

Townhouses in

The Valley

H1 2026 Resale Report

1st January - 30th June 2026

Powered by
PROPERTY
MONITOR

AED 1,346

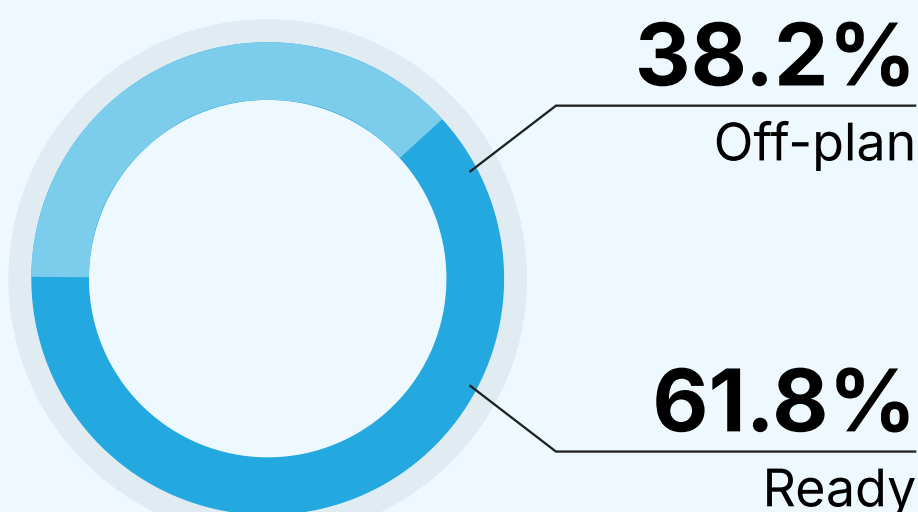
▲ +11.3%

Average price per sq. ft
Compared to H1 2025

▼ -26.2%

267 Resale Transactions

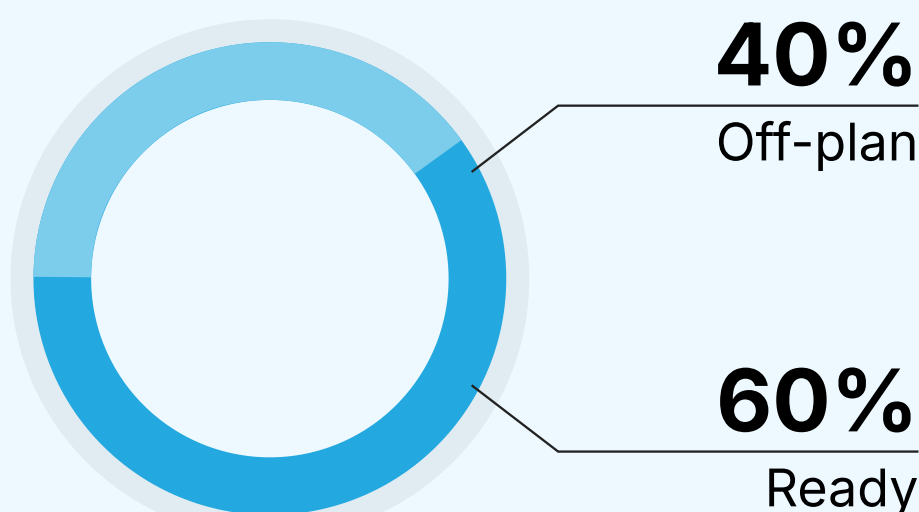
Transactions by Completion Status



▼ -24.6%

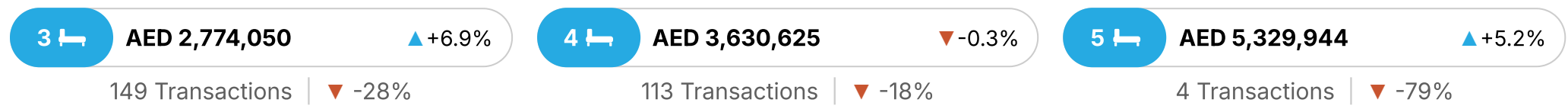
AED 852M Resale Value

AED Value by Completion Status



Average Resale Price

1st January - 30th June 2026



149 Transactions | ▼ -28%

113 Transactions | ▼ -18%

4 Transactions | ▼ -79%

*Not all recorded property transactions specify number of bedrooms

Off Plan Primary

(Initial sales by Developer)

AED 771.5M

▼ -81.1% Total Value

▼ -88.7%

118 Off-Plan Transactions

Rental Summary

(Includes short-term and long-term contracts)

