Yazdan Properties

COMMUNITY REPORT

Al Quoz 4

Property market report · October 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
4	0%	AED 72K
−63.6% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Al Quoz 4 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.

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Prepared by Yazdan Properties, a licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Al Quoz 4 recorded 4 sales worth AED 3.14M in October 2026, down 63.6% on Oct 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

4

▼ −71.4% MoM

▼ −63.6% YoY

OFF-PLAN SHARE

0%

of Oct 2026 sales

MEDIAN RENT

AED 72,000

per year, 1,099 contracts, 3 months

Dubai Land Department records Al Quoz 4 under the district Al Goze Fourth. 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	0	4	0	4	0%
Jun 2026	0	6	0	6	0%
Jul 2026	0	3	0	3	0%
Aug 2026	0	6	0	6	0%
Sep 2026	0	14	0	14	0%
Oct 2026	0	3	1	4	0%
Six months	**0**	**36**	**1**	**37**	**0%**

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	33	0	33	0%	AED 680,000	AED 968
Villas and townhouses	2	0	2	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	too few	14	n/a
3 months	Jul 2026	too few	3	n/a
6 months	Apr 2026	too few	6	n/a
12 months	Oct 2025	too few	11	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
Q3 2025	AED 714	32	
Q4 2025	AED 852	37	+19.3%
Q1 2026	AED 924	31	+8.5%
Q2 2026	AED 989	16	+7%
Q3 2026	AED 959	23	−3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 951 per sq ft from 4 sales.

Rents and yield

1,099 Ejari rent contracts were registered in the three months to the end of October 2026: 242 new leases and 857 renewals. The median annual rent was AED 72,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 52,999	5,674
Villas and townhouses	AED 196,974	89

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	3	75%
Studio	1	25%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	25%	14.3%
AED 500-750K	0%	50%
AED 750K-1M	50%	21.4%
AED 1-1.5M	25%	7.1%
AED 10M+	0%	7.1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Al Khail Heights	4	AED 820,000

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
Al Khail Heights	231	100%	Al Khail Heights

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 34.3% above the same quarter a year earlier (AED 959).
- This is a ready market: none of the 37 sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- The best-selling project in October 2026 was Al Khail Heights with 4 sales.

Common questions

What is the average price per sq ft in Al Quoz 4?

In Q3 2026 the median sale in Al Quoz 4 was AED 959 per sq ft across 23 DLD-recorded sales.

Is Al Quoz 4 mostly off-plan or ready?

Ready. Over the six months to October 2026, none of the 37 DLD-recorded sales in Al Quoz 4 were off-plan; 36 were ready homes with title deeds and 1 were other transfers.

More on Al Quoz 4

- Al Quoz 4 area guide: prices, rents and yields
- Al Quoz 4 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 Quoz 4?

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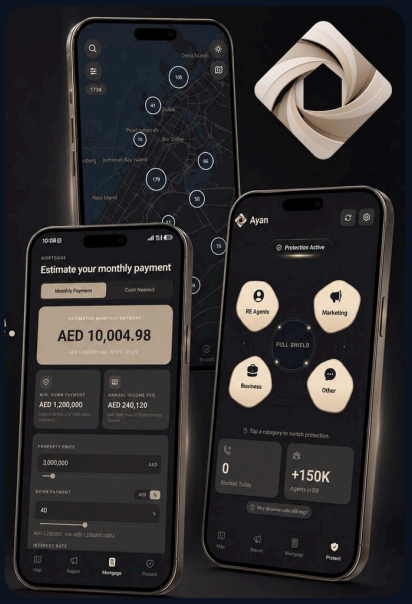
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Goze Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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