knownable

MARKET MONTHLY / 08

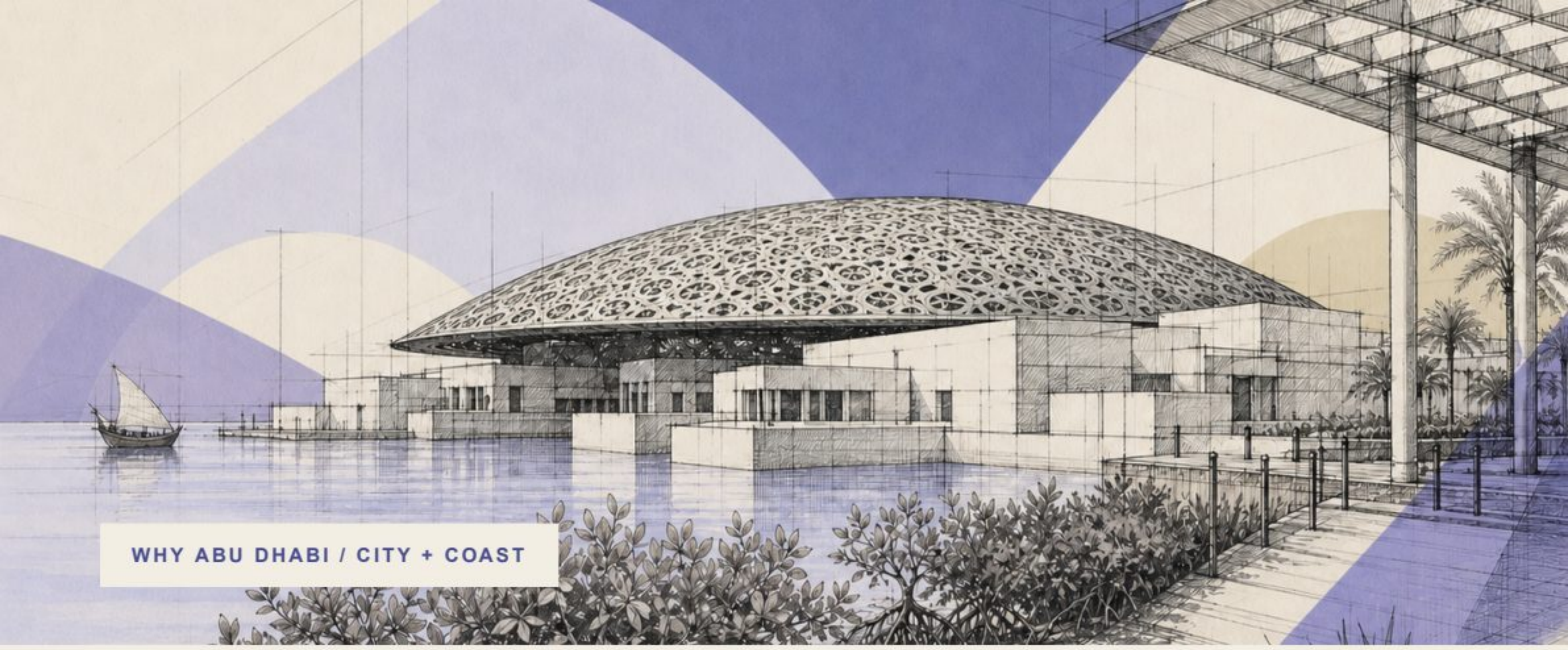
AUGUST 2026 EDITION

REGISTERED MARKET INTELLIGENCE / ABU DHABI

Market Monthly

August 2026 Edition

Transactions	Total volume	MONTH ON MONTH	YEAR TO DATE
2,274	AED 12.33B	+18.4%	20,369



01

AUGUST 2026 EDITION / EXECUTIVE READ

The month, decoded.

Abu Dhabi recorded 2,274 transactions in the 31 days to Monday, 31 August 2026, totalling AED 12.33B. Transaction count was up 18% versus the previous 31 days. Al Hidayriyyat led activity with 627 transactions (median AED 4.93M). Off-plan accounted for 81% of transactions (1848 off-plan vs 426 ready).

