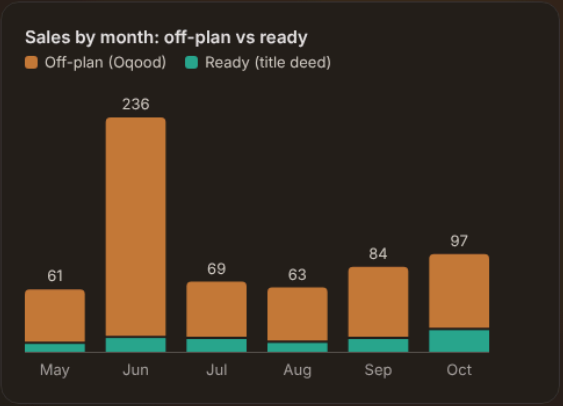
Yazdan Properties

COMMUNITY REPORT

Al Barsha South

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
97	AED 2,069	9.2%
−84.2% on last year	+20.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Barsha South Property Market Report

October 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 licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Al Barsha South recorded 97 sales worth AED 102.19M in October 2026, down 84.2% on Oct 2025. The median sale was AED 783,999 at AED 2,069 per sq ft, and off-plan took 77.3% of the month. Every figure comes from Dubai Land Department records.

SALES
97
▲ +15.5% MoM
▼ −84.2% YoY

MEDIAN PRICE
AED 784K
▼ −10.6% MoM
▼ −24.5% YoY

PRICE PER SQ FT
AED 2,069
▲ +18.5% MoM
▲ +20.8% YoY

OFF-PLAN SHARE
77.3%
of Oct 2026 sales

MEDIAN RENT
AED 72,500
per year, 686 contracts, 3 months

GROSS YIELD
9.2%
launch prices, see note

Dubai Land Department records Al Barsha South under the district Al Barshaa South Second. 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
May 2026	53	8	1	62	85.5%
Jun 2026	222	14	1	237	93.7%
Jul 2026	56	13	1	70	80%
Aug 2026	54	9	0	63	85.7%
Sep 2026	71	13	0	84	84.5%
Oct 2026	75	22	0	97	77.3%
Six months	**531**	**79**	**3**	**613**	**86.6%**

Source: DLD-registered sales by calendar month, May 2026 to Oct 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 27 November 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	627	540	87	86.1%	AED 950,000	AED 1,769
Villas and townhouses	5	0	5	0%	too few	too few

Source: DLD-registered sales, the six months to 27 November 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 October 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 OCT 2026
1 month	Sep 2026	AED 1,746	84	+18.5%
3 months	Jul 2026	AED 1,750	70	+18.2%
6 months	Apr 2026	AED 1,660	68	+24.6%
12 months	Oct 2025	AED 1,713	613	+20.8%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q4 2025	AED 1,747	1,271	
Q1 2026	AED 1,763	321	+0.9%
Q2 2026	AED 1,759	367	−0.2%
Q3 2026	AED 1,723	217	−2%
Q4 2026	AED 2,069	97	+20.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,069 per sq ft from 97 sales.

Rents and yield

686 Ejari rent contracts were registered in the three months to the end of October 2026: 467 new leases and 219 renewals. The median annual rent was AED 72,500. Set against the median sale price, that is a gross yield of 9.2%.

> 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 67,000	2,264
Villas and townhouses	AED 300,000	562

Source: DLD Ejari contracts, 24 months to 27 November 2026. Gross yield is before service charges, fees and empty months.

What sold in October 2026

LAYOUT	SALES	SHARE
Studio	68	70.1%
1-bed	21	21.6%
2-bed	7	7.2%
Other / not stated	1	1%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	1%	0%
AED 500-750K	6.2%	3.6%

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	68%	52.4%
AED 1-1.5M	17.5%	21.4%
AED 1.5-2M	3.1%	9.5%
AED 2-3M	3.1%	10.7%
AED 3-5M	0%	1.2%
AED 5-10M	0%	1.2%
AED 10M+	1%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Hillside	49	AED 778,999
Skyhills I by HRE	13	AED 1,000,000
Vincitore Aqua Dimore	6	AED 1,291,500
Opalz By Danube	5	AED 672,100
Vincitore Aqua Flora	5	AED 977,000

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
Binghatti Developers	2,180	42.9%	Binghatti Hillviews, Binghatti Hills, Binghatti Hillside
Hre Real Estate Development	1,317	25.9%	Skyhills Astra by HRE, Skyhills I by HRE, Skyhills I by HRE
Vincitore Elite Real Estate Development	428	8.4%	Vincitore Aqua Dimore

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Saas Properties L.L.C - Dubai Branch	340	6.7%	SAAS Hills
Vincitore Luxury Real Estate Development	304	6%	Vincitore Aqua Flora

What the numbers say

- The median price per sq ft is 20.8% higher than in Oct 2025 (AED 2,069 against AED 1,713). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 86.6% 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 9.2%, 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 October 2026 was Binghatti Hillside with 49 sales.

Common questions

What is the average price per sq ft in Al Barsha South?

The median sale in Al Barsha South in October 2026 was AED 2,069 per sq ft across 97 DLD-recorded sales, 20.8% higher than a year earlier.

Is Al Barsha South mostly off-plan or ready?

Over the six months to October 2026, 86.6% of Al Barsha South sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Barsha South?

Gross yield on DLD figures was 9.2% in October 2026: the median annual rent of AED 72,500 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Barsha South

- Al Barsha South area guide: prices, rents and yields

- Al Barsha South rental yield, by home size
- Dubai market report, October 2026
- Dubai property rankings, October 2026: yields, prices and rents by area
- Dubai off-plan projects: prices and payment plans
- Off-plan projects on one live map

Thinking about Al Barsha South?

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.

Book a 30-minute advisory call →

Prefer WhatsApp? **Chat with us on WhatsApp**

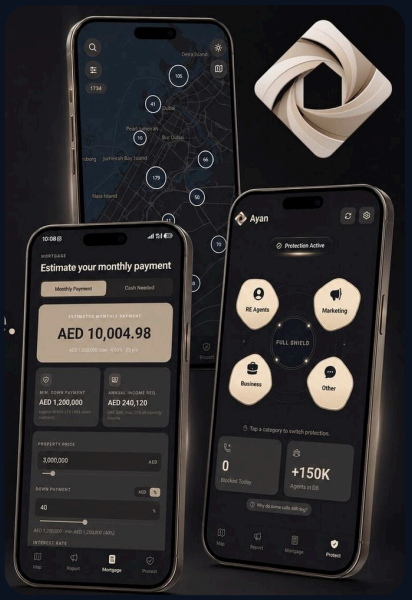
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Barshaa South Second: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 27 November 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.