

Townhouses & Villas in Dubai South

Q1 2026 Resale Report

1st January - 31st March 2026

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**PROPERTY
MONITOR**

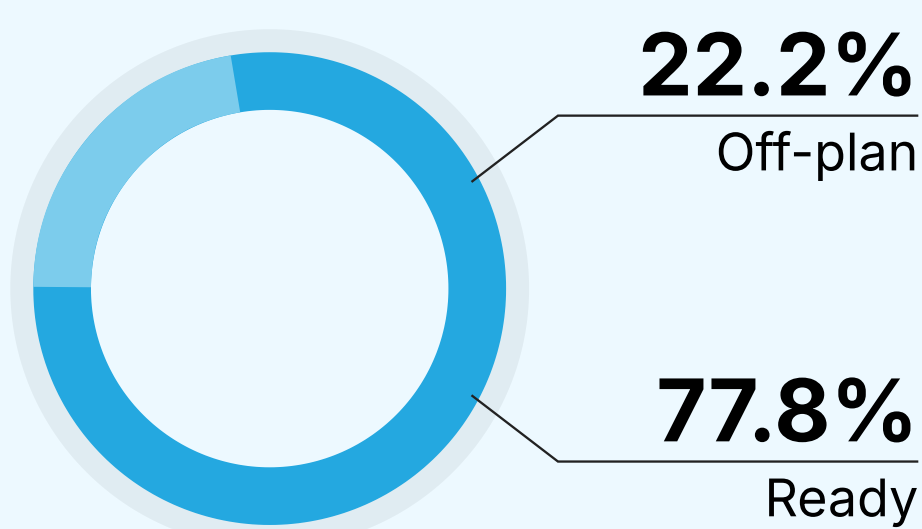
AED 1,299

▲ +5.5%
Average price per sq. ft
Compared to Q1 2025

▼ -11.1%

176 Resale Transactions

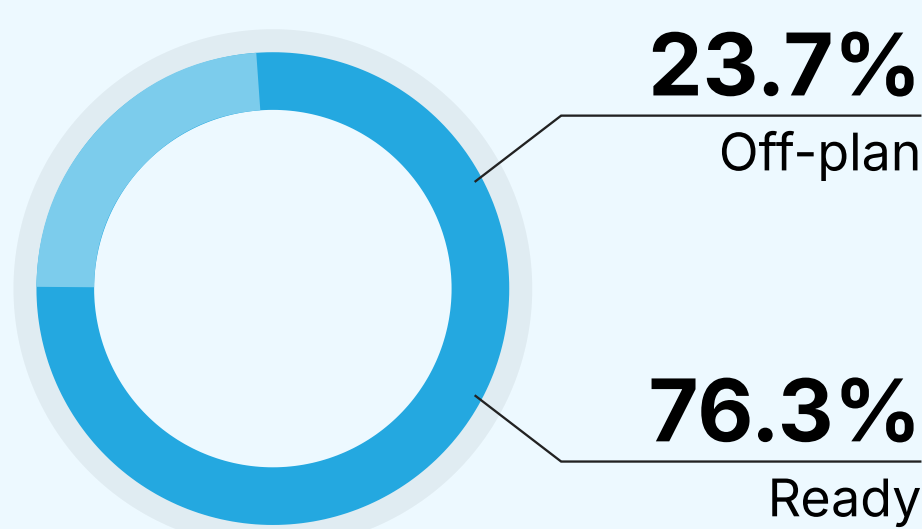
Transactions by Completion Status



