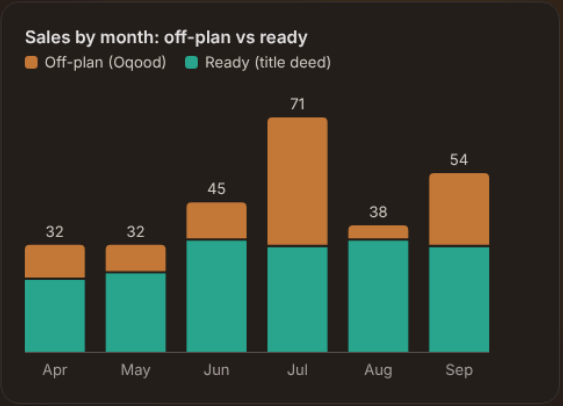
Yazdan Properties

COMMUNITY REPORT

Rukan and The Acres

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
55	AED 1,328	9.7%
−38.9% on last year	+8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Rukan and The Acres 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

Rukan and The Acres recorded 55 sales worth AED 122.66M in September 2026, down 38.9% on Sep 2025. The median sale was AED 1,553,938 at AED 1,328 per sq ft, and off-plan took 40% of the month. Every figure comes from Dubai Land Department records.

SALES

55

▲ +37.5% MoM

▼ −38.9% YoY

MEDIAN PRICE

AED 1.55M

▼ −66.4% MoM

▲ +21.9% YoY

PRICE PER SQ FT

AED 1,328

▼ −4.4% MoM

▲ +8% YoY

OFF-PLAN SHARE

40%

of Sep 2026 sales

MEDIAN RENT

AED 150,000

per year, 1,034 contracts, 3 months

GROSS YIELD

9.7%

rent over sale price

Dubai Land Department records Rukan and The Acres under the district Wadi Al Safa 7, which also takes in neighbouring communities. Treat the figures as a guide to the wider 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	10	22	3	35	28.6%
May 2026	8	24	0	32	25%
Jun 2026	11	34	0	45	24.4%
Jul 2026	39	32	0	71	54.9%
Aug 2026	4	34	2	40	10%
Sep 2026	22	32	1	55	40%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**94**	**178**	**6**	**278**	**33.8%**

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	46	11	35	23.9%	AED 905,355	AED 1,132
Villas and townhouses	224	87	137	38.8%	AED 1,760,432	AED 1,307

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 1,389	40	−4.4%
3 months	Jun 2026	AED 1,306	45	+1.7%
6 months	Mar 2026	AED 1,394	47	−4.7%
12 months	Sep 2025	AED 1,230	90	+8%

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 1,245	287	
Q4 2025	AED 1,389	243	+11.6%
Q1 2026	AED 1,379	168	−0.7%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,310	112	−5%
Q3 2026	AED 1,325	166	+1.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,328 per sq ft from 55 sales.

Rents and yield

1,034 Ejari rent contracts were registered in the three months to the end of September 2026: 452 new leases and 582 renewals. The median annual rent was AED 150,000. Set against the median sale price, that is a gross yield of 9.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 60,000	1,342
Villas and townhouses	AED 155,000	4,440

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	20	36.4%
3-bed	13	23.6%
1-bed	11	20%
Other / not stated	6	10.9%
4-bed	4	7.3%
Studio	1	1.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	5%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	12.7%	2.5%
AED 750K-1M	10.9%	7.5%
AED 1-1.5M	23.6%	7.5%
AED 1.5-2M	18.2%	12.5%
AED 2-3M	12.7%	7.5%
AED 3-5M	10.9%	20%
AED 5-10M	10.9%	35%
AED 10M+	0%	2.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Reportage Village 1	21	AED 1,257,619
Rukan	6	AED 662,500
Rukan 3	6	AED 1,037,500
Serena Casa Dora	5	AED 3,375,000
Serena Bella Casa	3	AED 3,300,000

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
Reportage Prime Properties	800	36.3%	Reportage Village 1, Reportage Village 1
Continental Investments Lmd	638	29%	Rukan 3, Rukan, Rukan Residence
Dhre 2 Bts	338	15.4%	The Acres 2 & Estates 2, The Acres 3 & Estates, The Acres

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
North Dubailand Projects	146	6.6%	Serena Casa Dora, Serena - Casa Viva, Serena Bella Casa
Emaar Properties	99	4.5%	Arabian Ranches - Lila Community, Arabian Ranches-Casa Community, Arabian Ranches - Rasha Community

What the numbers say

- The median price per sq ft is 8% higher than in Sep 2025 (AED 1,328 against AED 1,230). 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 33.8% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 9.7%.
- The best-selling project in September 2026 was Reportage Village 1 with 21 sales.

Common questions

What is the average price per sq ft in Rukan and The Acres?

The median sale in Rukan and The Acres in September 2026 was AED 1,328 per sq ft across 55 DLD-recorded sales, 8% higher than a year earlier.

Is Rukan and The Acres mostly off-plan or ready?

Over the six months to September 2026, 33.8% of Rukan and The Acres sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Rukan and The Acres?

Gross yield on DLD figures was 9.7% in September 2026: the median annual rent of AED 150,000 over the median sale price.

More on Rukan and The Acres

- Rukan and The Acres area guide: prices, rents and yields
- Rukan and The Acres rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Rukan and The Acres?

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 Wadi Al Safa 7: 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.