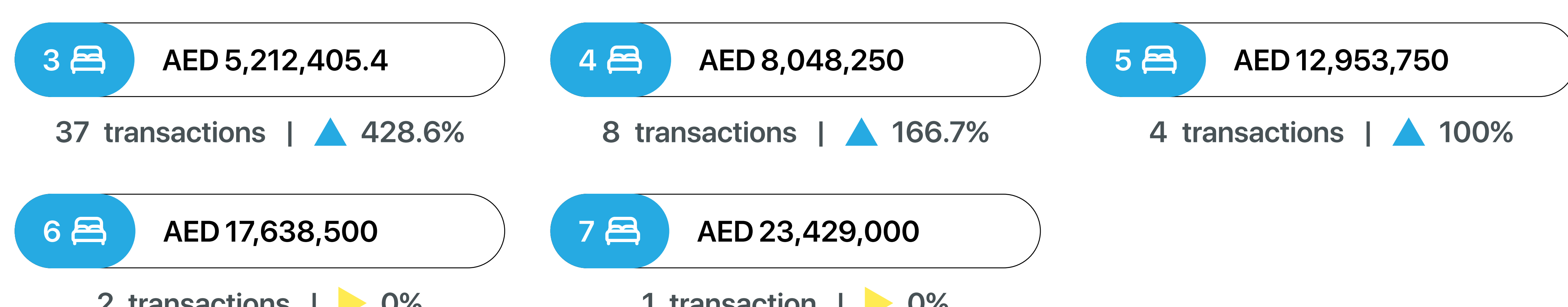


### AED Value by Completion Status



## Average Resale Price

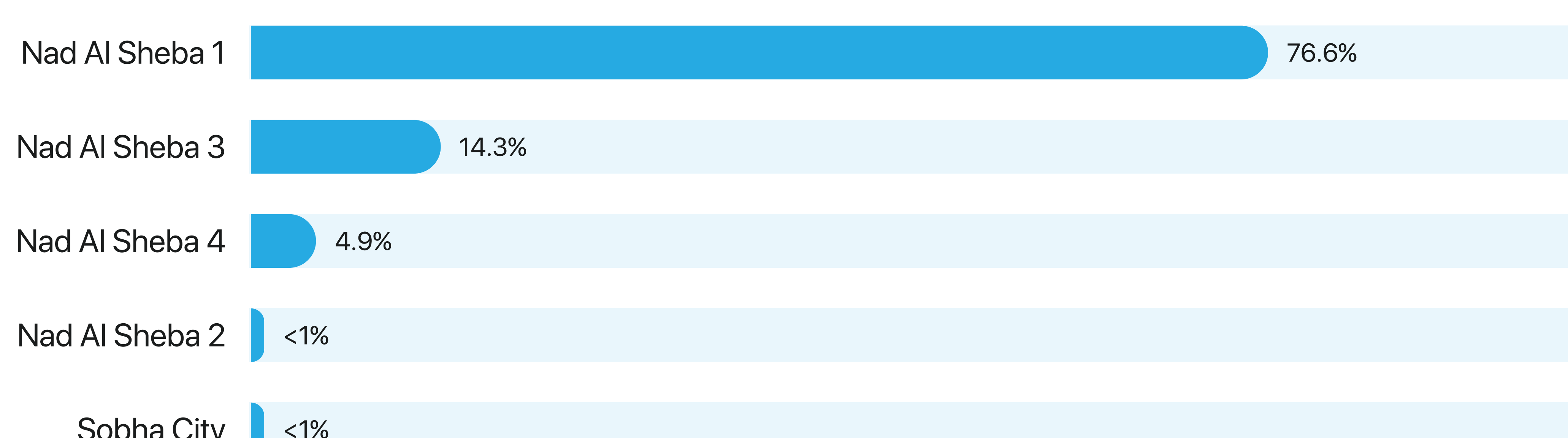
