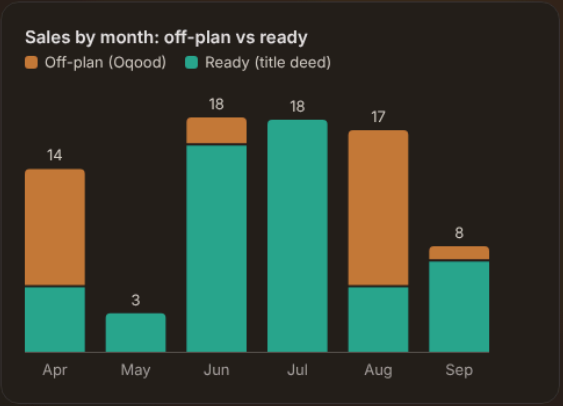
Yazdan Properties

COMMUNITY REPORT

Mirdif

Property market report · September 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
12	8.3%	AED 90K
−58.6% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Mirdif 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

Mirdif recorded 12 sales worth AED 30.23M in September 2026, down 58.6% 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

12

▼ −33.3% MoM

▼ −58.6% YoY

OFF-PLAN SHARE

8.3%

of Sep 2026 sales

MEDIAN RENT

AED 90,000

per year, 3,714 contracts, 3 months

Mirdif is its own Dubai Land Department district. 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	9	5	0	14	64.3%
May 2026	0	3	1	4	0%
Jun 2026	2	16	2	20	10%
Jul 2026	0	18	1	19	0%
Aug 2026	12	5	1	18	66.7%
Sep 2026	1	7	4	12	8.3%
Six months	**24**	**54**	**9**	**87**	**27.6%**

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	58	16	42	27.6%	AED 1,758,141	AED 1,178
Villas and townhouses	16	0	16	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	18	n/a
3 months	Jun 2026	too few	20	n/a
6 months	Mar 2026	too few	9	n/a
12 months	Sep 2025	too few	29	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 1,200	67	
Q4 2025	AED 1,207	65	+0.6%
Q1 2026	AED 1,155	41	−4.3%
Q2 2026	AED 1,183	38	+2.4%
Q3 2026	AED 1,107	49	−6.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 919 per sq ft from 12 sales.

Rents and yield

3,714 Ejari rent contracts were registered in the three months to the end of September 2026: 1,000 new leases and 2,714 renewals. The median annual rent was AED 90,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 63,000	10,338
Villas and townhouses	AED 120,000	8,572

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
3-bed	4	33.3%
Other / not stated	3	25%
2-bed	2	16.7%
1-bed	2	16.7%
Studio	1	8.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	8.3%	0%
AED 750K-1M	8.3%	5.6%
AED 1-1.5M	25%	11.1%
AED 1.5-2M	8.3%	44.4%
AED 2-3M	25%	22.2%
AED 3-5M	8.3%	16.7%
AED 5-10M	16.7%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Mirdif Hills- Nasayem Avenue	3	AED 2,500,000

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
Dubai Investment Real Estate	215	94.7%	Mirdif Hills - Asayel Avenue, Mirdif Hills- Nasayem Avenue, Mirdif Hills- Al Multaqa Avenue
Jersey Real Estate Development	12	5.3%	Mirdif Tulip

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 7.8% below the same quarter a year earlier (AED 1,107).
- Off-plan made up 27.6% of sales over the past six months, with ready (title deed) homes taking the rest.
- The best-selling project in September 2026 was Mirdif Hills- Nasayem Avenue with 3 sales.

Common questions

What is the average price per sq ft in Mirdif?

In Q3 2026 the median sale in Mirdif was AED 1,107 per sq ft across 49 DLD-recorded sales.

Is Mirdif mostly off-plan or ready?

Over the six months to September 2026, 27.6% of Mirdif sales were off-plan (Oqood) and the rest were ready homes with title deeds.

More on Mirdif

- Mirdif area guide: prices, rents and yields

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

Thinking about Mirdif?

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 Mirdif: 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.