▼ -18.6%

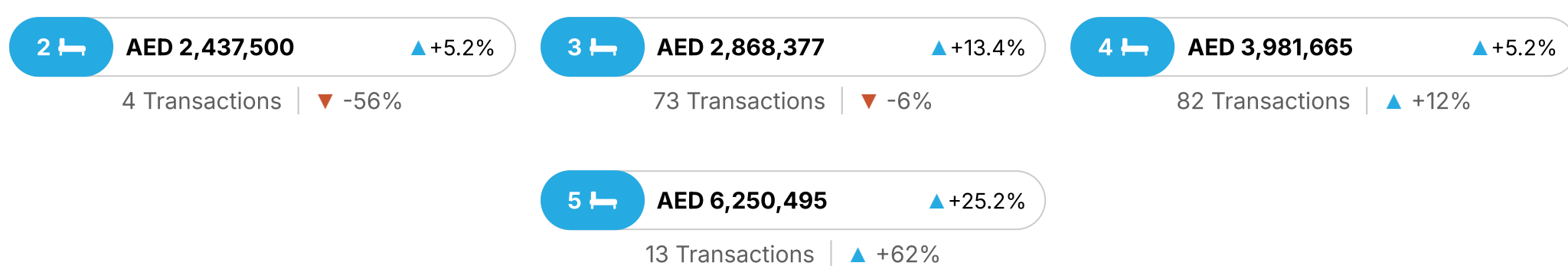
AED 704.1M Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 31st March 2026



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

Rental Summary

(Includes short-term and long-term contracts)

AED 61

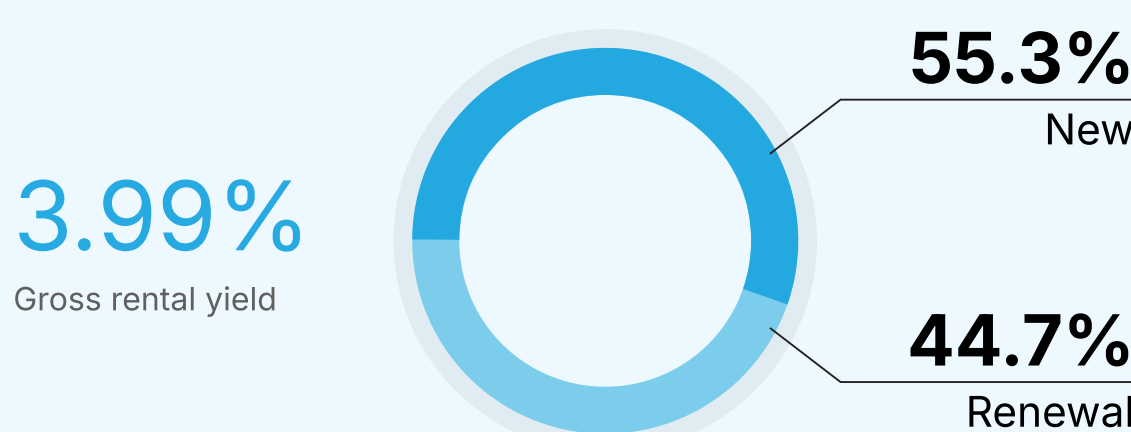
▲ +5.2%
Average price per sq. ft
Compared to Q1 2025

