

Townhouses & Villas in

Nad Al Sheba

H1 2026 Resale Report

1st January - 30th June 2026

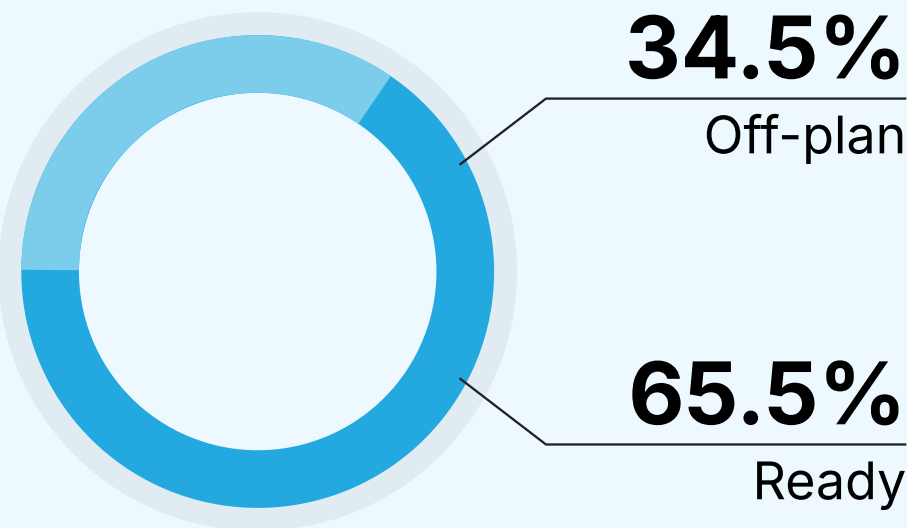
Powered by
PROPERTY
MONITOR

AED 1,843

▲ +3.2%
Average price per sq. ft
Compared to H1 2025

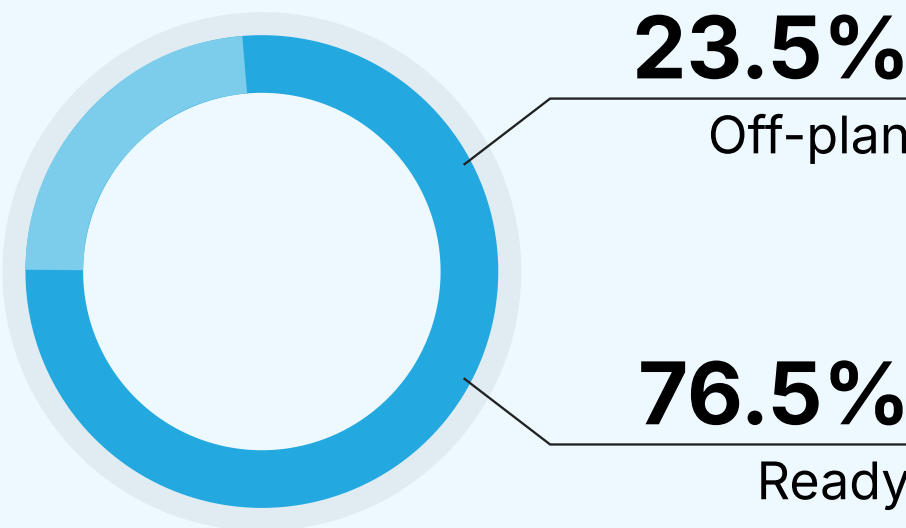
▼ -31%
87 Resale Transactions

Transactions by Completion Status



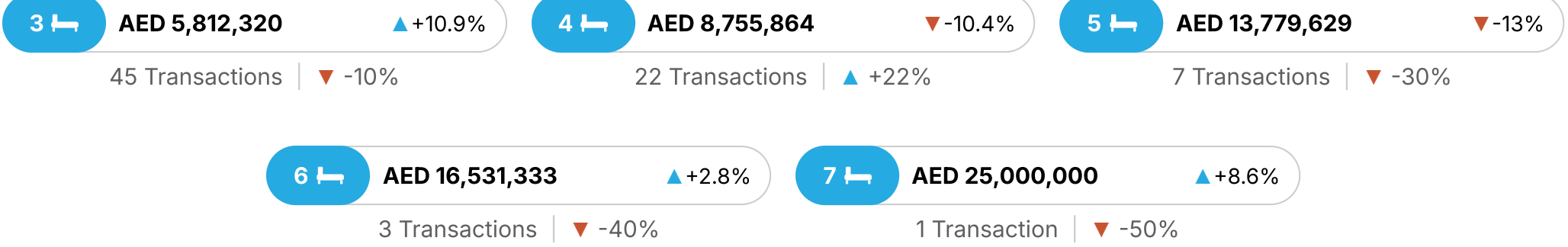
