Yazdan Properties

COMMUNITY REPORT

Sobha One

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
36	AED 2,432	6.3%
+28.6% on last year	+4.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Sobha One 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.

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Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Sobha One recorded 36 sales worth AED 87.42M in September 2026, up 28.6% on Sep 2025. The median sale was AED 1,990,156 at AED 2,432 per sq ft, and off-plan took 100% of the month. Every figure comes from Dubai Land Department records.

SALES
36
▲ +44% MoM
▲ +28.6% YoY

MEDIAN PRICE
AED 1.99M
▼ −1.5% MoM
▼ −10.7% YoY

PRICE PER SQ FT
AED 2,432
▲ +5.7% MoM
▲ +4.7% YoY

OFF-PLAN SHARE
100%
of Sep 2026 sales

MEDIAN RENT
AED 125,000
per year, 337 contracts, 3 months

GROSS YIELD
6.3%
launch prices, see note

Dubai Land Department records Sobha One under the district Ras Al Khor Industrial 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	15	0	0	15	100%
May 2026	34	0	0	34	100%
Jun 2026	37	1	0	38	97.4%
Jul 2026	46	0	0	46	100%
Aug 2026	25	0	0	25	100%
Sep 2026	36	0	0	36	100%
Six months	**193**	**1**	**0**	**194**	**99.5%**

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	216	216	0	100%	AED 2,025,388	AED 2,380

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	too few	25	n/a
3 months	Jun 2026	AED 2,329	38	+4.4%
6 months	Mar 2026	too few	22	n/a
12 months	Sep 2025	too few	28	n/a

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 2,320	130	
Q4 2025	AED 2,350	172	+1.3%
Q1 2026	AED 2,341	81	−0.4%
Q2 2026	AED 2,395	87	+2.3%
Q3 2026	AED 2,382	107	−0.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,432 per sq ft from 36 sales.

Rents and yield

337 Ejari rent contracts were registered in the three months to the end of September 2026: 83 new leases and 254 renewals. The median annual rent was AED 125,000. Set against the median sale price, that is a gross yield of 6.3%.

> 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 57,000	133

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	23	63.9%
2-bed	9	25%
3-bed	4	11.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	16.7%	16%
AED 1.5-2M	33.3%	32%
AED 2-3M	27.8%	28%
AED 3-5M	11.1%	12%
AED 5-10M	11.1%	8%
AED 10M+	0%	4%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Sobha One	23	AED 1,784,951
The Element at Sobha One	7	AED 5,090,124
Amaal 8	6	AED 2,353,444

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	798	79.3%	Sobha One, The Element at Sobha One
Amaal Emirates	208	20.7%	Amaal 8

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 2.7% above the same quarter a year earlier (AED 2,382).
- Off-plan dominates: 99.5% 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 6.3%, 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 Sobha One with 23 sales.

Common questions

What is the average price per sq ft in Sobha One?

The median sale in Sobha One in September 2026 was AED 2,432 per sq ft across 36 DLD-recorded sales.

Is Sobha One mostly off-plan or ready?

Over the six months to September 2026, 99.5% of Sobha One sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Sobha One?

Gross yield on DLD figures was 6.3% in September 2026: the median annual rent of AED 125,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Sobha One

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

Thinking about Sobha One?

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 Ras Al Khor Industrial 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.