Yazdan Properties

COMMUNITY REPORT

Dubai Islands

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
150	AED 2,663	5.7%
−53.3% on last year	+13.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Islands 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.

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Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Islands recorded 150 sales worth AED 510.96M in September 2026, down 53.3% on Sep 2025. The median sale was AED 2,709,500 at AED 2,663 per sq ft, and off-plan took 96.7% of the month. Every figure comes from Dubai Land Department records.

SALES
150
▲ +10.3% MoM
▼ −53.3% YoY

MEDIAN PRICE
AED 2.71M
▼ −7.5% MoM
▲ +8.5% YoY

PRICE PER SQ FT
AED 2,663
▲ +6.3% MoM
▲ +13.8% YoY

OFF-PLAN SHARE
96.7%
of Sep 2026 sales

MEDIAN RENT
AED 155,000
per year, 7 contracts, 3 months

GROSS YIELD
5.7%
launch prices, see note

Dubai Land Department records Dubai Islands under the district Palm Deira. 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	510	1	0	511	99.8%
May 2026	315	2	0	317	99.4%
Jun 2026	264	8	0	272	97.1%
Jul 2026	188	8	0	196	95.9%
Aug 2026	133	3	0	136	97.8%
Sep 2026	145	5	0	150	96.7%
Six months	**1,555**	**27**	**0**	**1,582**	**98.3%**

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	1,208	1,207	1	99.9%	AED 2,913,828	AED 2,846

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 2,505	136	+6.3%
3 months	Jun 2026	AED 2,932	272	−9.2%
6 months	Mar 2026	AED 2,790	318	−4.6%
12 months	Sep 2025	AED 2,341	321	+13.8%

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 2,327	700	
Q4 2025	AED 2,564	1,007	+10.2%
Q1 2026	AED 2,788	1,155	+8.7%
Q2 2026	AED 3,038	1,100	+9%
Q3 2026	AED 2,558	482	−15.8%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,663 per sq ft from 150 sales.

Rents and yield

7 Ejari rent contracts were registered in the three months to the end of September 2026: 7 new leases and 0 renewals. The median annual rent was AED 155,000. Set against the median sale price, that is a gross yield of 5.7%.

> 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.

What sold in September 2026

LAYOUT	SALES	SHARE
1-bed	73	48.7%
2-bed	47	31.3%
3-bed	16	10.7%
Other / not stated	6	4%
4-bed	4	2.7%
Studio	4	2.7%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	2.7%	0%
AED 1.5-2M	13.3%	10.3%
AED 2-3M	46%	40.4%
AED 3-5M	24%	37.5%
AED 5-10M	12%	8.8%
AED 10M+	2%	2.9%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
The Meriva Collection	25	AED 4,180,828
Seacliff by Imtiaz	14	AED 2,178,427
Wasl by Azizi	11	AED 2,117,550
Agua Residences by Citi Developers - Tower 1	6	AED 2,692,458
DO Residences	6	AED 2,576,000

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 Islands	935	22%	Bay Grove Residences C - Dubai Islands, Bay Grove Residences, Dubai Islands, Bay Grove Residences D - Dubai Islands
Imtiaz Ghd Real Estate Development	252	5.9%	Cotier House 1 by Imtiaz, Sunset Bay Grand by Imtiaz, Beach Walk Grand 2 by Imtiaz
Flora Isle Real Estate Development	180	4.2%	Flora Isle
M G S Development	167	3.9%	Edgewater Residences 3, Edgewater Residences 2, Edgewater Residences
Avenew Real Estate Development	166	3.9%	Silena Residences, Shoaq, Rena

What the numbers say

- The median price per sq ft is 13.8% higher than in Sep 2025 (AED 2,663 against AED 2,341). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 98.3% 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 5.7%, 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 The Meriva Collection with 25 sales.

Common questions

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

The median sale in Dubai Islands in September 2026 was AED 2,663 per sq ft across 150 DLD-recorded sales, 13.8% higher than a year earlier.

Is Dubai Islands mostly off-plan or ready?

Over the six months to September 2026, 98.3% of Dubai Islands sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Islands?

Gross yield on DLD figures was 5.7% in September 2026: the median annual rent of AED 155,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Islands

- Dubai Islands area guide: prices, rents and yields
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Dubai Islands?

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 Palm Deira: 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.