

Townhouses in District 11

Q1 2026 Resale Report

1st January - 31st March 2026

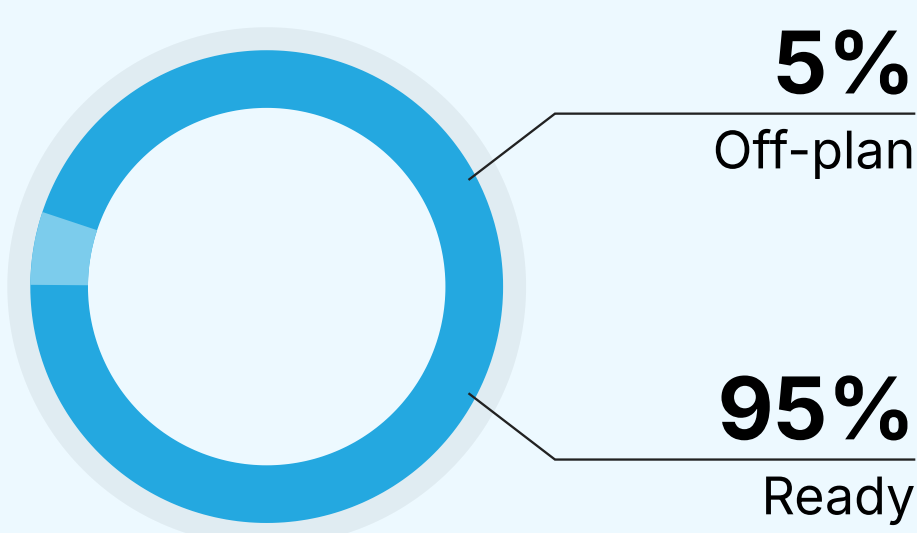
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PROPERTY MONITOR

AED 1,386

▲ **+1.5%**
Average price per sq. ft
Compared to Q1 2025

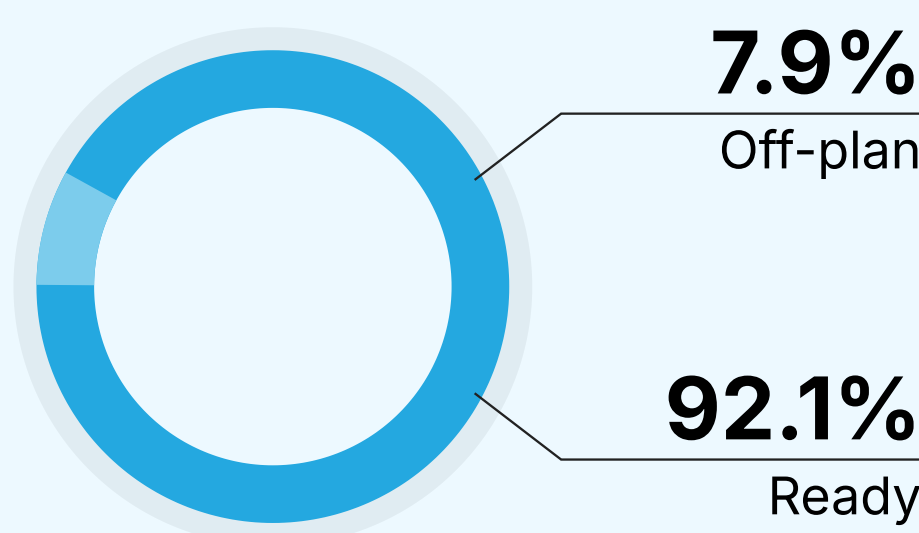
▼ **-20%**
40 Resale Transactions

Transactions by Completion Status



▼ **-20.6%**
AED 165.4M Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 31st March 2026

3 ← **AED 3,080,000** ▼ **-21.1%**
5 Transactions | ▲ **+25%**

4 ← **AED 4,286,804** ▲ **+2.3%**
35 Transactions | ▼ **-24%**

**Not all recorded property transactions specify number of bedrooms*

Rental Summary

(Includes short-term and long-term contracts)

