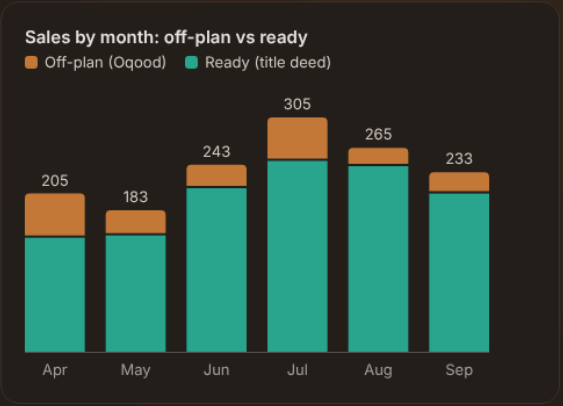
Yazdan Properties

COMMUNITY REPORT

Dubai Marina

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
232	AED 2,128	4.7%
−24.9% on last year	−8.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Marina 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 Marina recorded 232 sales worth AED 809.54M in September 2026, down 24.9% on Sep 2025. The median sale was AED 2,454,774 at AED 2,128 per sq ft, and off-plan took 10.8% of the month. Every figure comes from Dubai Land Department records.

SALES

232

▼ −12.1% MoM

▼ −24.9% YoY

MEDIAN PRICE

AED 2.45M

▼ −3% MoM

▼ −4.9% YoY

PRICE PER SQ FT

AED 2,128

▼ −6.6% MoM

▼ −8.7% YoY

OFF-PLAN SHARE

10.8%

of Sep 2026 sales

MEDIAN RENT

AED 115,629

per year, 6,228 contracts, 3 months

GROSS YIELD

4.7%

rent over sale price

Dubai Land Department records Dubai Marina under the district Marsa Dubai. 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	55	150	2	207	26.6%
May 2026	30	153	1	184	16.3%
Jun 2026	28	215	1	244	11.5%
Jul 2026	54	251	1	306	17.6%
Aug 2026	21	244	1	266	7.9%
Sep 2026	25	208	4	237	10.5%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**213**	**1,221**	**10**	**1,444**	**14.8%**

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	1,525	194	1,331	12.7%	AED 2,429,548	AED 2,240

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 2,278	264	−6.6%
3 months	Jun 2026	AED 2,017	232	+5.5%
6 months	Mar 2026	AED 2,772	143	−23.2%
12 months	Sep 2025	AED 2,331	309	−8.7%

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 2,542	1,028	
Q4 2025	AED 2,507	870	−1.4%
Q1 2026	AED 2,642	661	+5.4%
Q2 2026	AED 2,467	633	−6.6%
Q3 2026	AED 2,408	804	−2.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,128 per sq ft from 232 sales.

Rents and yield

6,228 Ejari rent contracts were registered in the three months to the end of September 2026: 4,088 new leases and 2,140 renewals. The median annual rent was AED 115,629. Set against the median sale price, that is a gross yield of 4.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 120,000	34,142

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	78	33.6%
1-bed	73	31.5%
3-bed	44	19%
Studio	19	8.2%
4-bed	12	5.2%
Other / not stated	2	0.9%
Shop	2	0.9%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	0.8%
AED 500-750K	1.7%	1.9%
AED 750K-1M	4.3%	5.7%
AED 1-1.5M	12.1%	12.1%

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	15.5%	11.7%
AED 2-3M	31%	33%
AED 3-5M	21.1%	24.2%
AED 5-10M	9.9%	5.7%
AED 10M+	4.3%	4.9%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Liv Waterside	25	AED 3,919,548
Ciel	13	AED 992,729
Park Islands	8	AED 1,947,600
23 Marina	6	AED 3,075,000
Jumeirah Gate	5	AED 3,850,000

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	1,173	17.3%	Marina Cove, THE BRISTOL Emaar Beachfront, Grand Bleu Tower interiors by Elie Saab
London Gate Real Estate Development	664	9.8%	Franck muller Vanguard, Aeternitas Tower
Irth Elite Development	452	6.7%	Rove Home Dubai Marina
T F G Real Estate	387	5.7%	Ciel, Tfg One Hotel, Tfg Marina

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Emaar Properties	339	5%	Park Islands, Dubai Marina Mall, Marina Shores

What the numbers say

- The median price per sq ft is 8.7% lower than in Sep 2025 (AED 2,128 against AED 2,331). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- This is a ready market: only 14.8% of sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- Gross yield on DLD figures is 4.7%.
- The best-selling project in September 2026 was Liv Waterside with 25 sales.

Common questions

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

The median sale in Dubai Marina in September 2026 was AED 2,128 per sq ft across 232 DLD-recorded sales, 8.7% lower than a year earlier.

Is Dubai Marina mostly off-plan or ready?

Over the six months to September 2026, 14.8% of Dubai Marina sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Marina?

Gross yield on DLD figures was 4.7% in September 2026: the median annual rent of AED 115,629 over the median sale price.

More on Dubai Marina

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

Thinking about Dubai Marina?

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 Marsa Dubai: 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.