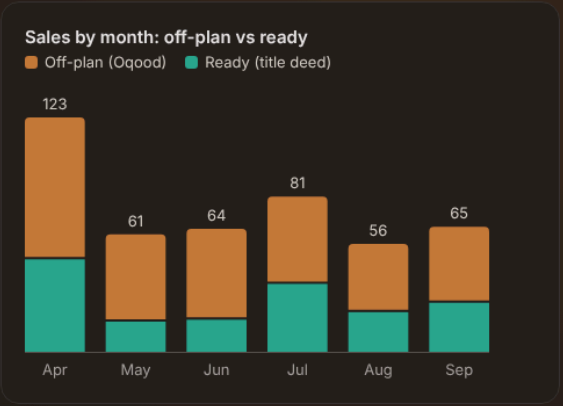
Yazdan Properties

COMMUNITY REPORT

City Walk

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
65	AED 3,062	4.8%
−44.9% on last year	−2.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

City Walk 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

City Walk recorded 65 sales worth AED 469.81M in September 2026, down 44.9% on Sep 2025. The median sale was AED 2,828,000 at AED 3,062 per sq ft, and off-plan took 60% of the month. Every figure comes from Dubai Land Department records.

SALES
65
▲ +16.1% MoM
▼ −44.9% YoY

MEDIAN PRICE
AED 2.83M
▼ −10.9% MoM
▼ −13.5% YoY

PRICE PER SQ FT
AED 3,062
▼ −0.5% MoM
▼ −2.4% YoY

OFF-PLAN SHARE
60%
of Sep 2026 sales

MEDIAN RENT
AED 135,182
per year, 1,038 contracts, 3 months

GROSS YIELD
4.8%
launch prices, see note

Dubai Land Department records City Walk under the district Al Wasl. 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	74	49	0	123	60.2%
May 2026	45	16	0	61	73.8%
Jun 2026	47	17	0	64	73.4%
Jul 2026	45	36	1	82	54.9%
Aug 2026	35	21	0	56	62.5%
Sep 2026	39	26	0	65	60%
Six months	**285**	**165**	**1**	**451**	**63.2%**

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	380	243	137	63.9%	AED 2,838,720	AED 3,037
Villas and townhouses	5	0	5	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 3,078	56	−0.5%
3 months	Jun 2026	AED 3,001	64	+2%
6 months	Mar 2026	AED 3,169	90	−3.4%
12 months	Sep 2025	AED 3,137	118	−2.4%

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 3,161	334	
Q4 2025	AED 3,155	298	−0.2%
Q1 2026	AED 3,328	358	+5.5%
Q2 2026	AED 3,010	248	−9.6%
Q3 2026	AED 2,989	203	−0.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 3,062 per sq ft from 65 sales.

Rents and yield

1,038 Ejari rent contracts were registered in the three months to the end of September 2026: 586 new leases and 452 renewals. The median annual rent was AED 135,182. Set against the median sale price, that is a gross yield of 4.8%.

> 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 178,500	3,209
Villas and townhouses	AED 249,629	516

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	49.2%
2-bed	13	20%
3-bed	13	20%
4-bed	4	6.2%
Other / not stated	3	4.6%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	1.8%
AED 1-1.5M	0%	7.1%
AED 1.5-2M	7.7%	0%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	46.2%	39.3%
AED 3-5M	13.8%	25%
AED 5-10M	15.4%	14.3%
AED 10M+	16.9%	12.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Damac City 2	17	AED 2,401,200
Fern	7	AED 4,000,000
Eden House The Park	5	AED 9,766,367
Erin	4	AED 3,000,000
No.20, No.21a, No.21b and No.22 Citywalk Residential	3	AED 8,000,000

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
Citywalk Residential 1	940	44.8%	City Walk Crestlane 1, City Walk Crestlane 2, City Walk Crestlane 3
Pinnacle Real Estate Developments	427	20.4%	Damac City 2
Meydan	270	12.9%	Canal Front Residences-CF7 & CF8 & CF9, Canal Front Residences-CF3&CF4, Canal Front Residences-CF5&CF6
H & H Development	226	10.8%	Eden House The Park
J A Parks	88	4.2%	Damac City

What the numbers say

- The median price per sq ft is 2.4% lower than in Sep 2025 (AED 3,062 against AED 3,137). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 63.2% 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 4.8%, 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 Damac City 2 with 17 sales.

Common questions

What is the average price per sq ft in City Walk?

The median sale in City Walk in September 2026 was AED 3,062 per sq ft across 65 DLD-recorded sales, 2.4% lower than a year earlier.

Is City Walk mostly off-plan or ready?

Over the six months to September 2026, 63.2% of City Walk sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in City Walk?

Gross yield on DLD figures was 4.8% in September 2026: the median annual rent of AED 135,182 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on City Walk

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

Thinking about City Walk?

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 Wasl: 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.