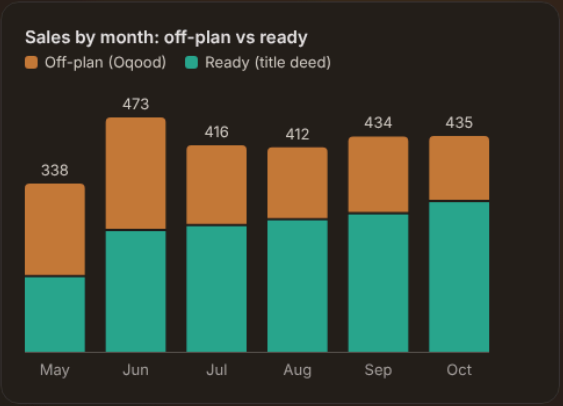
Yazdan Properties

COMMUNITY REPORT

Business Bay

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
440	AED 2,141	3.6%
−44.9% on last year	−10.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Business Bay 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

Business Bay recorded 440 sales worth AED 1.69B in October 2026, down 44.9% on Oct 2025. The median sale was AED 2,000,000 at AED 2,141 per sq ft, and off-plan took 29.3% of the month. Every figure comes from Dubai Land Department records.

SALES

440

▲ +0.7% MoM

▼ −44.9% YoY

MEDIAN PRICE

AED 2M

▲ +0% MoM

▲ +11.7% YoY

PRICE PER SQ FT

AED 2,141

▲ +1.2% MoM

▼ −10.8% YoY

OFF-PLAN SHARE

29.3%

of Oct 2026 sales

MEDIAN RENT

AED 73,000

per year, 12,592 contracts, 3 months

GROSS YIELD

3.6%

rent over sale price

Business Bay is its own Dubai Land Department district. Sales figures include offices and shops as well as homes; the rent section splits apartments from offices.

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	186	152	3	341	54.5%
Jun 2026	227	246	1	474	47.9%
Jul 2026	160	256	3	419	38.2%
Aug 2026	144	268	1	413	34.9%
Sep 2026	154	280	3	437	35.2%
Oct 2026	130	305	6	441	29.5%
Six months	**1,001**	**1,507**	**17**	**2,525**	**39.6%**

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	2,687	979	1,708	36.4%	AED 2,000,000	AED 2,228

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 2,115	437	+1.2%
3 months	Jul 2026	AED 2,150	419	−0.4%
6 months	Apr 2026	AED 2,648	360	−19.1%
12 months	Oct 2025	AED 2,400	799	−10.8%

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 2,514	2,336	
Q1 2026	AED 2,614	1,509	+4%
Q2 2026	AED 2,512	1,176	−3.9%
Q3 2026	AED 2,150	1,268	−14.4%
Q4 2026	AED 2,141	440	−0.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,141 per sq ft from 440 sales.

Rents and yield

12,592 Ejari rent contracts were registered in the three months to the end of October 2026: 9,343 new leases and 3,249 renewals. The median annual rent was AED 73,000. Set against the median sale price, that is a gross yield of 3.6%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 95,000	32,817

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	181	41.1%
Studio	67	15.2%
2-bed	64	14.5%
Other / not stated	52	11.8%
Office	40	9.1%
3-bed	28	6.4%
4-bed	6	1.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0.9%	1.8%
AED 500-750K	2.5%	2.3%
AED 750K-1M	8.4%	6.4%
AED 1-1.5M	26.8%	25.6%
AED 1.5-2M	9.8%	12.4%

PRICE BAND	OCT 2026	SEP 2026
AED 2-3M	27%	30.9%
AED 3-5M	12.3%	10.1%
AED 5-10M	5.2%	3.7%
AED 10M+	7%	6.9%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Regalia	30	AED 1,320,000
The EDGE	26	AED 1,405,000
Sls Dubai	26	AED 2,004,080
Binghatti Aquarise	22	AED 2,000,000
Peninsula Four	21	AED 2,200,000

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
Binghatti Developers	4,417	29.7%	Binghatti Skyrise, Binghatti Aquarise, Binghatti Skyhall
Select Global Development	1,253	8.4%	Peninsula Four, The EDGE, Peninsula Three
Deyaar Development	788	5.3%	Downtown Residences, Regalia, Burlington Tower
Al Habtoor City Real Estate Development (Br. Of Dubai National Investment	674	4.5%	Al Habtoor Tower, Al Habtoor City

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Danube Properties Development	667	4.5%	Bayz 102 By Danube, Bayz 101 By Danube, Bayz Tower

What the numbers say

- The median price per sq ft is 10.8% lower than in Oct 2025 (AED 2,141 against AED 2,400). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 39.6% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.6%.
- The best-selling project in October 2026 was Regalia with 30 sales.

Common questions

What is the average price per sq ft in Business Bay?

The median sale in Business Bay in October 2026 was AED 2,141 per sq ft across 440 DLD-recorded sales, 10.8% lower than a year earlier.

Is Business Bay mostly off-plan or ready?

Over the six months to October 2026, 39.6% of Business Bay sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Business Bay?

Gross yield on DLD figures was 3.6% in October 2026: the median annual rent of AED 73,000 over the median sale price.

Off-plan projects selling in Business Bay

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

- Vela Dorchester Collection by Omniyat Properties, from AED 44M, handover Q3 2027
- Wedyan – The Canal by Al Ghurair Collection, from AED 26M, handover Q1 2030
- Vela Viento by Omniyat Properties, from AED 25.75M, handover Q1 2028
- Eywa Tree of Life by R.evolution, from AED 14.03M, handover Q4 2026

- Eywa Way of Water by R.evolution, from AED 9.71M, handover Q3 2028
- DaVinci Tower by Pagani by DarGlobal, from AED 6.8M, handover Q4 2025
- The Opus by Omniyat by Omniyat Properties, from AED 3.8M, handover Q4 2017
- Canal Crown 2 - Altitude de Grisogono by DAMAC Properties, from AED 3.2M, handover Q1 2028
- ELIRE Managed by LUX* by Qube Development, from AED 2.85M, handover Q4 2028
- Avarra by Palace by Emaar Properties, from AED 2.71M, handover Q2 2031

More on Business Bay

- Business Bay area guide: prices, rents and yields
- Business Bay 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 Business Bay?

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.

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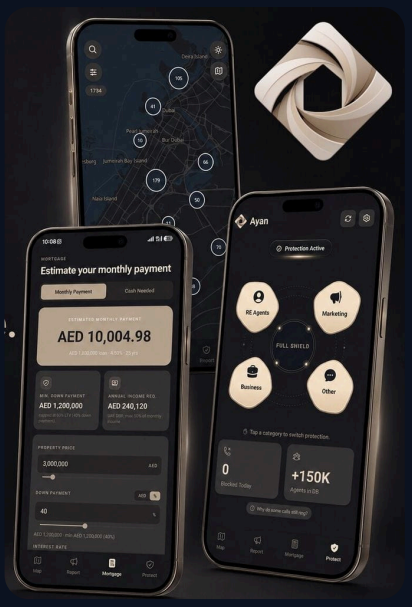

About these figures. Every number comes from Dubai Land Department records for the DLD district Business Bay: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest 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.