

ABU DHABI PROPERTY DATA

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Abu Dhabi Residential Market Analysis

September 2026 Observation

Review date: 21 October 2026

Sources: ADREC (official); REIDIN, ADX Interact and Projectory (third-party). Each source's statistical period and coverage are shown separately and never combined.

Currency: UAE dirham (AED); bn = billion, m = million

Five verified sources with different periods and coverage

Source	Type	Statistical period	Coverage	Page
ADREC H1 2026 Transaction Report (PR27)	Official	2026-01-01 to 2026-06-30	All-market transactions: sales, mortgages and FDI	3
REIDIN September residential price report	Third-party	2026-09-01 to 2026-09-30	Changes (%) in residential sales and rent indices	4
ADX Interact quarterly report	Third-party	2026-07-01 to 2026-09-30	Direct property sales incl. apartments, villas, commercial and plots; excl. court transfers	5, 7
Projectory September ADREC home-sales report	Third-party compilation (not an official ADREC report)	2026-09-01 to 2026-09-30	Homes only; excl. plots, whole buildings and non-sales	6
ADREC Press Release 26: rental freeze update	Official	2026-06-03 (press-release date)	Rental policy notice	9

How to read this report

- Periods and coverage differ: do not add figures across sources or compare totals directly.
- No complete official ADREC Q3/September all-market aggregate obtained in this review. Latest comprehensive ADREC report located: H1 2026.
- Currency is AED (bn = billion). Percentage changes are shown exactly as reported by each source.

H1 official snapshot: transactions, mortgages and FDI

Statistical period: 2026-01-01 to 2026-06-30

Total transaction value AED 117bn +112% YoY	Sales value (all types) AED 86.1bn	Sales transactions 16,838	of which: residential sales AED 70.4bn Subset of sales value
Mortgage value AED 26.7bn	Mortgage transactions 8,876	Foreign direct investment (FDI) AED 13.8bn +309% YoY	Non-resident investor nationalities 116

- Residential sales (AED 70.4bn) are a subset of sales value (AED 86.1bn); categories must not be added together.
- The 116 nationalities refer to non-resident investors; no country ranking is presented.
- The verified data contain no all-transaction count, loan-to-value or cash-share figures; none is estimated.
- 2026-07-17 is the date written in PR27, not a verified publication date for the linked full PDF.

September index: four confirmed changes

Residential sales index

Month on month

+0.17%

Year on year

+11.17%

Residential rent index

Month on month

+0.15%

Year on year

-0.13%

How to read these figures

- These are percentage changes in an index, not AED/sq ft price levels or the appreciation of any individual home.
- No monthly curve is reconstructed and no chained calculation is made.
- Data gap: No consistent monthly AED/sqft history or comparable live asking-price feed verified.
- REIDIN is a third-party source; period 2026-09-01 to 2026-09-30; published 2026-10-12.

Q3 direct-sales overview (mixed property types)

Direct sales transactions

6,691

Volume -16.5% QoQ · -6.7% YoY

Total value (mixed property types)

AED 32.58bn

+29.9% YoY

Median price (not an average)

AED 1,798/sq ft

+18.4% YoY

Coverage

- Direct property sales only; court transfers are excluded.
- Includes apartments, villas, commercial properties and plots: not residential-only and not Abu Dhabi City-only.
- AED 1,798/sq ft is the median of a mix of transactions, not an average price and not a unit valuation.
- Third-party source; period 2026-07-01 to 2026-09-30; the page shows no publication date.