▲ +10.4%

479 Rental Transactions

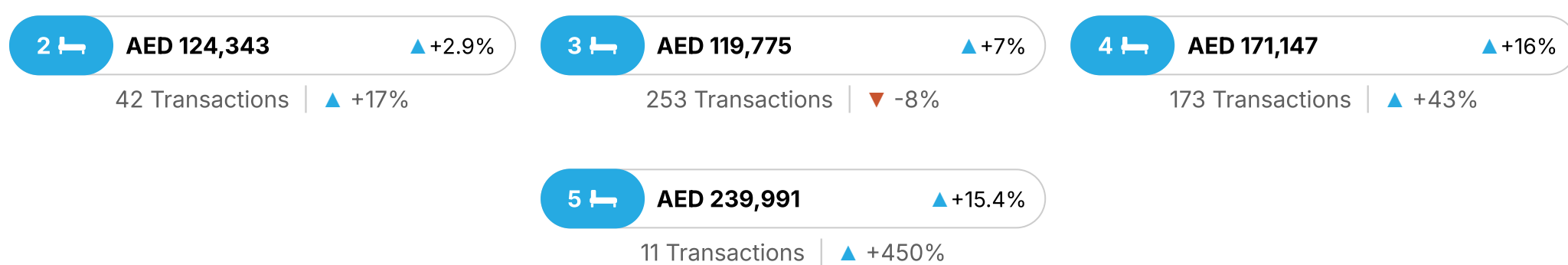
▲ +26.9%

AED 67.8M Total Rental Value



Average Rental Price

1st January - 31st March 2026



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

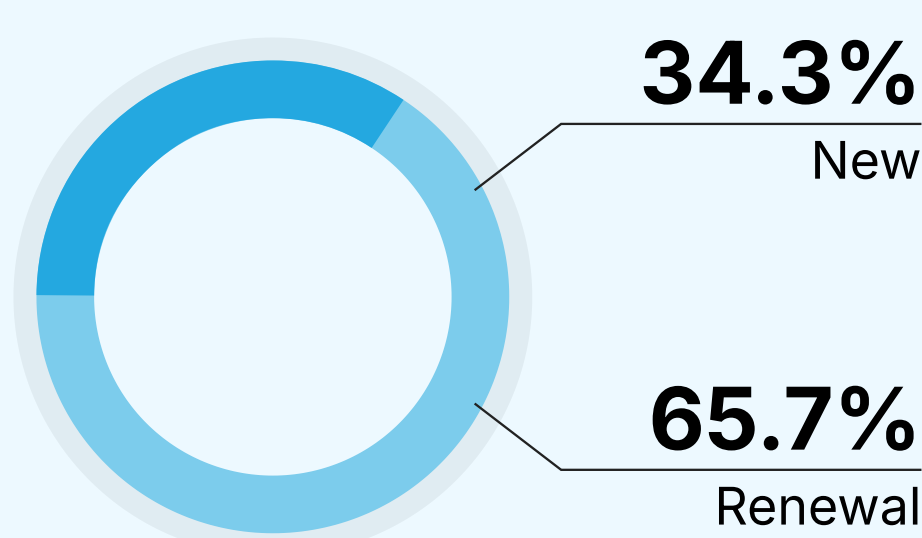
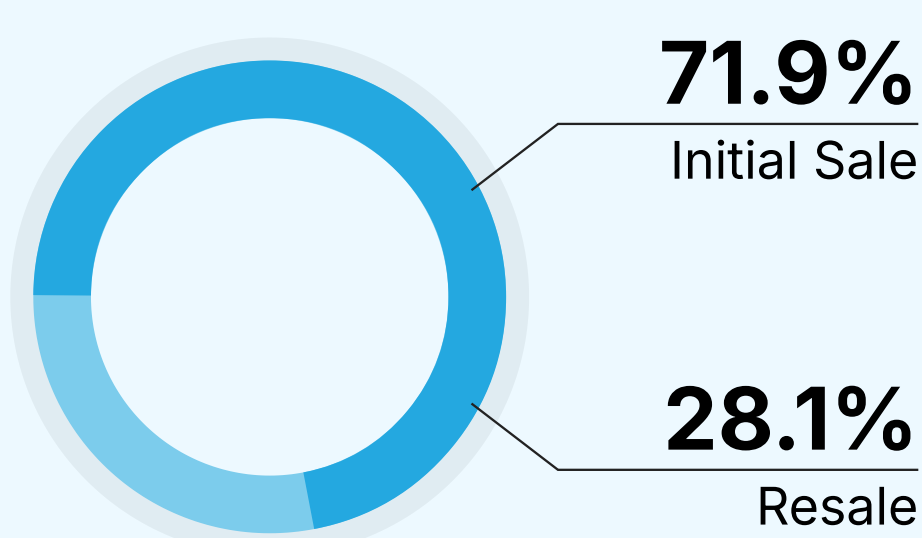
Dubai Overall Market

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

