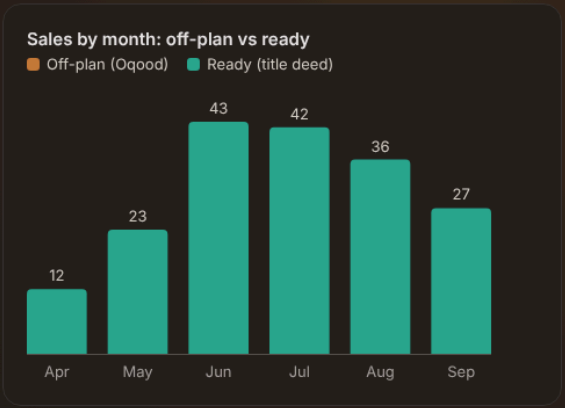
Yazdan Properties

COMMUNITY REPORT

The Springs and Emirates Hills

Property market report · September 2026



SALES	OFF-PLAN SHARE	MEDIAN RENT
27	0%	AED 215K
−15.6% on last year	of the month's sales	per year

Dubai Land Department transactions · transferred prices

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The Springs and Emirates Hills 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

The Springs and Emirates Hills recorded 27 sales worth AED 294.52M in September 2026, down 15.6% on Sep 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

27

▼ −25% MoM

▼ −15.6% YoY

OFF-PLAN SHARE

0%

of Sep 2026 sales

MEDIAN RENT

AED 215,000

per year, 812 contracts, 3 months

Dubai Land Department records The Springs and Emirates Hills under the district Al Thanayah Fourth, 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	0	12	0	12	0%
May 2026	0	23	1	24	0%
Jun 2026	0	43	0	43	0%
Jul 2026	0	42	0	42	0%
Aug 2026	0	36	0	36	0%
Sep 2026	0	27	0	27	0%
Six months	**0**	**183**	**1**	**184**	**0%**

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
Villas and townhouses	194	0	194	0%	AED 4,800,000	AED 1,704

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 1,664	36	n/a
3 months	Jun 2026	AED 1,680	43	n/a
6 months	Mar 2026	AED 1,651	34	n/a
12 months	Sep 2025	AED 1,553	32	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 1,531	95	
Q4 2025	AED 1,706	114	+11.4%
Q1 2026	AED 1,714	97	+0.5%
Q2 2026	AED 1,703	79	−0.6%
Q3 2026	AED 1,723	105	+1.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,818 per sq ft from 27 sales.

Rents and yield

812 Ejari rent contracts were registered in the three months to the end of September 2026: 439 new leases and 373 renewals. The median annual rent was AED 215,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Villas and townhouses	AED 200,000	4,703

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	11	40.7%
Other / not stated	8	29.6%
3-bed	8	29.6%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	7.4%	0%
AED 3-5M	40.7%	55.6%
AED 5-10M	29.6%	19.4%
AED 10M+	22.2%	25%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Emirates Living - Springs 11	4	AED 5,000,000
Emirates Living - Springs 2	4	AED 2,975,000

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
Emaar Properties	668	100%	Emirates Living - Springs 11, Emirates Hills, Emirates Living - Springs 15

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 12.5% above the same quarter a year earlier (AED 1,723).
- This is a ready market: none of the 184 sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- The best-selling project in September 2026 was Emirates Living - Springs 11 with 4 sales.

Common questions

What is the average price per sq ft in The Springs and Emirates Hills?

In Q3 2026 the median sale in The Springs and Emirates Hills was AED 1,723 per sq ft across 105 DLD-recorded sales.

Is The Springs and Emirates Hills mostly off-plan or ready?

Ready. Over the six months to September 2026, none of the 184 DLD-recorded sales in The Springs and Emirates Hills were off-plan; 183 were ready homes with title deeds and 1 were other transfers.

More on The Springs and Emirates Hills

- The Springs and Emirates Hills rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about The Springs and Emirates Hills?

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 Thanayah Fourth: 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.