

Townhouses & Villas in

Nad Al Sheba Gardens

Q3 2026 Resale Report

1st July - 30th September 2026

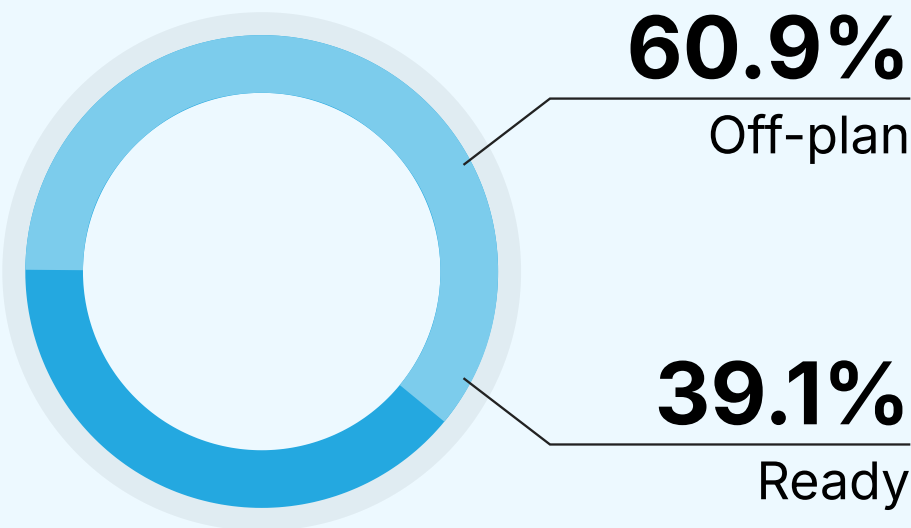
Powered by
PROPERTY
MONITOR

AED 1,877

▲ +3.2%
Average price per sq. ft
Compared to Q3 2025

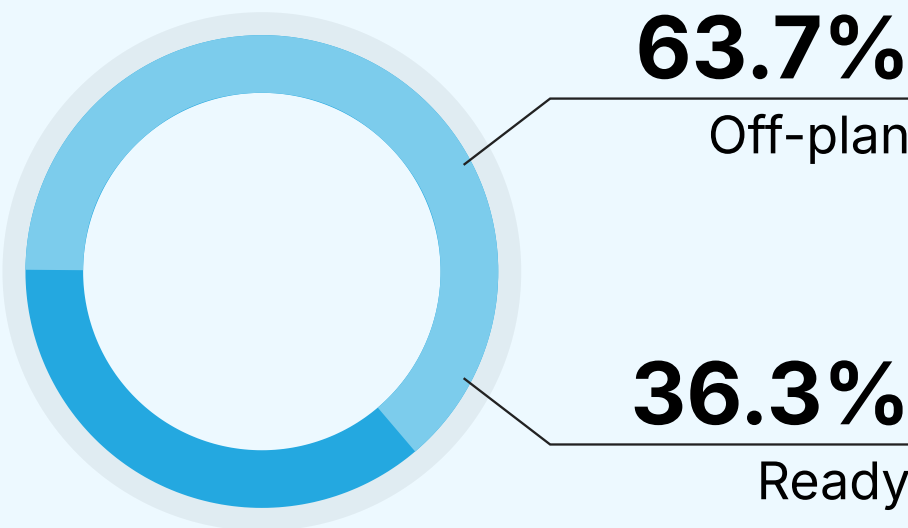
▲ +27.8%
46 Resale Transactions

