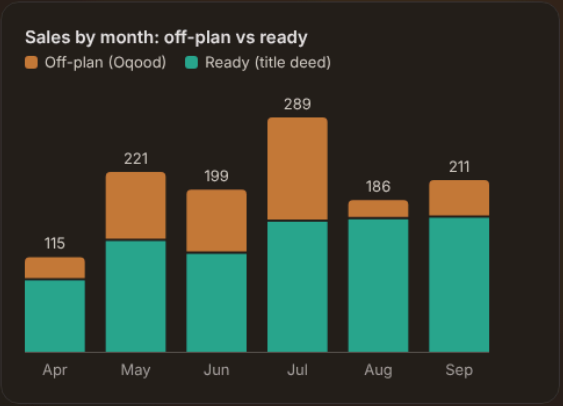
Yazdan Properties

COMMUNITY REPORT

Sobha Hartland and Meydan

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
212	AED 1,973	4.9%
+8.2% on last year	−5.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Sobha Hartland and Meydan 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 and Meydan recorded 212 sales worth AED 437.09M in September 2026, up 8.2% on Sep 2025. The median sale was AED 1,499,478 at AED 1,973 per sq ft, and off-plan took 20.8% of the month. Every figure comes from Dubai Land Department records.

SALES

212

▲ +12.8% MoM

▲ +8.2% YoY

MEDIAN PRICE

AED 1.5M

▲ +3.4% MoM

▲ +7.1% YoY

PRICE PER SQ FT

AED 1,973

▲ +2.4% MoM

▼ −5.5% YoY

OFF-PLAN SHARE

20.8%

of Sep 2026 sales

MEDIAN RENT

AED 74,000

per year, 4,278 contracts, 3 months

GROSS YIELD

4.9%

rent over sale price

Dubai Land Department records Sobha Hartland and Meydan under the district Al Merkadh, 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	26	89	3	118	22%
May 2026	83	138	2	223	37.2%
Jun 2026	77	122	1	200	38.5%
Jul 2026	127	162	4	293	43.3%
Aug 2026	21	165	2	188	11.2%
Sep 2026	44	167	1	212	20.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**378**	**843**	**13**	**1,234**	**30.6%**

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	1,320	400	920	30.3%	AED 1,450,000	AED 2,000
Villas and townhouses	10	0	10	0%	too few	too few

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 1,927	188	+2.4%
3 months	Jun 2026	AED 2,046	200	−3.6%
6 months	Mar 2026	AED 2,071	123	−4.7%
12 months	Sep 2025	AED 2,087	196	−5.5%

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 2,089	536	
Q4 2025	AED 2,093	560	+0.2%
Q1 2026	AED 2,095	506	+0.1%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 2,052	541	−2.1%
Q3 2026	AED 2,000	693	−2.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,973 per sq ft from 212 sales.

Rents and yield

4,278 Ejari rent contracts were registered in the three months to the end of September 2026: 3,246 new leases and 1,032 renewals. The median annual rent was AED 74,000. Set against the median sale price, that is a gross yield of 4.9%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 75,000	19,971
Villas and townhouses	AED 950,000	473

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	84	39.6%
Studio	54	25.5%
2-bed	50	23.6%
Other / not stated	11	5.2%
3-bed	9	4.2%
4-bed	4	1.9%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	1.4%	1.1%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	16.5%	12.8%
AED 750K-1M	9.9%	13.3%
AED 1-1.5M	22.2%	26.1%
AED 1.5-2M	17.9%	13.8%
AED 2-3M	21.7%	20.2%
AED 3-5M	6.6%	6.4%
AED 5-10M	1.4%	3.2%
AED 10M+	2.4%	3.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Sobha Hartland - Crest Grande	21	AED 2,530,000
Azizi Riviera Beachfront	17	AED 800,000
Sobha Creek Vista Heights	13	AED 1,631,295
Sobha Hartland - The Crest	12	AED 1,740,000
Azizi Riviera Reve	9	AED 2,828,000

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
Azizi Developments	2,538	52.5%	Azizi Riviera Beachfront, Azizi Riviera Reve, Azizi Riviera 67
Sobha	1,521	31.5%	Sobha Hartland - The Crest, Sobha Hartland - Crest Grande, Sobha Creek Vistas

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
District One - FZ	412	8.5%	Mohammed Bin Rashid Al Maktoum City District One, B Villas, Mohammed Bin Rashid Al Maktoum City , District One Phase III , Residences 26, Mohammed Bin Rashid Al Maktoum City-District One Phase Ii Villas
Ellington Properties Development	288	6%	Kensington Waters, The Highbury, Wilton Terraces
Gemini Property Developers	44	0.9%	Gemini Splendor

What the numbers say

- The median price per sq ft is 5.5% lower than in Sep 2025 (AED 1,973 against AED 2,087). 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 30.6% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 4.9%.
- The best-selling project in September 2026 was Sobha Hartland - Crest Grande with 21 sales.

Common questions

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

The median sale in Sobha Hartland and Meydan in September 2026 was AED 1,973 per sq ft across 212 DLD-recorded sales, 5.5% lower than a year earlier.

Is Sobha Hartland and Meydan mostly off-plan or ready?

Over the six months to September 2026, 30.6% of Sobha Hartland and Meydan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Sobha Hartland and Meydan?

Gross yield on DLD figures was 4.9% in September 2026: the median annual rent of AED 74,000 over the median sale price.

More on Sobha Hartland and Meydan

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

Thinking about Sobha Hartland and Meydan?

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 Merkadh: 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.