8 NOVEMBER 2026 / DATA THROUGH 31 OCTOBER 2026

Elan, Tilal Al Ghaf Property Check

A price and rental evidence review of a publicly advertised three-bedroom townhouse. A sample of the research provided through DXB Property Check. The specific unit identity has not been verified.

ASKING PRICE	MATCHED-SALE MEDIAN	RECENT MATCHED SALES
AED 3.90m	**AED 3.825m**	**24 records**
Public broker listing [1]	Historical evidence, not a valuation	1 Nov 2025-31 Oct 2026

A modest premium to the selected-sale median

The AED 3.9m ask is **2.0% above the AED 3.825m median** of 24 three-bedroom ordinary ready sales with recorded area between 135 and 150 m². Their observed range is AED 3.315m-4.30m. The latest matched sale, on 20 October 2026, was AED 3.85m. [2]

The January-February versus April-onwards comparison (page 6) shows a matched-sale median of AED 3,900,000 in January-February versus AED 3,625,000 from April onwards (-7.1%). Rental medians are AED 195,000 versus AED 180,000 (-7.7%). These are changes between selected historical samples, not proof of an effect caused by the crisis.

The advertised property [1]

Listing fact	Advertised detail
Broker / reference	Allsopp & Allsopp / L-237337
Location / layout	Elan, Tilal Al Ghaf / 3 bedrooms plus maid room
Bathrooms / displayed size	3 bathrooms / 2,142 sq ft
Plot area	1,515 sq ft (approximately 140.75 m²)
Position and features	Opposite community pool; private position; furnished; appliances included
Availability / occupancy	Listing accessible; tenancy and handover terms not stated and must be confirmed

Compare the same area basis

The listing displays 2,142 sq ft separately from its 1,515 sq ft plot. Asking price is approximately AED 1,821 per displayed sq ft, or AED 2,574 per plot sq ft. Comparable records use a registered-area field; this has not been verified as built-up area. Reconcile the title deed, plot map and approved floor plans before relying on a PSF comparison.

Research only. Not a formal valuation, investment recommendation or property inspection. Listing details and current availability must be reconfirmed.

01 / REGISTERED SALES

What have similar homes sold for?

Selection: exact project **Elan**; three bedrooms; ordinary Sale / Sell; ready registration status, using the current label or legacy fallback; recorded area 135-150 m². Window: **1 November 2025 to 31 October 2026**. Two unusually low-value records are excluded from whole-home benchmarks and disclosed on page 5. [2]

Measure	Selected evidence
Matched ordinary ready sales	24 distinct transaction IDs
Median / observed range	AED 3.825m / AED 3.315m-4.30m
Ask minus median	AED 75,000 (+2.0%)
Ask minus latest matched sale	AED 50,000 (+1.3%)

Six most recent matched sales

Date	Value (AED)	Area (m²)	Transaction reference
2026-10-20	3,850,000	147.08	11-31981-2026
2026-10-13	3,380,000	140.43	11-31315-2026
2026-10-13	3,650,000	140.42	11-31327-2026
2026-10-12	3,675,000	140.42	11-31196-2026
2026-09-11	3,625,000	140.42	11-27979-2026
2026-08-13	3,450,000	140.43	11-25134-2026

What the price evidence can establish

The recent matched observations include both lower and higher prices than the subject ask. The latest six range from AED 3.38m to AED 3.85m; their median is AED 3,637,500. A 12-month median combines different transaction dates and is not a current asking-price index.

What still needs unit-level evidence

The listing highlights a furnished home opposite the pool. The database does not identify comparable furniture packages, exact row positions, upgrades, maintenance condition or tenant status. Ask the broker for completed sales of homes with those features and for the consideration attributable to any furniture.

A negotiation reference, not a target price

The data supports questioning the premium over recent matched sales and checking the home's specific advantages. It does not justify an automatic offer price or prove that an asking premium is warranted.

