

Townhouses in

Arabian Ranches

Q3 2026 Resale Report

1st July - 30th September 2026

Powered by

PROPERTY
MONITOR

AED 1,931

▲ +3.3%

Average price per sq. ft

Compared to Q3 2025

▼ -36%

32 Resale Transactions

Transactions by Completion Status

▼ -34.6%

AED 155.8M Resale Value

AED Value by Completion Status

100%

Ready

100%

Ready

Average Resale Price

1st July - 30th September 2026

2

AED 3,917,636

▲ +6.3%

11 Transactions | ▼ -21%

3

AED 5,350,500

▲ +2.7%

20 Transactions | ▼ -43%

4

AED 5,650,000

▲ +31.4%

1 Transaction | ► 0%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 86

▲ +3.6%

Average price per sq. ft

Compared to Q3 2025

▲ +5.4%

234 Rental Transactions

▲ +7.5%

AED 49.2M Total Rental Value

4.21%

Gross rental yield

48.3%

New

51.7%

Renewal

Average Rental Price

1st July - 30th September 2026

2

AED 170,966

▲ +1.6%

80 Transactions | ▲ +18%

3

AED 229,439

▲ +3.1%

153 Transactions | ▼ -1%

4

AED 375,000

1 Transaction

*Not all recorded property transactions specify number of bedrooms

Dubai Overall Market

AED 72.612B

▼ -47.6% Total Sale Value

69.2%

Initial Sale

30.8%

Resale

▼ -38.6%

33,969 Sale Transactions

AED 14.573B

▼ -2.1% Total Rental Value

46%

New

54%

Renewal

▼ -2.9%

156,740 Rental Transactions

