Yazdan Properties

COMMUNITY REPORT

Al Satwa

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
50	AED 2,204	4.9%
−35.9% on last year	+4.2% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Satwa 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.

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

Al Satwa recorded 50 sales worth AED 122.38M in September 2026, down 35.9% on Sep 2025. The median sale was AED 1,618,700 at AED 2,204 per sq ft, and off-plan took 66% of the month. Every figure comes from Dubai Land Department records.

SALES
50
▲ +4.2% MoM
▼ −35.9% YoY

MEDIAN PRICE
AED 1.62M
▲ +14.9% MoM
▲ +5.2% YoY

PRICE PER SQ FT
AED 2,204
▲ +3.5% MoM
▲ +4.2% YoY

OFF-PLAN SHARE
66%
of Sep 2026 sales

MEDIAN RENT
AED 80,000
per year, 1,677 contracts, 3 months

GROSS YIELD
4.9%
launch prices, see note

Al Satwa 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	200	5	1	206	97.1%
May 2026	118	5	0	123	95.9%
Jun 2026	89	14	0	103	86.4%
Jul 2026	59	12	0	71	83.1%
Aug 2026	36	12	0	48	75%
Sep 2026	33	17	0	50	66%
Six months	**535**	**65**	**1**	**601**	**89%**

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	452	403	49	89.2%	AED 1,510,313	AED 2,344
Villas and townhouses	6	0	6	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 2,130	48	+3.5%
3 months	Jun 2026	AED 2,381	103	−7.4%
6 months	Mar 2026	AED 2,242	121	−1.7%
12 months	Sep 2025	AED 2,116	78	+4.2%

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 2,162	305	
Q4 2025	AED 2,340	246	+8.2%
Q1 2026	AED 2,217	326	−5.3%
Q2 2026	AED 2,381	432	+7.4%
Q3 2026	AED 2,202	169	−7.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,204 per sq ft from 50 sales.

Rents and yield

1,677 Ejari rent contracts were registered in the three months to the end of September 2026: 879 new leases and 798 renewals. The median annual rent was AED 80,000. Set against the median sale price, that is a gross yield of 4.9%.

> 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 77,500	9,864
Villas and townhouses	AED 277,786	330

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	32	64%
Studio	10	20%
Other / not stated	6	12%
2-bed	2	4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 750K-1M	10%	6.2%
AED 1-1.5M	20%	45.8%
AED 1.5-2M	52%	31.2%
AED 2-3M	4%	10.4%

PRICE BAND	SEP 2026	AUG 2026
AED 3-5M	6%	0%
AED 5-10M	6%	4.2%
AED 10M+	2%	2.1%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Stamn Yuni	5	AED 1,492,634
West 5 Residences	5	AED 1,615,000
Prestige Gardens by Prestige One	4	AED 2,361,400
Holm One	4	AED 1,153,344
Vibe	4	AED 1,377,265

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
Obj1 Real Estate Development	260	17.1%	Evergrin House, Evergrin House 2
Jad Global Real Estate Development	148	9.7%	171 Garden Heights, Jad 288
Koro Real Estate Development	106	7%	Koro One
National Properties Owned By National Bonds Corporation Sole Proprietorship Psc Sole Proprietorship	103	6.8%	161 Jumeirah Lane
Enso Development	100	6.6%	Enso Jade, Enso Amber

What the numbers say

- The median price per sq ft is 4.2% higher than in Sep 2025 (AED 2,204 against AED 2,116). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 89% 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 4.9%, 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 Stamn Yuni with 5 sales.

Common questions

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

The median sale in Al Satwa in September 2026 was AED 2,204 per sq ft across 50 DLD-recorded sales, 4.2% higher than a year earlier.

Is Al Satwa mostly off-plan or ready?

Over the six months to September 2026, 89% of Al Satwa sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Satwa?

Gross yield on DLD figures was 4.9% in September 2026: the median annual rent of AED 80,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Satwa

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

Thinking about Al Satwa?

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 Satwa: 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.