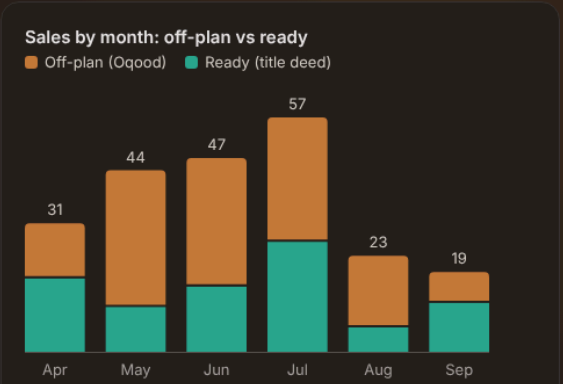
Yazdan Properties

COMMUNITY REPORT

Jumeirah Golf Estates

Property market report · September 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
19	36.8%	AED 190K
−50% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Jumeirah Golf Estates 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

Jumeirah Golf Estates recorded 19 sales worth AED 290.53M in September 2026, down 50% on Sep 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

19

▼ −17.4% MoM

▼ −50% YoY

OFF-PLAN SHARE

36.8%

of Sep 2026 sales

MEDIAN RENT

AED 190,000

per year, latest 285 contracts

GROSS YIELD

3.5%

villas and townhouses

Jumeirah Golf Estates is not a Dubai Land Department district of its own; it sits inside Me'Aisem First. These figures cover only the projects in the Jumeirah Golf Estates master community, built unit by unit from DLD transactions.

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	13	18	0	31	41.9%
May 2026	33	11	0	44	75%
Jun 2026	31	16	0	47	66%
Jul 2026	30	27	0	57	52.6%
Aug 2026	17	6	0	23	73.9%
Sep 2026	7	12	0	19	36.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**131**	**90**	**0**	**221**	**59.3%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of outliers.

By property type

The same split by property type, over Apr 2026 to Sep 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	30	0	30	0%	AED 1,612,500	AED 1,472
Villas and townhouses	178	131	47	73.6%	AED 12,897,000	AED 2,128

Source: DLD-registered sales, Apr 2026 to Sep 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	too few	23	n/a
3 months	Jun 2026	AED 2,117	47	n/a
6 months	Mar 2026	AED 1,908	35	n/a
12 months	Sep 2025	AED 1,959	38	n/a

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 1,933	127	
Q4 2025	AED 1,672	109	−13.5%
Q1 2026	AED 1,872	135	+12%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,904	114	+1.7%
Q3 2026	AED 2,198	89	+15.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,267 per sq ft from 19 sales.

Rents and yield

Across the latest 285 residential Ejari contracts registered with DLD up to 28 October 2026, 181 were new leases and 104 renewals. The median annual rent was AED 190,000. For villas and townhouses, the median rent set against the median sale price of the same homes over Apr 2026 to Sep 2026 gives a gross yield of 3.5%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 120,000	131
Villas and townhouses	AED 450,000	154

Source: the latest 285 residential Ejari contracts registered with DLD up to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
5-bed	5	26.3%
4-bed	4	21.1%
6-bed	4	21.1%
2-bed	2	10.5%
7-bed	1	5.3%
3-bed	1	5.3%
1-bed	1	5.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	5.3%	0%
AED 1.5-2M	0%	9.1%
AED 2-3M	10.5%	9.1%
AED 3-5M	10.5%	0%
AED 5-10M	5.3%	18.2%
AED 10M+	68.4%	63.6%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Cedarwood Estates	4	AED 23,641,000
Lime Tree Valley	3	AED 20,200,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 13.7% above the same quarter a year earlier (AED 2,198).
- Off-plan made up 59.3% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.5% (villas and townhouses).
- The best-selling project in September 2026 was Cedarwood Estates with 4 sales.

Common questions

What is the average price per sq ft in Jumeirah Golf Estates?

In Q3 2026 the median sale in Jumeirah Golf Estates was AED 2,198 per sq ft across 89 DLD-recorded sales.

Is Jumeirah Golf Estates mostly off-plan or ready?

Over the six months to September 2026, 59.3% of Jumeirah Golf Estates sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Jumeirah Golf Estates?

Gross yield on DLD figures was 3.5% (villas and townhouses) in September 2026: the median annual rent over the median sale price.

More on Jumeirah Golf Estates

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

Thinking about Jumeirah Golf Estates?

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 transactions for the projects in the Jumeirah Golf Estates master community (DLD district Me'Aisem First), at transferred prices, unit by unit: registered sales and Ejari rent contracts. We built the community totals ourselves from those records. 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.