

Townhouses & Villas in

Nad Al Sheba

H1 2025 Resale Report

1st January - 30th June 2025

Powered by

PROPERTY
MONITOR

AED 1,807

▲ + 4.5%

Average price per sq. ft

Compared to H1 2024

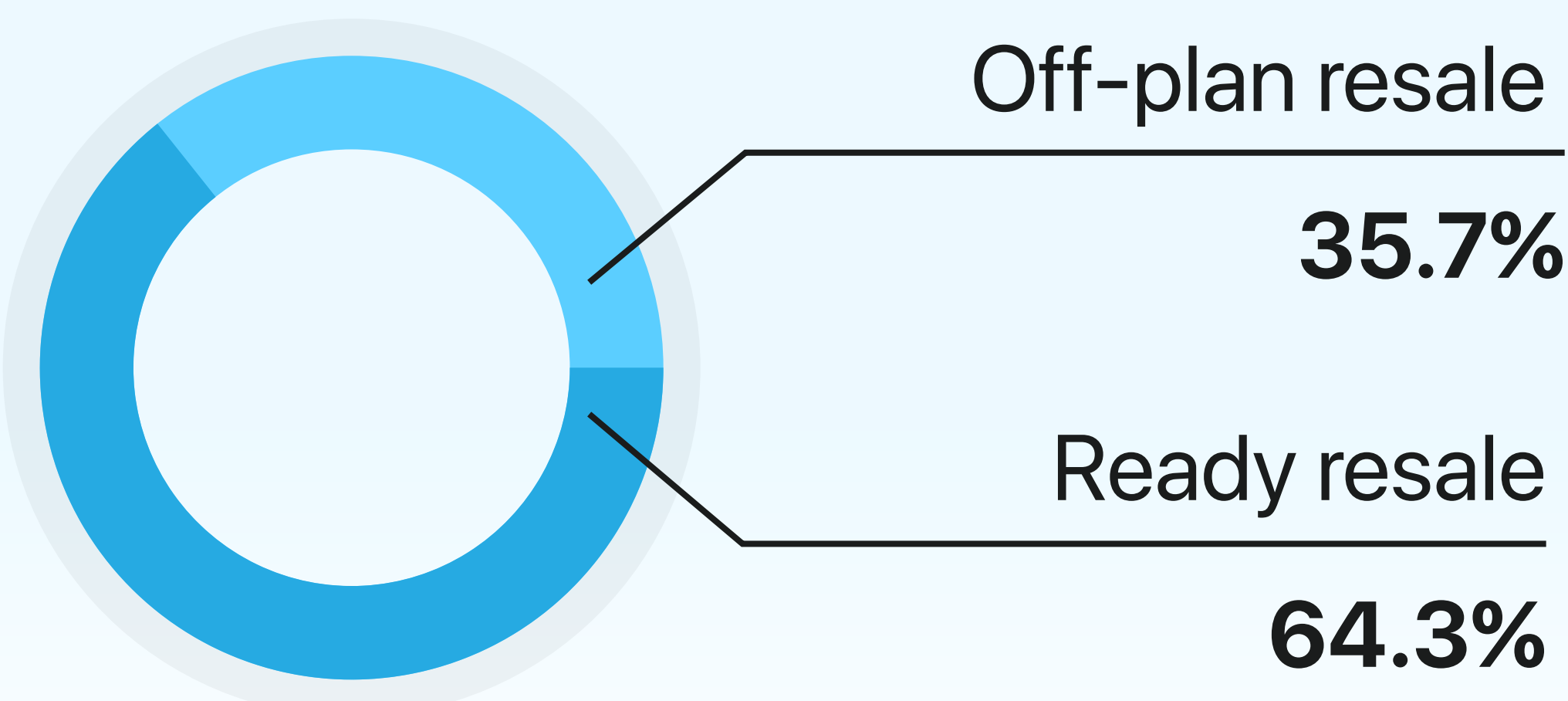
▼ - 20.7%

115 Resale transactions

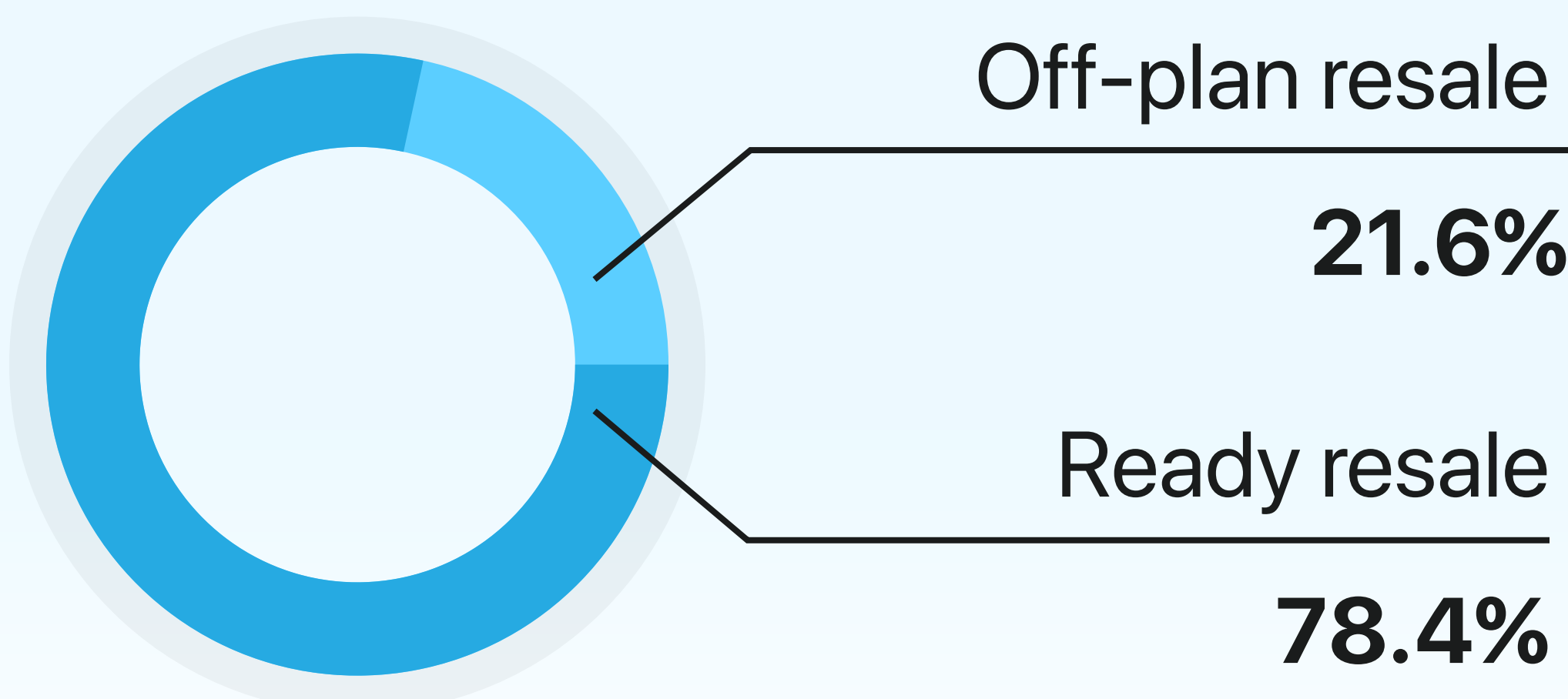
▼ - 14.2%

AED 983.1M Total resale value

Transactions by Completion Status









AED Value by Completion Status



Average Resale Price

1st January - 30th June 2025

| | | |
|---|---|--|
| <div>2 </div> <div>AED 500,000</div> <div>1 transaction ▼ -50%</div> | <div>3 </div> <div>AED 5,220,227</div> <div>44 transactions ▼ -35.3%</div> | <div>4 </div> <div>AED 10,437,273</div> <div>11 transactions ▼ -47.6%</div> |
| <div>5 </div> <div>AED 15,711,600</div> <div>10 transactions ▼ -61.5%</div> | <div>6 </div> <div>AED 15,072,833</div> <div>6 transactions ▼ -60%</div> | <div>7 </div> <div>AED 23,015,000</div> <div>2 transactions ► 0%</div> |

