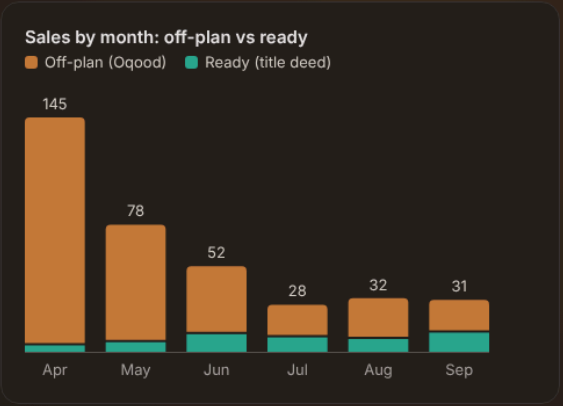
Yazdan Properties

COMMUNITY REPORT

Zabeel & d3

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
31	AED 3,124	3.9%
−45.6% on last year	+5.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Zabeel & d3 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

Zabeel and Dubai Design District recorded 31 sales worth AED 147.25M in September 2026, down 45.6% on Sep 2025. The median sale was AED 4,000,000 at AED 3,124 per sq ft, and off-plan took 61.3% of the month. Every figure comes from Dubai Land Department records.

SALES
31
▼ −3.1% MoM
▼ −45.6% YoY

MEDIAN PRICE
AED 4M
▲ +37.5% MoM
▼ −8.4% YoY

PRICE PER SQ FT
AED 3,124
▲ +0.3% MoM
▲ +5.7% YoY

OFF-PLAN SHARE
61.3%
of Sep 2026 sales

MEDIAN RENT
AED 157,500
per year, 383 contracts, 3 months

GROSS YIELD
3.9%
launch prices, see note

Dubai Land Department records Zabeel and Dubai Design District under the district Zaabeel Second, 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	141	4	0	145	97.2%
May 2026	72	6	0	78	92.3%
Jun 2026	41	11	0	52	78.8%
Jul 2026	19	9	0	28	67.9%
Aug 2026	24	8	0	32	75%
Sep 2026	19	12	0	31	61.3%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**316**	**50**	**0**	**366**	**86.3%**

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	244	188	56	77%	AED 3,958,500	AED 3,165

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 3,115	32	+0.3%
3 months	Jun 2026	AED 3,326	52	−6.1%
6 months	Mar 2026	AED 3,098	131	+0.8%
12 months	Sep 2025	AED 2,956	57	+5.7%

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 2,842	245	
Q4 2025	AED 3,540	105	+24.6%
Q1 2026	AED 3,098	160	−12.5%
Q2 2026	AED 3,227	275	+4.2%
Q3 2026	AED 3,148	91	−2.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 3,124 per sq ft from 31 sales.

Rents and yield

383 Ejari rent contracts were registered in the three months to the end of September 2026: 227 new leases and 156 renewals. The median annual rent was AED 157,500. Set against the median sale price, that is a gross yield of 3.9%.

> 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 165,000	1,983

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	13	41.9%
3-bed	9	29%
1-bed	7	22.6%
4-bed	2	6.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1.5-2M	0%	6.2%
AED 2-3M	35.5%	50%
AED 3-5M	29%	9.4%

PRICE BAND	SEP 2026	AUG 2026
AED 5-10M	25.8%	28.1%
AED 10M+	9.7%	6.2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Downtown Views	6	AED 3,186,262
Downtown Views II	6	AED 3,555,000
Akala Hotels and Residences	4	AED 6,164,350
Artistry One Residences	4	AED 4,233,500
Artistry Two Residences	4	AED 2,644,500

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	257	41%	Downtown Views II, Downtown Views
Dhre 2 Bts	224	35.7%	Atelis at d3, Design Quarter
Arada Developments L.L.C S.O.C	146	23.3%	Akala Hotels and Residences

What the numbers say

- The median price per sq ft is 5.7% higher than in Sep 2025 (AED 3,124 against AED 2,956). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 86.3% 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 3.9%, 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 Downtown Views with 6 sales.

Common questions

What is the average price per sq ft in Zabeel and Dubai Design District?

The median sale in Zabeel and Dubai Design District in September 2026 was AED 3,124 per sq ft across 31 DLD-recorded sales, 5.7% higher than a year earlier.

Is Zabeel and Dubai Design District mostly off-plan or ready?

Over the six months to September 2026, 86.3% of Zabeel and Dubai Design District sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Zabeel and Dubai Design District?

Gross yield on DLD figures was 3.9% in September 2026: the median annual rent of AED 157,500 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Zabeel and Dubai Design District

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

Thinking about Zabeel and Dubai Design District?

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 Zaabeel Second: 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.