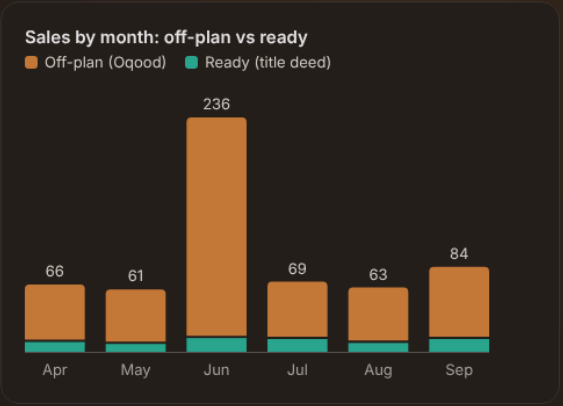
Yazdan Properties

COMMUNITY REPORT

Al Barsha South

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
84	AED 1,746	8.2%
−90.9% on last year	−2.2% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Barsha South 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 Barsha South recorded 84 sales worth AED 104.02M in September 2026, down 90.9% on Sep 2025. The median sale was AED 876,500 at AED 1,746 per sq ft, and off-plan took 84.5% of the month. Every figure comes from Dubai Land Department records.

SALES
84
▲ +33.3% MoM
▼ −90.9% YoY

MEDIAN PRICE
AED 877K
▼ −16.1% MoM
▼ −19.2% YoY

PRICE PER SQ FT
AED 1,746
▲ +5.4% MoM
▼ −2.2% YoY

OFF-PLAN SHARE
84.5%
of Sep 2026 sales

MEDIAN RENT
AED 72,288
per year, 512 contracts, 3 months

GROSS YIELD
8.2%
launch prices, see note

Dubai Land Department records Al Barsha South under the district Al Barshaa South Second. The figures cover that whole district.

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	56	10	2	68	82.4%
May 2026	53	8	1	62	85.5%
Jun 2026	222	14	1	237	93.7%
Jul 2026	56	13	1	70	80%
Aug 2026	54	9	0	63	85.7%
Sep 2026	71	13	0	84	84.5%
Six months	**512**	**67**	**5**	**584**	**87.7%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	603	534	69	88.6%	AED 957,950	AED 1,776
Villas and townhouses	4	0	4	0%	too few	too few

Source: DLD-registered sales, the six months to 28 October 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	AED 1,657	63	+5.4%
3 months	Jun 2026	AED 1,916	237	−8.9%
6 months	Mar 2026	AED 1,980	68	−11.8%
12 months	Sep 2025	AED 1,785	923	−2.2%

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 1,675	1,810	
Q4 2025	AED 1,747	1,271	+4.3%
Q1 2026	AED 1,763	321	+0.9%
Q2 2026	AED 1,759	367	−0.2%
Q3 2026	AED 1,723	217	−2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,746 per sq ft from 84 sales.

Rents and yield

512 Ejari rent contracts were registered in the three months to the end of September 2026: 293 new leases and 219 renewals. The median annual rent was AED 72,288. Set against the median sale price, that is a gross yield of 8.2%.

> A note on that yield: most sales here are off-plan, so the price side is mostly launch prices for homes that are not built yet, while the rent side is today's rents on finished homes. Buying a ready home on resale usually gives a lower yield. Ask us for the figure on a specific building.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 67,000	2,077
Villas and townhouses	AED 300,000	563

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
Studio	45	53.6%
1-bed	24	28.6%
2-bed	13	15.5%
Other / not stated	2	2.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	3.6%	15.9%
AED 750K-1M	52.4%	33.3%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	21.4%	28.6%
AED 1.5-2M	9.5%	12.7%
AED 2-3M	10.7%	7.9%
AED 3-5M	1.2%	0%
AED 5-10M	1.2%	1.6%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Hillside	22	AED 781,999
Binghatti Hills	17	AED 1,270,000
Binghatti Hillviews	12	AED 812,000
Vincitore Aqua Flora	9	AED 1,378,000
Skyhills I by HRE	4	AED 1,164,388

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

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Binghatti Developers	2,210	43.4%	Binghatti Hillviews, Binghatti Hills, Binghatti Hillside
Hre Real Estate Development	1,322	26%	Skyhills Astra by HRE, Skyhills I by HRE, Skyhills I by HRE
Vincitore Elite Real Estate Development	420	8.3%	Vincitore Aqua Dimore
Saas Properties L.L.C - Dubai Branch	327	6.4%	SAAS Hills

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Vincitore Luxury Real Estate Development	298	5.9%	Vincitore Aqua Flora

What the numbers say

- The median price per sq ft is 2.2% lower than in Sep 2025 (AED 1,746 against AED 1,785). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 87.7% of sales over the past six months were Oqood registrations, so prices here mostly reflect developer launch pricing, not resale values.
- Gross yield on DLD figures is 8.2%, but most sales here are off-plan, so that compares today's rents with launch prices for homes not yet built. A ready home bought at today's resale price will usually yield less.
- The best-selling project in September 2026 was Binghatti Hillside with 22 sales.

Common questions

What is the average price per sq ft in Al Barsha South?

The median sale in Al Barsha South in September 2026 was AED 1,746 per sq ft across 84 DLD-recorded sales, 2.2% lower than a year earlier.

Is Al Barsha South mostly off-plan or ready?

Over the six months to September 2026, 87.7% of Al Barsha South sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Barsha South?

Gross yield on DLD figures was 8.2% in September 2026: the median annual rent of AED 72,288 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Barsha South

- Al Barsha South area guide: prices, rents and yields
- Al Barsha South rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Al Barsha South?

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 records for the DLD district Al Barshaa South Second: registered sales and Ejari rent contracts. 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.