*Not all recorded property transactions specify number of bedrooms

Rental Summary

AED 52

▼ - 16.7%

Average price per sq. ft

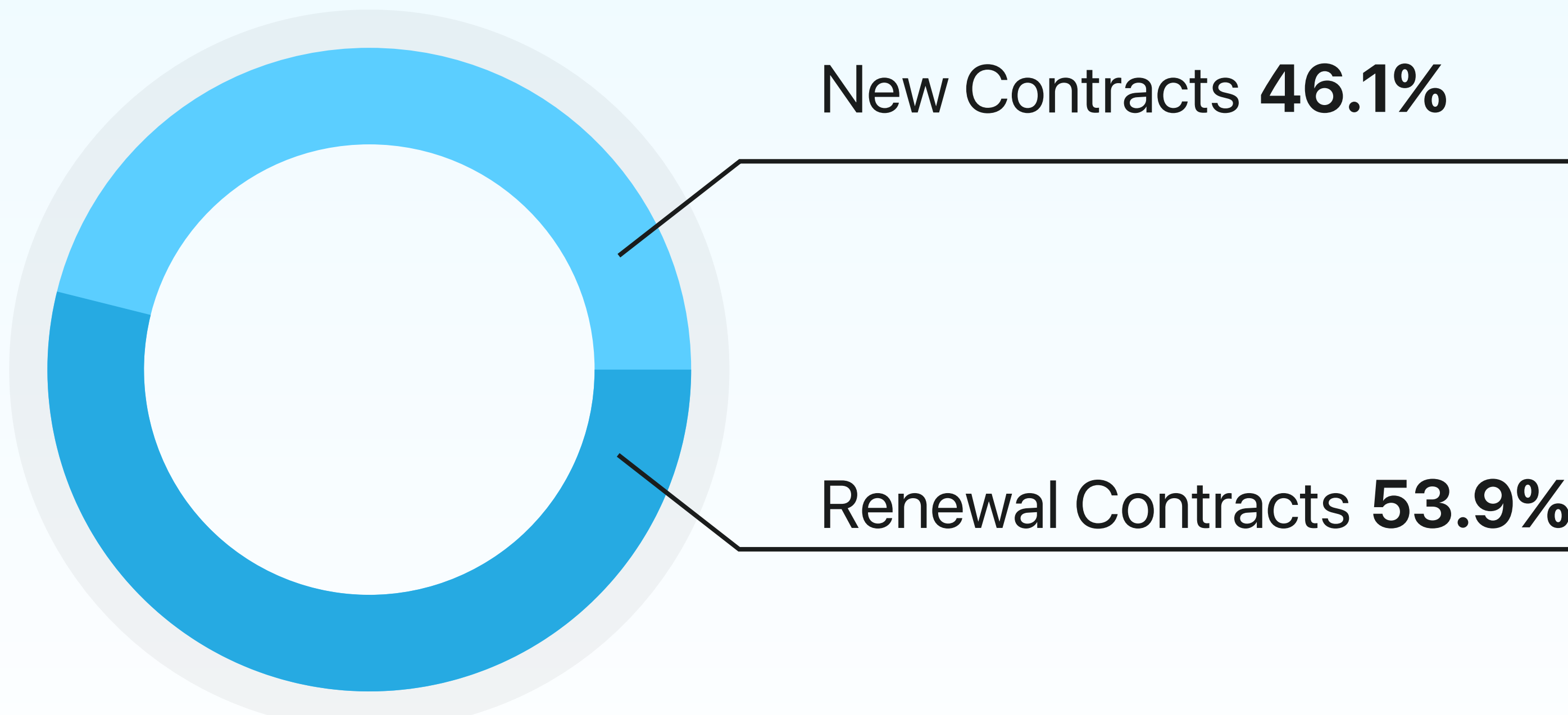
Compared to H1 2024

▲ +9.7%

419 Rental transactions








▲ +28.8%

AED 117.3M Total rental value



Average Rental Price

1st January - 30th June 2025

| | | |
|---|---|---|
| <div>3 </div> <div>AED 340,583</div> <div>6 transactions ▲ 500%</div> | <div>4 </div> <div>AED 191,063</div> <div>32 transactions ▼ -39.6%</div> | <div>5 </div> <div>AED 276,222</div> <div>39 transactions ▲ 8.3%</div> |
| <div>6 </div> <div>AED 434,216</div> <div>8 transactions ▲ 100%</div> | <div>7 </div> <div>AED 900,000</div> <div>1 transaction ► 0%</div> | <div>8 </div> <div>AED 300,000</div> <div>1 transaction ► 0%</div> |
| <div>11 </div> <div>AED 320,000</div> <div>1 transaction ► 0%</div> | | |

*Not all recorded property transactions specify number of bedrooms

