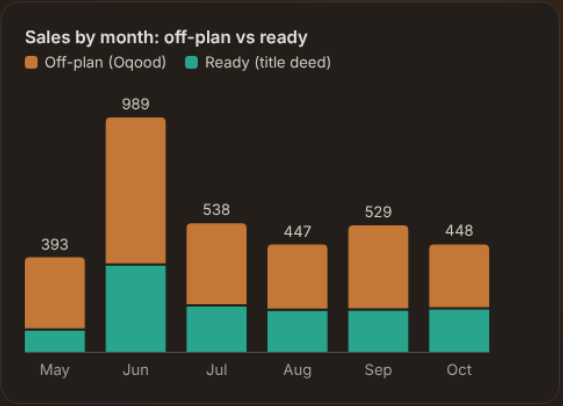
Yazdan Properties

COMMUNITY REPORT

Al Furjan

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
451	AED 1,615	3.5%
−21% on last year	+0.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Furjan 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 Furjan recorded 451 sales worth AED 907.94M in October 2026, down 21% on Oct 2025. The median sale was AED 1,787,529 at AED 1,615 per sq ft, and off-plan took 59.4% of the month. Every figure comes from Dubai Land Department records.

SALES
451
▼ −16% MoM
▼ −21% YoY

MEDIAN PRICE
AED 1.79M
▼ −2.3% MoM
▲ +10.1% YoY

PRICE PER SQ FT
AED 1,615
▼ −2.3% MoM
▲ +0.1% YoY

OFF-PLAN SHARE
59.4%
of Oct 2026 sales

MEDIAN RENT
AED 63,000
per year, 8,559 contracts, 3 months

GROSS YIELD
3.5%
launch prices, see note

Dubai Land Department records Al Furjan under the district Jabal Ali First, 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
May 2026	303	90	7	400	75.8%
Jun 2026	622	367	3	992	62.7%
Jul 2026	345	193	1	539	64%
Aug 2026	273	174	12	459	59.5%
Sep 2026	354	175	6	535	66.2%
Oct 2026	268	180	3	451	59.4%
Six months	**2,165**	**1,179**	**32**	**3,376**	**64.1%**

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	2,870	2,053	817	71.5%	AED 1,436,280	AED 1,576
Villas and townhouses	77	0	77	0%	AED 4,050,000	AED 1,636

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 1,653	537	−2.3%
3 months	Jul 2026	AED 1,562	539	+3.4%
6 months	Apr 2026	AED 1,531	591	+5.5%
12 months	Oct 2025	AED 1,614	571	+0.1%

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 1,598	1,660	
Q1 2026	AED 1,414	1,249	−11.5%
Q2 2026	AED 1,506	1,986	+6.5%
Q3 2026	AED 1,591	1,535	+5.6%
Q4 2026	AED 1,615	451	+1.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,615 per sq ft from 451 sales.

Rents and yield

8,559 Ejari rent contracts were registered in the three months to the end of October 2026: 3,910 new leases and 4,649 renewals. The median annual rent was AED 63,000. Set against the median sale price, that is a gross yield of 3.5%.

> 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 60,000	45,410
Villas and townhouses	AED 210,000	3,397

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
1-bed	156	34.6%
2-bed	146	32.4%
Studio	76	16.9%
Other / not stated	48	10.6%
3-bed	21	4.7%
4-bed	3	0.7%
Shop	1	0.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	4.2%	4.8%
AED 500-750K	15.1%	12.5%
AED 750K-1M	8.2%	9.3%
AED 1-1.5M	14.4%	12.7%
AED 1.5-2M	19.1%	18.8%
AED 2-3M	23.3%	24.2%
AED 3-5M	10.9%	12.1%
AED 5-10M	4.4%	4.1%
AED 10M+	0.4%	1.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Sobha Central Phase I	58	AED 2,685,626
Sobha Central	42	AED 1,968,959
Sobha Central Phase II	42	AED 2,064,204
Omya Residences	18	AED 648,655
Boulevard Park 2	14	AED 1,943,500

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
Sobha	2,020	21.2%	Sobha Central Phase I, Sobha Central Phase II, Sobha Central

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Jag Development	1,642	17.2%	Boulevard Park 2, Boulevard Park 1, South Garden C
Azizi Developments	1,416	14.9%	Azizi Neila, Azizi Jewel, Azizi Sikander
Danube Properties Development	496	5.2%	SPARKLZ by Danube, STARZ TOWER by DANUBE, PEARLZ by Danube
Alfurjan	489	5.1%	Murooj Alfurjan West, Al Furjan, Murooj Al Furjan 2

What the numbers say

- The median price per sq ft is 0.1% higher than in Oct 2025 (AED 1,615 against AED 1,614). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 64.1% 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 3.5%, 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 Sobha Central Phase I with 58 sales.

Common questions

What is the average price per sq ft in Al Furjan?

The median sale in Al Furjan in October 2026 was AED 1,615 per sq ft across 451 DLD-recorded sales, 0.1% higher than a year earlier.

Is Al Furjan mostly off-plan or ready?

Over the six months to October 2026, 64.1% of Al Furjan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Furjan?

Gross yield on DLD figures was 3.5% in October 2026: the median annual rent of AED 63,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will

usually yield less.

Off-plan projects selling in Al Furjan

Developer prices, payment plans and handover dates for projects launching or selling now:

- REEF 999 by REEF Luxury Developments, from AED 4.95M, handover Q2 2027
- Purvanchal Townhouses by Purvanchal Development, from AED 4.1M, handover Q1 2026
- Trussardi Residences Phase 1 by Mira Developments, from AED 3.48M, handover Q4 2026
- Plaza by Azizi Developments, from AED 2.26M, handover Q1 2001
- V1STARA House 2 by Object One Real Estate Development, from AED 2.26M, handover Q3 2027
- Sunbliss Residences by Purvanchal Development, from AED 1.88M, handover Q1 2027
- La Clé by MAAIA by MAAIA Developers, from AED 1.81M, handover Q2 2027
- Orvessa by BNW Developments, from AED 1.78M, handover Q3 2028
- Celeste Heights by Zimaya Properties, from AED 1.69M, handover Q3 2027
- V1STARA House by Object One Real Estate Development, from AED 1.53M, handover Q1 2027

More on Al Furjan

- Al Furjan area guide: prices, rents and yields
- Al Furjan 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 Furjan?

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 →

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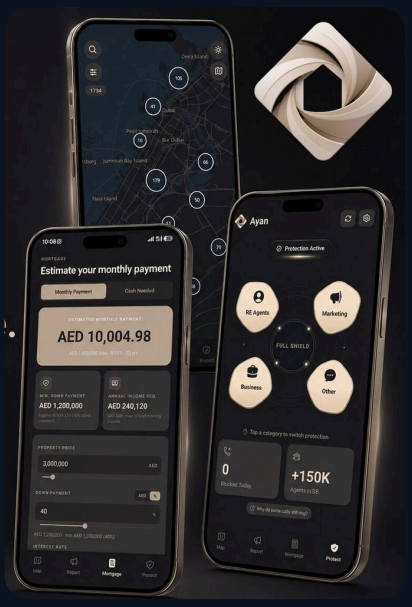
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About these figures. Every number comes from Dubai Land Department records for the DLD district Jabal Ali First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.