Transactions by Completion Status



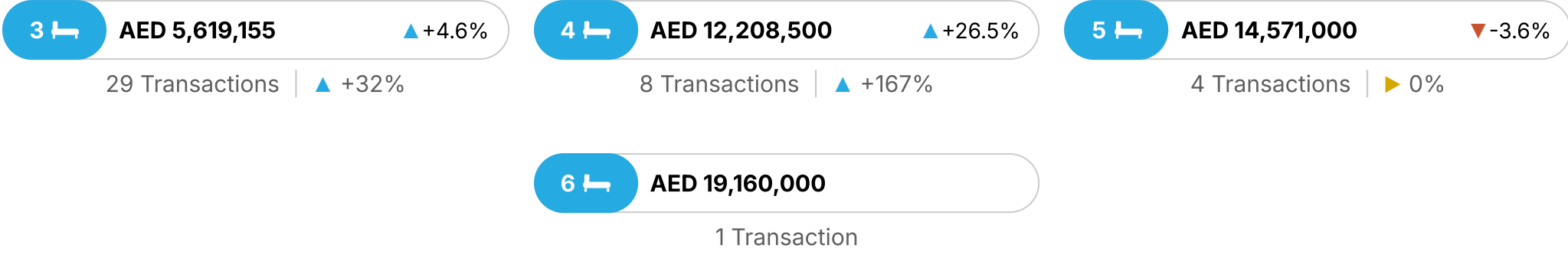
▲ +36.4%
AED 377.3M Resale Value

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 141M

▼ -79.3% Total Value

▼ -75.9%

13 Off-Plan Transactions

Rental Summary

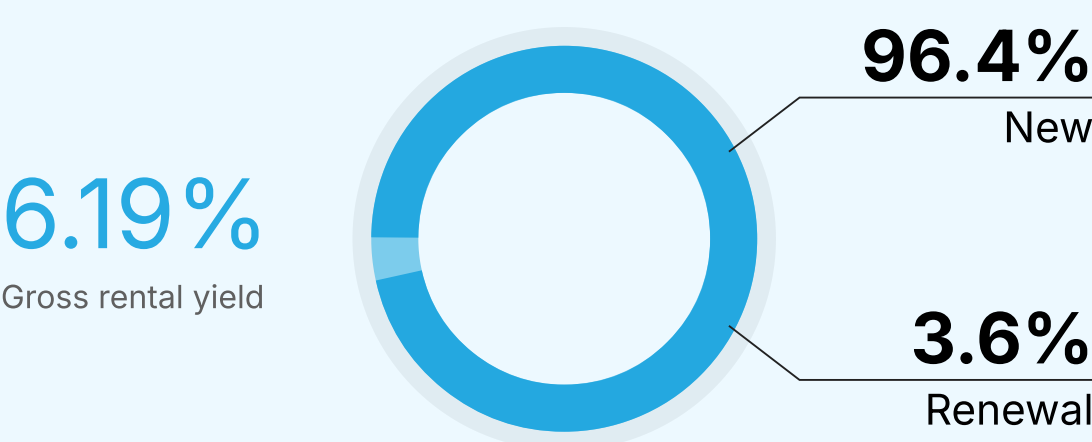
(Includes short-term and long-term contracts)

