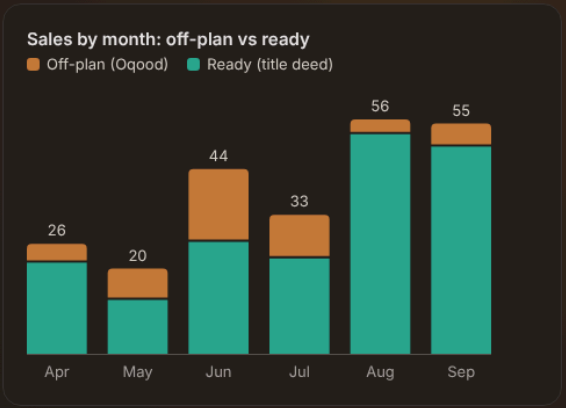
Yazdan Properties

COMMUNITY REPORT

Mudon

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
58	AED 1,641	5.2%
+48.7% on last year	+7.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Mudon 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

Mudon recorded 58 sales worth AED 228.07M in September 2026, up 48.7% on Sep 2025. The median sale was AED 3,625,000 at AED 1,641 per sq ft, and off-plan took 8.6% of the month. Every figure comes from Dubai Land Department records.

SALES
58
▲ +1.8% MoM
▲ +48.7% YoY

MEDIAN PRICE
AED 3.63M
▲ +1.4% MoM
▲ +10.5% YoY

PRICE PER SQ FT
AED 1,641
▼ −4.6% MoM
▲ +7.5% YoY

OFF-PLAN SHARE
8.6%
of Sep 2026 sales

MEDIAN RENT
AED 189,000
per year, 414 contracts, 3 months

GROSS YIELD
5.2%
rent over sale price

Dubai Land Department records Mudon under the district Al Hebiah Sixth. 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	4	22	0	26	15.4%
May 2026	7	13	0	20	35%
Jun 2026	17	27	0	44	38.6%
Jul 2026	10	23	2	35	28.6%
Aug 2026	3	53	1	57	5.3%
Sep 2026	5	50	3	58	8.6%
Six months	**46**	**188**	**6**	**240**	**19.2%**

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	7	0	7	0%	too few	too few
Villas and townhouses	228	42	186	18.4%	AED 3,550,000	AED 1,683

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 1,720	57	−4.6%
3 months	Jun 2026	AED 1,616	44	+1.5%
6 months	Mar 2026	too few	14	n/a
12 months	Sep 2025	AED 1,526	39	+7.5%

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 1,468	102	
Q4 2025	AED 1,673	137	+14%
Q1 2026	AED 1,653	91	−1.2%
Q2 2026	AED 1,562	90	−5.5%
Q3 2026	AED 1,630	150	+4.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,641 per sq ft from 58 sales.

Rents and yield

414 Ejari rent contracts were registered in the three months to the end of September 2026: 262 new leases and 152 renewals. The median annual rent was AED 189,000. Set against the median sale price, that is a gross yield of 5.2%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 77,000	158
Villas and townhouses	AED 190,000	1,892

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	26	44.8%
4-bed	19	32.8%
Other / not stated	13	22.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 750K-1M	0%	1.8%
AED 1.5-2M	0%	1.8%
AED 2-3M	3.4%	3.5%
AED 3-5M	91.4%	89.5%
AED 5-10M	5.2%	3.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Mudon Al Ranim 5	16	AED 4,125,000
Mudon Al Ranim 6	15	AED 4,000,000
Arabella 3	5	AED 3,500,000
Mudon Al Ranim 8	5	AED 3,150,000
Arabella 2 - Townhouses at Mudon	4	AED 3,150,000

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
Mdn Real Estate	800	95.7%	Mudon Al Ranim 3, Mudon Al Ranim 6, Mudon Al Ranim 4
Dubai Land Residences	36	4.3%	Mudon

What the numbers say

- The median price per sq ft is 7.5% higher than in Sep 2025 (AED 1,641 against AED 1,526). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 19.2% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.2%.
- The best-selling project in September 2026 was Mudon Al Ranim 5 with 16 sales.

Common questions

What is the average price per sq ft in Mudon?

The median sale in Mudon in September 2026 was AED 1,641 per sq ft across 58 DLD-recorded sales, 7.5% higher than a year earlier.

Is Mudon mostly off-plan or ready?

Over the six months to September 2026, 19.2% of Mudon sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Mudon?

Gross yield on DLD figures was 5.2% in September 2026: the median annual rent of AED 189,000 over the median sale price.

More on Mudon

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

Thinking about Mudon?

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 Al Hebiah Sixth: 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.