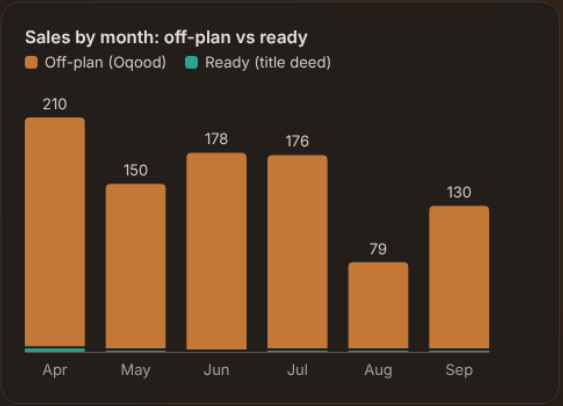
Yazdan Properties

COMMUNITY REPORT

Sobha Hartland 2

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
130	AED 2,454	4.7%
−64.4% on last year	−0.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Sobha Hartland 2 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

Sobha Hartland 2 recorded 130 sales worth AED 346.49M in September 2026, down 64.4% on Sep 2025. The median sale was AED 2,005,108 at AED 2,454 per sq ft, and off-plan took 99.2% of the month. Every figure comes from Dubai Land Department records.

SALES
130
▲ +64.6% MoM
▼ −64.4% YoY

MEDIAN PRICE
AED 2.01M
▼ −5.8% MoM
▼ −3.1% YoY

PRICE PER SQ FT
AED 2,454
▼ −4.1% MoM
▼ −0.6% YoY

OFF-PLAN SHARE
99.2%
of Sep 2026 sales

MEDIAN RENT
AED 94,525
per year, 24 contracts, 3 months

GROSS YIELD
4.7%
launch prices, see note

Dubai Land Department records Sobha Hartland 2 under the district Bukadra. 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	207	3	0	210	98.6%
May 2026	149	1	0	150	99.3%
Jun 2026	178	0	0	178	100%
Jul 2026	175	1	0	176	99.4%
Aug 2026	78	1	0	79	98.7%
Sep 2026	129	1	0	130	99.2%
Six months	**916**	**7**	**0**	**923**	**99.2%**

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	800	800	0	100%	AED 2,106,906	AED 2,527

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 2,560	79	−4.1%
3 months	Jun 2026	AED 2,503	178	−2%
6 months	Mar 2026	AED 2,990	261	−17.9%
12 months	Sep 2025	AED 2,468	365	−0.6%

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 2,525	1,156	
Q4 2025	AED 2,439	591	−3.4%
Q1 2026	AED 2,623	508	+7.5%
Q2 2026	AED 2,517	538	−4%
Q3 2026	AED 2,575	385	+2.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,454 per sq ft from 130 sales.

Rents and yield

24 Ejari rent contracts were registered in the three months to the end of September 2026: 2 new leases and 22 renewals. The median annual rent was AED 94,525. Set against the median sale price, that is a gross yield of 4.7%.

> 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 93,500	180

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	90	69.2%
2-bed	28	21.5%
3-bed	7	5.4%
Other / not stated	4	3.1%
4-bed	1	0.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	0.8%	0%
AED 750K-1M	0%	1.3%
AED 1-1.5M	6.2%	1.3%
AED 1.5-2M	42.3%	36.7%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	33.8%	39.2%
AED 3-5M	11.5%	15.2%
AED 5-10M	4.6%	5.1%
AED 10M+	0.8%	1.3%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Imtiaz Symphony Tower	21	AED 1,938,297
The Caden By Prescott	17	AED 1,912,960
Skyvue	17	AED 2,228,660
Skyscape	17	AED 2,166,069
330 Riverside Crescent	14	AED 1,840,166

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
Sobha	3,816	77.1%	Skyvue, Skyscape, 310 Riverside Crescent
Ellington Properties Development	387	7.8%	The Highgrove, Belmore Residences, Riverton House
E L P D Developers	295	6%	Claydon House by Ellington, Claydon House by Ellington
Prestige The Parkway Real Estate Development	172	3.5%	Parkway by Prestige One, Parkway by Prestige One
Imtiaz Gi Real Estate Development	106	2.1%	Wynwood Horizon by Imtiaz

What the numbers say

- The median price per sq ft is 0.6% lower than in Sep 2025 (AED 2,454 against AED 2,468). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 99.2% 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 4.7%, 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 Imtiaz Symphony Tower with 21 sales.

Common questions

What is the average price per sq ft in Sobha Hartland 2?

The median sale in Sobha Hartland 2 in September 2026 was AED 2,454 per sq ft across 130 DLD-recorded sales, 0.6% lower than a year earlier.

Is Sobha Hartland 2 mostly off-plan or ready?

Over the six months to September 2026, 99.2% of Sobha Hartland 2 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Sobha Hartland 2?

Gross yield on DLD figures was 4.7% in September 2026: the median annual rent of AED 94,525 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Sobha Hartland 2

- Sobha Hartland 2 area guide: prices, rents and yields
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Sobha Hartland 2?

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 Bukadra: 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.