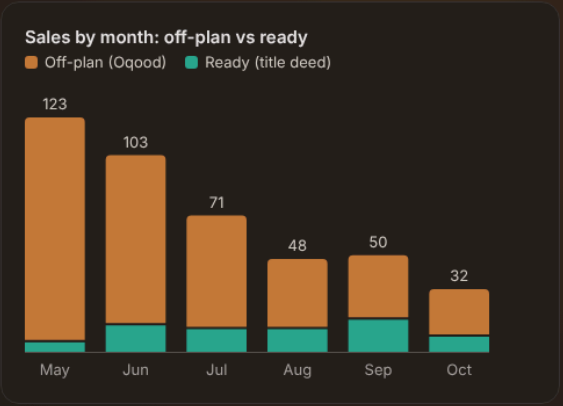
Yazdan Properties

COMMUNITY REPORT

Al Satwa

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
32	AED 2,210	5.4%
−63.6% on last year	−4.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Al Satwa 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 Satwa recorded 32 sales worth AED 74.38M in October 2026, down 63.6% on Oct 2025. The median sale was AED 1,471,354 at AED 2,210 per sq ft, and off-plan took 75% of the month. Every figure comes from Dubai Land Department records.

SALES
32
▼ −36% MoM
▼ −63.6% YoY

MEDIAN PRICE
AED 1.47M
▼ −9.1% MoM
▲ +22.6% YoY

PRICE PER SQ FT
AED 2,210
▲ +0.3% MoM
▼ −4.9% YoY

OFF-PLAN SHARE
75%
of Oct 2026 sales

MEDIAN RENT
AED 80,000
per year, 1,834 contracts, 3 months

GROSS YIELD
5.4%
launch prices, see note

Al Satwa 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	118	5	0	123	95.9%
Jun 2026	89	14	0	103	86.4%
Jul 2026	59	12	0	71	83.1%
Aug 2026	36	12	0	48	75%
Sep 2026	33	17	0	50	66%
Oct 2026	24	8	0	32	75%
Six months	**359**	**68**	**0**	**427**	**84.1%**

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	334	282	52	84.4%	AED 1,465,901	AED 2,261
Villas and townhouses	9	0	9	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 2,204	50	+0.3%
3 months	Jul 2026	AED 2,254	71	−2%
6 months	Apr 2026	AED 2,242	206	−1.4%
12 months	Oct 2025	AED 2,325	88	−4.9%

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 2,340	246	
Q1 2026	AED 2,217	326	−5.3%
Q2 2026	AED 2,381	432	+7.4%
Q3 2026	AED 2,202	169	−7.5%
Q4 2026	AED 2,210	32	+0.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,210 per sq ft from 32 sales.

Rents and yield

1,834 Ejari rent contracts were registered in the three months to the end of October 2026: 986 new leases and 848 renewals. The median annual rent was AED 80,000. Set against the median sale price, that is a gross yield of 5.4%.

> 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 78,000	9,954
Villas and townhouses	AED 280,000	339

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	13	40.6%
Studio	12	37.5%
Other / not stated	5	15.6%
2-bed	2	6.3%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	6.2%	10%
AED 1-1.5M	43.8%	20%
AED 1.5-2M	31.2%	52%
AED 2-3M	3.1%	4%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	3.1%	6%
AED 5-10M	9.4%	6%
AED 10M+	3.1%	2%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Jardin Astral	3	AED 1,763,200
Rabdan Gardens	3	AED 1,537,421

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
Holm Avenue Real Estate Development	300	16.1%	Linea by Holm, Holm One
Obj1 Real Estate Development	259	13.9%	Evergrin House, Evergrin House 2, EVERGRIN House 4
Jad Global Real Estate Development	134	7.2%	171 Garden Heights, Jad 288
Koro Real Estate Development	106	5.7%	Koro One
Enso Development	100	5.4%	Enso Jade, Enso Amber

What the numbers say

- The median price per sq ft is 4.9% lower than in Oct 2025 (AED 2,210 against AED 2,325). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 84.1% 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 5.4%, 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 Jardin Astral with 3 sales.

Common questions

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

The median sale in Al Satwa in October 2026 was AED 2,210 per sq ft across 32 DLD-recorded sales, 4.9% lower than a year earlier.

Is Al Satwa mostly off-plan or ready?

Over the six months to October 2026, 84.1% of Al Satwa sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Al Satwa?

Gross yield on DLD figures was 5.4% in October 2026: the median annual rent of AED 80,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Al Satwa

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

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**

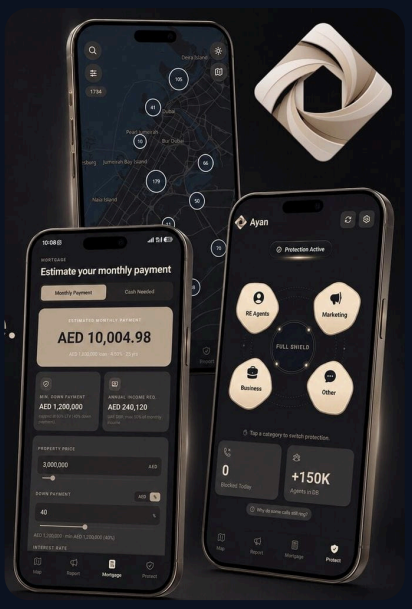
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Satwa: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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