AED 91

▼ -1.1%
Average price per sq. ft
Compared to Q3 2025

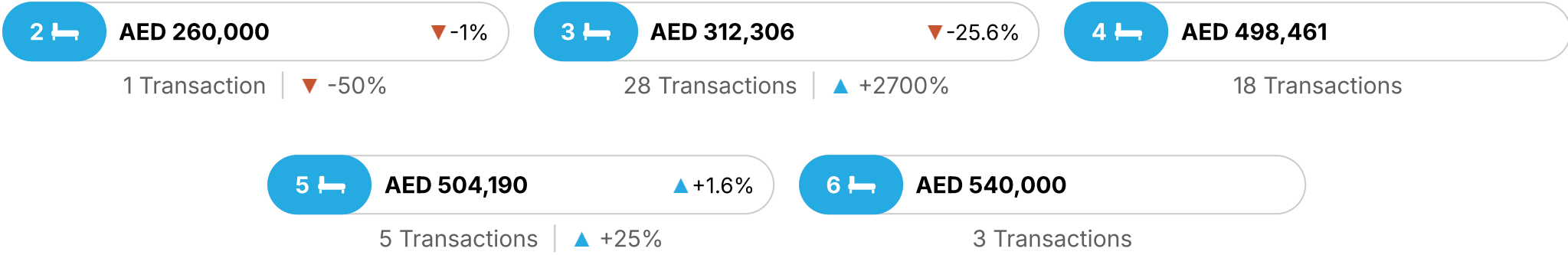
▲ +685.7%
55 Rental Transactions

▲ +654.9%
AED 22.1M Total Rental Value



Average Rental Price

1st July - 30th September 2026



*Not all recorded property transactions specify number of bedrooms

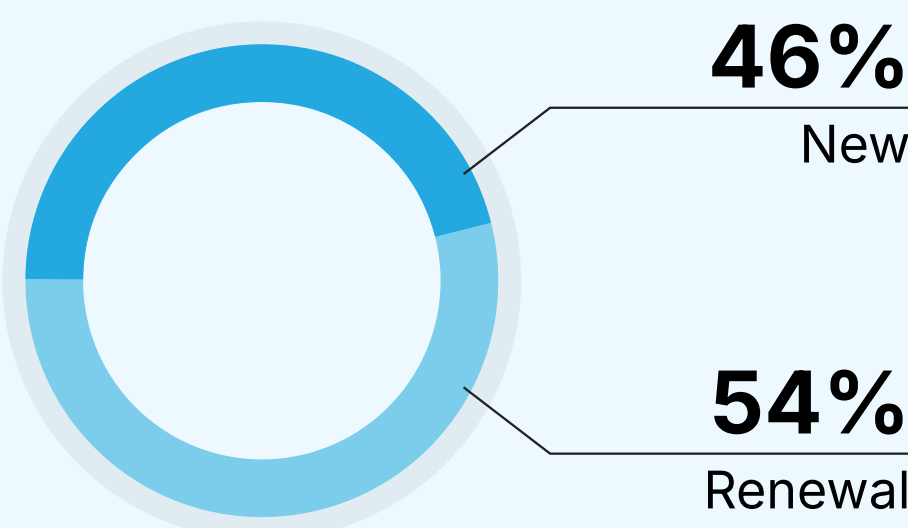
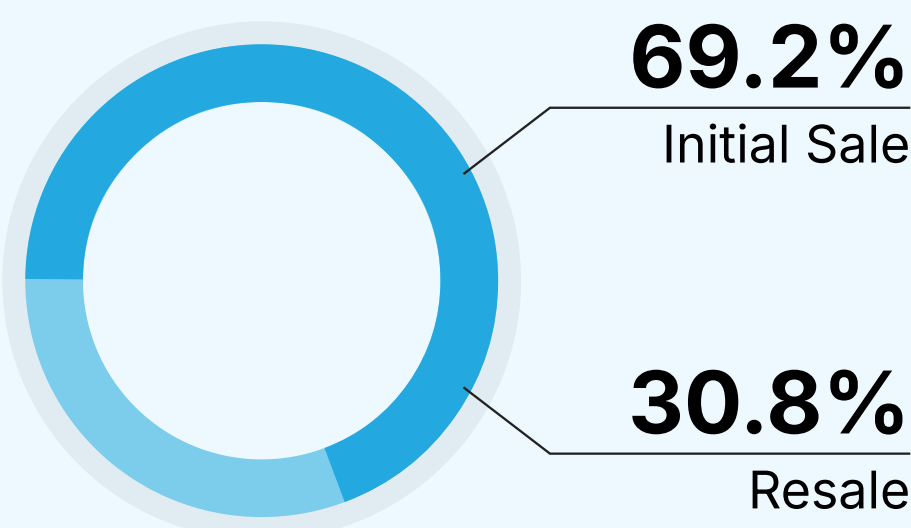
Dubai Overall Market

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