1st January - 31st March 2025



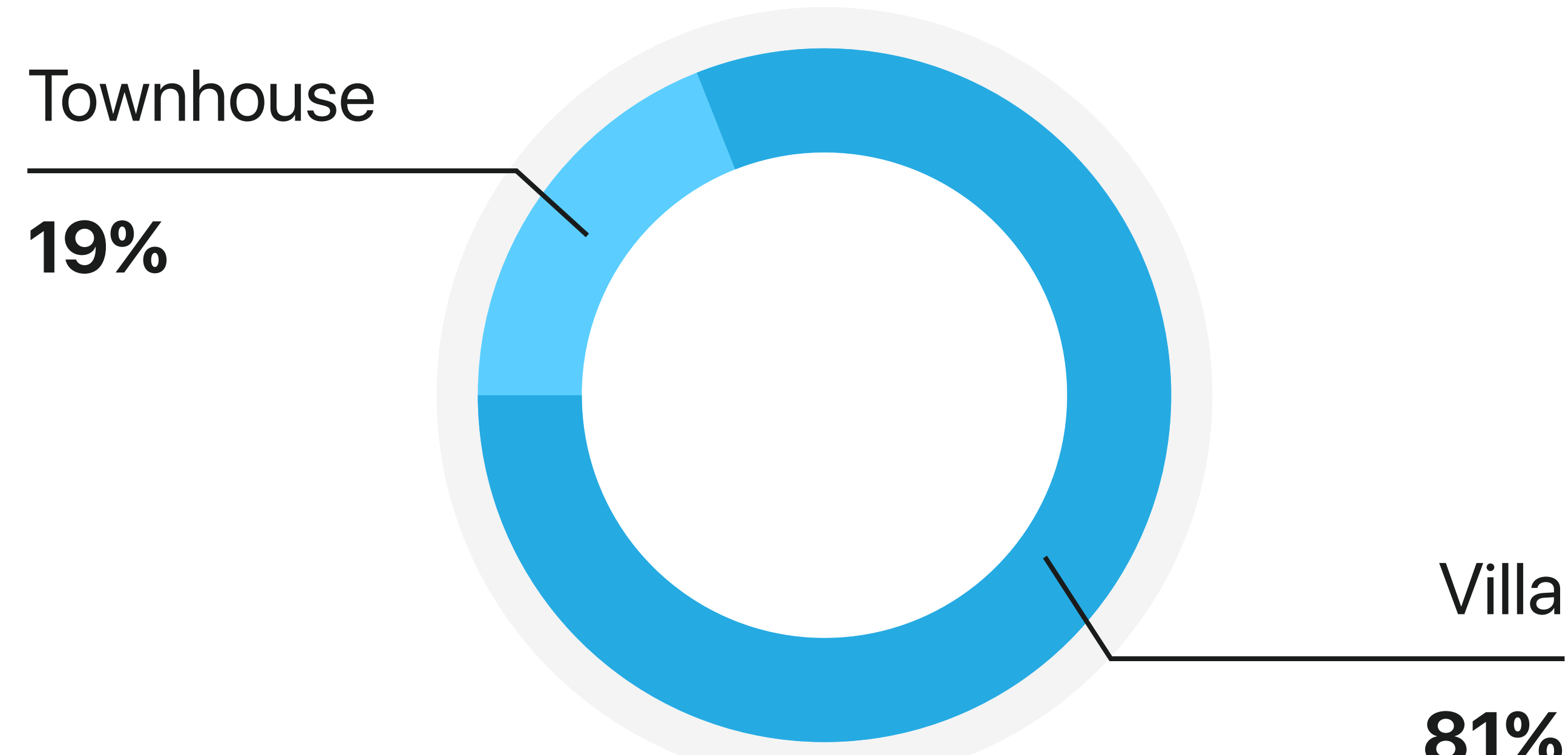
\*Not all recorded property transactions specify number of bedrooms