REGISTERED SALES	REGISTERED VALUE	MEDIAN SALE	MEDIAN RATE
2,274	AED 12.3B	AED 3.42M	AED 19,929 /sqm
Official sale applications in the completed month.	Aggregate value across the same monthly registry window.	The middle priced built-unit registration—not an asking price.	Built-unit median on the publication's stated area basis.

AED 5.42M

MEAN REGISTERED VALUE

Total monthly value divided by all recorded sales.

58.5%

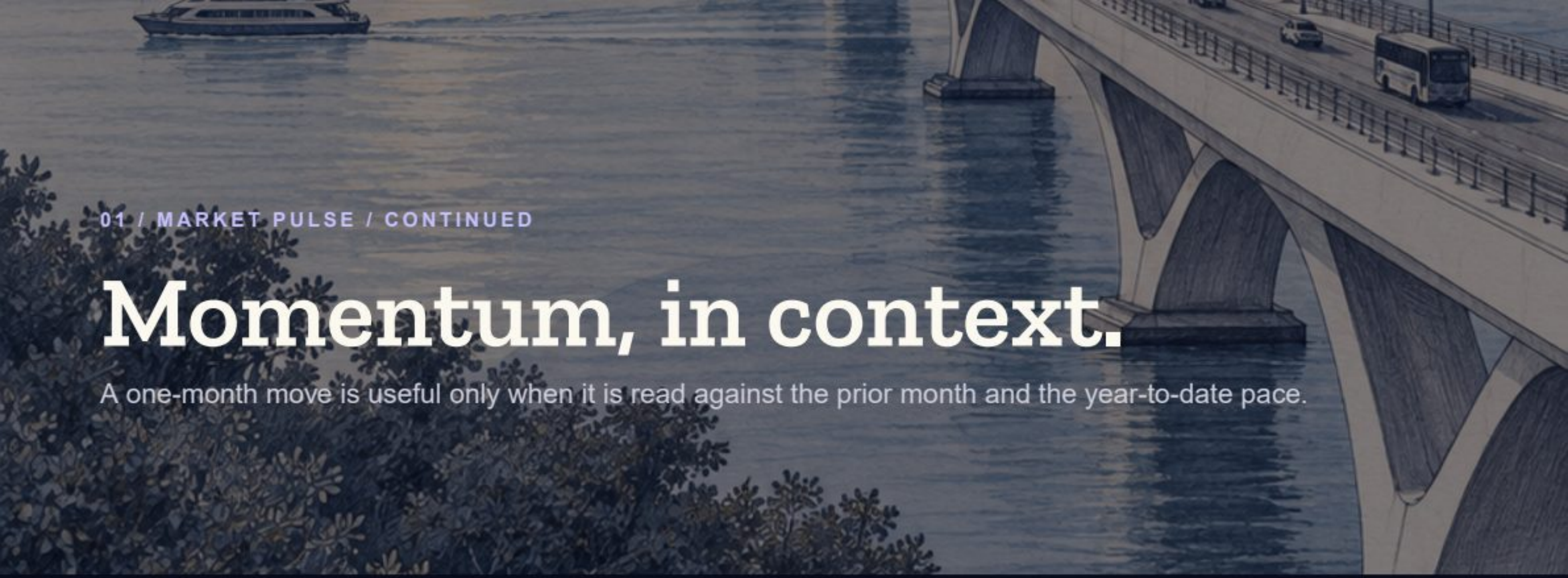
MEAN–MEDIAN GAP

A high-value mix signal; it is not a distribution claim.

11.2%

SHARE OF YTD SALES

AUGUST registrations as a share of January–august activity.



01 / MARKET PULSE / CONTINUED

Momentum, in context.

A one-month move is useful only when it is read against the prior month and the year-to-date pace.

PRIOR MONTH / DERIVED

1,921

Back-solved from the published month-on-month count change.

+

NET CHANGE

+353

+18.4% against the comparable prior month.

=

AUGUST / REGISTERED

2,274

The completed edition-month observation.

JANUARY–AUGUST / REGISTERED SALES

Year-to-date pace

20,369

MONTHLY YTD AVERAGE	AUGUST VS YTD PACE	AUGUST SHARE OF YTD	AVG VALUE / SALE
2,546	-10.7%	11.2%	AED 5.42M

THE ANALYTICAL READ

A rebound—without confusing it for a year-high pace.