▼ -26.4%
AED 782.4M Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 30th June 2026



*Not all recorded property transactions specify number of bedrooms

Off Plan Primary

(Initial sales by Developer)

AED 2.383B

▲ +11.9% Total Value

▼ -0.9%
218 Off-Plan Transactions

Rental Summary

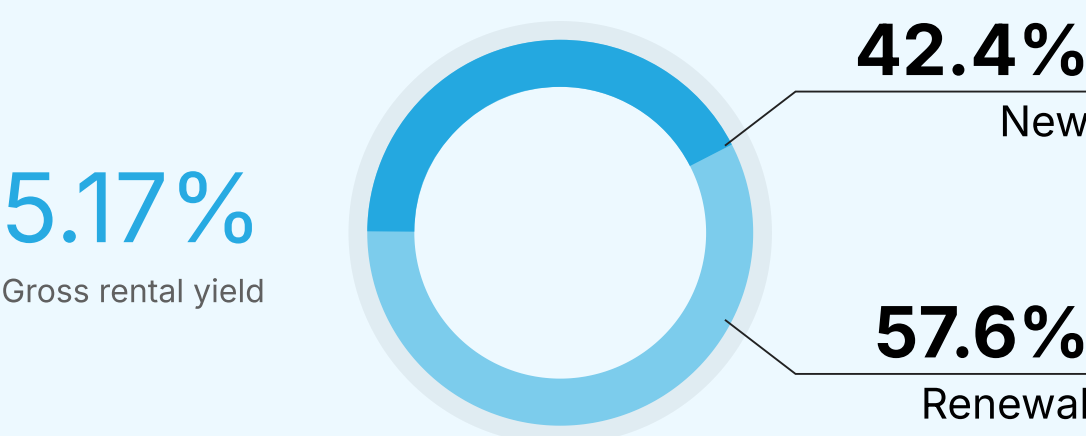
(Includes short-term and long-term contracts)