## Most searched areas in Nad Al Sheba

Properties for sale



## Resale Transaction by Property Type



## Rental Summary

# AED 47

▼ **-11.3% Increased**  
Average price per sq. ft  
Compared to Q1 2024

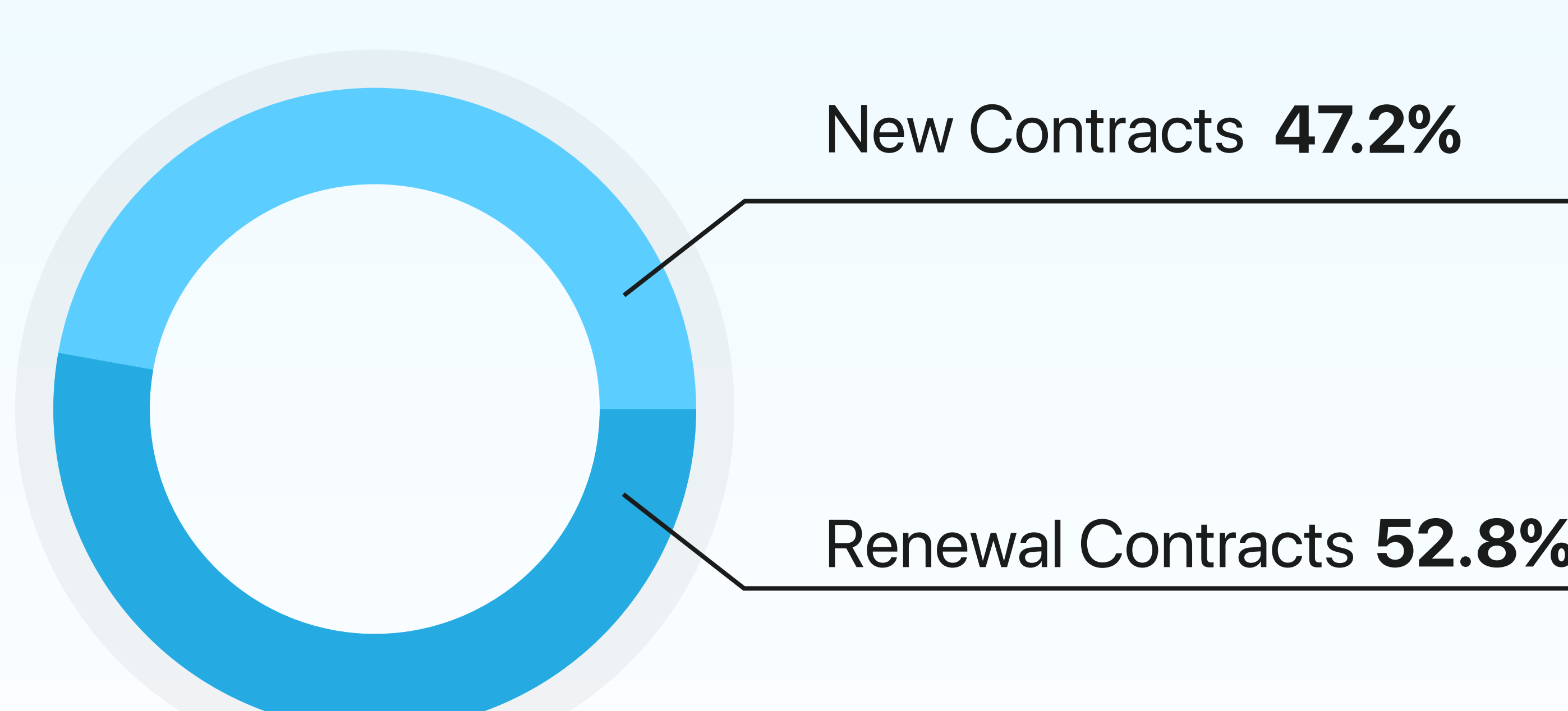
▼ **-6.3%**

195 Rental transactions

▲ **+26.8%**

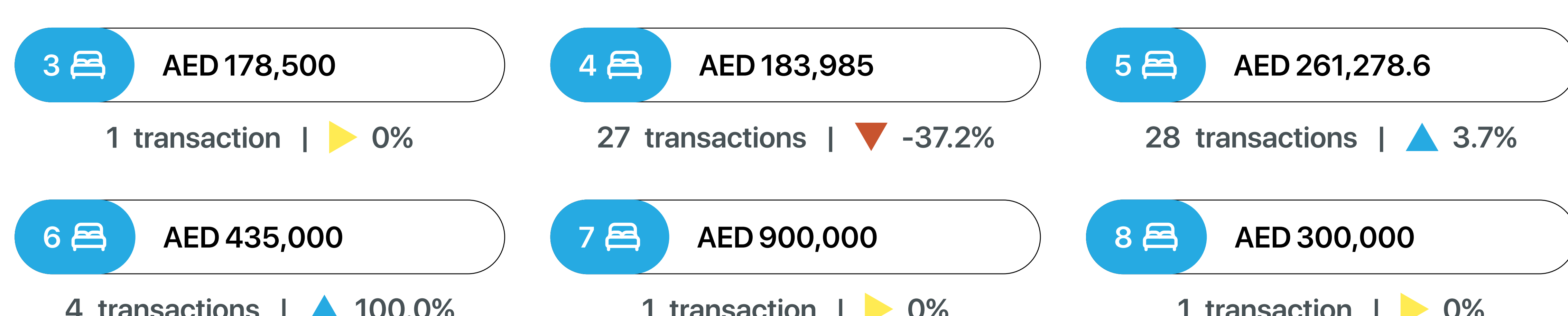
AED 65.6M Total rental value

**3.92%**  
Gross rental yield



## Average Rental Price

1st January - 31st March 2025



\*Not all recorded property transactions specify number of bedrooms