02 / RENTAL EVIDENCE

What could rental income look like?

The selected evidence contains **317 bedroom-confirmed rental observations** for three-bedroom Elan homes with recorded area 135-150 m², starting between November 2025 and 31 October 2026. The median annualised amount is **AED 185,000**; the observed range is AED 35,000-265,000. This includes 173 New and 144 Renewed records. These are registered annualised amounts, not current asking rents. [2]

Most recent bedroom-confirmed records

Contract start	Annualised rent	Area (m²)	Status
2026-10-31	AED 170,000	145.95	New
2026-10-31	AED 185,000	140.00	Renewed
2026-10-27	AED 175,000	140.42	New
2026-10-27	AED 215,000	144.53	New
2026-10-27	AED 187,000	140.00	Renewed
2026-10-25	AED 185,000	140.00	New

Recent-quarter evidence and coverage

The August-October 2026 subset contains 121 observations with a median of **AED 183,750**. New and renewed agreements are both included. The full selected set contains 217 observations without an original-source contract link and 100 with an original contract/property-line reference. Bedroom labels are supported by source fields or unambiguous exact matches; generated IDs alone do not establish contract-level uniqueness. [2]

Income sensitivity at the asking price

Illustration	Annual rent	Gross yield	Model net income	Net / all-in
Lower	AED 170,000	4.36%	AED 128,000	3.09%
Middle	AED 185,000	4.74%	AED 141,500	3.42%
Upper	AED 210,000	5.38%	AED 164,000	3.96%

Scenarios, not a forecast. The model deducts an assumed 10% of rent for vacancy and management plus AED 25,000 annual fixed ownership costs. These costs have not been verified. Net yield uses the AED 4,142,620 illustrative acquisition budget. Financing, exceptional repairs and capital growth are excluded.

Before relying on a rental estimate

Verify tenancy, signed lease terms, furnishings and possession dates. Obtain community-charge statements, insurance quotes and maintenance invoices. The annual source data can include unusual amounts or lease structures; the recorded range is not a promised letting range.

03 / OWNERSHIP COSTS AND CHECKS

What to verify before committing

Illustrative acquisition budget - cash purchase

Item	Budget assumption
Purchase price	AED 3,900,000
Registration - assumed buyer bears combined 4%	AED 156,000
Brokerage - illustrative 2%	AED 78,000
VAT on assumed brokerage - 5%	AED 3,900
Trustee fee including assumed VAT	AED 4,200
Title deed, villa map, knowledge and innovation	AED 520
Illustrative total	**AED 4,142,620**

DLD lists 2% buyer and 2% seller registration fees. This budget assumes the buyer agrees to bear the combined 4%; confirm the sale agreement. A buyer allocation of only 2% would reduce the illustration by AED 78,000. Brokerage is assumed, not a statutory rate. Fixed fees and tax treatment depend on the transaction. Financing, bank valuation, conveyancing, NOC and other transaction-specific costs are excluded. [3]

Priority checks for this home

Identity and measurement: Obtain the title deed and plot identifier. Reconcile the 1,515 sq ft plot and 2,142 sq ft displayed size to approved plans; confirm terrace and maid-room treatment.

Condition and approvals: Inspect air conditioning, waterproofing, drainage, joinery and appliances. Check alteration approvals, snagging and any transferable warranties.

Furniture and possession: Inventory included furniture and appliances, document their condition and confirm vacant possession or the existing tenancy and lease terms.

Recurring costs: Obtain current community-charge statements, insurance quotes, maintenance history and arrears clearance. Replace the report assumptions with actual costs.

Price and rental support: Ask for recent executed contracts for similar pool-facing furnished homes and distinguish plot size from internal living area.

Before signing

Verify ownership, encumbrances, sale terms, fees and completion requirements with the relevant professionals. This report has no title-document review, inspection or independently verified unit identity.

