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Market Monthly

October 2026 Edition



Sale application records	Total recorded value	Change from September	January to October
3,046	AED 14.31B	+27.9%	26,807

October activity increased, led by townhouses.

Overview 02 Districts 04 Apartments 08 Resources 10

Data source: Abu Dhabi Real Estate Centre (ADREC). Analysis: Knownable.



October at a glance.

October has 3,046 sale application records worth AED 14.31B. The count rose 27.9% and value rose 14.8% from September. Townhouse records rose from 183 to 670: 487 of the 664 additional records (73.3%).

3,046
Sale application records

1 to 31 October.

AED 14.31B
Total recorded value

3,040 prices above zero.

AED 3.14M
Median price

All asset classes.

AED 1,871
Median price / sq ft

2,997 usable price per sq ft values.

AED 4.71M
Average price

49.9% above the median.

22.0%
Townhouse share of records

7.7% in September; 22.0% now.

43.1%
Apartment share of records

51.6% in September; 43.1% now.

Data source: Abu Dhabi Real Estate Centre (ADREC). Analysis: Knownable.



October in context.

Records increased from September but remained below the same month last year.

2,382

September records

1 to 30 September.

+664

Additional records

October less September.

3,046

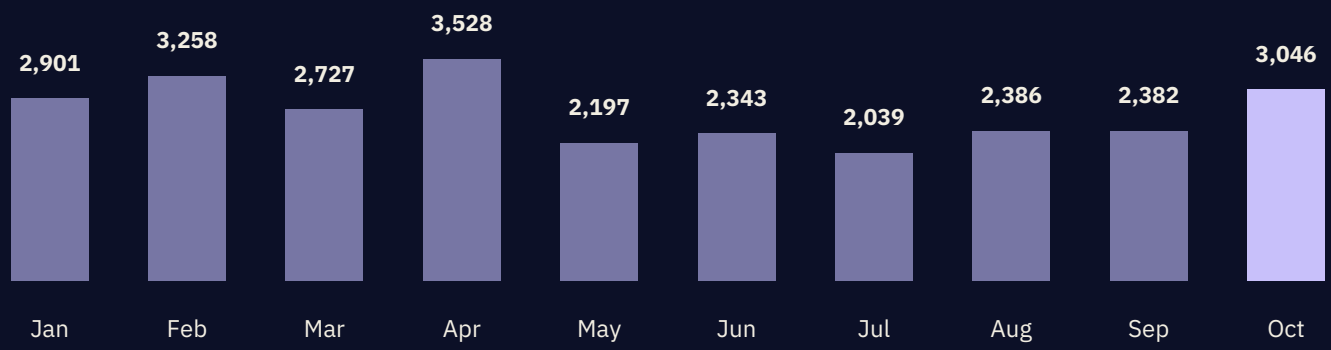
October records

1 to 31 October.

January to October

Year to date total

26,807



October 2025 has 3,937 records: October 2026 is -22.6% year on year. Count is 13.6% above the January to October monthly average of 2,681.

Where recorded activity was concentrated.

Sale application records by district.

01 **Al Hidayriyyat**

653 records



02 **Al Reem Island**

515 records



03 **Yas Island**

412 records



04 **Al Layyan**

262 records



05 **Al Saadiyat Island**

216 records



06 **Al Rahah**

208 records



21.4%

Leader share

Al Hidayriyyat remains first.

51.9%

Top three share

Al Hidayriyyat, Al Reem and Yas.

74.4%

Share in six districts

780 records are outside these six.

The top three account for 51.9% of October records, versus 58.7% in September. Al Reem has 515 records, Yas 412, and Al Layyan 262.

Apartment layouts.

Apartment sale application records, grouped by bedroom count.

Studio 293

22.3% of apartment records AED 2,017 / sqft

1 bedroom 440

33.5% of apartment records AED 2,068 / sqft

2 bedrooms 466

35.5% of apartment records AED 2,130 / sqft

3 bedrooms 94

7.2% of apartment records AED 1,705 / sqft

4 bedrooms and above 19

1.4% of apartment records Limited data

1,312	99.7%
Apartment records	Usable price per sq ft data





Recorded values, in context.

The middle recorded price rose while the average fell. Fewer very high prices helped explain the difference.

AED 3.14M
Median price

AED 4.71M
Average price

49.9%
Average above median

3
Prices above AED 100M

Median as a share of the average **66.7%**

Middle price

Median recorded price: AED 2.88M in September, AED 3.14M in October.

High value records

Three records above AED 100M total AED 480.68M, or 3.4% of October value.

September comparison

September has seven such prices totalling AED 2.00B, or 16.1% of its value.

Median means the middle price. Average is total value divided by the number of priced records.



Sale type and property status.

Primary and Secondary describe sale sequence. Off plan and Ready describe property status.

Primary / Secondary



2,152
Primary

894
Secondary

Primary: 70.6% of all records.
Secondary: 29.4% of all records.

Off plan / Ready



2,401
Off plan

634
Ready

Off plan: 78.8%. Ready: 20.8%.
11 court-mandated records: 0.4%.

371 Secondary records are off plan. 122 Primary records are ready.

By both classifications: Primary off plan 2,030; Primary ready 122; Secondary off plan 371; Secondary ready 512; Secondary court-mandated 11. All 3,046 records are included.

Apartment prices by district.

Median apartment prices and rates, with September to October changes below.

District	Records	Median price AED	Median rate AED / sqft	Usable records price / rate
Al Reem Island	421	1,675,329	1,735	417 / 417
Yas Island	350	2,419,836	2,706	350 / 350
Al Saadiyat Island	157	2,580,000	2,516	157 / 157
Al Bahyah	106	1,438,790	2,349	106 / 106
Zayed City	66	1,318,298	2,209	66 / 66
Al Shamkhah	62	686,799	1,220	62 / 62
Khalifa City	54	1,154,969	1,383	54 / 54

-15.0%
Median price change

AED 2.08M to AED 1.77M.

+3.0%
Median rate change

AED 1,955 to AED 2,013 / sqft.

Apartment price and rate comparisons: 1,199 records in September and 1,308 in October.



Hudayriyat Golf Estates in the October records.

The two Hudayriyat Golf Estates project names account for 542 of Al Hidayriyyat's 653 sale application records.

542

Combined records

83.0% of district records.
17.8% of October records.

Hudayriyat Golf Estates - Villas

478 October records

Hudayriyat Golf Estates - Townhomes

64 October records

The Villas project name covers 259 villa and 219 townhouse / attached villa records. The Townhomes name covers 64 villa records.

Artwork: conceptual illustration.



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Take the next useful step.

Use the report to frame the question. Use the specific property evidence to answer it.

The Broker Kit

Your professional introduction.

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Knownable Hub

Follow the evidence.

Join the Hub waitlist

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From market signal to client conversation.

Use October's figures to guide your next client conversation.

Lead with the mix.

Townhouse and attached villa records rose from 183 to 670. Apartment records also increased, but their share fell.

Use in conversation

Name the property type before describing the change.

Explain concentration.

Two Hudayriyat Golf Estates project names account for 542 sale application records. The district includes several property types.

Use in conversation

Check the project name against the stated home type.

Read price and rate.

Apartment median price fell 15.0% while median price per sq ft rose 3.0%.

Use in conversation

Compare both price and size when assessing a home.

October's growth was led by townhouses. Compare districts, home types and price per sq ft.