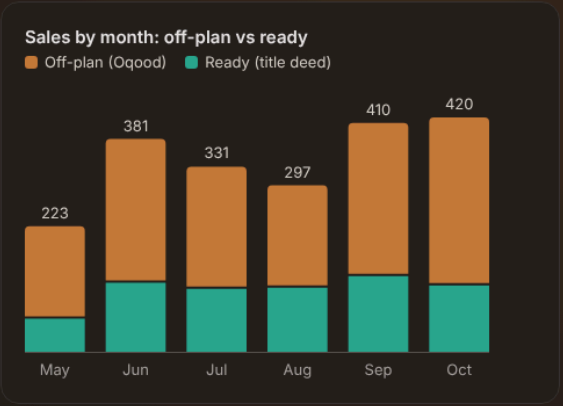
Yazdan Properties

COMMUNITY REPORT

DAMAC Lagoons

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
420	AED 1,728	10.5%
+116.5% on last year	+5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

DAMAC Lagoons 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

DAMAC Lagoons recorded 420 sales worth AED 835.49M in October 2026, up 116.5% on Oct 2025. The median sale was AED 1,286,200 at AED 1,728 per sq ft, and off-plan took 71.4% of the month. Every figure comes from Dubai Land Department records.

SALES

420

▲ +2.4% MoM

▲ +116.5% YoY

MEDIAN PRICE

AED 1.29M

▼ −7.7% MoM

▼ −44.6% YoY

PRICE PER SQ FT

AED 1,728

▲ +5.5% MoM

▲ +5% YoY

OFF-PLAN SHARE

71.4%

of Oct 2026 sales

MEDIAN RENT

AED 135,000

per year, 1,188 contracts, 3 months

GROSS YIELD

10.5%

launch prices, see note

DAMAC Lagoons sits in the Dubai Land Department district Al Hebiah Fifth, which also includes Remraam. 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	163	60	0	223	73.1%
Jun 2026	256	125	0	381	67.2%
Jul 2026	217	114	1	332	65.4%
Aug 2026	181	116	1	298	60.7%
Sep 2026	273	137	0	410	66.6%
Oct 2026	300	120	0	420	71.4%
Six months	**1,390**	**672**	**2**	**2,064**	**67.3%**

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	1,411	1,329	82	94.2%	AED 791,000	AED 1,760
Villas and townhouses	177	174	3	98.3%	AED 1,779,000	AED 1,467

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 1,638	410	+5.5%
3 months	Jul 2026	AED 1,643	332	+5.2%
6 months	Apr 2026	AED 1,865	481	−7.3%
12 months	Oct 2025	AED 1,645	194	+5%

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 1,620	417	
Q1 2026	AED 1,709	435	+5.5%
Q2 2026	AED 1,750	1,085	+2.4%
Q3 2026	AED 1,641	1,040	−6.2%
Q4 2026	AED 1,728	420	+5.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,728 per sq ft from 420 sales.

Rents and yield

1,188 Ejari rent contracts were registered in the three months to the end of October 2026: 742 new leases and 446 renewals. The median annual rent was AED 135,000. Set against the median sale price, that is a gross yield of 10.5%.

> 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 62,618	4,597
Villas and townhouses	AED 147,600	997

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	161	38.3%
Other / not stated	127	30.2%
1-bed	62	14.8%
2-bed	40	9.5%
3-bed	27	6.4%
4-bed	3	0.7%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0.2%	0.7%
AED 500-750K	33.6%	21.7%
AED 750K-1M	6.2%	7.6%
AED 1-1.5M	14.5%	21%
AED 1.5-2M	11.4%	15.4%
AED 2-3M	17.9%	22.7%
AED 3-5M	8.8%	8.5%
AED 5-10M	6.4%	2%
AED 10M+	1%	0.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Damac Lagoons - Lagoon Views 13	171	AED 720,960
Damac Lagoons - Valencia	80	AED 1,284,435
Reportage Hills	28	AED 1,683,850
Piazza Roma	18	AED 7,015,620
Damac Lagoons - Portofino	17	AED 2,450,000

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
Island Oasis Properties	4,575	83.6%	Damac Lagoons - Valencia, Damac Lagoons - Lagoon Views 13, Damac Lagoons - Portofino

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Remraam	523	9.6%	Remraam, Remraam - Al Ramth
Reportage Prime Properties	346	6.3%	Reportage Hills
Paradise Hills Development	26	0.5%	Paradise Hills

What the numbers say

- The median price per sq ft is 5% higher than in Oct 2025 (AED 1,728 against AED 1,645). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 67.3% 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 10.5%, 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 Damac Lagoons - Lagoon Views 13 with 171 sales.

Common questions

What is the average price per sq ft in DAMAC Lagoons?

The median sale in DAMAC Lagoons in October 2026 was AED 1,728 per sq ft across 420 DLD-recorded sales, 5% higher than a year earlier.

Is DAMAC Lagoons mostly off-plan or ready?

Over the six months to October 2026, 67.3% of DAMAC Lagoons sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Lagoons?

Gross yield on DLD figures was 10.5% in October 2026: the median annual rent of AED 135,000 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 DAMAC Lagoons

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

- Lagoons Views Phase 2 by DAMAC Properties, from AED 2.5M, handover Q2 2027
- Lagoons Views 13 by DAMAC Properties, from AED 1.61M, handover Q4 2027
- Valencia by DAMAC Properties, from AED 1.57M, handover Q1 2029
- Sorrento Tower A and B by DAMAC Properties, from AED 897K, handover Q1 2030

More on DAMAC Lagoons

- DAMAC Lagoons area guide: prices, rents and yields
- DAMAC Lagoons 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 DAMAC Lagoons?

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**

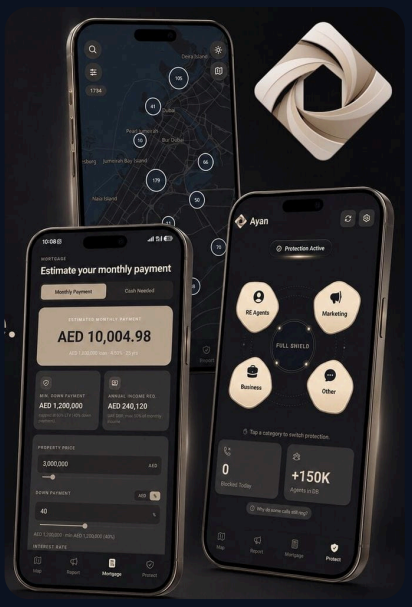
THE YAZDAN APP

Get AYAN, YAZDAN's free property app

A live off-plan map of 1,700+ UAE projects, a full UAE mortgage calculator and OS-level spam-call protection, all in one app.

Get the AYAN app →

Or go straight to the **App Store** or **Google Play**. On a computer? **Open map.YAZDAN in your browser**, no download needed.



About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah Fifth: 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.