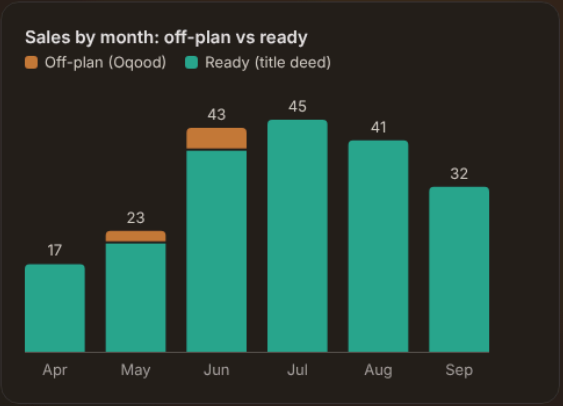
Yazdan Properties

COMMUNITY REPORT

The Views and The Lakes

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
32	AED 1,753	5.7%
−23.8% on last year	−6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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The Views and The Lakes 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 Views and The Lakes recorded 32 sales worth AED 72.69M in September 2026, down 23.8% on Sep 2025. The median sale was AED 2,100,000 at AED 1,753 per sq ft, and off-plan took 0% of the month. Every figure comes from Dubai Land Department records.

SALES

32

▼ −22% MoM

▼ −23.8% YoY

MEDIAN PRICE

AED 2.1M

▼ −7.5% MoM

▲ +1.2% YoY

PRICE PER SQ FT

AED 1,753

▼ −3.8% MoM

▼ −6% YoY

OFF-PLAN SHARE

0%

of Sep 2026 sales

MEDIAN RENT

AED 120,000

per year, 1,363 contracts, 3 months

GROSS YIELD

5.7%

rent over sale price

Dubai Land Department records The Views and The Lakes under the district Al Thanyah Third, 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	17	0	17	0%
May 2026	2	21	0	23	8.7%
Jun 2026	4	39	1	44	9.1%
Jul 2026	0	45	0	45	0%
Aug 2026	0	41	0	41	0%
Sep 2026	0	32	0	32	0%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**6**	**195**	**1**	**202**	**3%**

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	208	6	202	2.9%	AED 2,000,000	AED 1,824
Villas and townhouses	24	0	24	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 1,823	41	−3.8%
3 months	Jun 2026	AED 1,893	44	−7.4%
6 months	Mar 2026	AED 2,065	36	−15.1%
12 months	Sep 2025	AED 1,864	42	−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 1,858	109	
Q4 2025	AED 1,860	129	+0.1%
Q1 2026	AED 2,009	112	+8%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,929	84	−4%
Q3 2026	AED 1,822	118	−5.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,753 per sq ft from 32 sales.

Rents and yield

1,363 Ejari rent contracts were registered in the three months to the end of September 2026: 699 new leases and 664 renewals. The median annual rent was AED 120,000. Set against the median sale price, that is a gross yield of 5.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 110,500	7,012
Villas and townhouses	AED 300,000	691

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	15	46.9%
1-bed	13	40.6%
3-bed	3	9.4%
Studio	1	3.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	0%	2.4%
AED 750K-1M	3.1%	4.9%
AED 1-1.5M	18.8%	31.7%

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	21.9%	4.9%
AED 2-3M	37.5%	22%
AED 3-5M	15.6%	17.1%
AED 5-10M	3.1%	14.6%
AED 10M+	0%	2.4%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Tanaro	5	AED 2,450,000

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	200	67.1%	Golf Heights, The Lakes Zulal, Tanaro
Emaar Development	68	22.8%	The Hills
The Onyx For Development	30	10.1%	The Onyx

What the numbers say

- The median price per sq ft is 6% lower than in Sep 2025 (AED 1,753 against AED 1,864). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- This is a ready market: only 3% of sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- Gross yield on DLD figures is 5.7%.
- The best-selling project in September 2026 was Tanaro with 5 sales.

Common questions

What is the average price per sq ft in The Views and The Lakes?

The median sale in The Views and The Lakes in September 2026 was AED 1,753 per sq ft across 32 DLD-recorded sales, 6% lower than a year earlier.

Is The Views and The Lakes mostly off-plan or ready?

Over the six months to September 2026, 3% of The Views and The Lakes sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in The Views and The Lakes?

Gross yield on DLD figures was 5.7% in September 2026: the median annual rent of AED 120,000 over the median sale price.

More on The Views and The Lakes

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

Thinking about The Views and The Lakes?

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 Thanyah Third: 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.