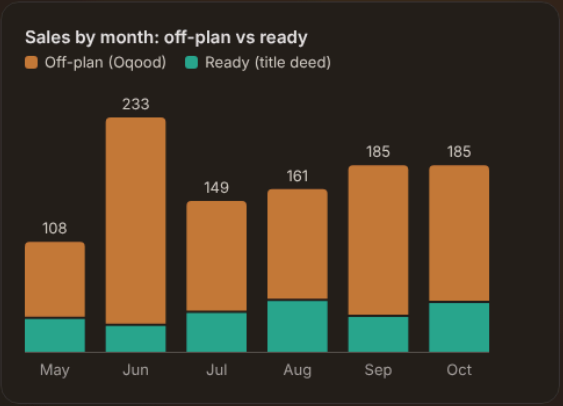
Yazdan Properties

COMMUNITY REPORT

Al Jaddaf

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
185	AED 1,918	5.7%
−4.1% on last year	−4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Jaddaf 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 Jaddaf recorded 185 sales worth AED 285.36M in October 2026, down 4.1% on Oct 2025. The median sale was AED 1,287,249 at AED 1,918 per sq ft, and off-plan took 73.5% of the month. Every figure comes from Dubai Land Department records.

SALES
185
▲ +0% MoM
▼ −4.1% YoY

MEDIAN PRICE
AED 1.29M
▼ −11.3% MoM
▼ −9.5% YoY

PRICE PER SQ FT
AED 1,918
▲ +0.2% MoM
▼ −4% YoY

OFF-PLAN SHARE
73.5%
of Oct 2026 sales

MEDIAN RENT
AED 72,765
per year, 2,639 contracts, 3 months

GROSS YIELD
5.7%
launch prices, see note

Dubai Land Department records Al Jaddaf under the district Al Jadaf. 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	75	33	1	109	68.8%
Jun 2026	207	26	0	233	88.8%
Jul 2026	110	39	0	149	73.8%
Aug 2026	110	51	0	161	68.3%
Sep 2026	150	35	0	185	81.1%
Oct 2026	136	49	0	185	73.5%
Six months	**788**	**233**	**1**	**1,022**	**77.1%**

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	1,251	974	277	77.9%	AED 1,300,000	AED 1,937

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 1,914	185	+0.2%
3 months	Jul 2026	AED 1,967	149	−2.5%
6 months	Apr 2026	AED 2,144	84	−10.5%
12 months	Oct 2025	AED 1,998	193	−4%

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 2,017	709	
Q1 2026	AED 2,115	512	+4.9%
Q2 2026	AED 2,059	426	−2.6%
Q3 2026	AED 1,946	495	−5.5%
Q4 2026	AED 1,918	185	−1.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,918 per sq ft from 185 sales.

Rents and yield

2,639 Ejari rent contracts were registered in the three months to the end of October 2026: 1,497 new leases and 1,142 renewals. The median annual rent was AED 72,765. Set against the median sale price, that is a gross yield of 5.7%.

> 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 75,000	15,523

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	83	44.9%
Studio	48	25.9%
2-bed	30	16.2%
Other / not stated	14	7.6%
3-bed	10	5.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0%	0.5%
AED 500-750K	5.9%	3.2%
AED 750K-1M	21.6%	18.9%
AED 1-1.5M	36.2%	33.5%

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	13%	16.8%
AED 2-3M	18.4%	20.5%
AED 3-5M	4.3%	3.8%
AED 10M+	0.5%	2.7%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Wraith	56	AED 1,250,000
Binghatti Cullinan	20	AED 1,491,499
Azizi Leily	13	AED 1,280,710
Binghatti Starfall	11	AED 1,215,999
Binghatti Ghost	10	AED 1,212,500

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
Binghatti Developers	2,553	61.8%	Binghatti Ghost, Binghatti Cullinan, Binghatti Starlight
Azizi Developments	573	13.9%	Adeba Azizi, Azizi David, Farhad Azizi Residence
Continental Investments Lmd	188	4.5%	Boutique 23, La Boutique, La Boutique
Key Mavens Montage Real Estate Development	175	4.2%	Montage

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Kasco Real Estate Development	143	3.5%	Val by Kasco, Volna By Kasco, Fala by Kasco

What the numbers say

- The median price per sq ft is 4% lower than in Oct 2025 (AED 1,918 against AED 1,998). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 77.1% 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 5.7%, 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 Wraith with 56 sales.

Common questions

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

The median sale in Al Jaddaf in October 2026 was AED 1,918 per sq ft across 185 DLD-recorded sales, 4% lower than a year earlier.

Is Al Jaddaf mostly off-plan or ready?

Over the six months to October 2026, 77.1% of Al Jaddaf sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Jaddaf?

Gross yield on DLD figures was 5.7% in October 2026: the median annual rent of AED 72,765 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 Jaddaf

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

- Creek Views 3 by Azizi Developments, from AED 1.8M, handover Q4 2026

- Binghatti Spectre by Binghatti Developers, from AED 1.33M, handover Q4 2028
- J188 by JAD Global Real Estate Development, from AED 1.27M, handover Q2 2028
- Ghost by Binghatti by Binghatti Developers, from AED 1.16M, handover Q1 2026
- Creek Views 4 by Azizi Developments, from AED 1.14M, handover Q4 2028
- FALA by KASCO by KASCO Developments, from AED 869K, handover Q4 2028
- Binghatti Starfall by Binghatti Developers, from AED 828K, handover Q3 2028
- Binghatti Cullinan by Binghatti Developers, from AED 826K, handover Q4 2027
- Amazonia by Palladium Prime Real Estate Development, from AED 810K, handover Q3 2027
- Binghatti Wraith by Binghatti Developers, from AED 800K, handover Q4 2027

More on Al Jaddaf

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

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.

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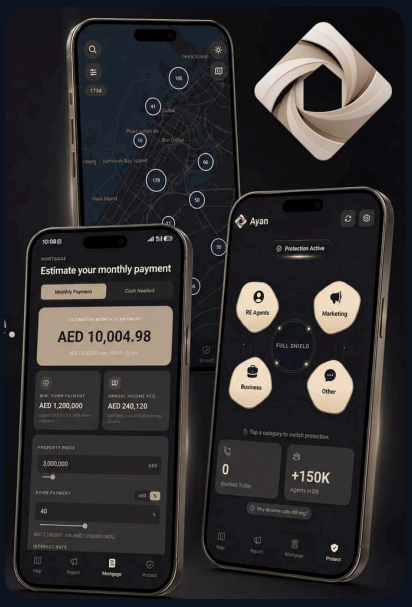

About these figures. Every number comes from Dubai Land Department records for the DLD district Al Jadaf: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks 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.