knownable

MARKET MONTHLY / 09

SEPTEMBER 2026 EDITION

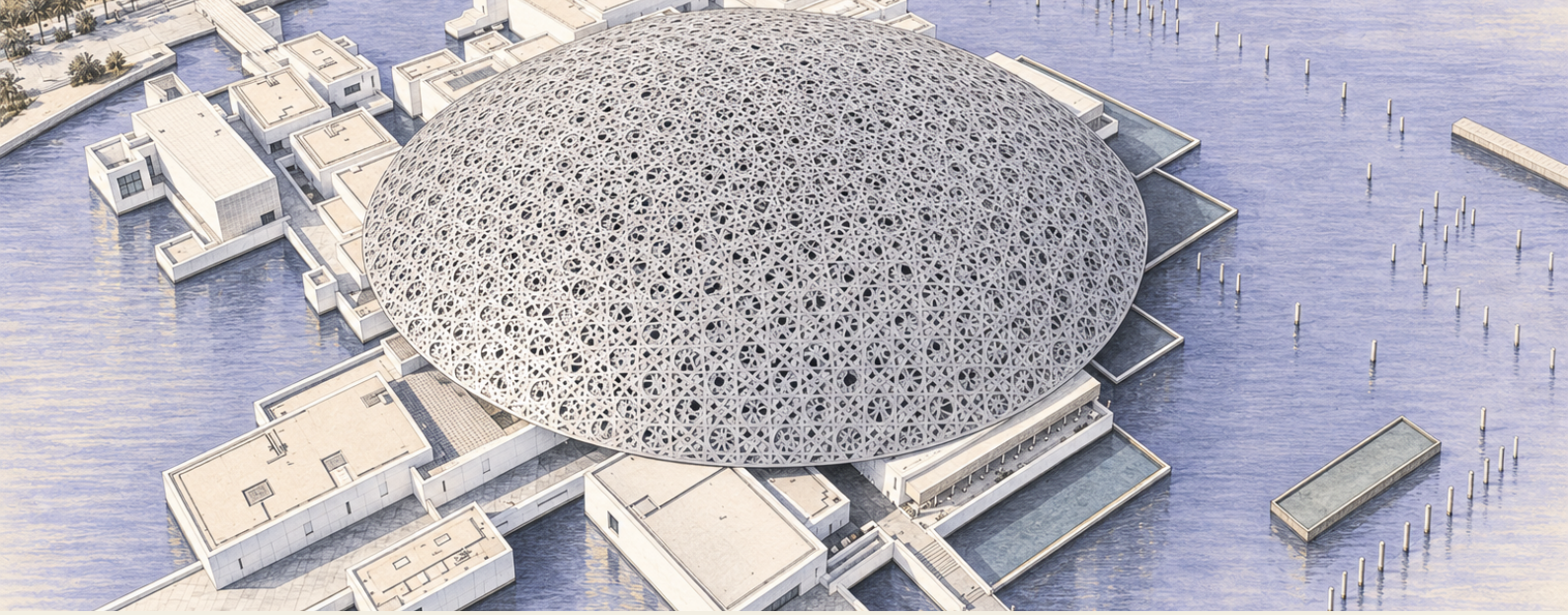


Market Monthly

September 2026 Edition

Application rows	Recorded price sum	Month on month	January to September
2,382	AED 12.47B	-0.1%	23,757

Abu Dhabi. A steady headline, a changing product and district mix.



01

The month, decoded.

September contains 2,382 sale application rows and AED 12.47B in positive recorded prices. The count is almost unchanged from August, but apartment rows rise 26.2%. Al Hidayriyyat leads the district count; Yas and Al Reem account for more of the sample than they did in August.

2,382

APPLICATION ROWS

Rows dated 1 to 30 September.

AED 12.47B

RECORDED PRICE SUM

Positive prices across all asset classes.

AED 2.88M

MEDIAN RECORDED PRICE

Middle positive price in the extract.

AED 1,829

MEDIAN / SQFT

Positive supplied rates, converted.

