

Villas in

Al Barari

H1 2026 Resale Report

1st January - 30th June 2026

Powered by
PROPERTY
MONITOR

AED 3,275

▲ +23.7%

Average price per sq. ft
Compared to H1 2025

▼ -20%

32 Resale Transactions

Transactions by Completion Status

▼ -16.7%

AED 991.2M Resale Value

AED Value by Completion Status

100%
Ready

100%
Ready

Average Resale Price

1st January - 30th June 2026

3

AED 41,500,000

1 Transaction

4

AED 21,913,667

9 Transactions | ▼ -23.9%

5

AED 33,991,666

12 Transactions | ▲ +16.2%

6

AED 39,281,250

8 Transactions | ▼ -5%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 143

▲ +19.2%

Average price per sq. ft
Compared to H1 2025

▲ +230%

66 Rental Transactions

▲ +172.6%

AED 72.4M Total Rental Value

3.63%
Gross rental yield

78.8%
New

21.2%
Renewal

Average Rental Price

1st January - 30th June 2026

4

AED 761,526

▼ -48.5%

35 Transactions | ▲ +483%

5

AED 1,310,665

▲ +24.4%

21 Transactions | ▲ +162%

6

AED 1,819,733

▲ +18%

10 Transactions | ▲ +67%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 221.425B

▼ -15.7% Total Sale Value

AED 24.456B

▲ +0.4% Total Rental Value

73.4%
Initial Sale

26.6%
Resale

34%
New

66%
Renewal

▼ -13.8%

79,283 Sale Transactions

▼ -4.3%

276,413 Rental Transactions