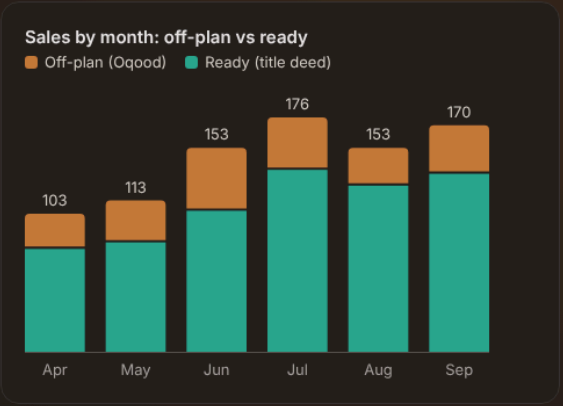
Yazdan Properties

COMMUNITY REPORT

Downtown Dubai

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
172	AED 2,842	4.5%
+8.9% on last year	−0.2% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Downtown Dubai 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

Downtown Dubai recorded 172 sales worth AED 770.66M in September 2026, up 8.9% on Sep 2025. The median sale was AED 3,110,000 at AED 2,842 per sq ft, and off-plan took 20.3% of the month. Every figure comes from Dubai Land Department records.

SALES

172

▲ +11.7% MoM

▲ +8.9% YoY

MEDIAN PRICE

AED 3.11M

▼ −3.6% MoM

▼ −13.6% YoY

PRICE PER SQ FT

AED 2,842

▲ +4.9% MoM

▼ −0.2% YoY

OFF-PLAN SHARE

20.3%

of Sep 2026 sales

MEDIAN RENT

AED 140,000

per year, 3,462 contracts, 3 months

GROSS YIELD

4.5%

rent over sale price

Dubai Land Department records Downtown Dubai under the district Burj Khalifa. 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	25	78	0	103	24.3%
May 2026	30	83	2	115	26.1%
Jun 2026	46	107	1	154	29.9%
Jul 2026	38	138	0	176	21.6%
Aug 2026	27	126	1	154	17.5%
Sep 2026	35	135	2	172	20.3%
Six months	**201**	**667**	**6**	**874**	**23%**

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	944	195	749	20.7%	AED 2,956,799	AED 2,705

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 2,709	154	+4.9%
3 months	Jun 2026	AED 2,867	154	−0.9%
6 months	Mar 2026	AED 3,076	101	−7.6%
12 months	Sep 2025	AED 2,847	158	−0.2%

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 2,929	524	
Q4 2025	AED 3,622	879	+23.7%
Q1 2026	AED 2,994	470	−17.3%
Q2 2026	AED 2,825	372	−5.6%
Q3 2026	AED 2,714	502	−3.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,842 per sq ft from 172 sales.

Rents and yield

3,462 Ejari rent contracts were registered in the three months to the end of September 2026: 2,369 new leases and 1,093 renewals. The median annual rent was AED 140,000. Set against the median sale price, that is a gross yield of 4.5%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 145,000	17,387

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
2-bed	73	42.4%
1-bed	53	30.8%
3-bed	24	14%
Studio	14	8.1%
4-bed	3	1.7%
Other / not stated	3	1.7%
Office	2	1.2%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	1.2%	0%
AED 750K-1M	1.7%	1.3%
AED 1-1.5M	5.8%	5.2%
AED 1.5-2M	5.8%	10.4%
AED 2-3M	32%	27.3%

PRICE BAND	SEP 2026	AUG 2026
AED 3-5M	29.7%	30.5%
AED 5-10M	18%	15.6%
AED 10M+	5.8%	9.7%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Inaura Hotels & Residences	11	AED 7,188,300
The St. Regis Residences, Downtown Dubai	10	AED 5,818,444
29 Boulevard	8	AED 2,647,500
Burj Khalifa Towers	8	AED 3,125,000
The Address Dubai Opera	6	AED 4,000,000

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
Emaar Development	1,543	37.9%	The St. Regis Residences, Downtown Dubai, Grande, Forte
Emaar Properties	757	18.6%	Burj Khalifa Towers, 29 Boulevard, Burj Views
Binghatti Developers	445	10.9%	Binghatti Skyblade, Mercedes-Benz Places | Binghatti
Ginco Properties	194	4.8%	One Residence
S O L Properties Development	120	3%	Solara Tower Dubai

What the numbers say

- The median price per sq ft is 0.2% lower than in Sep 2025 (AED 2,842 against AED 2,847). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 23% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 4.5%.
- The best-selling project in September 2026 was Inaura Hotels & Residences with 11 sales.

Common questions

What is the average price per sq ft in Downtown Dubai?

The median sale in Downtown Dubai in September 2026 was AED 2,842 per sq ft across 172 DLD-recorded sales, 0.2% lower than a year earlier.

Is Downtown Dubai mostly off-plan or ready?

Over the six months to September 2026, 23% of Downtown Dubai sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Downtown Dubai?

Gross yield on DLD figures was 4.5% in September 2026: the median annual rent of AED 140,000 over the median sale price.

More on Downtown Dubai

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

Thinking about Downtown Dubai?

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 Burj Khalifa: 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.