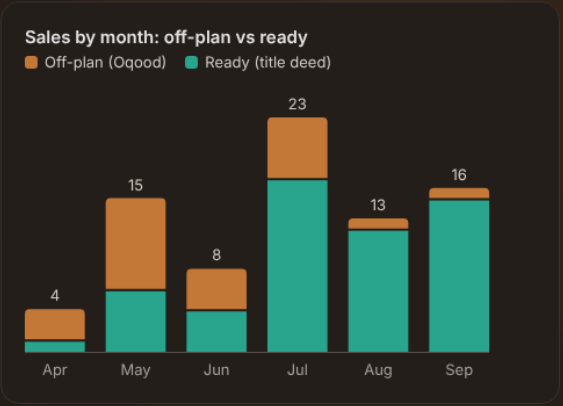
Yazdan Properties

COMMUNITY REPORT

Madinat Jumeirah Living

Property market report · September 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
16	6.2%	AED 175K
+6.7% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Madinat Jumeirah Living 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

Madinat Jumeirah Living recorded 16 sales worth AED 57.9M in September 2026, up 6.7% 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

16

▲ +23.1% MoM

▲ +6.7% YoY

OFF-PLAN SHARE

6.2%

of Sep 2026 sales

MEDIAN RENT

AED 175,000

per year, 385 contracts, 3 months

Dubai Land Department records Madinat Jumeirah Living under the district Um Suqaim Third. 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	3	1	0	4	75%
May 2026	9	6	0	15	60%
Jun 2026	4	4	0	8	50%
Jul 2026	6	17	0	23	26.1%
Aug 2026	1	12	0	13	7.7%
Sep 2026	1	15	0	16	6.3%
Six months	**24**	**55**	**0**	**79**	**30.4%**

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	88	23	65	26.1%	AED 3,000,000	AED 2,643
Villas and townhouses	2	0	2	0%	too few	too few

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	too few	13	n/a
3 months	Jun 2026	too few	8	n/a
6 months	Mar 2026	too few	14	n/a
12 months	Sep 2025	too few	15	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 2,677	38	
Q4 2025	AED 3,063	72	+14.4%
Q1 2026	AED 2,798	190	−8.7%
Q2 2026	AED 2,569	27	−8.2%
Q3 2026	AED 2,643	52	+2.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,672 per sq ft from 16 sales.

Rents and yield

385 Ejari rent contracts were registered in the three months to the end of September 2026: 231 new leases and 154 renewals. The median annual rent was AED 175,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 150,000	1,159
Villas and townhouses	AED 273,240	627

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	11	68.8%
1-bed	3	18.8%
3-bed	1	6.3%
4-bed	1	6.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	12.5%	15.4%
AED 2-3M	12.5%	30.8%
AED 3-5M	62.5%	30.8%
AED 5-10M	12.5%	15.4%
AED 10M+	0%	7.7%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Lamaa	7	AED 3,250,000
Jadeel -Madinat Jumeirah Living	3	AED 5,075,000

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
Jumeirah Hills Development	577	100%	Nourelle, Lamaa, Al Jazi - Madinat Jumeriah Living

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 1.3% below the same quarter a year earlier (AED 2,643).
- Off-plan made up 30.4% of sales over the past six months, with ready (title deed) homes taking the rest.
- The best-selling project in September 2026 was Lamaa with 7 sales.

Common questions

What is the average price per sq ft in Madinat Jumeirah Living?

In Q3 2026 the median sale in Madinat Jumeirah Living was AED 2,643 per sq ft across 52 DLD-recorded sales.

Is Madinat Jumeirah Living mostly off-plan or ready?

Over the six months to September 2026, 30.4% of Madinat Jumeirah Living sales were off-plan (Oqood) and the rest were ready homes with title deeds.

More on Madinat Jumeirah Living

- Madinat Jumeirah Living area guide: prices, rents and yields

- Madinat Jumeirah Living rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Madinat Jumeirah Living?

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 Um Suqaim Third: 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.