1.18x
the implied prior-month registration count

-10.7%
against the January–August monthly average

58.5%
mean above median, signalling high-value mix

Derived metrics are calculated from the registered headline figures printed in this edition. The prior-month count is an estimate implied by the reported percentage change and is labelled accordingly; all other counts are direct publication inputs.

CONFIRMED 2026-08-18

ADREC releases its H1 2026 Abu Dhabi real-estate market report

CONFIRMED 2026-08-05

DMT grants a grace period for occupancy-certificate compliance

02

REGISTERED GEOGRAPHY / CONCENTRATION

Where activity landed.

Rankings show count, while the concentration panel shows how much of the whole market those leaders represent.

CONCENTRATION READ

27.6%

LEADER SHARE

Al Hidayriyyat alone accounted for more than one in four monthly registrations.

53.9%

TOP THREE SHARE

A compact measure of how tightly monthly demand clustered at the front of the ranking.

75.6%

SHOWN-DISTRICT SHARE

555 registrations sat outside the six leaders shown here.

BROKER READ

Activity was not evenly distributed. The ranking is a liquidity signal—not a price-performance ranking—and should be paired with unit type, sequence and rate evidence before it becomes a client recommendation.

03

REGISTERED PRODUCT MIX / BUILT UNITS

What actually traded.

The mix below separates unit-size participation from rate. Volume says what was liquid; median rate says where that cohort cleared.

Studio 137

6.5% of classified layout cohort — AED 1,722 / sqft

1 bed 343

16.3% of classified layout cohort — AED 1,880 / sqft

2 beds 406

19.3% of classified layout cohort — AED 1,843 / sqft

3 beds 450

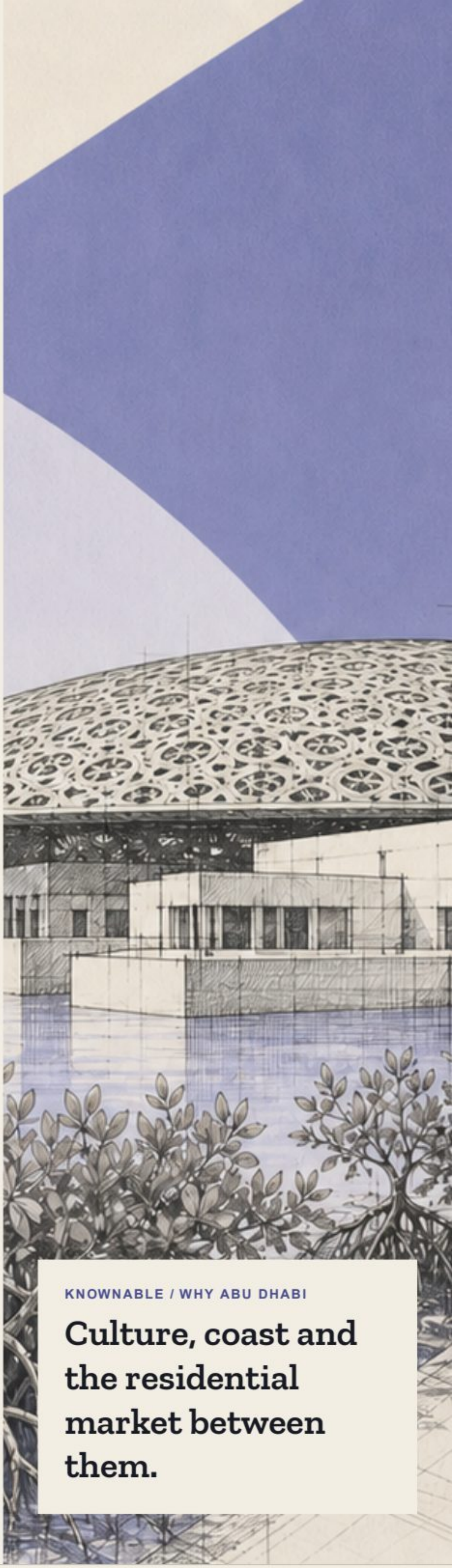
21.4% of classified layout cohort — AED 1,924 / sqft

4+ beds 763

36.4% of classified layout cohort — AED 1,836 / sqft

EVIDENCE COVERAGE

56	100.0%	92.3%
districts represented in the monthly registry window	built-unit rows carrying a usable sale price	of all monthly registrations classified in the layout view



KNOWNABLE / WHY ABU DHABI

Culture, coast and the residential market between them.