September home-sales registrations (third-party compilation)

Home sales transactions

2,081

-12.9% YoY · -3.6% MoM

Home sales value

AED 9.82bn

+38.0% YoY · -16.6% MoM

Median registered price

AED 2.95m

Median per sq ft: AED 1,847/sq ft

Off-plan share (by volume)

80.5%

By value: 89.8%

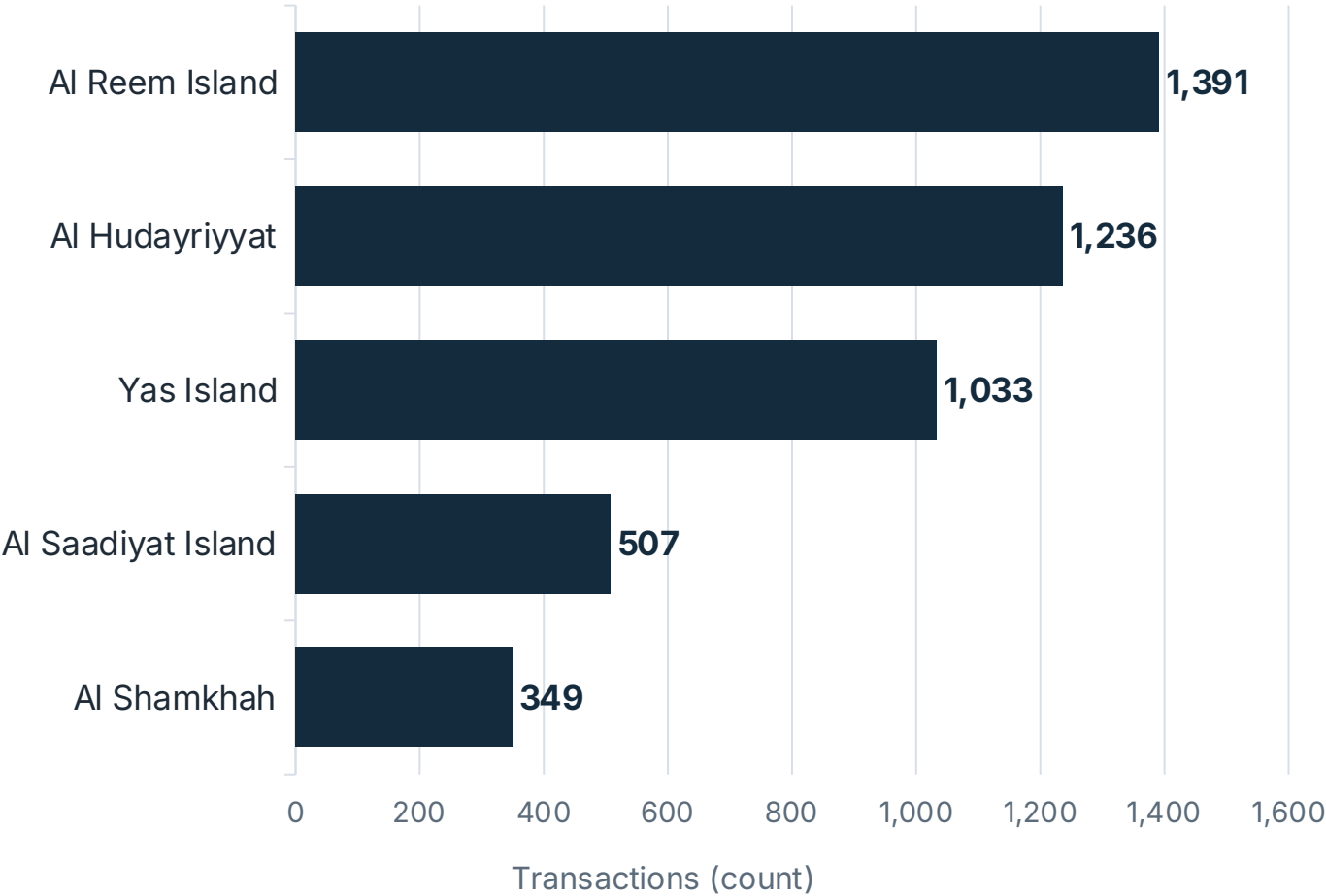
Area (Projectory)	Transactions	Value	Share of emirate value
Hudayriyat	499	AED 4.1bn	41.8%
Yas Island	422	—	—
Al Reem Island	377	—	—

“—” = not provided by the source.

