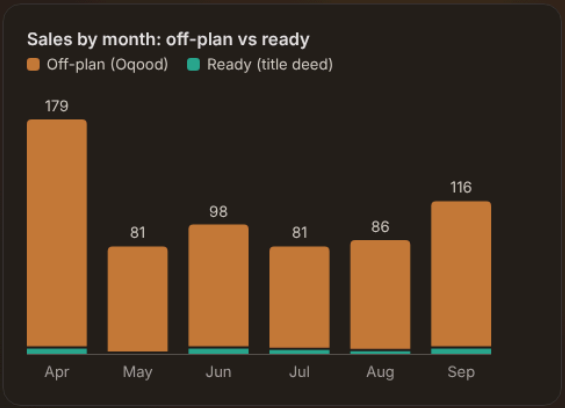
Yazdan Properties

COMMUNITY REPORT

Dubai Maritime City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
116	AED 3,202	3.6%
−72.8% on last year	+4.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Maritime City 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 Maritime City recorded 116 sales worth AED 336.99M in September 2026, down 72.8% on Sep 2025. The median sale was AED 2,489,120 at AED 3,202 per sq ft, and off-plan took 96.6% of the month. Every figure comes from Dubai Land Department records.

SALES
116
▲ +34.9% MoM
▼ −72.8% YoY

MEDIAN PRICE
AED 2.49M
▲ +0.6% MoM
▲ +1.1% YoY

PRICE PER SQ FT
AED 3,202
▲ +7.4% MoM
▲ +4.9% YoY

OFF-PLAN SHARE
96.6%
of Sep 2026 sales

MEDIAN RENT
AED 90,000
per year, 829 contracts, 3 months

GROSS YIELD
3.6%
launch prices, see note

Dubai Land Department records Dubai Maritime City under the district Madinat Dubai Almelaheyah. 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	175	4	1	180	97.2%
May 2026	81	0	0	81	100%
Jun 2026	94	4	0	98	95.9%
Jul 2026	78	3	0	81	96.3%
Aug 2026	84	2	0	86	97.7%
Sep 2026	112	4	0	116	96.6%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**624**	**17**	**1**	**642**	**97.2%**

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	600	581	19	96.8%	AED 2,520,000	AED 3,096

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 2,981	86	+7.4%
3 months	Jun 2026	AED 2,978	98	+7.5%
6 months	Mar 2026	AED 3,073	188	+4.2%
12 months	Sep 2025	AED 3,053	426	+4.9%

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 3,041	1,109	
Q4 2025	AED 3,150	1,331	+3.6%
Q1 2026	AED 3,113	734	−1.2%
Q2 2026	AED 3,104	359	−0.3%
Q3 2026	AED 3,081	283	−0.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 3,202 per sq ft from 116 sales.

Rents and yield

829 Ejari rent contracts were registered in the three months to the end of September 2026: 253 new leases and 576 renewals. The median annual rent was AED 90,000. Set against the median sale price, that is a gross yield of 3.6%.

> 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 81,000	3,790

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	72	62.1%
2-bed	22	19%
Studio	14	12.1%
3-bed	6	5.2%
Other / not stated	2	1.7%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	9.5%	14%
AED 1.5-2M	6.9%	11.6%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	60.3%	36%
AED 3-5M	16.4%	27.9%
AED 5-10M	5.2%	10.5%
AED 10M+	1.7%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Chelsea Residences by Damac	29	AED 2,532,480
Breez by Danube	20	AED 1,725,000
Prestige One Residences	18	AED 2,742,529
Oceanz 2 By Danube	10	AED 1,964,228
Fior 1	6	AED 2,234,888

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
Mina Rashid Properties	1,036	18.9%	Baystar by VIDA, Marina Place 2, Marina Place 1
Damac Crest Development	911	16.6%	Chelsea Residences 2 by Damac, Chelsea Residences by Damac, Chelsea Residences by Damac
Danube Properties Development	824	15%	Breez by Danube, Oceanz 2 By Danube, Oceanz 1 By Danube
London Gate Real Estate Development	412	7.5%	Franck Muller Yachting

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Orise Residences Real Estate Development	375	6.8%	Orise

What the numbers say

- The median price per sq ft is 4.9% higher than in Sep 2025 (AED 3,202 against AED 3,053). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 97.2% 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 3.6%, 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 Chelsea Residences by Damac with 29 sales.

Common questions

What is the average price per sq ft in Dubai Maritime City?

The median sale in Dubai Maritime City in September 2026 was AED 3,202 per sq ft across 116 DLD-recorded sales, 4.9% higher than a year earlier.

Is Dubai Maritime City mostly off-plan or ready?

Over the six months to September 2026, 97.2% of Dubai Maritime City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Maritime City?

Gross yield on DLD figures was 3.6% in September 2026: the median annual rent of AED 90,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Maritime City

- Dubai Maritime City area guide: prices, rents and yields
- Dubai Maritime City rental yield, by home size

- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Dubai Maritime City?

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 Madinat Dubai Almelaheyah: 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.