AED 5.30M

MEAN RECORDED PRICE

Sum divided by 2,350 positive price rows.

84.0%

MEAN ABOVE MEDIAN

High value records pull the mean upward.

51.6%

APARTMENT ROW SHARE

Up from 40.8% in August.



Momentum, in context.

September is flat month on month. Read that against the year's pace and the changed composition.

2,384

AUGUST ROWS

Recalculated from the same extract.

-2

NET CHANGE

Two fewer September application rows.

2,382

SEPTEMBER ROWS

The completed calendar month window.

JANUARY TO SEPTEMBER

Year to date pace

23,757

2,640

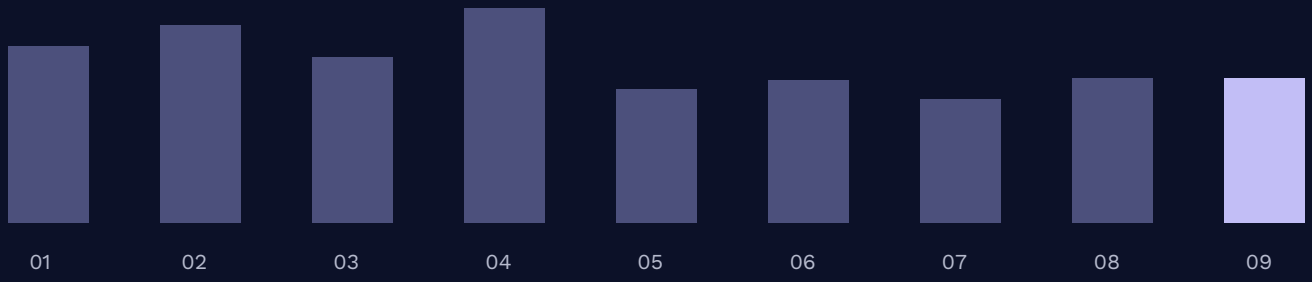
MONTHLY AVERAGE

-9.8%

SEPTEMBER VS AVERAGE

10.0%

SEPTEMBER SHARE OF YTD

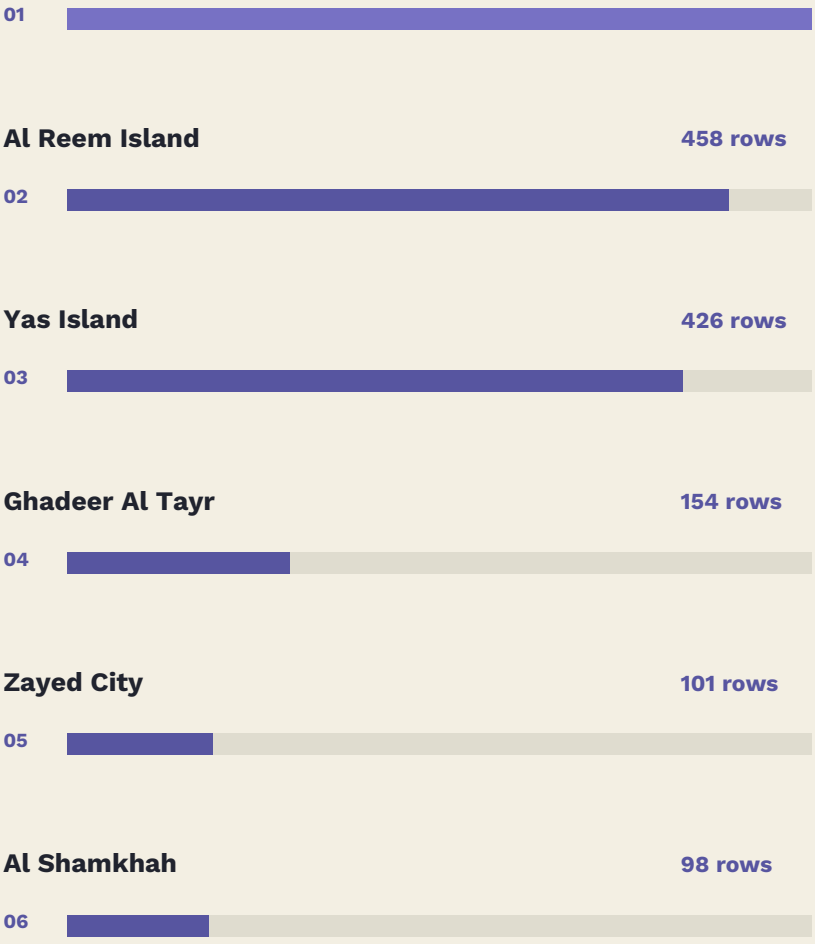


The September 2025 comparison is -10.4% (2,659 rows). Monthly counts describe this file's coverage, not independently confirmed market demand or completed transfers.

02

Where activity landed.

