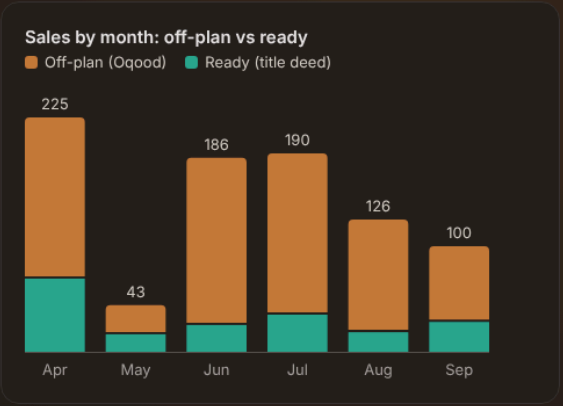
Yazdan Properties

COMMUNITY REPORT

Nad Al Sheba

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
100	AED 2,538	4.2%
+38.9% on last year	+13.3% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

Nad Al Sheba 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

Nad Al Sheba recorded 100 sales worth AED 411.81M in September 2026, up 38.9% on Sep 2025. The median sale was AED 2,505,300 at AED 2,538 per sq ft, and off-plan took 71% of the month. Every figure comes from Dubai Land Department records.

SALES
100
▼ −20.6% MoM
▲ +38.9% YoY

MEDIAN PRICE
AED 2.51M
▲ +44.6% MoM
▼ −54.4% YoY

PRICE PER SQ FT
AED 2,538
▼ −24% MoM
▲ +13.3% YoY

OFF-PLAN SHARE
71%
of Sep 2026 sales

MEDIAN RENT
AED 105,000
per year, 793 contracts, 3 months

GROSS YIELD
4.2%
launch prices, see note

Dubai Land Department records Nad Al Sheba under the district Nad Al Shiba First. 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	154	71	1	226	68.1%
May 2026	26	17	0	43	60.5%
Jun 2026	160	26	0	186	86%
Jul 2026	154	36	1	191	80.6%
Aug 2026	107	19	0	126	84.9%
Sep 2026	71	29	0	100	71%
Six months	**672**	**198**	**2**	**872**	**77.1%**

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	688	628	60	91.3%	AED 1,399,000	AED 3,414
Villas and townhouses	62	42	20	67.7%	AED 5,640,000	AED 2,088

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 3,341	126	−24%
3 months	Jun 2026	AED 3,503	186	−27.5%
6 months	Mar 2026	AED 3,519	267	−27.9%
12 months	Sep 2025	AED 2,240	72	+13.3%

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 2,094	197	
Q4 2025	AED 2,183	421	+4.3%
Q1 2026	AED 3,496	886	+60.1%
Q2 2026	AED 3,373	455	−3.5%
Q3 2026	AED 3,242	417	−3.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,538 per sq ft from 100 sales.

Rents and yield

793 Ejari rent contracts were registered in the three months to the end of September 2026: 459 new leases and 334 renewals. The median annual rent was AED 105,000. Set against the median sale price, that is a gross yield of 4.2%.

> 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 95,000	3,521
Villas and townhouses	AED 330,000	548

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
1-bed	24	24%
Studio	21	21%
2-bed	19	19%
Other / not stated	19	19%
3-bed	14	14%
4-bed	3	3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	0%	0.8%
AED 750K-1M	2%	0%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	26%	45.2%
AED 1.5-2M	4%	7.9%
AED 2-3M	24%	20.6%
AED 3-5M	15%	10.3%
AED 5-10M	19%	8.7%
AED 10M+	10%	6.3%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Maybach Six	21	AED 1,400,000
Tonino Lamborghini Residences	9	AED 2,505,300
Maybach Ultimate Luxury	8	AED 2,250,000
Project Maybach	8	AED 1,375,500
Nad Al Sheba Gardens Phase 3	6	AED 7,275,000

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
Nas Estates	543	37.5%	Nad Al Sheba Gardens Phase 7, Nad Al Sheba Gardens Phase 8 & 9, Nad Al Sheba Gardens Phase 10
Gulf Land Property Developers	179	12.4%	Tonino Lamborghini Residences
Igo Property Development L.L.C - Fz	157	10.8%	The Polo Residence, The Polo Town Houses

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Al Qudra Estates	107	7.4%	Nad Al Sheba Gardens Phase 2, Nad Al Sheba Gardens Phase 3, Nad Al Sheba Gardens Phase 2
G&CO Real Estate Development LLC - FZ	63	4.4%	Grand Views, Millennium Estates

What the numbers say

- The median price per sq ft is 13.3% higher than in Sep 2025 (AED 2,538 against AED 2,240). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 77.1% 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 4.2%, 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 Maybach Six with 21 sales.

Common questions

What is the average price per sq ft in Nad Al Sheba?

The median sale in Nad Al Sheba in September 2026 was AED 2,538 per sq ft across 100 DLD-recorded sales, 13.3% higher than a year earlier.

Is Nad Al Sheba mostly off-plan or ready?

Over the six months to September 2026, 77.1% of Nad Al Sheba sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Nad Al Sheba?

Gross yield on DLD figures was 4.2% in September 2026: the median annual rent of AED 105,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Nad Al Sheba

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

Thinking about Nad Al Sheba?

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 Nad Al Shiba First: 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.