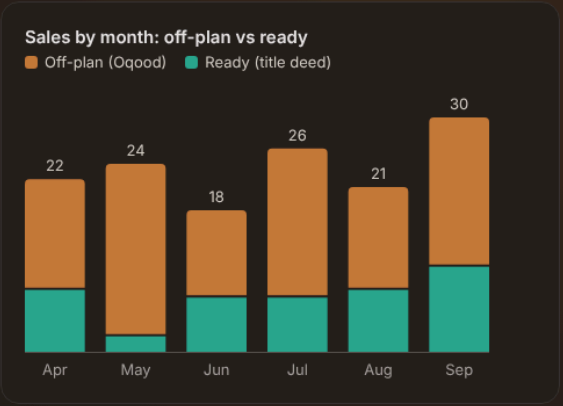
Yazdan Properties

COMMUNITY REPORT

Al Kifaf

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
30	AED 2,219	4.7%
−60% on last year	−1.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Kifaf 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 Kifaf recorded 30 sales worth AED 95.54M in September 2026, down 60% on Sep 2025. The median sale was AED 2,950,000 at AED 2,219 per sq ft, and off-plan took 63.3% of the month. Every figure comes from Dubai Land Department records.

SALES
30
▲ +42.9% MoM
▼ −60% YoY

MEDIAN PRICE
AED 2.95M
▲ +13.8% MoM
▲ +11.1% YoY

PRICE PER SQ FT
AED 2,219
▲ +2.9% MoM
▼ −1.7% YoY

OFF-PLAN SHARE
63.3%
of Sep 2026 sales

MEDIAN RENT
AED 140,000
per year, 198 contracts, 3 months

GROSS YIELD
4.7%
launch prices, see note

Al Kifaf is its own Dubai Land Department district. The figures cover the 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	14	8	0	22	63.6%
May 2026	22	2	1	25	88%
Jun 2026	11	7	0	18	61.1%
Jul 2026	19	7	0	26	73.1%
Aug 2026	13	8	0	21	61.9%
Sep 2026	19	11	0	30	63.3%
Six months	**98**	**43**	**1**	**142**	**69%**

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	173	126	47	72.8%	AED 2,760,777	AED 2,223

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	too few	21	n/a
3 months	Jun 2026	too few	18	n/a
6 months	Mar 2026	too few	7	n/a
12 months	Sep 2025	AED 2,258	75	−1.7%

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 2,226	215	
Q4 2025	AED 2,230	83	+0.2%
Q1 2026	AED 2,101	32	−5.8%
Q2 2026	AED 2,179	65	+3.7%
Q3 2026	AED 2,201	77	+1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,219 per sq ft from 30 sales.

Rents and yield

198 Ejari rent contracts were registered in the three months to the end of September 2026: 112 new leases and 86 renewals. The median annual rent was AED 140,000. Set against the median sale price, that is a gross yield of 4.7%.

> 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 140,000	1,112

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	15	50%
3-bed	8	26.7%
1-bed	5	16.7%
4-bed	2	6.7%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	3.3%	4.8%
AED 2-3M	46.7%	52.4%
AED 3-5M	40%	42.9%
AED 5-10M	10%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Avenue Park Towers	9	AED 2,767,777
1 Residences	6	AED 3,250,000
Park Gate Residences	5	AED 3,025,000
Park Views Residences B	5	AED 3,267,777
Park Views Residences A	4	AED 2,523,777

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
Park 1	883	100%	Avenue Park Towers, Park Views Residences A, 1 Residences

What the numbers say

- The median price per sq ft is 1.7% lower than in Sep 2025 (AED 2,219 against AED 2,258). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 69% 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 4.7%, 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 Avenue Park Towers with 9 sales.

Common questions

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

The median sale in Al Kifaf in September 2026 was AED 2,219 per sq ft across 30 DLD-recorded sales, 1.7% lower than a year earlier.

Is Al Kifaf mostly off-plan or ready?

Over the six months to September 2026, 69% of Al Kifaf sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Kifaf?

Gross yield on DLD figures was 4.7% in September 2026: the median annual rent of AED 140,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Kifaf

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

Thinking about Al Kifaf?

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 Kifaf: 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.