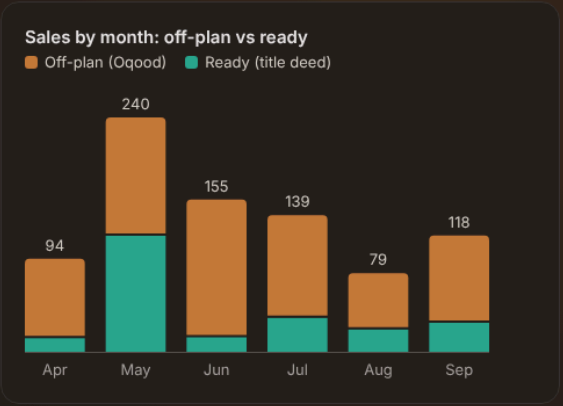
Yazdan Properties

COMMUNITY REPORT

Warsan 4

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
118	AED 1,194	6.4%
+21.6% on last year	+10.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Warsan 4 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

Warsan 4 recorded 118 sales worth AED 155.15M in September 2026, up 21.6% on Sep 2025. The median sale was AED 750,500 at AED 1,194 per sq ft, and off-plan took 74.6% of the month. Every figure comes from Dubai Land Department records.

SALES
118
▲ +49.4% MoM
▲ +21.6% YoY

MEDIAN PRICE
AED 751K
▼ −6.2% MoM
▲ +8% YoY

PRICE PER SQ FT
AED 1,194
▼ −2.7% MoM
▲ +10.4% YoY

OFF-PLAN SHARE
74.6%
of Sep 2026 sales

MEDIAN RENT
AED 48,000
per year, 2,557 contracts, 3 months

GROSS YIELD
6.4%
launch prices, see note

Dubai Land Department records Warsan 4 under the district Warsan Fourth. 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	80	14	0	94	85.1%
May 2026	120	120	0	240	50%
Jun 2026	140	15	0	155	90.3%
Jul 2026	104	35	0	139	74.8%
Aug 2026	56	23	0	79	70.9%
Sep 2026	88	30	0	118	74.6%
Six months	**588**	**237**	**0**	**825**	**71.3%**

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	845	613	232	72.5%	AED 814,590	AED 1,185

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 1,227	79	−2.7%
3 months	Jun 2026	AED 1,152	155	+3.6%
6 months	Mar 2026	AED 1,170	51	+2.1%
12 months	Sep 2025	AED 1,082	97	+10.4%

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 1,047	346	
Q4 2025	AED 1,061	264	+1.3%
Q1 2026	AED 1,100	181	+3.7%
Q2 2026	AED 1,127	489	+2.5%
Q3 2026	AED 1,234	336	+9.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,194 per sq ft from 118 sales.

Rents and yield

2,557 Ejari rent contracts were registered in the three months to the end of September 2026: 1,283 new leases and 1,274 renewals. The median annual rent was AED 48,000. Set against the median sale price, that is a gross yield of 6.4%.

> 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 45,000	17,667

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	58	49.2%
Studio	47	39.8%
2-bed	10	8.5%
Other / not stated	2	1.7%
3-bed	1	0.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	10.2%	7.6%
AED 500-750K	39.8%	32.9%
AED 750K-1M	32.2%	30.4%
AED 1-1.5M	15.3%	27.8%

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	0.8%	1.3%
AED 10M+	1.7%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Greenfield by Samana Developers	21	AED 1,073,141
Kyomi Residence	14	AED 598,963
Zenith Residences	9	AED 869,505
Nest	9	AED 710,000
Residence 101	8	AED 804,164

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
Al Helal Al Zahaby Real Estate Development	208	15.6%	Sports View Residence by Al Helal Al Zahaby, Hz Residences 4, Sports View Residence 2 by Al Helal Al Zahaby
Dugasta Properties Development	119	8.9%	Moonsa Residences 2, MOONSA Residences
Art Of Amber Real Estate Development	99	7.4%	Zenith Residences
B N H Real Estate Developer	88	6.6%	Equiti Tower, Equiti Apartments
A J G Warsan Real Estate Development	70	5.3%	Mayflower Residences

What the numbers say

- The median price per sq ft is 10.4% higher than in Sep 2025 (AED 1,194 against AED 1,082). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 71.3% 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 6.4%, 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 Greenfield by Samana Developers with 21 sales.

Common questions

What is the average price per sq ft in Warsan 4?

The median sale in Warsan 4 in September 2026 was AED 1,194 per sq ft across 118 DLD-recorded sales, 10.4% higher than a year earlier.

Is Warsan 4 mostly off-plan or ready?

Over the six months to September 2026, 71.3% of Warsan 4 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Warsan 4?

Gross yield on DLD figures was 6.4% in September 2026: the median annual rent of AED 48,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Warsan 4

- Warsan 4 area guide: prices, rents and yields
- Warsan 4 rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Warsan 4?

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 Warsan 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.