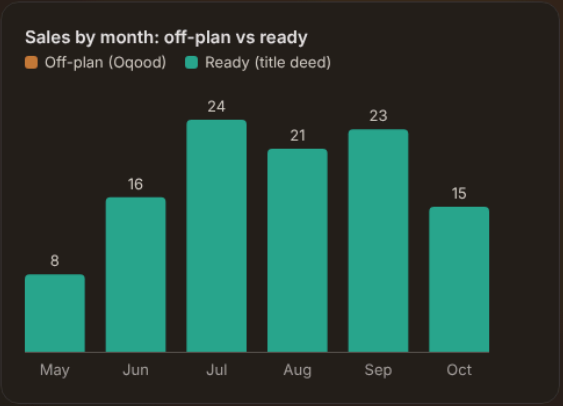
Yazdan Properties

COMMUNITY REPORT

Barsha Heights

Property market report · October 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
17	0%	AED 85K
−22.7% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Barsha Heights 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

Barsha Heights recorded 17 sales worth AED 21.42M in October 2026, down 22.7% 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

17

▼ −34.6% MoM

▼ −22.7% YoY

OFF-PLAN SHARE

0%

of Oct 2026 sales

MEDIAN RENT

AED 85,000

per year, 2,352 contracts, 3 months

Dubai Land Department records Barsha Heights under the district Al Thanyah First. 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	8	6	14	0%
Jun 2026	0	16	3	19	0%
Jul 2026	0	24	5	29	0%
Aug 2026	0	21	3	24	0%
Sep 2026	0	23	3	26	0%
Oct 2026	0	15	2	17	0%
Six months	**0**	**107**	**22**	**129**	**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	140	0	140	0%	AED 1,375,000	AED 1,727

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	26	n/a
3 months	Jul 2026	AED 2,150	30	n/a
6 months	Apr 2026	too few	14	n/a
12 months	Oct 2025	too few	22	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 1,840	69	
Q1 2026	AED 2,000	63	+8.7%
Q2 2026	AED 1,755	47	−12.3%
Q3 2026	AED 1,643	79	−6.4%
Q4 2026	AED 1,800	17	+9.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,800 per sq ft from 17 sales.

Rents and yield

2,352 Ejari rent contracts were registered in the three months to the end of October 2026: 931 new leases and 1,421 renewals. The median annual rent was AED 85,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 77,700	10,500
Villas and townhouses	AED 75,000	103

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	6	35.3%
Studio	6	35.3%
2-bed	4	23.5%
Office	1	5.9%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	5.9%	3.8%
AED 750K-1M	17.6%	7.7%
AED 1-1.5M	58.8%	50%
AED 1.5-2M	5.9%	11.5%
AED 2-3M	5.9%	23.1%
AED 3-5M	5.9%	3.8%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Sky Central	5	AED 780,264
National Bonds Plaza	3	AED 1,100,340

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
Realty Capital Middle East	109	20.9%	I - Rise Tower
T F G Real Estate	109	20.9%	Sky Central, First Central, Grand Central
Rashed Mohammed Abdulla Almazroui Real Estate Development	76	14.6%	The One Tower
Alseeb Real Estate Development	54	10.4%	The Chedi Private Residences
Damac Properties	53	10.2%	Smart Heights, Executive Height

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 2.2% below the same quarter a year earlier (AED 1,800).
- This is a ready market: none of the 129 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 Sky Central with 5 sales.

Common questions

What is the average price per sq ft in Barsha Heights?

In Q4 2026 the median sale in Barsha Heights was AED 1,800 per sq ft across 17 DLD-recorded sales.

Is Barsha Heights mostly off-plan or ready?

Ready. Over the six months to October 2026, none of the 129 DLD-recorded sales in Barsha Heights were off-plan; 107 were ready homes with title deeds and 22 were other transfers.

More on Barsha Heights

- Barsha Heights area guide: prices, rents and yields
- Barsha Heights 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 Barsha Heights?

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**

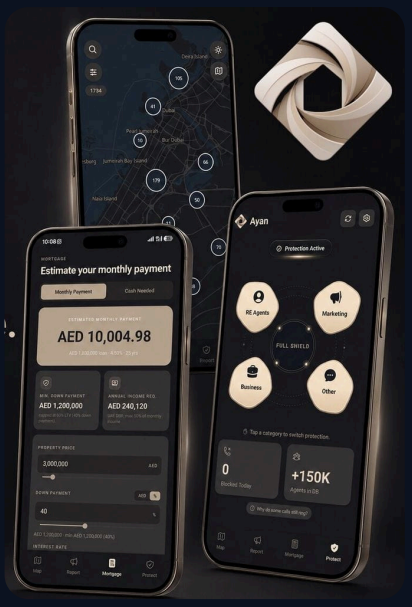
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Thanyah First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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