04 / DATA COVERAGE AND SOURCES

How this report was prepared

Selection stage	Record count
All available exact-project Elan sales	2296
All project sale procedures in the selected 12 months	67
Ordinary ready sales, three bedrooms	27
Exclude recorded area 166.12 m²	1
Exclude unusually low consideration in size band	2
Selected ordinary ready, 3 bedrooms, 135-150 m²	24

Sales exclusions and limitations

The two size-matched records excluded from whole-home price benchmarks are 11-1516-2026 (AED 99,360; 13 January 2026) and 11-24857-2026 (AED 84,959.71; 11 August 2026). These amounts are far below the other matched sales and may reflect partial interests or unusual terms; the cause is unverified. An explicit AED 1m minimum benchmark screen excludes them. They remain in the database. Delayed Sell records, other bedrooms, mortgages and gifts are outside the primary cohort. [2]

Rental handling

The exact-project 12-month extract contains 493 rows. Repeated original contract/property-line references, or dataset IDs where no source link exists, are collapsed; 0 conflicting references are excluded. There are 318 usable size-band observations, of which 317 explicitly record three bedrooms. Other bedrooms and missing labels are excluded from the primary rental cohort. Pre-2026 rows use the original-ID archive dated 6 November. The newer validated 2026 snapshot is retained and enriched only by exact source matches.

The historical archive is checked at contract ID plus property-line number. Future-start and invalid-date records are set aside, without changing their source values. The newer 2026 exports lack original IDs; source links are added only for unique exact matches. In the size band, 0 identified multi-property rows are excluded. 217 selected observations have no verified property count, so single-home lease terms remain to be checked. Bedrooms are never inferred from area.

Latest-data check: fresh corrected staging extract 08 Nov 2026, 12:05 GST. The validated database contains 7,898,101 rental records; the latest sales and rental dates are both 31 October 2026. Import status: passed. The report is recalculated from this extract, including the historical archive correction.

Sources

[1] Subject listing - Allsopp & Allsopp, L-237337. Advertised ask, layout, sizes and features checked 8 November 2026. Availability and claims require reconfirmation.

[2] Sales and rental evidence - Read-only extract from DXB Analytics imported DLD / Ejari snapshot, 8 November 2026. Exact project Elan; window 1 November 2025-31 October 2026. Current/legacy registration labels and area fields are reconciled. Historical rentals use the eight original-ID DLD archive files dated 6 November 2026. The validated recent 2026 exports are preserved; missing labels and source links are added only on supported exact matches. The rental comparison excludes identified multi-property leases. Counts describe records, not unique homes. Source title deeds and lease documents were not inspected.

[3] DLD sale registration - Official fee schedule checked 8 November 2026. Includes 2% buyer / 2% seller, fixed title/map fees and trustee fee plus VAT. Contractual allocation and applicable invoicing must be confirmed.

[4] Conflict start date - Reuters, 28 February 2026: US and Israeli strikes began that day. The report uses a January-February calendar reference, including the onset day, versus April onwards and excludes March from the comparison. These windows do not establish a causal price effect.

Prepared 8 November 2026. Data window ends 31 October 2026; later activity is not represented. Registered dates and recorded amounts can differ from marketing dates and terms. Coverage varies by property.

05 / CRISIS PERIOD COMPARISON

January-February vs April onwards

Reference: 1 January-28 February 2026 (59 days). **Later period:** 1 April-31 October 2026 (214 days), through the latest complete data month. **March is excluded from this comparison.** The January-February calendar reference includes the 28 February conflict-onset day; it is not a wholly pre-conflict window. [2, 4]

Sales: the selected median is lower

Sales measure	January-February	April-October	Difference
Matched records	3	13	Unequal windows
Median registered price	AED 3,900,000	AED 3,625,000	-7.1%
Observed price range	AED 3,700,000-AED 3,950,000	AED 3,315,000-AED 4,075,000	

Same selection in both windows: exact Elan project; ordinary ready Sale / Sell; three bedrooms; recorded area 135-150 m²; consideration at least AED 1m. Exclusions on page 5 apply consistently. The AED 3.9m ask equals the January-February median and is 7.6% above the April-October median. Only three January-February sales are available. Counts cover unequal windows and do not establish a change in sales activity.