AED 71

▼ -1.4%

Average price per sq. ft
Compared to H1 2025

▲ +312%

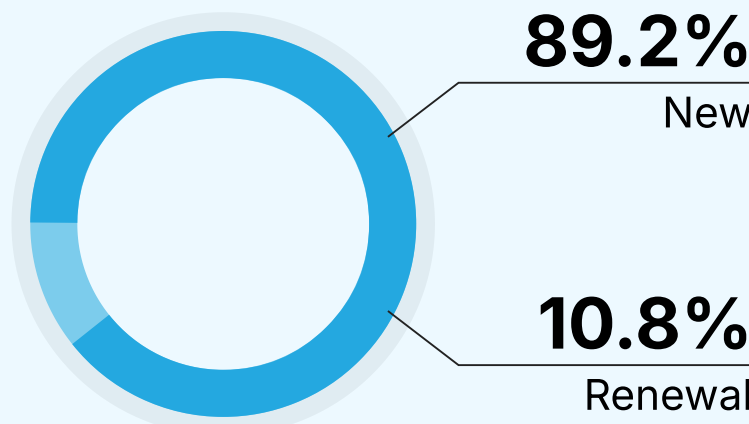
379 Rental Transactions

▲ +299.9%

AED 54.7M Total Rental Value

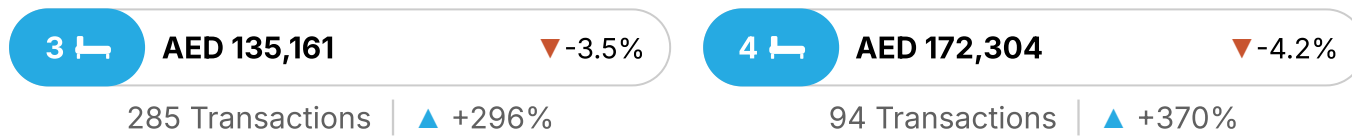
4.89%

Gross rental yield



Average Rental Price

1st January - 30th June 2026



285 Transactions | ▲ +296%

94 Transactions | ▲ +370%

*Not all recorded property transactions specify number of bedrooms

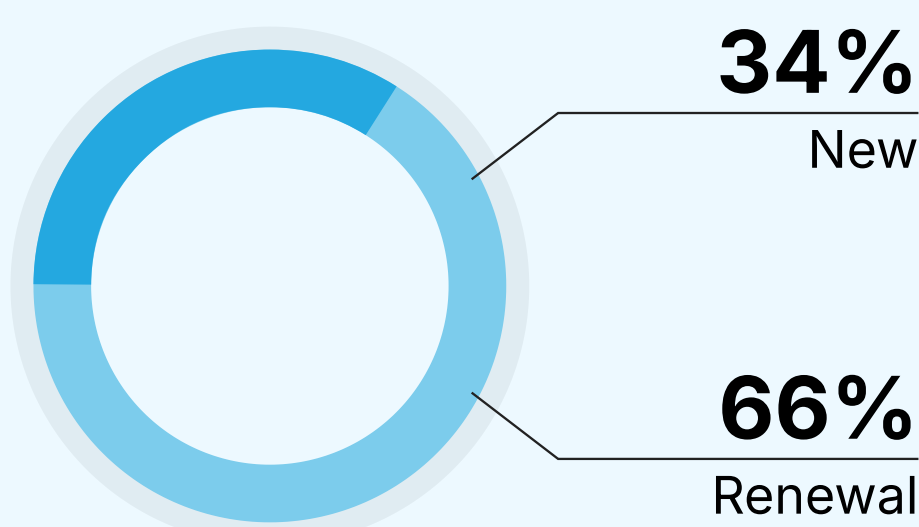
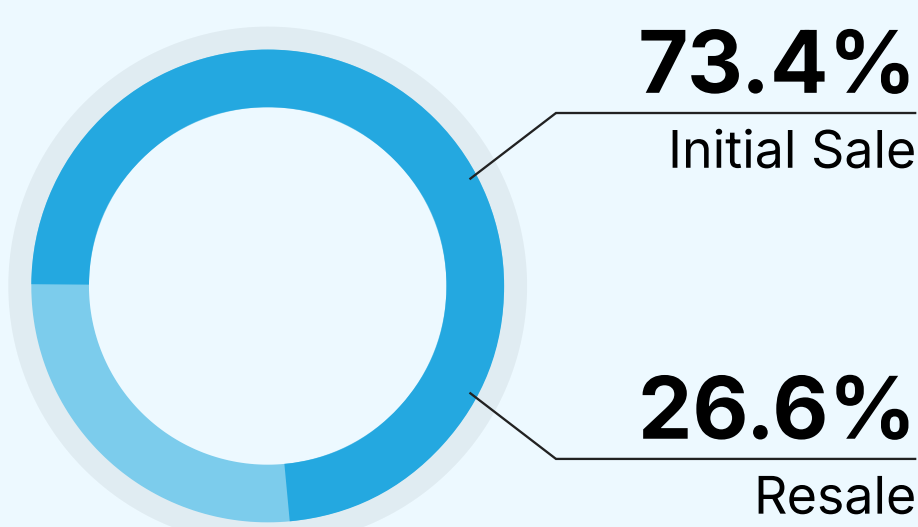
Dubai Overall Market

AED 221.425B

▼ -15.7% Total Sale Value

AED 24.456B

▲ +0.4% Total Rental Value



▼ -13.8%

79,283 Sale Transactions

▼ -4.3%

276,413 Rental Transactions

