Yazdan Properties

COMMUNITY REPORT

Arabian Ranches

Property market report · September 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
26	0%	AED 264K
+36.8% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Arabian Ranches 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

Arabian Ranches recorded 26 sales worth AED 191.69M in September 2026, up 36.8% on Sep 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

26

▲ +52.9% MoM

▲ +36.8% YoY

OFF-PLAN SHARE

0%

of Sep 2026 sales

MEDIAN RENT

AED 264,000

per year, 409 contracts, 3 months

Dubai Land Department records Arabian Ranches under the district Wadi Al Safa 6. 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	0	10	0	10	0%
May 2026	0	9	0	9	0%
Jun 2026	0	14	0	14	0%
Jul 2026	0	21	0	21	0%
Aug 2026	0	16	1	17	0%
Sep 2026	0	26	0	26	0%
Six months	**0**	**96**	**1**	**97**	**0%**

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
Villas and townhouses	108	0	108	0%	AED 6,250,000	AED 1,362

Source: DLD-registered sales, 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	17	n/a
3 months	Jun 2026	too few	14	n/a
6 months	Mar 2026	too few	8	n/a
12 months	Sep 2025	too few	19	n/a

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 1,489	57	
Q4 2025	AED 1,329	66	−10.7%
Q1 2026	AED 1,447	63	+8.9%
Q2 2026	AED 1,379	33	−4.7%
Q3 2026	AED 1,356	64	−1.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,322 per sq ft from 26 sales.

Rents and yield

409 Ejari rent contracts were registered in the three months to the end of September 2026: 205 new leases and 204 renewals. The median annual rent was AED 264,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Villas and townhouses	AED 245,000	2,232

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
Other / not stated	12	46.2%
3-bed	7	26.9%
2-bed	7	26.9%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	3.8%	5.9%
AED 3-5M	34.6%	41.2%
AED 5-10M	34.6%	29.4%
AED 10M+	26.9%	23.5%

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Emaar Properties	16	50%	Alma-2, La Avenida-2, Arabian Ranches - Alvorada III
Emaar Development	16	50%	Aseel

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 8.9% below the same quarter a year earlier (AED 1,356).
- This is a ready market: none of the 97 sales over the past six months were off-plan, so prices reflect what owners are getting on resale.

Common questions

What is the average price per sq ft in Arabian Ranches?

In Q3 2026 the median sale in Arabian Ranches was AED 1,356 per sq ft across 64 DLD-recorded sales.

Is Arabian Ranches mostly off-plan or ready?

Ready. Over the six months to September 2026, none of the 97 DLD-recorded sales in Arabian Ranches were off-plan; 96 were ready homes with title deeds and 1 were other transfers.

More on Arabian Ranches

- Arabian Ranches rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Arabian Ranches?

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 Wadi Al Safa 6: 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.