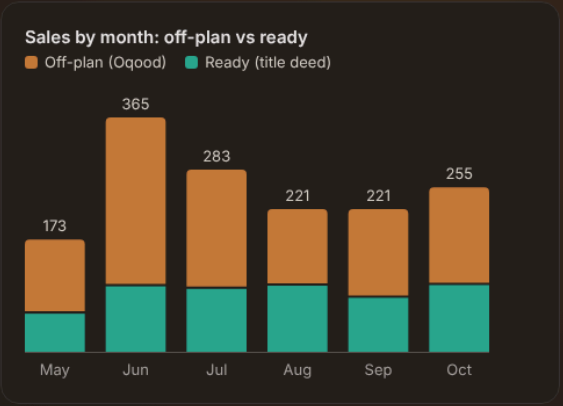
Yazdan Properties

COMMUNITY REPORT

Arjan

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
257	AED 1,548	6.1%
+2% on last year	+7.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Arjan 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

Arjan recorded 257 sales worth AED 287.59M in October 2026, up 2% on Oct 2025. The median sale was AED 980,000 at AED 1,548 per sq ft, and off-plan took 58.4% of the month. Every figure comes from Dubai Land Department records.

SALES
257
▲ +16.3% MoM
▲ +2% YoY

MEDIAN PRICE
AED 980K
▲ +3.3% MoM
▲ +8.1% YoY

PRICE PER SQ FT
AED 1,548
▲ +1.4% MoM
▲ +7.6% YoY

OFF-PLAN SHARE
58.4%
of Oct 2026 sales

MEDIAN RENT
AED 60,000
per year, 5,015 contracts, 3 months

GROSS YIELD
6.1%
launch prices, see note

Dubai Land Department records Arjan under the district Al Barshaa South Third. 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	113	60	1	174	64.9%
Jun 2026	262	103	0	365	71.8%
Jul 2026	184	99	2	285	64.6%
Aug 2026	117	104	0	221	52.9%
Sep 2026	136	85	0	221	61.5%
Oct 2026	150	105	2	257	58.4%
Six months	**962**	**556**	**5**	**1,523**	**63.2%**

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	1,527	946	581	62%	AED 879,999	AED 1,570

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 1,527	221	+1.4%
3 months	Jul 2026	AED 1,648	285	−6.1%
6 months	Apr 2026	AED 1,520	198	+1.8%
12 months	Oct 2025	AED 1,439	252	+7.6%

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 1,526	923	
Q1 2026	AED 1,594	704	+4.5%
Q2 2026	AED 1,616	737	+1.4%
Q3 2026	AED 1,556	727	−3.7%
Q4 2026	AED 1,548	257	−0.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,548 per sq ft from 257 sales.

Rents and yield

5,015 Ejari rent contracts were registered in the three months to the end of October 2026: 2,882 new leases and 2,133 renewals. The median annual rent was AED 60,000. Set against the median sale price, that is a gross yield of 6.1%.

> 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 62,000	23,664

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
Studio	117	45.5%
1-bed	74	28.8%
2-bed	37	14.4%
Other / not stated	14	5.4%
3-bed	12	4.7%
Shop	3	1.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	1.9%	0.9%
AED 500-750K	24.9%	27.1%
AED 750K-1M	24.1%	22.6%

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	30.7%	36.7%
AED 1.5-2M	8.6%	7.7%
AED 2-3M	9.3%	4.1%
AED 3-5M	0.4%	0.9%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Hillcrest	49	AED 822,999
Ashley Hills	38	AED 727,112
One Beverly	17	AED 740,000
Aura Central	12	AED 1,945,951
Samana Imperial Garden	10	AED 1,323,458

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
Danube Properties Development	413	7.8%	SKYZ By Danube, Miraclz Tower, Jewelz Residence
H M B Homes Real Estate Development	332	6.2%	One Beverly, Beverly Boulevard
Marquis Home Developer	329	6.2%	Marquis One, Marquis Galleria
Samana Signature Real Estate Developments	293	5.5%	Samana Imperial Garden, Samana Skyros
Binghatti Developers	279	5.2%	Binghatti Hillcrest

What the numbers say

- The median price per sq ft is 7.6% higher than in Oct 2025 (AED 1,548 against AED 1,439). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 63.2% 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 6.1%, 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 Hillcrest with 49 sales.

Common questions

What is the average price per sq ft in Arjan?

The median sale in Arjan in October 2026 was AED 1,548 per sq ft across 257 DLD-recorded sales, 7.6% higher than a year earlier.

Is Arjan mostly off-plan or ready?

Over the six months to October 2026, 63.2% of Arjan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Arjan?

Gross yield on DLD figures was 6.1% in October 2026: the median annual rent of AED 60,000 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 Arjan

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

- Marriott Residences by Al Ali Property Investment (API), from AED 2.81M, handover Q1 2027
- Imperial Garden by Samana Developers, from AED 2.28M, handover Q1 2029
- Cavara 42 by Cavara Development, from AED 2M, handover Q4 2026
- Mas Barsha Residency by Revi Realty, from AED 1.96M, handover Q3 2027
- Bond Enclave by Pearlshire Development, from AED 1.18M, handover Q4 2027
- Skyros by Samana Developers, from AED 999K, handover Q2 2027

- Volare by Vincitore Development, from AED 901K, handover Q1 2027
- Resortz by Danube by Danube Properties, from AED 891K, handover Q1 2020
- Arthouse Hills Arjan by Tuscany Real Estate Development, from AED 890K, handover Q2 2029
- Dolce Vita by Vincitore Development, from AED 725K, handover Q4 2027

More on Arjan

- Arjan area guide: prices, rents and yields
- Arjan 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 Arjan?

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**

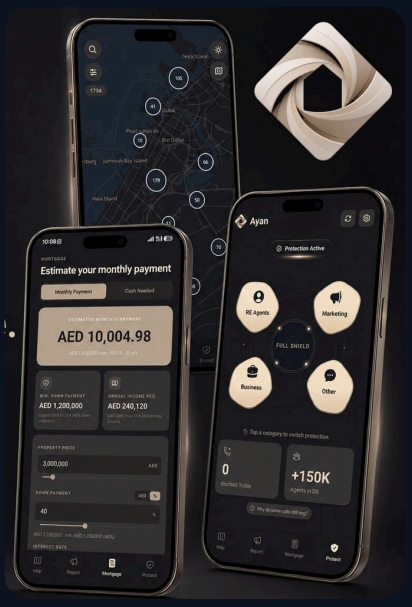
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Barshaa South Third: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually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