District row counts show concentration, not district price performance.



CONCENTRATION

21.6%

LEADER SHARE

Al Hidayriyyat accounts for just over one in five rows.

58.7%

TOP THREE SHARE

Al Hidayriyyat, Al Reem and Yas together.

73.6%

SHOWN DISTRICT SHARE

630 rows sit outside these six districts.

BROKER READ

Yas rises from 206 to 426 rows. Al Reem rises from 376 to 458. The property and project mix matters more than a ranking alone.

03

What actually traded.

Apartment layouts only. Participation and rates belong to the same product category.

Studio 236

19.2% of apartment rows — AED 2,131 / SQFT

1 Bed 401

32.7% of apartment rows — AED 1,946 / SQFT

2 Beds 461

37.5% of apartment rows — AED 1,948 / SQFT

3 Beds 115

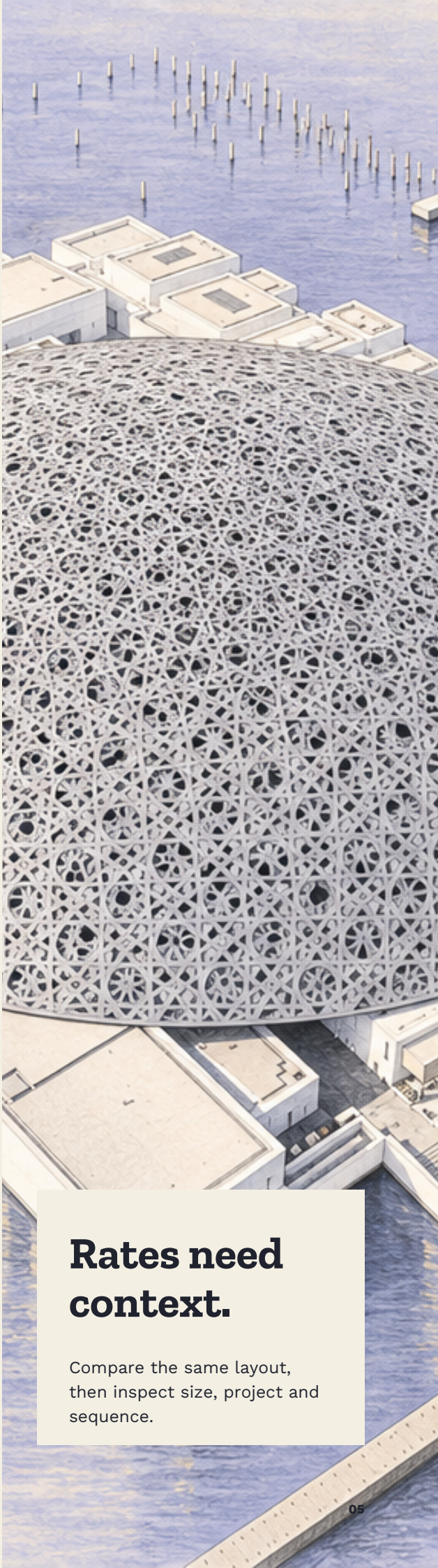
9.4% of apartment rows — AED 1,807 / SQFT

4 Beds 15

1.2% of apartment rows — AED 1,311 / SQFT

1,228
LAYOUT LABELLED ROWS

97.6%
POSITIVE RATE COVERAGE



Rates need context.

