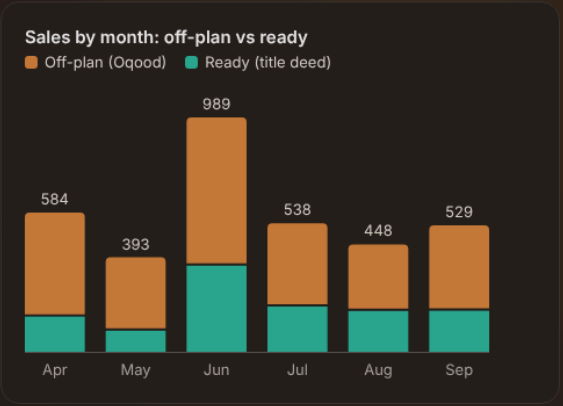
Yazdan Properties

COMMUNITY REPORT

Al Furjan

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
537	AED 1,653	3.5%
+16.7% on last year	+15.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Furjan 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 Furjan recorded 537 sales worth AED 1.24B in September 2026, up 16.7% on Sep 2025. The median sale was AED 1,829,375 at AED 1,653 per sq ft, and off-plan took 66.3% of the month. Every figure comes from Dubai Land Department records.

SALES
537
▲ +16.7% MoM
▲ +16.7% YoY

MEDIAN PRICE
AED 1.83M
▲ +21.2% MoM
▲ +13.5% YoY

PRICE PER SQ FT
AED 1,653
▲ +4.6% MoM
▲ +15.7% YoY

OFF-PLAN SHARE
66.3%
of Sep 2026 sales

MEDIAN RENT
AED 64,272
per year, 8,072 contracts, 3 months

GROSS YIELD
3.5%
launch prices, see note

Dubai Land Department records Al Furjan under the district Jabal Ali First, which also takes in neighbouring communities. Treat the figures as a guide to the wider 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	434	150	6	590	73.6%
May 2026	303	90	7	400	75.8%
Jun 2026	622	367	3	992	62.7%
Jul 2026	345	193	1	539	64%
Aug 2026	274	174	12	460	59.6%
Sep 2026	354	175	6	535	66.2%
Six months	**2,332**	**1,149**	**35**	**3,516**	**66.3%**

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	2,990	2,204	786	73.7%	AED 1,439,380	AED 1,568
Villas and townhouses	71	0	71	0%	AED 4,000,000	AED 1,618

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 1,580	460	+4.6%
3 months	Jun 2026	AED 1,498	993	+10.3%
6 months	Mar 2026	AED 1,498	350	+10.3%
12 months	Sep 2025	AED 1,429	460	+15.7%

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 1,454	1,578	
Q4 2025	AED 1,598	1,660	+9.9%
Q1 2026	AED 1,414	1,249	−11.5%
Q2 2026	AED 1,506	1,986	+6.5%
Q3 2026	AED 1,591	1,536	+5.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,653 per sq ft from 537 sales.

Rents and yield

8,072 Ejari rent contracts were registered in the three months to the end of September 2026: 3,602 new leases and 4,470 renewals. The median annual rent was AED 64,272. Set against the median sale price, that is a gross yield of 3.5%.

> 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 60,000	44,787
Villas and townhouses	AED 210,000	3,249

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
2-bed	185	34.5%
1-bed	184	34.3%
Studio	86	16%
Other / not stated	47	8.8%
3-bed	28	5.2%
4-bed	7	1.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	4.8%	3.9%
AED 500-750K	12.5%	16.1%
AED 750K-1M	9.3%	9.1%
AED 1-1.5M	12.7%	19.6%
AED 1.5-2M	18.8%	19.3%
AED 2-3M	24.2%	18%
AED 3-5M	12.1%	10.2%
AED 5-10M	4.1%	3.5%
AED 10M+	1.5%	0.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Sobha Central Phase I	71	AED 2,697,584
Sobha Central	62	AED 1,977,939
Sobha Central Phase II	35	AED 2,107,703
Boulevard Park 1	31	AED 2,242,000
Boulevard Park 2	29	AED 2,152,000

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
Azizi Developments	1,426	17.1%	Azizi Neila, Azizi Jewel, Azizi Sikander
Sobha	1,410	16.9%	Sobha Central Phase I, Sobha Central Phase II

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Jag Development	1,109	13.3%	South Garden E, South Garden C, South Garden A
Alfurjan	498	6%	Murooj Alfurjan West, Al Furjan, Murooj Al Furjan 2
Danube Properties Development	485	5.8%	SPARKLZ by Danube, STARZ TOWER by DANUBE, PEARLZ by Danube

What the numbers say

- The median price per sq ft is 15.7% higher than in Sep 2025 (AED 1,653 against AED 1,429). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 66.3% 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 3.5%, 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 Sobha Central Phase I with 71 sales.

Common questions

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

The median sale in Al Furjan in September 2026 was AED 1,653 per sq ft across 537 DLD-recorded sales, 15.7% higher than a year earlier.

Is Al Furjan mostly off-plan or ready?

Over the six months to September 2026, 66.3% of Al Furjan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Furjan?

Gross yield on DLD figures was 3.5% in September 2026: the median annual rent of AED 64,272 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Furjan

- Al Furjan area guide: prices, rents and yields
- Al Furjan rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Al Furjan?

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 Jabal Ali First: 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.