

# Townhouses & Villas in Nad Al Sheba

## Q1 2026 Resale Report

1st January - 31st March 2026

Powered by  
**PROPERTY  
MONITOR**

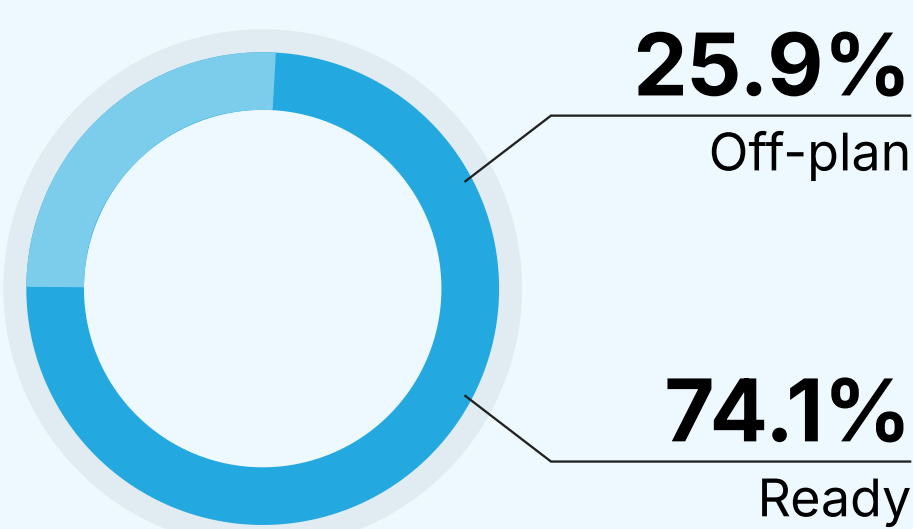
# AED 1,909

**+10.5%**  
Average price per sq. ft  
Compared to Q1 2025

**-25.6%**

**58** Resale Transactions

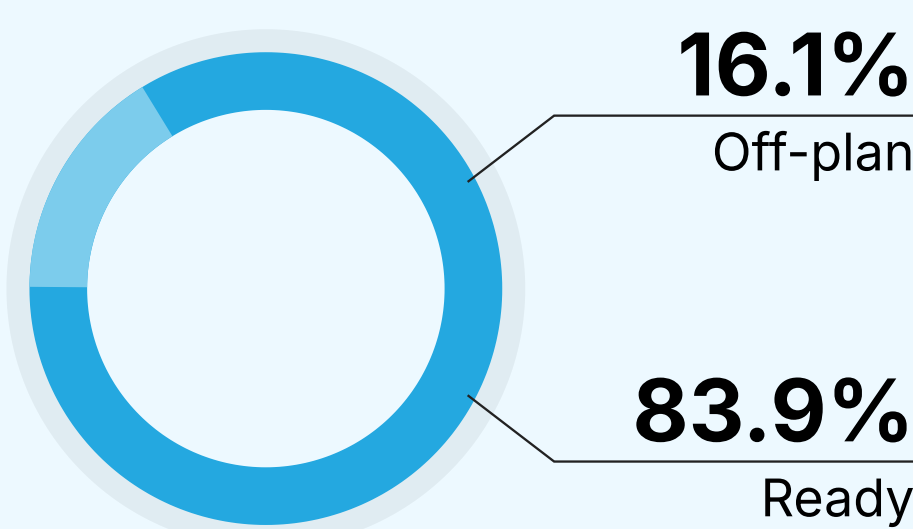
### Transactions by Completion Status



**-4.1%**

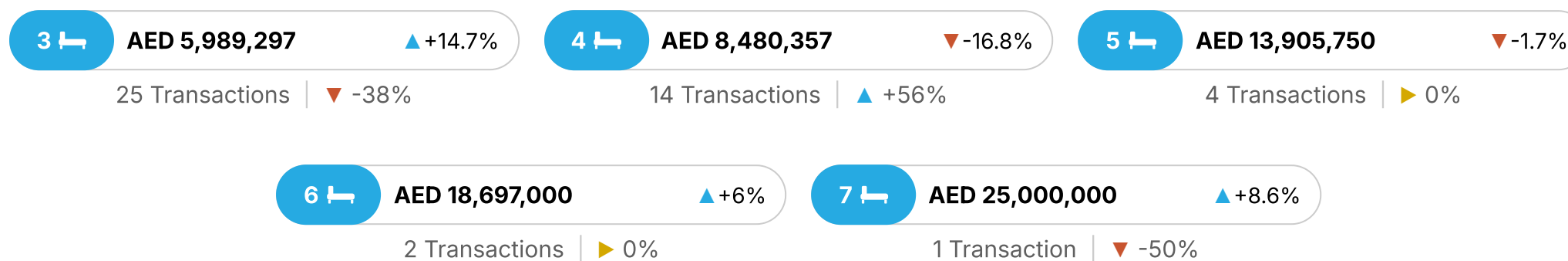
**AED 565M** Resale Value

### 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 93

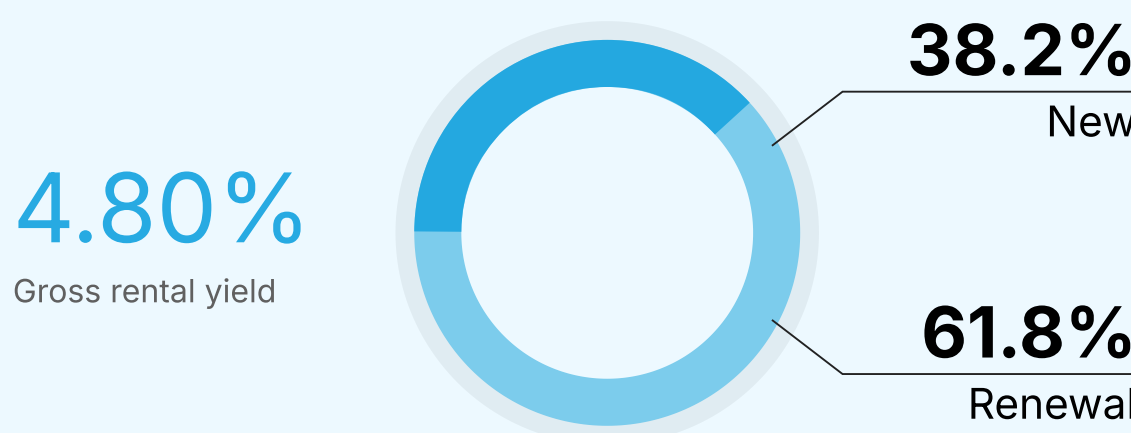
