

Townhouses & Villas in

The Lakes

Q3 2026 Resale Report

1st July - 30th September 2026

Powered by
PROPERTY
MONITOR

AED 2,775

▼ -11.3%

Average price per sq. ft
Compared to Q3 2025

▼ -12.5%

14 Resale Transactions

Transactions by Completion Status

▼ -25.3%

AED 124.5M Resale Value

AED Value by Completion Status

100%

Ready

100%

Ready

Average Resale Price

1st July - 30th September 2026

3 ↵

AED 8,751,167

▲ +10.9%

12 Transactions | ► 0%

4 ↵

AED 9,755,000

▼ -25.9%

2 Transactions | ▼ -33%

**Not all recorded property transactions specify number of bedrooms*

Rental Summary

(Includes short-term and long-term contracts)

AED 108

▲ +6.9%

Average price per sq. ft
Compared to Q3 2025

▲ +0.8%

120 Rental Transactions

▲ +12.1%

AED 40.6M Total Rental Value

4.23%

Gross rental yield

36.7%

New

63.3%

Renewal

Average Rental Price

1st July - 30th September 2026

3 ↵

AED 297,438

▲ +5.4%

97 Transactions | ▼ -3%

4 ↵

AED 434,084

▲ +6.4%

15 Transactions | ▲ +15%

5 ↵

AED 715,733

▲ +44%

7 Transactions | ▲ +40%

**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

