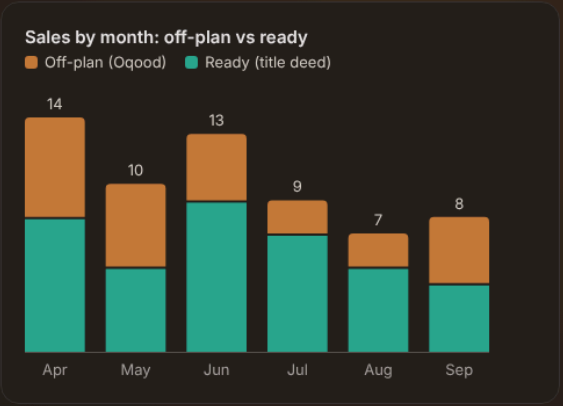
Yazdan Properties

COMMUNITY REPORT

Al Barari

Property market report · September 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
8	50%	AED 450K
+60% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Al Barari Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Al Barari recorded 8 sales worth AED 48.65M in September 2026, up 60% on Sep 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

8

▲ +14.3% MoM

▲ +60% YoY

OFF-PLAN SHARE

50%

of Sep 2026 sales

MEDIAN RENT

AED 450,000

per year, latest 217 contracts

GROSS YIELD

5.3%

apartments

Al Barari is not a Dubai Land Department district of its own; it sits inside Wadi Al Safa 3 with Majan and Living Legends. These figures cover only the Al Barari projects, built unit by unit from DLD transactions.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	6	8	0	14	42.9%
May 2026	5	5	0	10	50%
Jun 2026	4	9	0	13	30.8%
Jul 2026	2	7	0	9	22.2%
Aug 2026	2	5	0	7	28.6%
Sep 2026	4	4	0	8	50%
Six months	**23**	**38**	**0**	**61**	**37.7%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of outliers.

By property type

The same split by property type, over Apr 2026 to Sep 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	37	23	14	62.2%	AED 5,047,588	AED 2,839
Villas and townhouses	23	0	23	0%	too few	too few

Source: DLD-registered sales, Apr 2026 to Sep 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	too few	7	n/a
3 months	Jun 2026	too few	13	n/a
6 months	Mar 2026	AED 2,928	61	n/a
12 months	Sep 2025	too few	5	n/a

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 2,538	24	
Q4 2025	AED 2,860	52	+12.7%
Q1 2026	AED 2,546	229	−11%
Q2 2026	AED 2,933	37	+15.2%
Q3 2026	AED 2,656	19	−9.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,992 per sq ft from 8 sales.

Rents and yield

Across the latest 217 residential Ejari contracts registered with DLD up to 28 October 2026, 167 were new leases and 50 renewals. The median annual rent was AED 450,000. For apartments, the median rent set against the median sale price of the same homes over Apr 2026 to Sep 2026 gives a gross yield of 5.3%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 270,000	93
Villas and townhouses	AED 767,500	124

Source: the latest 217 residential Ejari contracts registered with DLD up to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
2-bed	4	50%
4-bed	3	37.5%
1-bed	1	12.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	33.3%
AED 3-5M	12.5%	33.3%
AED 5-10M	87.5%	0%
AED 10M+	0%	33.3%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Ixora Villas	3	AED 7,360,000

PROJECT	SALES	MEDIAN PRICE
The Cape Tower A	3	AED 5,099,500

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 4.6% above the same quarter a year earlier (AED 2,656).
- Off-plan made up 37.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.3% (apartments).
- The best-selling project in September 2026 was Ixora Villas with 3 sales.

Common questions

What is the average price per sq ft in Al Barari?

In Q3 2026 the median sale in Al Barari was AED 2,656 per sq ft across 19 DLD-recorded sales.

Is Al Barari mostly off-plan or ready?

Over the six months to September 2026, 37.7% of Al Barari sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Barari?

Gross yield on DLD figures was 5.3% (apartments) in September 2026: the median annual rent over the median sale price.

More on Al Barari

- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Al Barari?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department transactions for the projects in the Al Barari master community (DLD district Wadi Al Safa 3), at transferred prices, unit by unit: registered sales and Ejari rent contracts. We built the community totals ourselves from those records. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.