Compare the same layout, then inspect size, project and sequence.



04

Value, not just volume.

The overall price distribution is pulled upward by a high value tail. Medians and means answer different questions.

AED 2.88M	AED 5.30M	84.0%	7
MEDIAN PRICE	**MEAN PRICE**	**MEAN ABOVE MEDIAN**	**PRICES OVER AED 100M**
Middle positive recorded price.	Average of 2,350 positive prices.	A mix diagnostic, not a return.	High value rows remain in the sum.

MEDIAN AS A SHARE OF THE MEAN 54.4%

THE CENTRE

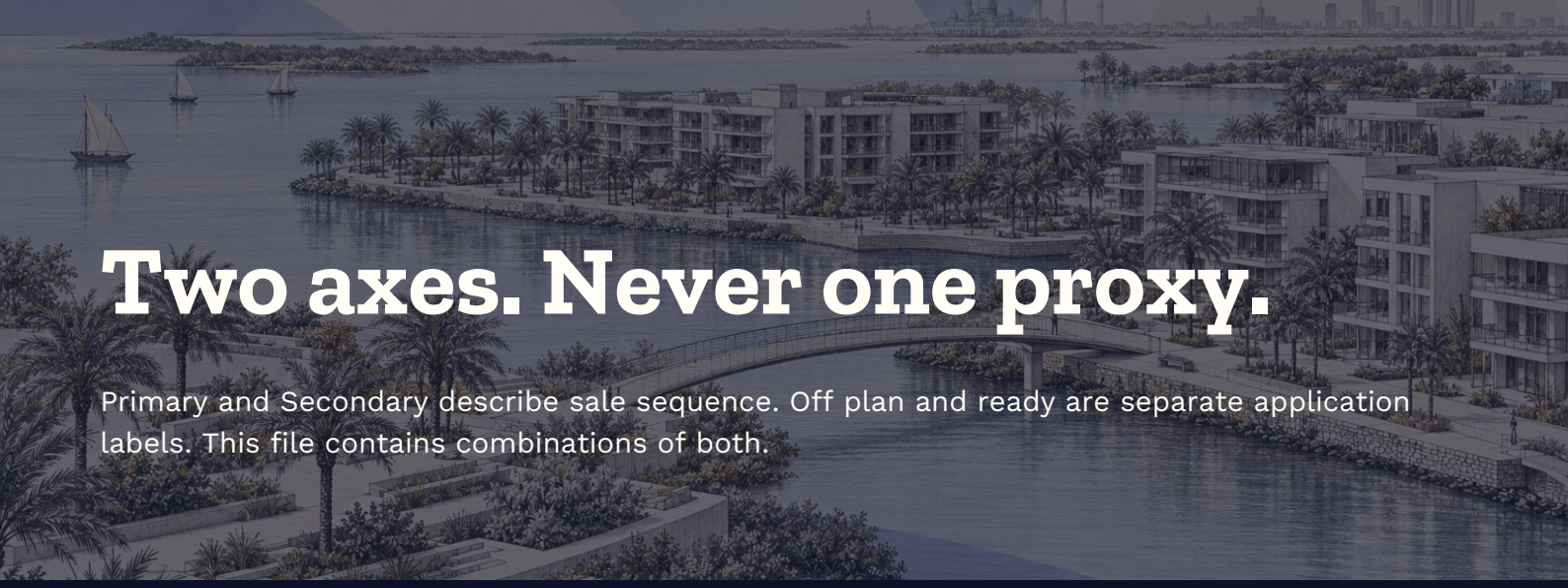
Use the median to describe the middle of this positive price sample.

THE PULL

Seven records above AED 100M influence the aggregate headline.

THE LIMIT

All asset classes are included here. This is not a residential price index.



Two axes. Never one proxy.

Primary and Secondary describe sale sequence. Off plan and ready are separate application labels. This file contains combinations of both.

01

Primary / Secondary

Who is on each side of the recorded sale sequence?



