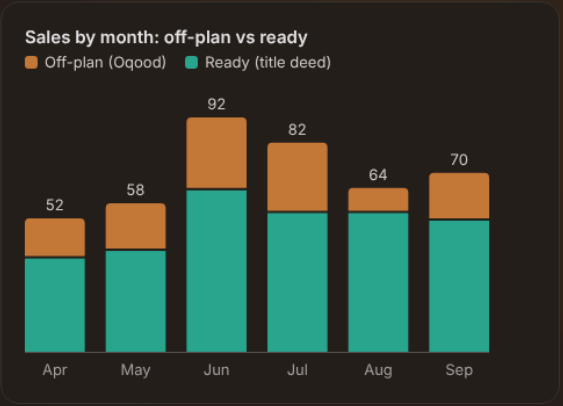
Yazdan Properties

COMMUNITY REPORT

Palm Jumeirah

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
72	AED 2,960	3.1%
−41.5% on last year	−13.3% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Palm Jumeirah 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

Palm Jumeirah recorded 72 sales worth AED 1.37B in September 2026, down 41.5% on Sep 2025. The median sale was AED 6,200,000 at AED 2,960 per sq ft, and off-plan took 25% of the month. Every figure comes from Dubai Land Department records.

SALES

72

▲ +14.3% MoM

▼ −41.5% YoY

MEDIAN PRICE

AED 6.2M

▲ +24% MoM

▲ +22.5% YoY

PRICE PER SQ FT

AED 2,960

▲ +1.2% MoM

▼ −13.3% YoY

OFF-PLAN SHARE

25%

of Sep 2026 sales

MEDIAN RENT

AED 195,000

per year, 1,297 contracts, 3 months

GROSS YIELD

3.1%

rent over sale price

Palm Jumeirah 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	15	37	0	52	28.8%
May 2026	18	40	1	59	30.5%
Jun 2026	28	64	0	92	30.4%
Jul 2026	27	55	2	84	32.1%
Aug 2026	9	55	0	64	14.1%
Sep 2026	18	52	2	72	25%
Six months	**115**	**303**	**5**	**423**	**27.2%**

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	421	112	309	26.6%	AED 4,999,999	AED 3,103
Villas and townhouses	32	0	32	0%	AED 50,750,000	AED 5,411

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 2,926	63	+1.2%
3 months	Jun 2026	AED 3,403	92	−13%
6 months	Mar 2026	AED 5,135	70	−42.4%
12 months	Sep 2025	AED 3,414	123	−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 3,438	284	
Q4 2025	AED 3,639	330	+5.8%
Q1 2026	AED 3,853	255	+5.9%
Q2 2026	AED 3,601	202	−6.5%
Q3 2026	AED 3,176	219	−11.8%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,960 per sq ft from 72 sales.

Rents and yield

1,297 Ejari rent contracts were registered in the three months to the end of September 2026: 825 new leases and 472 renewals. The median annual rent was AED 195,000. Set against the median sale price, that is a gross yield of 3.1%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 200,000	7,243
Villas and townhouses	AED 984,656	618

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	25	34.7%
3-bed	13	18.1%
1-bed	12	16.7%
4-bed	8	11.1%
Other / not stated	7	9.7%
Studio	4	5.6%
5-bed	2	2.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	4.2%	4.8%
AED 1.5-2M	4.2%	9.5%
AED 2-3M	8.3%	12.7%
AED 3-5M	26.4%	27%

PRICE BAND	SEP 2026	AUG 2026
AED 5-10M	19.4%	23.8%
AED 10M+	37.5%	22.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Passo By Beyond	7	AED 12,887,040
Serenia Living	5	AED 9,800,000
Palm Beach Towers -3	4	AED 4,563,800
Viceroy Hotel Resorts Residences	4	AED 4,801,000
Marina Residence	4	AED 4,400,000

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
The Palm - Jumeirah	412	25%	Marina Residence, The Palm Tower, Palm Beach Towers - 2
Estate Grand Real Estate Development	216	13.1%	Passo By Beyond
Seven Tides Real Estate Development	148	9%	Seven Hotel and Apartments The Palm
Palma Homes Real Estate Development	103	6.3%	Serenia Living, Serenia Residences the Palm
Souq Residences	99	6%	Golden Mile

What the numbers say

- The median price per sq ft is 13.3% lower than in Sep 2025 (AED 2,960 against AED 3,414). 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 27.2% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.1%.
- The best-selling project in September 2026 was Passo By Beyond with 7 sales.

Common questions

What is the average price per sq ft in Palm Jumeirah?

The median sale in Palm Jumeirah in September 2026 was AED 2,960 per sq ft across 72 DLD-recorded sales, 13.3% lower than a year earlier.

Is Palm Jumeirah mostly off-plan or ready?

Over the six months to September 2026, 27.2% of Palm Jumeirah sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Palm Jumeirah?

Gross yield on DLD figures was 3.1% in September 2026: the median annual rent of AED 195,000 over the median sale price.

More on Palm Jumeirah

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

Thinking about Palm Jumeirah?

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 Palm Jumeirah: 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.