AED 85

▲ +60.4%
Average price per sq. ft
Compared to H1 2025

▲ +4.5%
483 Rental Transactions

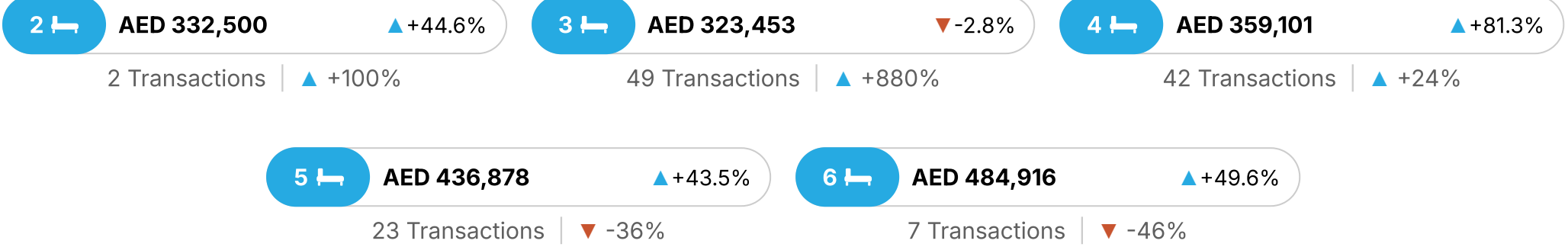
▲ +19.4%
AED 152.9M Total Rental Value



5.17%
Gross rental yield

Average Rental Price

1st January - 30th June 2026

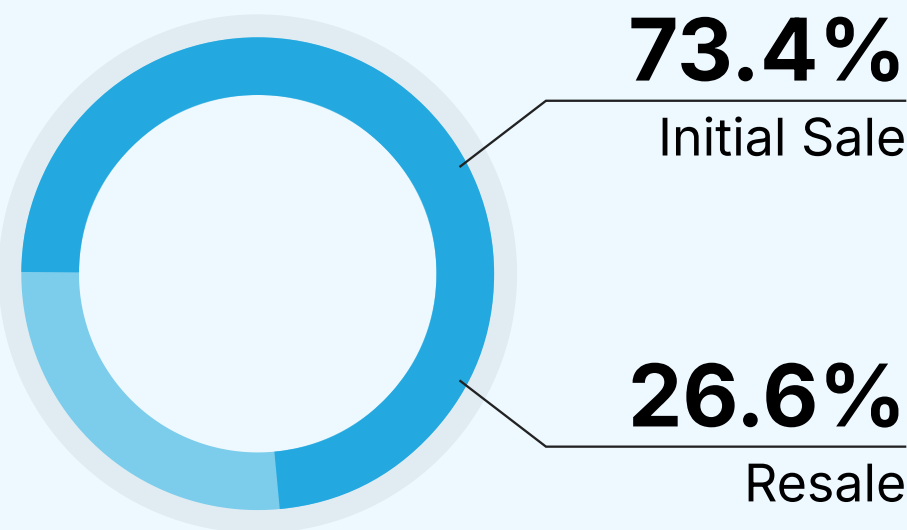


*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 221.425B

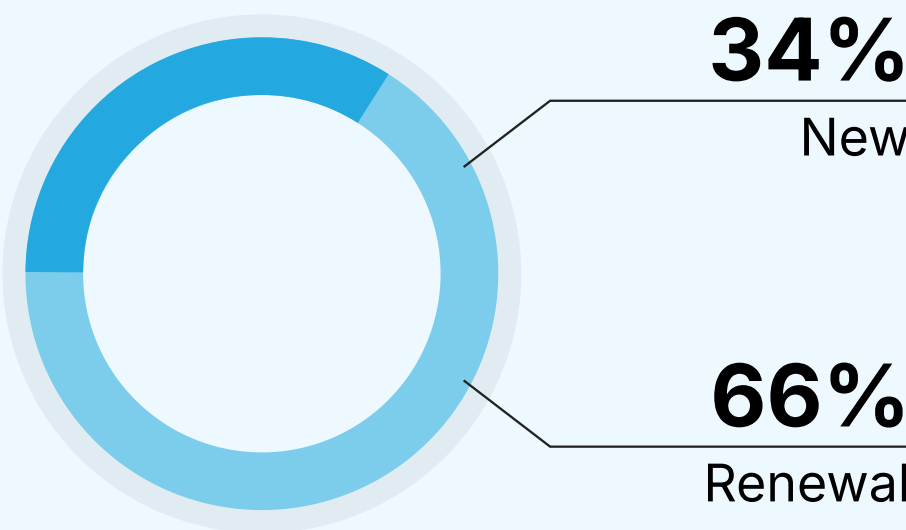
▼ -15.7% Total Sale Value



▼ -13.8%
79,283 Sale Transactions

AED 24.456B

▲ +0.4% Total Rental Value



▼ -4.3%
276,413 Rental Transactions

