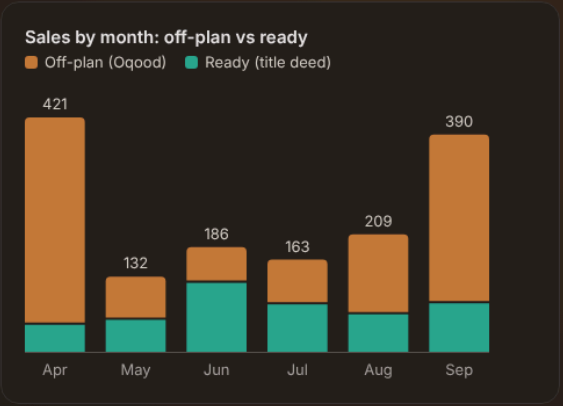
Yazdan Properties

COMMUNITY REPORT

Dubai Creek Harbour

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
391	AED 2,560	5.4%
+29.9% on last year	−0.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Creek Harbour 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

Dubai Creek Harbour recorded 391 sales worth AED 1.1B in September 2026, up 29.9% on Sep 2025. The median sale was AED 2,322,490 at AED 2,560 per sq ft, and off-plan took 77.2% of the month. Every figure comes from Dubai Land Department records.

SALES

391

▲ +86.2% MoM

▲ +29.9% YoY

MEDIAN PRICE

AED 2.32M

▼ −21.1% MoM

▼ −4.2% YoY

PRICE PER SQ FT

AED 2,560

▲ +3.1% MoM

▼ −0.1% YoY

OFF-PLAN SHARE

77.2%

of Sep 2026 sales

MEDIAN RENT

AED 125,000

per year, 2,172 contracts, 3 months

GROSS YIELD

5.4%

launch prices, see note

Dubai Land Department records Dubai Creek Harbour under the district Al Khairan First. 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	372	49	0	421	88.4%
May 2026	74	58	0	132	56.1%
Jun 2026	61	125	1	187	32.6%
Jul 2026	77	86	0	163	47.2%
Aug 2026	141	68	1	210	67.1%
Sep 2026	302	88	1	391	77.2%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**1,027**	**474**	**3**	**1,504**	**68.3%**

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	1,306	790	516	60.5%	AED 2,525,000	AED 2,504

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 2,483	210	+3.1%
3 months	Jun 2026	AED 2,348	187	+9%
6 months	Mar 2026	AED 2,419	122	+5.8%
12 months	Sep 2025	AED 2,562	301	−0.1%

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 2,450	742	
Q4 2025	AED 2,552	767	+4.2%
Q1 2026	AED 2,555	854	+0.1%
Q2 2026	AED 2,596	740	+1.6%
Q3 2026	AED 2,538	764	−2.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,560 per sq ft from 391 sales.

Rents and yield

2,172 Ejari rent contracts were registered in the three months to the end of September 2026: 1,504 new leases and 668 renewals. The median annual rent was AED 125,000. Set against the median sale price, that is a gross yield of 5.4%.

> 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 130,000	10,252

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	197	50.4%
2-bed	145	37.1%
3-bed	43	11%
4-bed	6	1.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0.3%	0%
AED 500-750K	0%	0.5%
AED 750K-1M	0.3%	0%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	1.8%	1.4%
AED 1.5-2M	9.7%	12.9%
AED 2-3M	46.3%	36.2%
AED 3-5M	38.4%	43.3%
AED 5-10M	3.3%	5.2%
AED 10M+	0%	0.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Valia	261	AED 2,264,888
Creek Bay	15	AED 3,432,888
The Grand	13	AED 3,300,000
The Cove II	11	AED 2,400,000
Palace Residences - North	9	AED 1,820,000

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
Dubai Creek Harbour	2,528	59.1%	Montiva, Lyvia by Palace, Altan
The Lagoons Phase One	1,750	40.9%	The Cove II, The Grand, Address Harbour Point

What the numbers say

- The median price per sq ft is 0.1% lower than in Sep 2025 (AED 2,560 against AED 2,562). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 68.3% 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 5.4%, 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 Valia with 261 sales.

Common questions

What is the average price per sq ft in Dubai Creek Harbour?

The median sale in Dubai Creek Harbour in September 2026 was AED 2,560 per sq ft across 391 DLD-recorded sales, 0.1% lower than a year earlier.

Is Dubai Creek Harbour mostly off-plan or ready?

Over the six months to September 2026, 68.3% of Dubai Creek Harbour sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Creek Harbour?

Gross yield on DLD figures was 5.4% in September 2026: the median annual rent of AED 125,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Creek Harbour

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

Thinking about Dubai Creek Harbour?

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 Khairan First: 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.