Rentals: separate new leases and renewals

Annualised rent measure	January-February	April-October	Difference
All matched observations	50	202	Unequal windows
Combined median	AED 195,000	AED 180,000	-7.7%
New lease median	AED 200,000 (22 records)	AED 180,000 (125 records)	-10.0%
Renewal median	AED 187,610 (28 records)	AED 185,000 (77 records)	-1.4%

Same selection in both windows: exact Elan project; explicitly three bedrooms; recorded area 135-150 m²; positive annualised rent; identified multi-property agreements excluded. January contains 25 observations at an AED 190,000 median; February contains 25 at AED 195,000. New and renewed leases show different magnitudes of change, and their proportions differ between periods. The combined median therefore needs this mix context.

Latest-quarter cross-check

August-October contains 6 matched sales at a median of AED 3,637,500 and 121 rental observations at AED 183,750. This recent subset sits within the April-October window; it is not an additional independent sample.

What the comparison establishes

The selected sale median is 7.1% lower and the combined rental median 7.7% lower in April-October versus January-February. These observations do not isolate a crisis effect. Homes, lease mix and timing differ; sales use registered dates and rentals use contract start dates, which need not be the agreement dates. This is not a repeat-sales index or a same-home rent comparison.

Fresh corrected staging extract: 08 Nov 2026, 12:05 GST; latest sales/rental dates 31 October 2026. March remains in the broader annual evidence and transaction register, but is omitted from these comparison cohorts. Source and linkage limitations on page 5 apply. [2]

APPENDIX / MATCHED-SALE REGISTER

The 24 selected sale records

Exact project Elan; ordinary ready sales; three bedrooms; recorded area 135-150 m²; 1 Nov 2025-31 Oct 2026. Two low-value observations excluded as described on page 5. Recorded area is not independently verified built-up area. [2]

Date	Value (AED)	Area (m²)	Transaction reference
2026-10-20	3,850,000	147.08	11-31981-2026
2026-10-13	3,380,000	140.43	11-31315-2026
2026-10-13	3,650,000	140.42	11-31327-2026
2026-10-12	3,675,000	140.42	11-31196-2026
2026-09-11	3,625,000	140.42	11-27979-2026
2026-08-13	3,450,000	140.43	11-25134-2026
2026-07-30	4,075,000	140.42	11-23665-2026
2026-07-30	3,380,000	140.43	11-23696-2026
2026-07-27	3,500,000	140.43	11-22990-2026
2026-07-20	3,315,000	140.42	11-21315-2026
2026-06-29	3,500,000	140.43	11-20015-2026
2026-05-11	3,650,000	145.50	11-15793-2026
2026-04-20	3,850,000	146.69	11-13976-2026
2026-03-18	3,850,000	140.43	11-11376-2026
2026-03-16	4,180,624	140.42	11-11098-2026
2026-03-12	4,300,000	144.53	11-10891-2026
2026-03-09	4,000,000	140.42	11-10153-2026
2026-03-02	3,900,000	140.43	11-9335-2026
2026-02-11	3,700,000	140.43	11-6513-2026
2026-02-06	3,900,000	140.43	11-5451-2026
2026-01-26	3,950,000	140.42	11-3399-2026
2025-12-22	3,800,000	140.42	1-11-2025-53370
2025-12-12	3,900,000	140.43	1-11-2025-52137
2025-11-25	3,900,000	144.54	1-11-2025-49324

Distinct transaction IDs are shown for traceability. A transaction count is not a count of distinct homes. The public listing does not provide a verified unit identifier for matching it to an individual sale.