1,695
PRIMARY

687
SECONDARY

229 Secondary rows are off plan. 144 Primary rows are ready.

02

Off plan / Ready

What application category is recorded for the asset?



1,780
OFF PLAN

593
READY

Nine court mandated rows are outside the off plan / ready split.

Within the file: Primary off plan 1,551; Primary ready 144; Secondary off plan 229; Secondary ready 449; Secondary court mandated 9. Sequence is never filled from readiness.

06

Apartments, like for like first.

A consistent property type makes the district view more useful. It does not match building, size, age or individual unit.

DISTRICT	ROWS	MEDIAN AED	AED / SQFT	RATE N
Yas Island	396	2.18M	2,829	396
Al Reem Island	383	1.75M	1,761	354
Al Hidayriyyat	88	3.87M	2,445	88
Al Saadiyat Island	80	2.58M	1,929	80
Ghadeer Al Tayr	56	2.07M	1,638	56
Al Shamkhah	48	0.77M	1,289	48
Al Rahah	43	2.30M	1,724	43

AUGUST TO SEPTEMBER / APARTMENTS

-1.0%

MEDIAN RECORDED PRICE

AED 2.10M to AED 2.08M.

+5.8%

MEDIAN SUPPLIED RATE

AED 1,848 to AED 1,955 / SQFT.

A higher median rate and a lower median price can coexist when unit and project mix changes. September has 1,199 positive apartment prices and rates; August has 966. These are not matched repeat sales.



One project cluster. A much larger Yas count.

285

CANOPIES LABELLED APARTMENT ROWS

The Canopies at Yas Point label appears on 285 Yas Island apartment rows. That is 72.0% of the 396 Yas apartment rows in September.

Yas has 426 rows overall, compared with 206 in August. The rise is not equally distributed across every project: 396 of September's Yas rows are apartments.

CLIENT CONVERSATION

Name the specific project cluster before turning a district headline into a view on any individual home.

JOHN MIKHAIL

The questions before the home.



Abu Dhabi real estate broker John Mikhail puts the client's everyday life before the shortlist.

His published feature focuses on listening first: work, family routines and the practical tradeoffs that make one particular home fit.

> **"The right property should still feel right after every difficult question has been asked."**
>
> FROM JOHN'S PUBLISHED KNOWNABLE FEATURE

What is the routine?

Start with the client's day, not the broadest market headline.

What is the tradeoff?

Separate what looks appealing from what works in the specific home.

What did we miss?

Ask the practical question before the decision becomes expensive.

READ JOHN'S FEATURE

Next: the sofa question nobody asked first.



The sofa fit the room. What about the lift?

The living room was measured. The wall space worked. Even the view looked right. Then someone asked the question that sent everyone back to the tape measure.

John's feature uses this playful scenario to show why a home must work from the front door to the place you put your feet up. Continue reading the funny story on Knownable.

CONTINUE READING THE FUNNY STORY



KNOWNABLE LIBRARY

knownable

Take the next useful step.

The report is a starting point. Use the current resources and register your interest in a deeper market workspace.

THE BROKER KIT

Resources for the client conversation.

Explore the current Broker Kit directly on Knownable. No pricing or package promises are printed in this edition.

EXPLORE THE BROKER KIT

KNOWNABLE HUB

Follow the evidence.

JOIN THE HUB WAITLIST

knownable

From market signal to client conversation.

Three ways to use this September edition without overstating its evidence.

Lead with the real signal.

The row count is flat month on month, while apartment participation rises. Describe both, not just the biggest number.

BROKER MOVE

Flat total. Different composition.

Explain concentration.

The three leading districts contain 58.7% of the rows. On Yas, a Canopies labelled cluster dominates the apartment sample.

BROKER MOVE

Name the project before the district.

Keep the concepts separate.

Sequence is not readiness. A rate median is not a return. Use the specific cohort before forming a view on one home.

BROKER MOVE

Match the question to the evidence.

THE SEPTEMBER TAKEAWAY

September was steady overall. The mix changed. The specific home still needs its own evidence.