

Apartments in

District One

Q3 2026 Resale Report

1st July - 30th September 2026

Powered by
PROPERTY
MONITOR

AED 1,871

▼ -15.8%

Average price per sq. ft
Compared to Q3 2025

► 0%

45 Resale Transactions

Transactions by Completion Status

▼ -24.4%

AED 88.4M Resale Value

AED Value by Completion Status

11.1%

Off-plan

88.9%

Ready

9.1%

Off-plan

90.9%

Ready

Average Resale Price

1st July - 30th September 2026

1

AED 1,432,257

▼ -18.1%

30 Transactions | ▲ +30%

2

AED 2,476,562

▼ -10.7%

10 Transactions | ▼ -38%

3

AED 3,057,948

▼ -36.5%

4 Transactions | ▼ -20%

4

AED 8,400,000

▲ +2.4%

1 Transaction | ► 0%

*Not all recorded property transactions specify number of bedrooms

Rental Summary

(Includes short-term and long-term contracts)

AED 111

▼ -17.8%

Average price per sq. ft
Compared to Q3 2025

▼ -5%

226 Rental Transactions

▼ -13.8%

AED 26.9M Total Rental Value

7.62%

Gross rental yield

77%

New

23%

Renewal

Average Rental Price

1st July - 30th September 2026

1

AED 87,215

▼ -16.7%

149 Transactions | ▼ -13%

2

AED 147,285

▼ -19.2%

58 Transactions | ▲ +5%

3

AED 222,003

▼ -22.5%

15 Transactions | ▲ +36%

4

AED 622,500

2 Transactions

5

AED 485,000

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

AED 14.573B

▼ -2.1% Total Rental Value

46%

New

54%

Renewal

▼ -38.6%

33,969 Sale Transactions

▼ -2.9%

156,740 Rental Transactions

