

Townhouses in

District 11

H1 2026 Resale Report

1st January - 30th June 2026

Powered by
PROPERTY
MONITOR

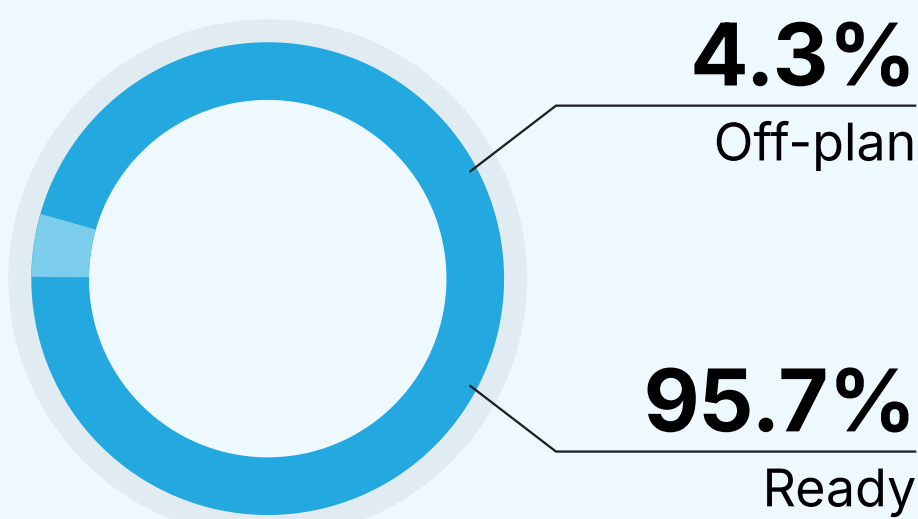
AED 1,373

▼ -1.1%
Average price per sq. ft
Compared to H1 2025

▼ -31.4%

70 Resale Transactions

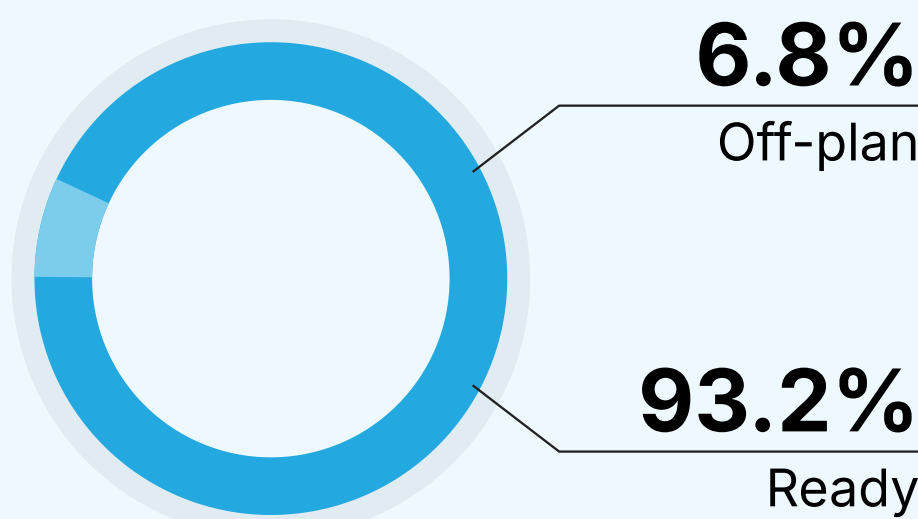
Transactions by Completion Status



▼ -35.3%

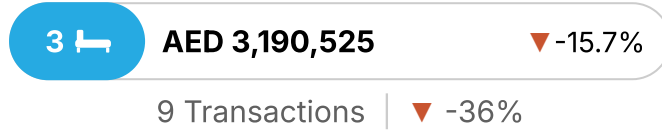
AED 281.1M Resale Value

AED Value by Completion Status

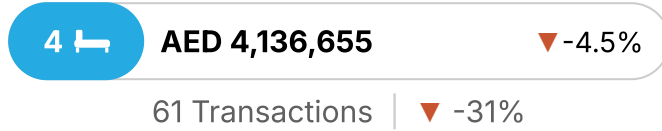


Average Resale Price

1st January - 30th June 2026



9 Transactions | ▼ -36%



61 Transactions | ▼ -31%

*Not all recorded property transactions specify number of bedrooms

Off Plan Primary

(Initial sales by Developer)

AED 95.4M

▲ +91.5% Total Value

▲ +9.1%

12 Off-Plan Transactions

Rental Summary

(Includes short-term and long-term contracts)

