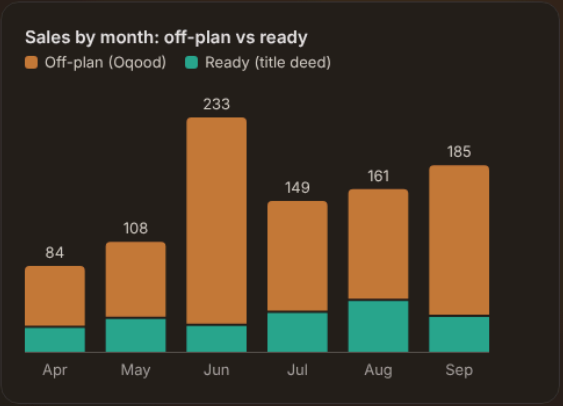
Yazdan Properties

COMMUNITY REPORT

Al Jaddaf

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
185	AED 1,914	5%
−35.1% on last year	−5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Jaddaf 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 Jaddaf recorded 185 sales worth AED 499.47M in September 2026, down 35.1% on Sep 2025. The median sale was AED 1,451,999 at AED 1,914 per sq ft, and off-plan took 81.1% of the month. Every figure comes from Dubai Land Department records.

SALES
185
▲ +14.9% MoM
▼ −35.1% YoY

MEDIAN PRICE
AED 1.45M
▲ +9.5% MoM
▲ +8% YoY

PRICE PER SQ FT
AED 1,914
▼ −2.7% MoM
▼ −5% YoY

OFF-PLAN SHARE
81.1%
of Sep 2026 sales

MEDIAN RENT
AED 73,000
per year, 2,429 contracts, 3 months

GROSS YIELD
5%
launch prices, see note

Dubai Land Department records Al Jaddaf under the district Al Jadaf. 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	60	24	0	84	71.4%
May 2026	75	33	1	109	68.8%
Jun 2026	207	26	0	233	88.8%
Jul 2026	110	39	0	149	73.8%
Aug 2026	110	51	0	161	68.3%
Sep 2026	150	35	0	185	81.1%
Six months	**712**	**208**	**1**	**921**	**77.3%**

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	977	763	214	78.1%	AED 1,394,786	AED 1,997

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 1,967	161	−2.7%
3 months	Jun 2026	AED 2,059	233	−7%
6 months	Mar 2026	AED 1,951	138	−1.9%
12 months	Sep 2025	AED 2,014	285	−5%

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 1,947	714	
Q4 2025	AED 2,017	709	+3.6%
Q1 2026	AED 2,115	512	+4.9%
Q2 2026	AED 2,059	426	−2.6%
Q3 2026	AED 1,946	495	−5.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,914 per sq ft from 185 sales.

Rents and yield

2,429 Ejari rent contracts were registered in the three months to the end of September 2026: 1,306 new leases and 1,123 renewals. The median annual rent was AED 73,000. Set against the median sale price, that is a gross yield of 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 75,000	15,303

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
1-bed	86	46.5%
Studio	43	23.2%
2-bed	35	18.9%
3-bed	11	5.9%
Other / not stated	10	5.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0.5%	0%
AED 500-750K	3.2%	3.7%
AED 750K-1M	18.9%	24.8%
AED 1-1.5M	33.5%	38.5%

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	16.8%	16.8%
AED 2-3M	20.5%	9.9%
AED 3-5M	3.8%	3.7%
AED 5-10M	0%	1.2%
AED 10M+	2.7%	1.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Cullinan	54	AED 1,459,499
Binghatti Wraith	37	AED 1,296,000
Binghatti Ghost	12	AED 2,656,248
Azizi David	9	AED 862,290
Adeba Azizi	8	AED 1,543,566

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	1,752	54.1%	Binghatti Ghost, Binghatti Starlight, Binghatti Ivory
Azizi Developments	510	15.7%	Adeba Azizi, Azizi David, Farhad Azizi Residence
Continental Investments Lmd	209	6.5%	Boutique 23, La Boutique
Key Mavens Montage Real Estate Development	174	5.4%	Montage

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Kasco Real Estate Development	136	4.2%	Val by Kasco, Volna By Kasco

What the numbers say

- The median price per sq ft is 5% lower than in Sep 2025 (AED 1,914 against AED 2,014). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 77.3% 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 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 Binghatti Cullinan with 54 sales.

Common questions

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

The median sale in Al Jaddaf in September 2026 was AED 1,914 per sq ft across 185 DLD-recorded sales, 5% lower than a year earlier.

Is Al Jaddaf mostly off-plan or ready?

Over the six months to September 2026, 77.3% of Al Jaddaf sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Jaddaf?

Gross yield on DLD figures was 5% in September 2026: the median annual rent of AED 73,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Jaddaf

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

- Off-plan projects on one live map

Thinking about Al Jaddaf?

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 Jadaf: 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.