Yazdan Properties

COMMUNITY REPORT

Dubai South

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
900	AED 1,659	9.2%
+36.2% on last year	+21% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai South 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 South recorded 900 sales worth AED 1.2B in September 2026, up 36.2% on Sep 2025. The median sale was AED 784,000 at AED 1,659 per sq ft, and off-plan took 93.2% of the month. Every figure comes from Dubai Land Department records.

SALES

900

▼ −54.2% MoM

▲ +36.2% YoY

MEDIAN PRICE

AED 784K

▲ +5.9% MoM

▼ −40.6% YoY

PRICE PER SQ FT

AED 1,659

▼ −3.4% MoM

▲ +21% YoY

OFF-PLAN SHARE

93.2%

of Sep 2026 sales

MEDIAN RENT

AED 72,000

per year, 2,707 contracts, 3 months

GROSS YIELD

9.2%

launch prices, see note

Dubai South is recorded by Dubai Land Department as Madinat Al Mataar. The figures cover the 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	760	63	3	826	92%
May 2026	1,202	64	2	1,268	94.8%
Jun 2026	2,734	115	1	2,850	95.9%
Jul 2026	2,332	92	2	2,426	96.1%
Aug 2026	1,907	58	2	1,967	96.9%
Sep 2026	839	60	1	900	93.2%
Six months	**9,774**	**452**	**11**	**10,237**	**95.5%**

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	9,681	9,328	353	96.4%	AED 725,800	AED 1,704
Villas and townhouses	449	362	87	80.6%	AED 4,750,000	AED 1,366

Source: DLD-registered sales, 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 1,717	1,967	−3.4%
3 months	Jun 2026	AED 1,697	2,850	−2.2%
6 months	Mar 2026	AED 1,552	731	+6.9%
12 months	Sep 2025	AED 1,371	661	+21%

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 1,434	1,679	
Q4 2025	AED 1,464	1,799	+2.1%
Q1 2026	AED 1,513	2,027	+3.3%
Q2 2026	AED 1,683	4,944	+11.2%
Q3 2026	AED 1,702	5,293	+1.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,659 per sq ft from 900 sales.

Rents and yield

2,707 Ejari rent contracts were registered in the three months to the end of September 2026: 1,164 new leases and 1,543 renewals. The median annual rent was AED 72,000. Set against the median sale price, that is a gross yield of 9.2%.

> 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 63,000	11,851
Villas and townhouses	AED 124,697	3,422

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
Studio	436	48.4%
1-bed	231	25.7%
2-bed	129	14.3%
3-bed	36	4%
4-bed	35	3.9%
5-bed	22	2.4%
Other / not stated	11	1.2%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	5.8%	1.3%
AED 500-750K	42.3%	51.6%
AED 750K-1M	7.9%	7.4%
AED 1-1.5M	20.1%	20%
AED 1.5-2M	8.9%	8%
AED 2-3M	7%	4.9%
AED 3-5M	4.7%	3.8%
AED 5-10M	3.2%	2.7%
AED 10M+	0.1%	0.3%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Azizi Venice 7	116	AED 655,000
Azizi Venice 10	75	AED 648,450
Azizi Venice 14	71	AED 660,000
Azizi Venice 6	52	AED 723,600
Azizi Venice 11	41	AED 655,000

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
Azizi Developments	9,945	56.1%	Azizi Venice 14, Azizi Venice 6, Azizi Venice 7
Emaar Dubai South Dwc	2,228	12.6%	Greenridge, Greenspoint 2, Golf Dale

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Dubai South Properties Dwc	1,508	8.5%	South Square, Hayat 4, Beachfront Gates 2
Dwtc Emaar	708	4%	Terra Heights
Bt Properties Dwc	536	3%	Waada - Altura 2, Waada - Cascada 1, Waada - Rayhan 1

What the numbers say

- The median price per sq ft is 21% higher than in Sep 2025 (AED 1,659 against AED 1,371). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 95.5% 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 9.2%, 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 Azizi Venice 7 with 116 sales.

Common questions

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

The median sale in Dubai South in September 2026 was AED 1,659 per sq ft across 900 DLD-recorded sales, 21% higher than a year earlier.

Is Dubai South mostly off-plan or ready?

Over the six months to September 2026, 95.5% of Dubai South sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai South?

Gross yield on DLD figures was 9.2% in September 2026: the median annual rent of AED 72,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai South

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

Thinking about Dubai South?

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 Al Mataar: 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.