

Townhouses in

# District 11

## Q3 2026 Resale Report

1st July - 30th September 2026

Powered by  
PROPERTY  
MONITOR

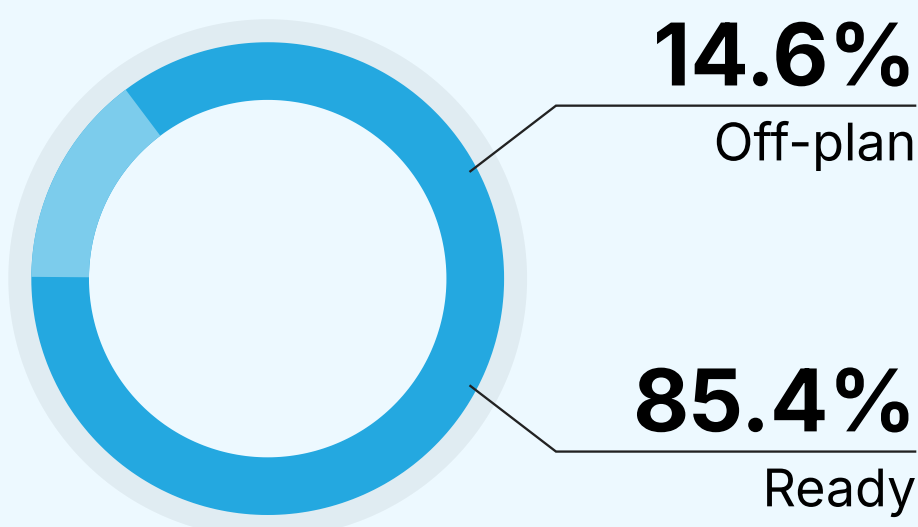
AED 1,368

▼ -3.6%  
Average price per sq. ft  
Compared to Q3 2025

▼ -2.4%

41 Resale Transactions

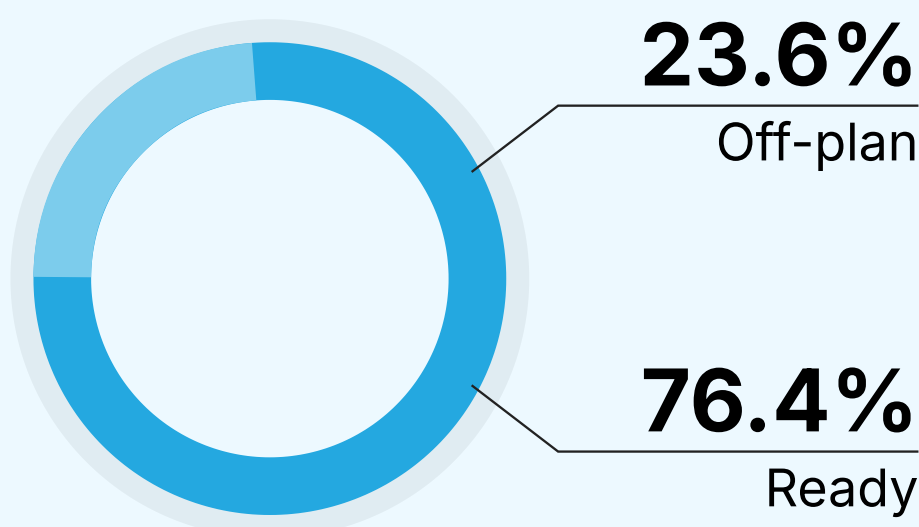
Transactions by Completion Status



▼ -16.4%

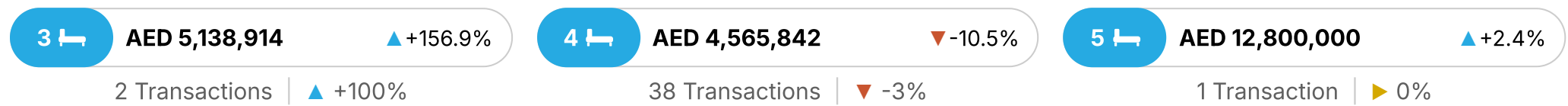
AED 196.6M Resale Value

AED Value by Completion Status



### Average Resale Price

1st July - 30th September 2026



\*Not all recorded property transactions specify number of bedrooms

### Off Plan Primary

(Initial sales by Developer)

AED 63.6M

▼ -31.6% Total Value

▼ -55%

9 Off-Plan Transactions

### Rental Summary

(Includes short-term and long-term contracts)