AED 66

▼ -4.3%
Average price per sq. ft
Compared to H1 2025

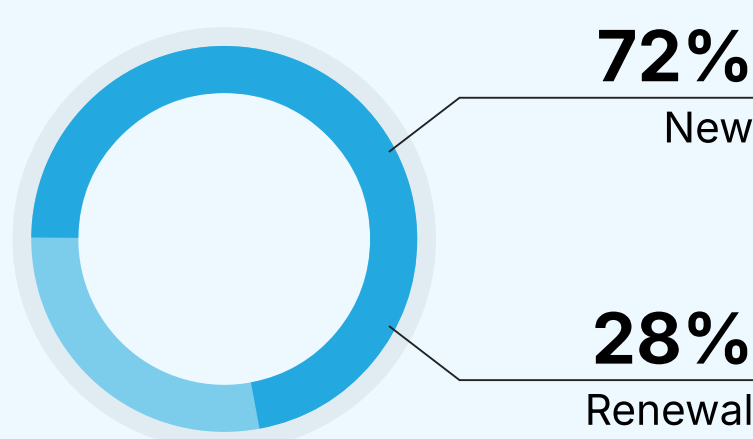
▲ +44.4%

143 Rental Transactions

▲ +37.7%

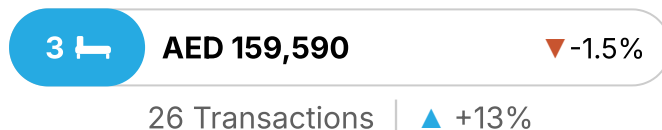
AED 25.8M Total Rental Value

4.75%
Gross rental yield

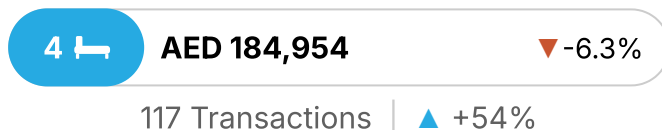


Average Rental Price

1st January - 30th June 2026



26 Transactions | ▲ +13%



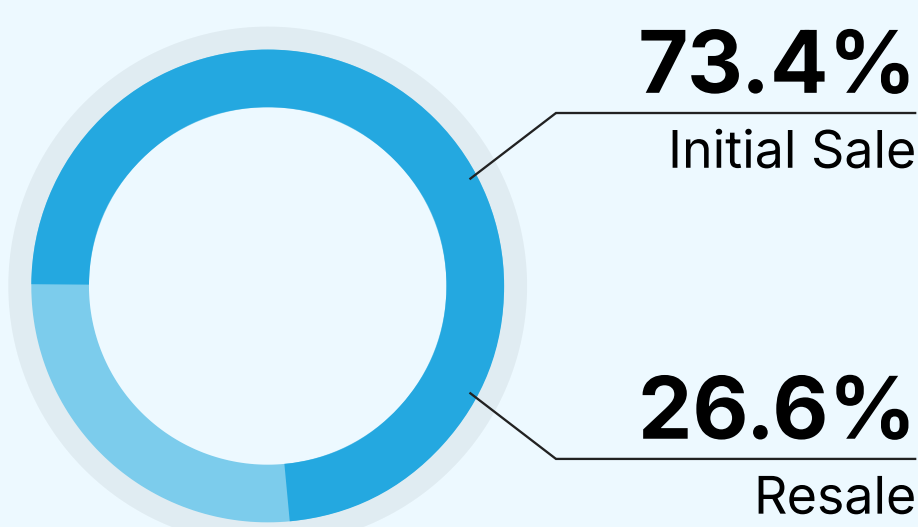
117 Transactions | ▲ +54%

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 221.425B

▼ -15.7% Total Sale Value

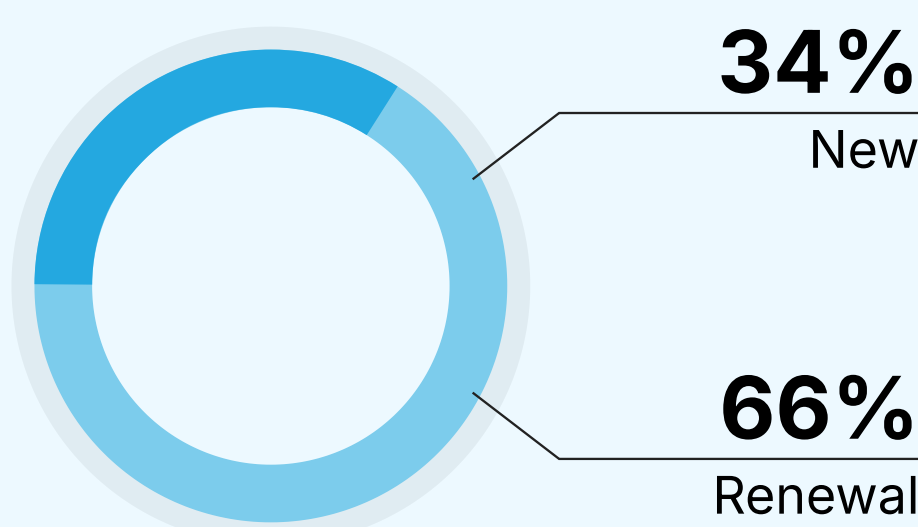


▼ -13.8%

79,283 Sale Transactions

AED 24.456B

▲ +0.4% Total Rental Value



▼ -4.3%

276,413 Rental Transactions

