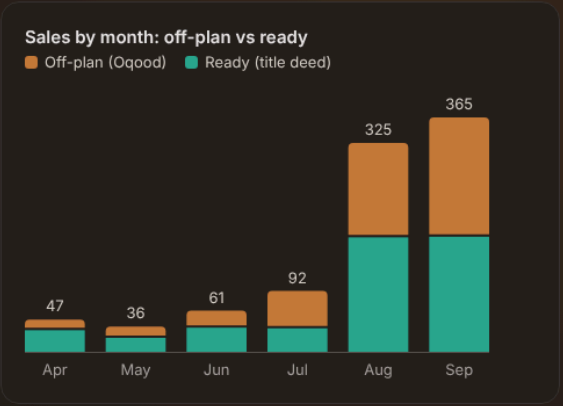
Yazdan Properties

COMMUNITY REPORT

The Valley

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
365	AED 1,952	3.2%
+268.7% on last year	+38.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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The Valley 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

The Valley recorded 365 sales worth AED 1.82B in September 2026, up 268.7% on Sep 2025. The median sale was AED 4,170,870 at AED 1,952 per sq ft, and off-plan took 50.4% of the month. Every figure comes from Dubai Land Department records.

SALES
365
▲ +12% MoM
▲ +268.7% YoY

MEDIAN PRICE
AED 4.17M
▲ +2.4% MoM
▼ −17.6% YoY

PRICE PER SQ FT
AED 1,952
▲ +1.1% MoM
▲ +38.6% YoY

OFF-PLAN SHARE
50.4%
of Sep 2026 sales

MEDIAN RENT
AED 135,000
per year, 293 contracts, 3 months

GROSS YIELD
3.2%
rent over sale price

Dubai Land Department records The Valley under the district Al Yufrah 1. 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	13	34	0	47	27.7%
May 2026	14	22	1	37	37.8%
Jun 2026	23	38	0	61	37.7%
Jul 2026	55	37	1	93	59.1%
Aug 2026	145	180	1	326	44.5%
Sep 2026	184	181	0	365	50.4%
Six months	**434**	**492**	**3**	**929**	**46.7%**

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	287	287	0	100%	AED 1,042,046	AED 1,930
Villas and townhouses	392	253	139	64.5%	AED 3,500,000	AED 1,516

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 1,930	326	+1.1%
3 months	Jun 2026	AED 1,227	61	+59.1%
6 months	Mar 2026	AED 1,341	31	+45.6%
12 months	Sep 2025	AED 1,408	99	+38.6%

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 1,333	291	
Q4 2025	AED 1,554	533	+16.6%
Q1 2026	AED 1,263	203	−18.7%
Q2 2026	AED 1,339	145	+6%
Q3 2026	AED 1,930	784	+44.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,952 per sq ft from 365 sales.

Rents and yield

293 Ejari rent contracts were registered in the three months to the end of September 2026: 210 new leases and 83 renewals. The median annual rent was AED 135,000. Set against the median sale price, that is a gross yield of 3.2%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Villas and townhouses	AED 140,000	1,150

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
Other / not stated	158	43.3%
4-bed	80	21.9%
1-bed	55	15.1%
2-bed	27	7.4%
5-bed	25	6.8%
3-bed	20	5.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	0.3%
AED 750K-1M	3.8%	4.9%
AED 1-1.5M	11.5%	22.7%
AED 1.5-2M	7.1%	7.1%
AED 2-3M	4.9%	5.5%

PRICE BAND	SEP 2026	AUG 2026
AED 3-5M	32.1%	31.6%
AED 5-10M	34.5%	25.5%
AED 10M+	6%	2.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
The Greens at Sobha Sanctuary	115	AED 4,170,870
The Woods	82	AED 1,042,663
The Brooks at Sobha Sanctuary	64	AED 5,765,728
The Grove at Sobha Sanctuary	36	AED 9,538,246
Elwood Estates	15	AED 11,642,240

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 Development	3,035	94.3%	The Valley - Vindera, The Valley - Farm Grove, The Valley - Rivera
Sobha	182	5.7%	Elwood Estates, Elwood Estates

What the numbers say

- The median price per sq ft is 38.6% higher than in Sep 2025 (AED 1,952 against AED 1,408). 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 46.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.2%.

- The best-selling project in September 2026 was The Greens at Sobha Sanctuary with 115 sales.

Common questions

What is the average price per sq ft in The Valley?

The median sale in The Valley in September 2026 was AED 1,952 per sq ft across 365 DLD-recorded sales, 38.6% higher than a year earlier.

Is The Valley mostly off-plan or ready?

Over the six months to September 2026, 46.7% of The Valley sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in The Valley?

Gross yield on DLD figures was 3.2% in September 2026: the median annual rent of AED 135,000 over the median sale price.

More on The Valley

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

Thinking about The Valley?

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 Yufrah 1: 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.