WHY ABU DHABI / REGISTERED VALUE

04

REGISTERED PRICING / DISTRIBUTION SIGNAL

Value, not just volume.

Averages and medians answer different questions. Reading them together reveals whether a small number of high-value registrations is pulling the headline upward.

MEDIAN SALE	MEAN SALE	MEAN ABOVE MEDIAN	MEDIAN RATE
AED 3.42M	AED 5.42M	58.5%	19,929 /sqm
The midpoint of the priced built-unit cohort.	Total registered value divided by all sales.	A mix signal, not a percentile distribution.	Overall stated built-unit area basis.

MEDIAN AS A SHARE OF THE MEAN

63.1%

MEDIAN / TYPICAL CENTRE

MEAN / HIGH-VALUE PULL

THE CENTRE

Use the median as the more defensible anchor for a typical completed registration.

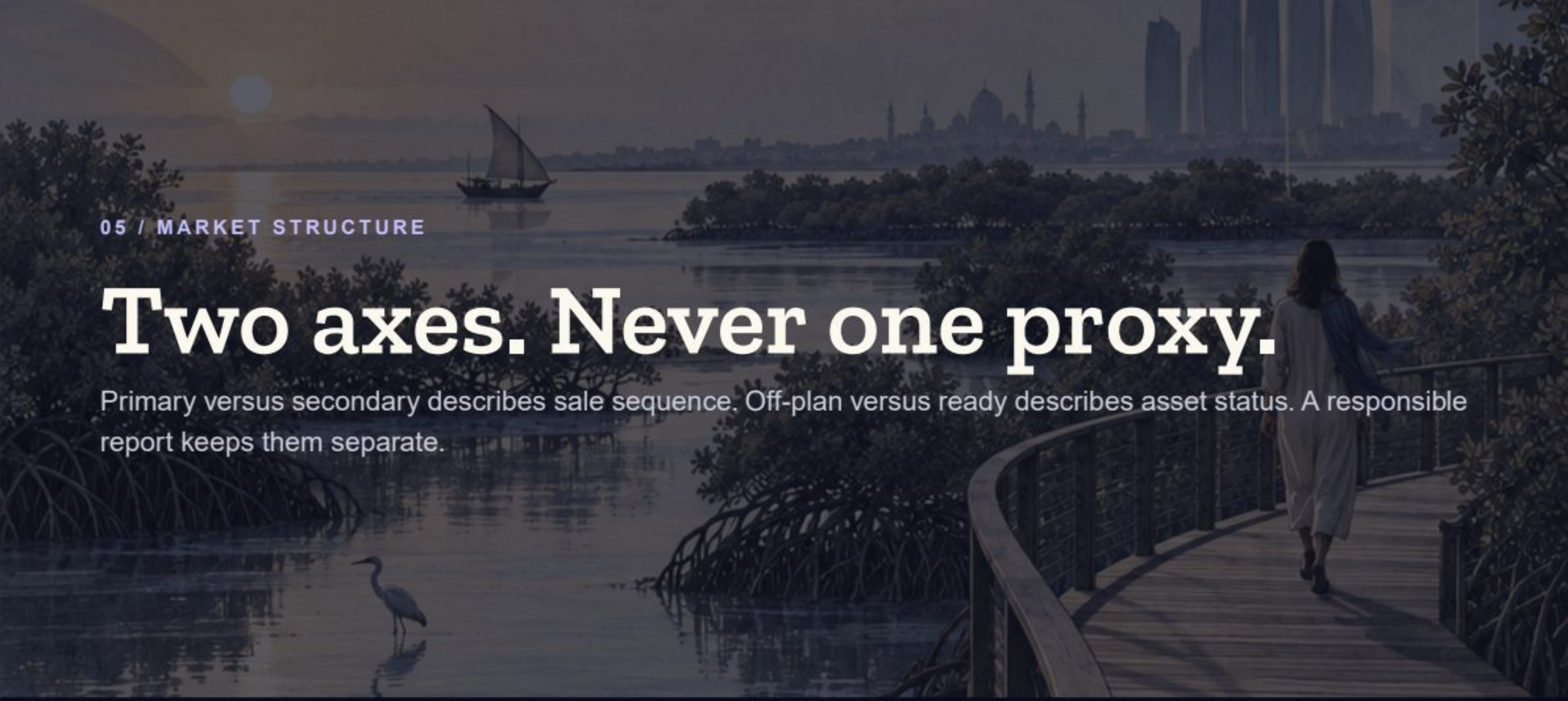
THE PULL

The mean sits 58.5% above the median, signalling a meaningful high-value tail.