**+69.1%**  
Average price per sq. ft  
Compared to Q1 2025

**-6.8%**

**220** Rental Transactions

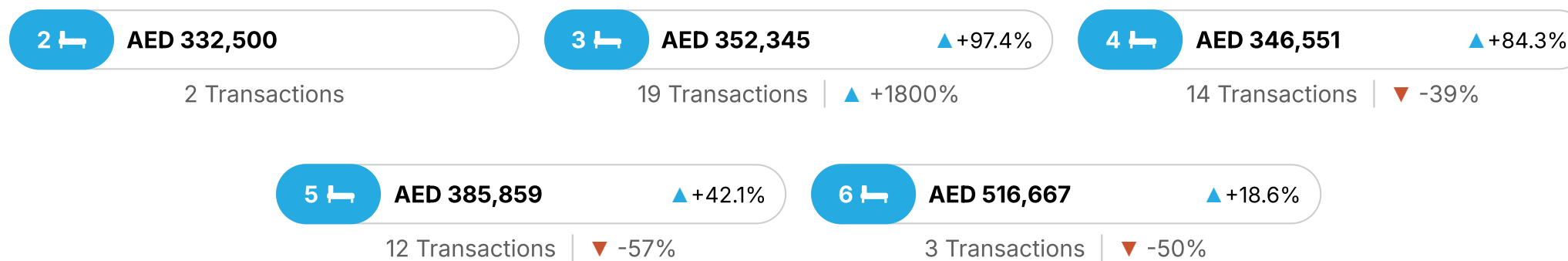
**+1.8%**

**AED 68.6M** Total Rental Value



## Average Rental Price

1st January - 31st March 2026



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

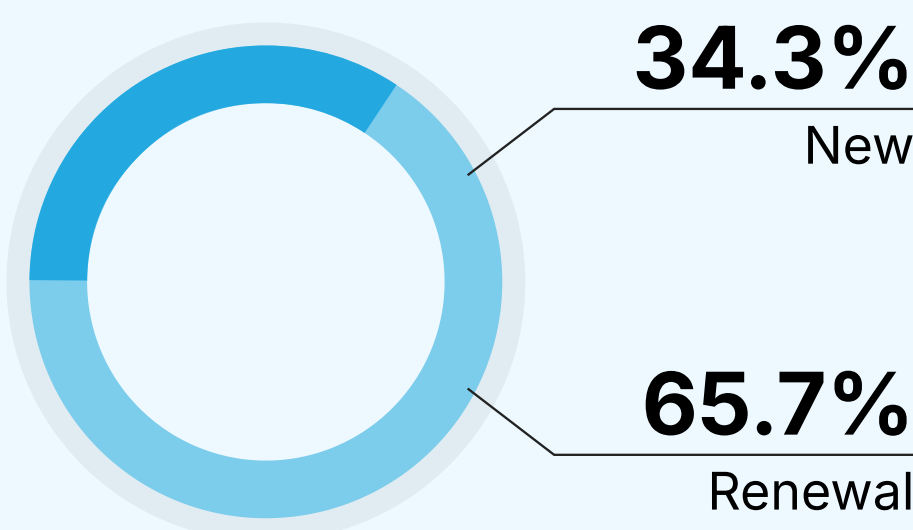
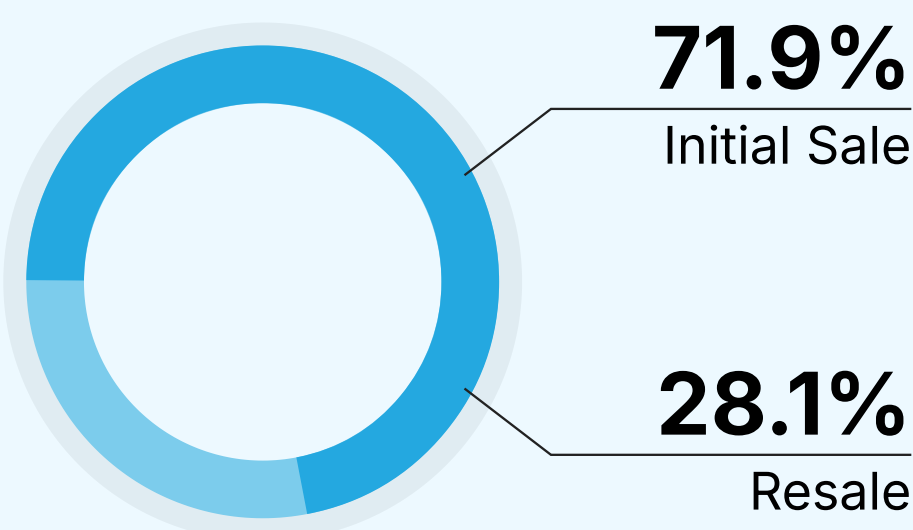
## Dubai Overall Market

# 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