Version and coverage

- Version 1.0; registrations 2026-09-01 to 2026-09-30; data available 2026-10-02.
- Homes only; excludes plots, whole buildings and non-sales transactions.
- Third-party compilation, not an official ADREC report.
- Median price change is not individual-unit appreciation; totals are not directly comparable with ADX Q3 or ADREC H1.

ADX Q3: top five areas by transaction count



Area	Transactions
Al Reem Island	1,391
Al Hudayriyyat	1,236
Yas Island	1,033
Al Saadiyat Island	507
Al Shamkhah	349

- Ranked by number of transactions, not by price.
- Same coverage as page 5: direct sales incl. apartments, villas, commercial and plots; excl. court transfers.
- Projectory's September area data (page 6) use a different period and coverage and are not merged here.

A pricing checklist built on like-for-like comparables

- 1

Start with registered sales in the same project and building.
- 2

Match property type, bedrooms, floor area and completion status.
- 3

Compare floor, view, condition, parking and payment or handover terms.
- 4

Separate completed transaction prices from current asking prices.
- 5

Show transaction date, source and sample size; leave unknown fields blank.
- 6

Use the market index as context, not an automatic uplift for one home.

Do not apply market figures to one home

REIDIN's +11.17% YoY sales-index change and ADX's Q3 median of AED 1,798/sq ft are market-level figures; neither can be used directly to value or mark up a single home.

Comparable-sales record (leave unknown fields blank)

Project / building	Type	Beds	Floor area	Status	Sale / asking	Date	Source

Rent-freeze notice summary and supply data gaps

ADREC Press Release 26 summary (3 June 2026)

Renewal increase cap 0%

Duration Temporary, until further notice, as stated in the 03 June press release

Reference rent Last registered Tawtheeq rent for renewals and new agreements

- Tawtheeq is a rental-contract registry, not a sale-price registry.
- Start date, applicability to a specific lease, exceptions, the formal legal instrument and later notices require direct ADREC verification.
- Policy or law should not be inferred from the REIDIN rent index.

Supply: confirmed data gap

- No comparable 2026–2028 actual delivery/project schedule series was verified in this report. This does not mean that no official longer-term pipeline exists.

Verify before any transaction

- ☐ Project handover timing
- ☐ Transfer conditions
- ☐ Fees
- ☐ Financing arrangements

Confirm directly with the developer and relevant authorities; this report gives no scores or forecasts.

Original source links (clickable)

Source	Type	Statistical period	Published	Original URL
ADREC H1 2026 Transaction Report (PR27)	Official	2026-01-01 to 2026-06-30	2026-07-17 (date in PR27; PDF publication date not verified)	https://adrec.gov.ae/en/news/press-release-27---adrec-h1-2026-transaction-report Full report PDF: https://adrec.gov.ae/-/media/adrec/market-reports/marketreportslatest/adrec-h1-2026-spread-3.pdf
REIDIN September residential price report	Third-party	2026-09-01 to 2026-09-30	2026-10-12	https://reidin.com/uae-residential-property-price-report-september-2026/
ADX Interact quarterly report	Third-party	2026-07-01 to 2026-09-30	Not shown	https://adxinteract.com/abu-dhabi-property-market/quarterly-report
Projectory September home-sales report	Third-party	2026-09-01 to 2026-09-30	2026-10-02	https://projectory.ae/research/abu-dhabi-property-market-september-2026-adrec-home-sales-report/
ADREC Press Release 26: rental freeze update	Official	n/a (press release)	2026-06-03	https://adrec.gov.ae/en/news/press-release-26---rental-freeze-update

Review date: 21 October 2026. All sources were verified on that date; missing publication dates are marked “Not shown”.