THE RATE

Compare rate only within like-for-like district, asset and unit-size cohorts.

Method boundary: the available publication fields support a mean-versus-median diagnostic. They do not support claims about quartiles, affordability bands or the full price distribution, so none are inferred here.



05 / MARKET STRUCTURE

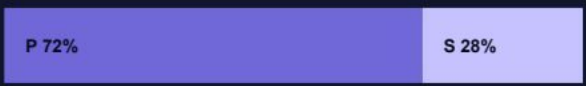
Two axes. Never one proxy.

Primary versus secondary describes sale sequence. Off-plan versus ready describes asset status. A responsible report keeps them separate.

01

Primary / Secondary

Primary means a first developer sale. Secondary means a resale. Unknown sequence rows remain unknown.



1,643 deals
FIRST SALES

631 deals
RESALES

QUESTION ANSWERED
Was this the developer's first sale or a resale between market participants?

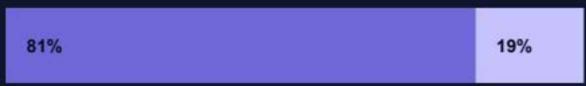
EVIDENCE RULE
Only explicitly classified registry rows enter the split. Missing sequence values are excluded, not filled.

THIS EDITION
The classified cohort is published above.

02

Off-plan / Ready

This is a construction-status split. It cannot stand in for first sale versus resale—even when the categories appear correlated.