AED 62

▼ -10.1%  
Average price per sq. ft  
Compared to Q3 2025

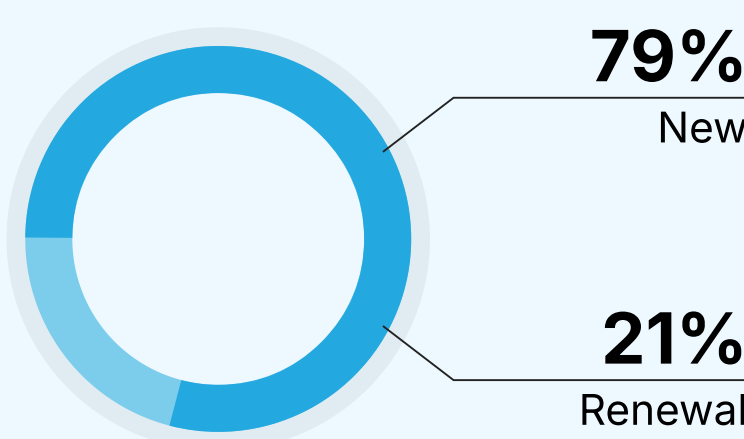
▲ +74.7%

138 Rental Transactions

▲ +58%

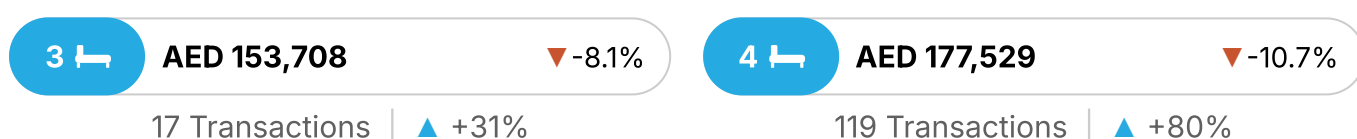
AED 24.2M Total Rental Value

4.38%  
Gross rental yield



### Average Rental Price

1st July - 30th September 2026



\*Not all recorded property transactions specify number of bedrooms

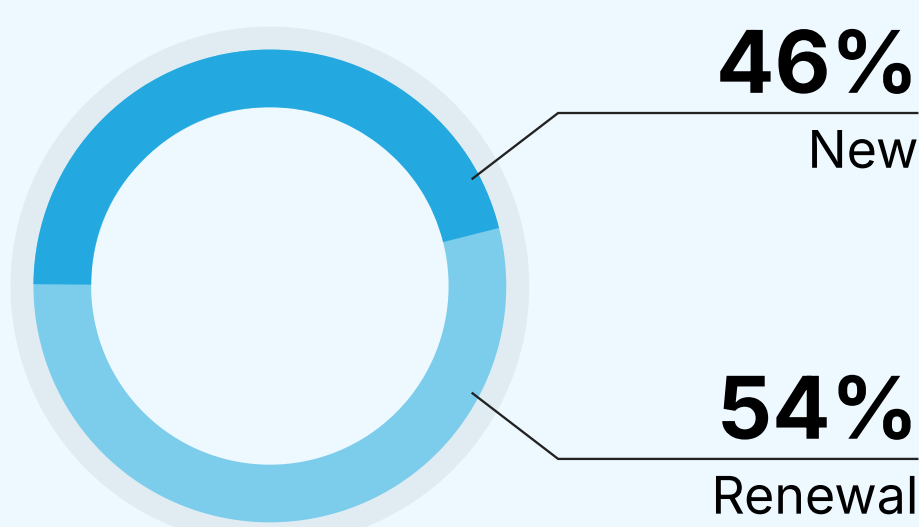
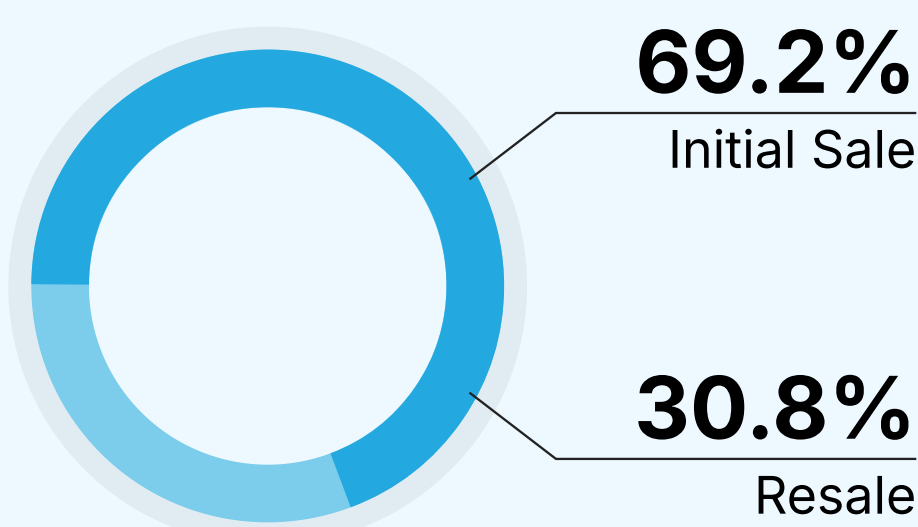
### Dubai Overall Market

AED 72.612B

▼ -47.6% Total Sale Value

AED 14.573B

▼ -2.1% Total Rental Value



▼ -38.6%

33,969 Sale Transactions

▼ -2.9%

156,740 Rental Transactions