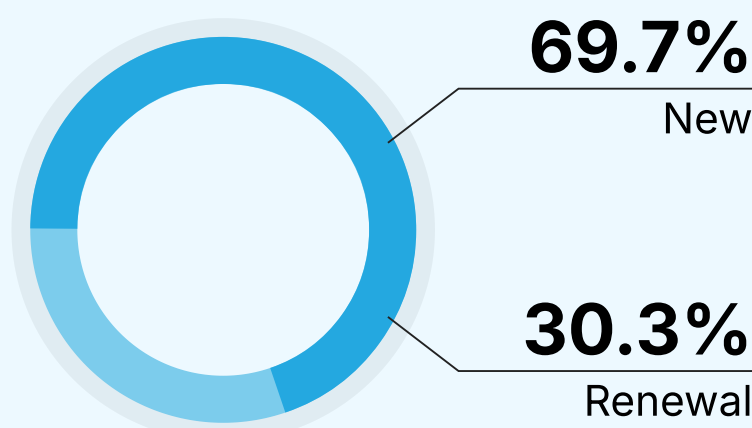
AED 68

▼ **-5.6%**
Average price per sq. ft
Compared to Q1 2025

▲ **+73.7%**
66 Rental Transactions

▲ **+65.3%**
AED 12.1M Total Rental Value

4.72%
Gross rental yield



Average Rental Price

1st January - 31st March 2026

3 ← **AED 163,426** ▼ **-0.9%**
17 Transactions | ▲ **+31%**

4 ← **AED 190,200** ▼ **-8.1%**
49 Transactions | ▲ **+96%**

**Not all recorded property transactions specify number of bedrooms*

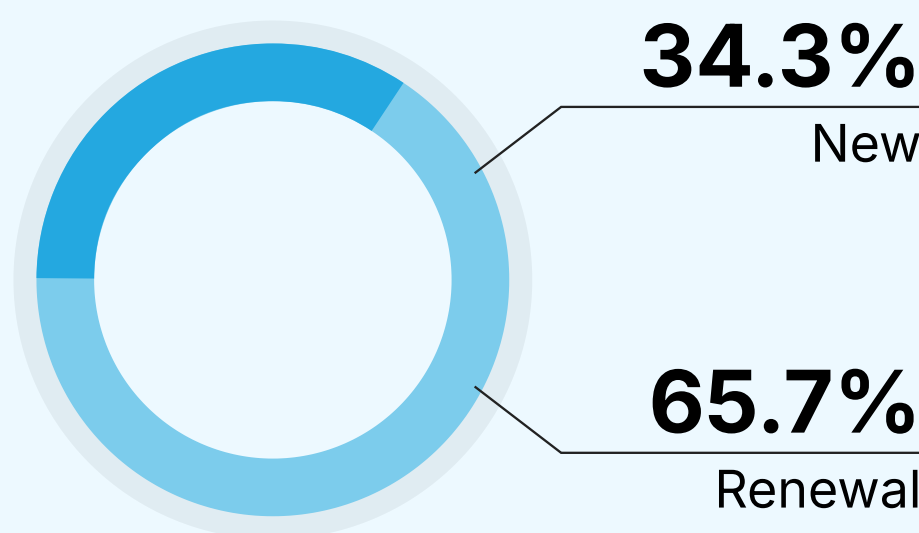
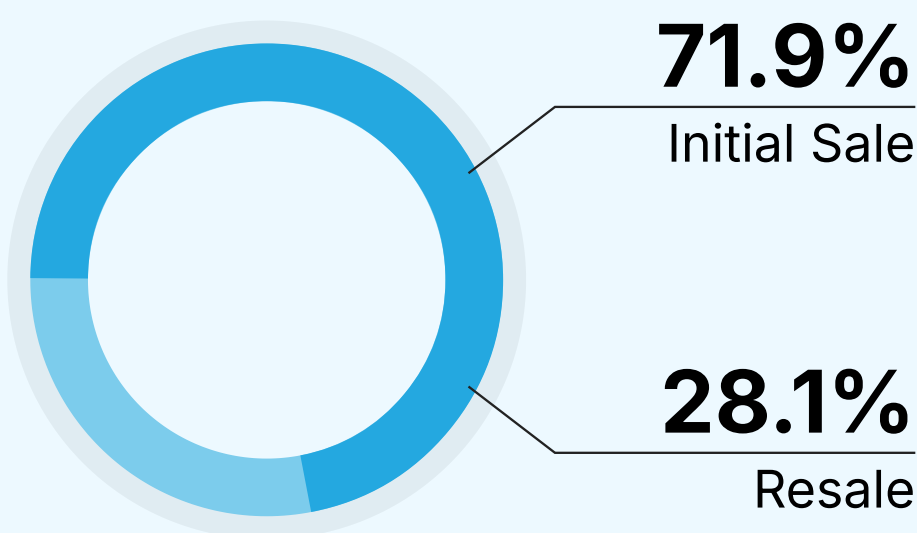
Dubai Overall Market

AED 139.122B

▲ **+21.5%** Total Sale Value

AED 12.749B

▼ **-0.5%** Total Rental Value



▲ **+4.5%**
44,229 Sale Transactions

▼ **-6.8%**
144,515 Rental Transactions

