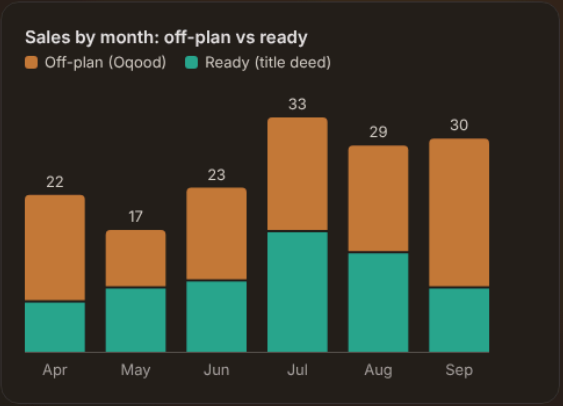
Yazdan Properties

COMMUNITY REPORT

Tilal Al Ghaf

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
30	AED 2,104	2.8%
−21.1% on last year	+2.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Tilal Al Ghaf 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

Tilal Al Ghaf recorded 30 sales worth AED 459.14M in September 2026, down 21.1% on Sep 2025. The median sale was AED 12,125,000 at AED 2,104 per sq ft, and off-plan took 70% of the month. Every figure comes from Dubai Land Department records.

SALES
30
▲ +3.4% MoM
▼ −21.1% YoY

MEDIAN PRICE
AED 12.13M
▲ +47.9% MoM
▲ +76.4% YoY

PRICE PER SQ FT
AED 2,104
▲ +5.4% MoM
▲ +2.9% YoY

OFF-PLAN SHARE
70%
of Sep 2026 sales

MEDIAN RENT
AED 235,000
per year, latest 299 contracts

GROSS YIELD
2.8%
villas and townhouses

Tilal Al Ghaf is not a Dubai Land Department district of its own; it sits inside Al Hebiah Fourth with Dubai Sports City. These figures cover only the Tilal Al Ghaf projects, built unit by unit from DLD transactions.

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	7	0	22	68.2%
May 2026	8	9	0	17	47.1%
Jun 2026	13	10	0	23	56.5%
Jul 2026	16	17	0	33	48.5%
Aug 2026	15	14	0	29	51.7%
Sep 2026	21	9	0	30	70%
Six months	**88**	**66**	**0**	**154**	**57.1%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of outliers.

By property type

The same split by property type, over Apr 2026 to Sep 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Villas and townhouses	154	88	66	57.1%	AED 8,250,000	AED 2,024

Source: DLD-registered sales, Apr 2026 to Sep 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	29	n/a
3 months	Jun 2026	too few	23	n/a
6 months	Mar 2026	too few	27	n/a
12 months	Sep 2025	AED 2,044	38	+2.9%

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 2,085	111	
Q4 2025	AED 2,043	137	−2%
Q1 2026	AED 2,122	91	+3.9%
Q2 2026	AED 2,042	62	−3.8%
Q3 2026	AED 2,012	89	−1.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,104 per sq ft from 30 sales.

Rents and yield

Across the latest 299 residential Ejari contracts registered with DLD up to 28 October 2026, 176 were new leases and 123 renewals. The median annual rent was AED 235,000. For villas and townhouses, the median rent set against the median sale price of the same homes over Apr 2026 to Sep 2026 gives a gross yield of 2.8%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Villas and townhouses	AED 235,000	299

Source: the latest 299 residential Ejari contracts registered with DLD up to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
5-bed	14	46.7%
4-bed	10	33.3%
3-bed	3	10%
6-bed	2	6.7%
8-bed	1	3.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	0%	6.9%
AED 3-5M	13.3%	27.6%
AED 5-10M	30%	31%
AED 10M+	56.7%	34.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Alaya	9	AED 12,900,000
Elysian Mansions	4	AED 22,550,000
Aura	4	AED 6,350,000
Elan	3	AED 4,025,000
Harmony 3	3	AED 16,500,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

What the numbers say

- The median price per sq ft is 2.9% higher than in Sep 2025 (AED 2,104 against AED 2,044). 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 57.1% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 2.8% (villas and townhouses).
- The best-selling project in September 2026 was Alaya with 9 sales.

Common questions

What is the average price per sq ft in Tilal Al Ghaf?

The median sale in Tilal Al Ghaf in September 2026 was AED 2,104 per sq ft across 30 DLD-recorded sales, 2.9% higher than a year earlier.

Is Tilal Al Ghaf mostly off-plan or ready?

Over the six months to September 2026, 57.1% of Tilal Al Ghaf sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Tilal Al Ghaf?

Gross yield on DLD figures was 2.8% (villas and townhouses) in September 2026: the median annual rent over the median sale price.

More on Tilal Al Ghaf

- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Tilal Al Ghaf?

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 transactions for the projects in the Tilal Al Ghaf master community (DLD district Al Hebiah Fourth), at transferred prices, unit by unit: registered sales and Ejari rent contracts. We built the community totals ourselves from those records. 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.