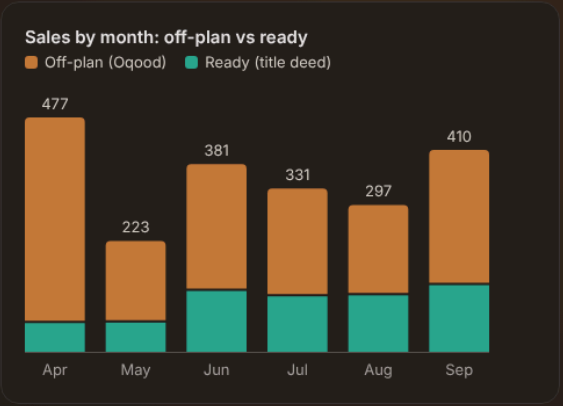
Yazdan Properties

COMMUNITY REPORT

DAMAC Lagoons

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
410	AED 1,638	9.7%
+134.3% on last year	-0.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

DAMAC Lagoons 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

DAMAC Lagoons recorded 410 sales worth AED 724.57M in September 2026, up 134.3% on Sep 2025. The median sale was AED 1,393,200 at AED 1,638 per sq ft, and off-plan took 66.6% of the month. Every figure comes from Dubai Land Department records.

SALES

410

▲ +37.6% MoM

▲ +134.3% YoY

MEDIAN PRICE

AED 1.39M

▼ −15.4% MoM

▼ −41.5% YoY

PRICE PER SQ FT

AED 1,638

▲ +0% MoM

▼ −0.4% YoY

OFF-PLAN SHARE

66.6%

of Sep 2026 sales

MEDIAN RENT

AED 135,000

per year, 1,242 contracts, 3 months

GROSS YIELD

9.7%

launch prices, see note

DAMAC Lagoons sits in the Dubai Land Department district Al Hebiah Fifth, which also includes Remraam. 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	418	59	4	481	86.9%
May 2026	163	60	0	223	73.1%
Jun 2026	256	125	0	381	67.2%
Jul 2026	217	114	1	332	65.4%
Aug 2026	181	116	1	298	60.7%
Sep 2026	273	137	0	410	66.6%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**1,508**	**611**	**6**	**2,125**	**71%**

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	1,254	1,176	78	93.8%	AED 1,000,000	AED 1,729
Villas and townhouses	205	202	3	98.5%	AED 1,767,000	AED 1,462

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	AED 1,638	298	+0%
3 months	Jun 2026	AED 1,686	381	−2.8%
6 months	Mar 2026	AED 1,837	195	−10.8%
12 months	Sep 2025	AED 1,645	175	−0.4%

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 1,562	429	
Q4 2025	AED 1,620	417	+3.7%
Q1 2026	AED 1,709	435	+5.5%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,750	1,085	+2.4%
Q3 2026	AED 1,641	1,040	−6.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,638 per sq ft from 410 sales.

Rents and yield

1,242 Ejari rent contracts were registered in the three months to the end of September 2026: 683 new leases and 559 renewals. The median annual rent was AED 135,000. Set against the median sale price, that is a gross yield of 9.7%.

> 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 64,680	4,956
Villas and townhouses	AED 150,000	835

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	115	28%
Studio	107	26.1%
1-bed	90	22%
3-bed	51	12.4%
2-bed	41	10%

LAYOUT	SALES	SHARE
5-bed	4	1%
4-bed	2	0.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0.7%	0%
AED 500-750K	21.7%	15.4%
AED 750K-1M	7.6%	9.1%
AED 1-1.5M	21%	24.2%
AED 1.5-2M	15.4%	12.1%
AED 2-3M	22.7%	22.8%
AED 3-5M	8.5%	10.1%
AED 5-10M	2%	4.7%
AED 10M+	0.5%	1.7%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Damac Lagoons - Valencia	120	AED 1,259,760
Damac Lagoons - Lagoon Views 13	92	AED 739,140
Reportage Hills	54	AED 1,684,350
Remraam	18	AED 730,000
Damac Lagoons - Portofino	16	AED 2,516,932

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
Island Oasis Properties	4,225	82.2%	Damac Lagoons - Valencia, Damac Lagoons - Lagoon Views 13, Damac Lagoons - Portofino
Remraam	555	10.8%	Remraam, Remraam - Al Ramth
Reportage Prime Properties	335	6.5%	Reportage Hills
Paradise Hills Development	27	0.5%	Paradise Hills

What the numbers say

- The median price per sq ft is 0.4% lower than in Sep 2025 (AED 1,638 against AED 1,645). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 71% 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 9.7%, 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 Damac Lagoons - Valencia with 120 sales.

Common questions

What is the average price per sq ft in DAMAC Lagoons?

The median sale in DAMAC Lagoons in September 2026 was AED 1,638 per sq ft across 410 DLD-recorded sales, 0.4% lower than a year earlier.

Is DAMAC Lagoons mostly off-plan or ready?

Over the six months to September 2026, 71% of DAMAC Lagoons sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Lagoons?

Gross yield on DLD figures was 9.7% in September 2026: the median annual rent of AED 135,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on DAMAC Lagoons

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

Thinking about DAMAC Lagoons?

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 Hebiah Fifth: 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.