1,848 deals
OFF-PLAN

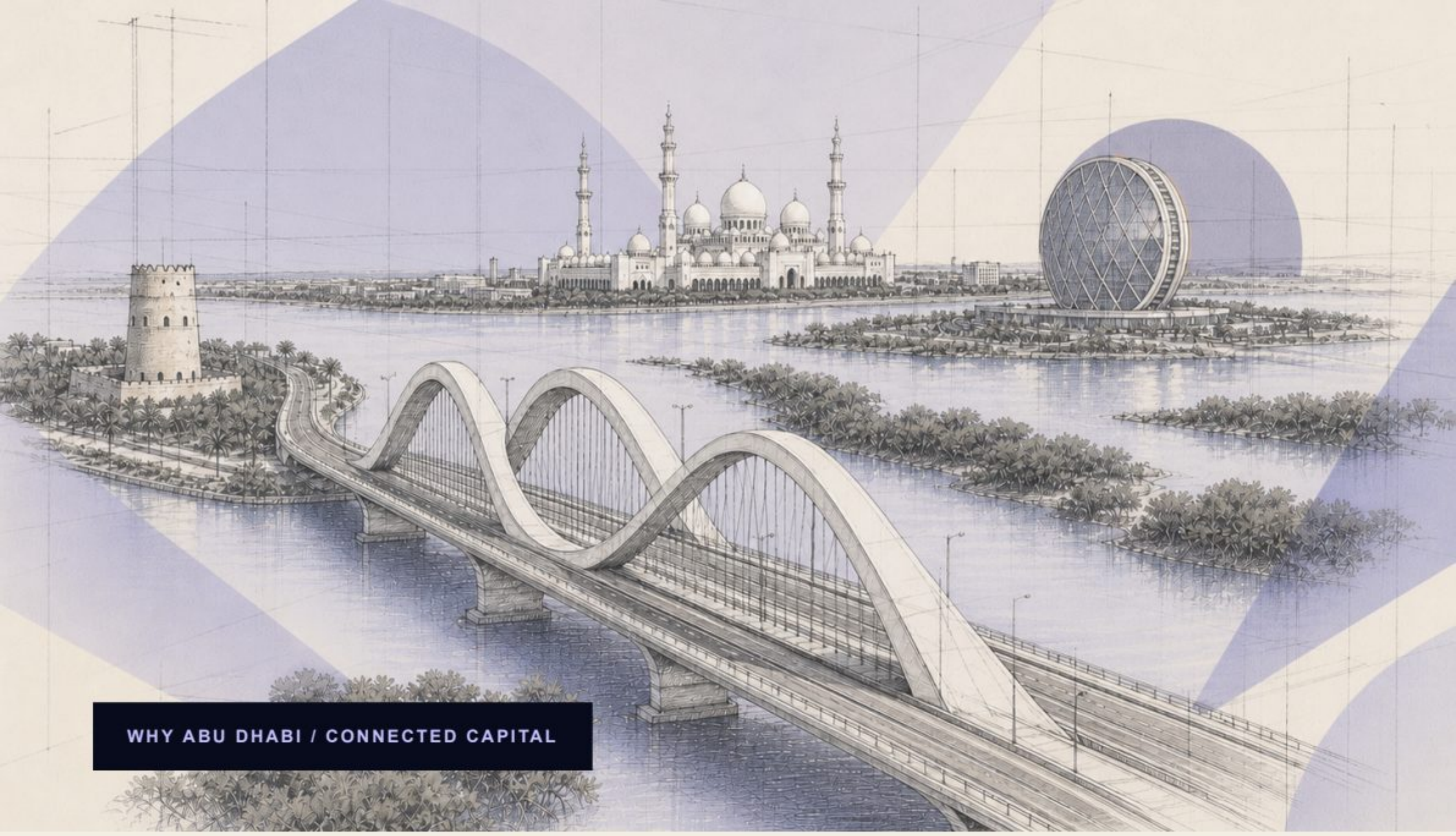
426 deals
READY

QUESTION ANSWERED
Was the registered unit sold before completion or in the ready market?

OFFICIAL H1 CONTEXT
ADREC reported off-plan at 82% of H1 deals and 89% of residential sales value.

NON-SUBSTITUTION RULE
A ready first sale and an off-plan assignment are both possible; status cannot manufacture sequence.

* H1 2026 context published by ADREC on 18 August 2026; it is not an August-only split. Knownable does not infer primary/secondary from off-plan/ready when the registered sale-sequence field is absent.



06

ABU DHABI / OFFICIAL H1 CONTEXT

A city of connected markets.

The regulator's H1 release—published during this edition month—adds supply, tenure and market-structure context to the monthly registered-sales read.

AED 70.4B
residential unit sales in H1 2026

89%
off-plan share of H1 residential sales value

82%
off-plan share of H1 residential deals

409K
approximate residential supply

+20% / +12%
repeat-sale apartment / villa prices, year on year

61%
of ready-market purchases completed in cash

71K
additional homes projected across the emirate by 2030

77%
of projected incremental supply from six key districts

Period discipline: these are H1 2026 official context figures, released 18 August. They are not combined with or represented as August-only totals.

OPEN ADREC SOURCE

knownable

07

KNOWNABLE / THE HUB

One market layer. One professional workspace.

Knownable makes Abu Dhabi market intelligence public and legible. The Hub turns that evidence into a repeatable broker workflow.

KNOWNABLE	THE HUB
Public market intelligence and source-led context.	Professional analysis and client-ready material.

01 **Today**
What matters now

02 **Insights**
Investigate the evidence

03 **Exportables**
Put proof in client hands

THE OUTCOME

Move the client conversation from assertion to sourced evidence.

EXPLORE KNOWNABLE

08 / THE BROKER PLAYBOOK

From market signal to client conversation.

Three disciplined ways to turn this edition's registered evidence into a clearer August conversation.

01

Lead with the real signal.

August activity increased 18.4% from the implied prior month, but remained 10.7% below the January-August monthly pace.

BROKER MOVE

Describe a rebound without presenting it as a year-high pace.

02

Explain concentration carefully.

The six leading districts represented 75.6% of August registrations. That shows where recorded activity clustered - not where prices performed best.

BROKER MOVE

Use concentration as a liquidity prompt, then add district, unit and rate evidence.

03

Keep the concepts separate.

Primary versus secondary describes transaction sequence. Off-plan versus ready describes asset status. One cannot stand in for the other.

BROKER MOVE

Name the question first, then select the evidence that can actually answer it.

THIS MONTH'S CLIENT-READY LINE

"August showed renewed activity, concentrated demand and a high-value transaction mix - but each district still requires its own evidence."

Published 10 September 2026 · August 2026 Edition · Version 1.0 · hello@knownable.com