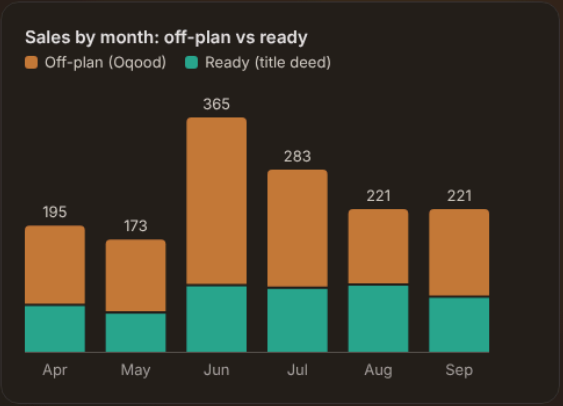
Yazdan Properties

COMMUNITY REPORT

Arjan

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
221	AED 1,527	6.3%
+1.8% on last year	+6.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Arjan 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

Arjan recorded 221 sales worth AED 237.56M in September 2026, up 1.8% on Sep 2025. The median sale was AED 949,000 at AED 1,527 per sq ft, and off-plan took 61.5% of the month. Every figure comes from Dubai Land Department records.

SALES
221
▲ +0% MoM
▲ +1.8% YoY

MEDIAN PRICE
AED 949K
▲ +4.5% MoM
▲ +15.7% YoY

PRICE PER SQ FT
AED 1,527
▲ +2.1% MoM
▲ +6.6% YoY

OFF-PLAN SHARE
61.5%
of Sep 2026 sales

MEDIAN RENT
AED 60,000
per year, 4,863 contracts, 3 months

GROSS YIELD
6.3%
launch prices, see note

Dubai Land Department records Arjan under the district Al Barshaa South Third. 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	123	72	3	198	62.1%
May 2026	113	60	1	174	64.9%
Jun 2026	262	103	0	365	71.8%
Jul 2026	184	99	2	285	64.6%
Aug 2026	117	104	0	221	52.9%
Sep 2026	136	85	0	221	61.5%
Six months	**935**	**523**	**6**	**1,464**	**63.9%**

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	1,493	938	555	62.8%	AED 913,000	AED 1,581

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 1,495	221	+2.1%
3 months	Jun 2026	AED 1,697	365	−10%
6 months	Mar 2026	AED 1,621	218	−5.8%
12 months	Sep 2025	AED 1,432	217	+6.6%

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 1,397	573	
Q4 2025	AED 1,526	923	+9.2%
Q1 2026	AED 1,594	704	+4.5%
Q2 2026	AED 1,616	737	+1.4%
Q3 2026	AED 1,556	727	−3.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,527 per sq ft from 221 sales.

Rents and yield

4,863 Ejari rent contracts were registered in the three months to the end of September 2026: 2,732 new leases and 2,131 renewals. The median annual rent was AED 60,000. Set against the median sale price, that is a gross yield of 6.3%.

> 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 61,147	23,216

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
Studio	95	43%
1-bed	83	37.6%
2-bed	34	15.4%
3-bed	4	1.8%
Office	3	1.4%
Other / not stated	1	0.5%
4-bed	1	0.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0.9%	2.3%
AED 500-750K	27.1%	29%

PRICE BAND	SEP 2026	AUG 2026
AED 750K-1M	22.6%	23.5%
AED 1-1.5M	36.7%	26.7%
AED 1.5-2M	7.7%	10%
AED 2-3M	4.1%	6.8%
AED 3-5M	0.9%	1.4%
AED 5-10M	0%	0.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Ashley Hills	23	AED 699,000
Binghatti Hillcrest	19	AED 824,999
Samana Imperial Garden	15	AED 1,185,728
The central downtown	15	AED 1,141,888
Enchante By GRID	14	AED 954,000

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
Danube Properties Development	409	8.1%	SKYZ By Danube, Miraclz Tower, Jewelz Residence
H M B Homes Real Estate Development	330	6.5%	One Beverly, Beverly Boulevard
Marquis Home Developer	326	6.4%	Marquis One, Marquis Galleria
Samana Signature Real Estate Developments	288	5.7%	Samana Imperial Garden, Samana Skyros

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Aqua Properties FZ	272	5.4%	The central downtown, The central downtown

What the numbers say

- The median price per sq ft is 6.6% higher than in Sep 2025 (AED 1,527 against AED 1,432). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 63.9% 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 6.3%, 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 Ashley Hills with 23 sales.

Common questions

What is the average price per sq ft in Arjan?

The median sale in Arjan in September 2026 was AED 1,527 per sq ft across 221 DLD-recorded sales, 6.6% higher than a year earlier.

Is Arjan mostly off-plan or ready?

Over the six months to September 2026, 63.9% of Arjan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Arjan?

Gross yield on DLD figures was 6.3% in September 2026: the median annual rent of AED 60,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Arjan

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

- Off-plan projects on one live map

Thinking about Arjan?

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 Barshaa South Third: 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.