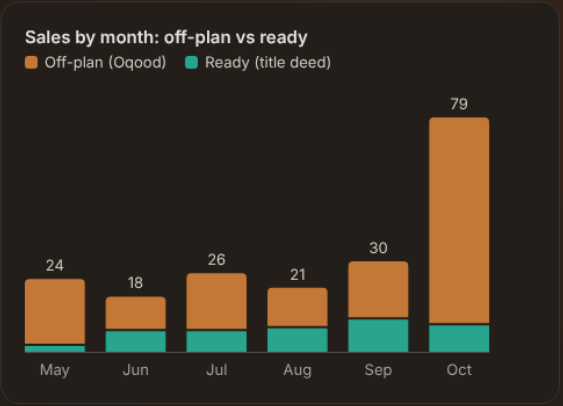
Yazdan Properties

COMMUNITY REPORT

Al Kifaf

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
79	AED 2,251	4.8%
+315.8% on last year	+10.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Kifaf 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 Kifaf recorded 79 sales worth AED 217.96M in October 2026, up 315.8% on Oct 2025. The median sale was AED 2,843,777 at AED 2,251 per sq ft, and off-plan took 88.6% of the month. Every figure comes from Dubai Land Department records.

SALES
79
▲ +163.3% MoM
▲ +315.8% YoY

MEDIAN PRICE
AED 2.84M
▼ −3.6% MoM
▲ +5.3% YoY

PRICE PER SQ FT
AED 2,251
▲ +1.4% MoM
▲ +10.8% YoY

OFF-PLAN SHARE
88.6%
of Oct 2026 sales

MEDIAN RENT
AED 136,500
per year, 210 contracts, 3 months

GROSS YIELD
4.8%
launch prices, see note

Al Kifaf is its own Dubai Land Department district. The figures cover the 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	22	2	1	25	88%
Jun 2026	11	7	0	18	61.1%
Jul 2026	19	7	0	26	73.1%
Aug 2026	13	8	0	21	61.9%
Sep 2026	19	11	0	30	63.3%
Oct 2026	70	9	0	79	88.6%
Six months	**154**	**44**	**1**	**199**	**77.4%**

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	277	234	43	84.5%	AED 2,850,000	AED 2,226

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 2,219	30	+1.4%
3 months	Jul 2026	too few	26	n/a
6 months	Apr 2026	too few	22	n/a
12 months	Oct 2025	too few	19	n/a

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 2,230	83	
Q1 2026	AED 2,101	32	−5.8%
Q2 2026	AED 2,179	65	+3.7%
Q3 2026	AED 2,201	77	+1%
Q4 2026	AED 2,251	79	+2.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,251 per sq ft from 79 sales.

Rents and yield

210 Ejari rent contracts were registered in the three months to the end of October 2026: 114 new leases and 96 renewals. The median annual rent was AED 136,500. Set against the median sale price, that is a gross yield of 4.8%.

> 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 140,000	1,125

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
2-bed	50	63.3%
1-bed	24	30.4%
3-bed	5	6.3%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	8.9%	3.3%
AED 2-3M	65.8%	46.7%
AED 3-5M	24.1%	40%
AED 5-10M	1.3%	10%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Avenue Park Towers II	63	AED 2,862,777
Park Gate Residences	5	AED 2,900,000
1 Residences	4	AED 1,912,500
Avenue Park Towers	3	AED 2,876,777
Park Views Residences B	3	AED 3,087,777

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
Park 1	973	100%	Avenue Park Towers, Park Views Residences A, Avenue Park Towers II

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 0.9% above the same quarter a year earlier (AED 2,251).
- Off-plan dominates: 77.4% 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 4.8%, 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 Avenue Park Towers II with 63 sales.

Common questions

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

The median sale in Al Kifaf in October 2026 was AED 2,251 per sq ft across 79 DLD-recorded sales.

Is Al Kifaf mostly off-plan or ready?

Over the six months to October 2026, 77.4% of Al Kifaf sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Kifaf?

Gross yield on DLD figures was 4.8% in October 2026: the median annual rent of AED 136,500 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 Kifaf

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

- Nine Collective by Wasl, from AED 4.4M, handover Q2 2030
- Avenue Park Towers 1 by Wasl, from AED 2.12M, handover Q3 2029
- Avenue Park Towers 2 by Wasl, from AED 1.93M, handover Q2 2030

More on Al Kifaf

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

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**

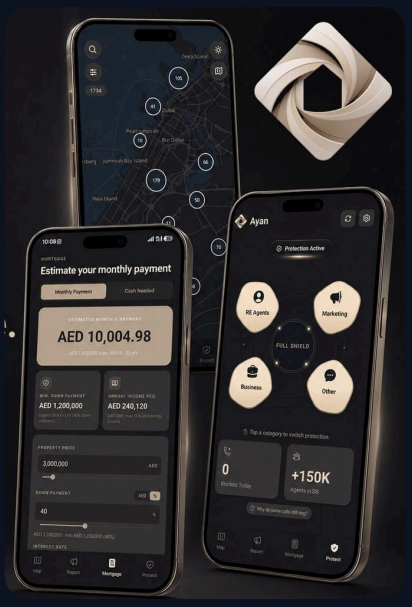
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Kifaf: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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