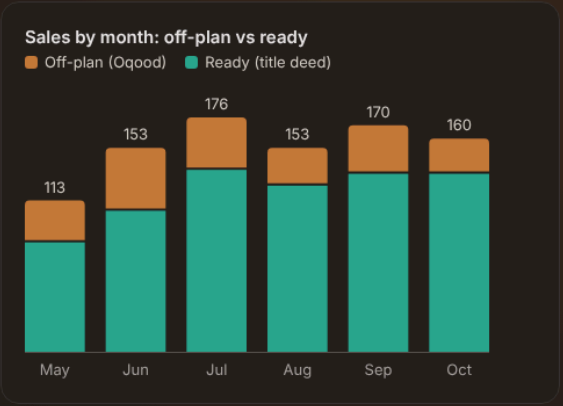
Yazdan Properties

COMMUNITY REPORT

Downtown Dubai

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
163	AED 2,738	4.7%
−44.9% on last year	−24% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Downtown Dubai 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

Downtown Dubai recorded 163 sales worth AED 724.19M in October 2026, down 44.9% on Oct 2025. The median sale was AED 3,000,000 at AED 2,738 per sq ft, and off-plan took 15.3% of the month. Every figure comes from Dubai Land Department records.

SALES
163
▼ −5.2% MoM
▼ −44.9% YoY

MEDIAN PRICE
AED 3M
▼ −3.5% MoM
▲ +10.1% YoY

PRICE PER SQ FT
AED 2,738
▼ −3.7% MoM
▼ −24% YoY

OFF-PLAN SHARE
15.3%
of Oct 2026 sales

MEDIAN RENT
AED 140,000
per year, 3,869 contracts, 3 months

GROSS YIELD
4.7%
rent over sale price

Dubai Land Department records Downtown Dubai under the district Burj Khalifa. 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	30	83	2	115	26.1%
Jun 2026	46	107	1	154	29.9%
Jul 2026	38	138	0	176	21.6%
Aug 2026	27	126	1	154	17.5%
Sep 2026	35	135	2	172	20.3%
Oct 2026	25	135	3	163	15.3%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**201**	**724**	**9**	**934**	**21.5%**

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	1,026	192	834	18.7%	AED 2,950,000	AED 2,656

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 2,842	172	−3.7%
3 months	Jul 2026	AED 2,599	176	+5.3%
6 months	Apr 2026	AED 2,973	103	−7.9%
12 months	Oct 2025	AED 3,603	296	−24%

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 3,622	879	
Q1 2026	AED 2,994	470	−17.3%
Q2 2026	AED 2,825	372	−5.6%
Q3 2026	AED 2,714	502	−3.9%
Q4 2026	AED 2,738	163	+0.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,738 per sq ft from 163 sales.

Rents and yield

3,869 Ejari rent contracts were registered in the three months to the end of October 2026: 2,659 new leases and 1,210 renewals. The median annual rent was AED 140,000. Set against the median sale price, that is a gross yield of 4.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 145,000	17,633

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
2-bed	69	42.3%
1-bed	59	36.2%
3-bed	20	12.3%
Studio	8	4.9%
4-bed	4	2.5%
Office	3	1.8%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	0.6%	1.2%
AED 750K-1M	0.6%	1.7%
AED 1-1.5M	8%	5.8%
AED 1.5-2M	13.5%	5.8%
AED 2-3M	27%	32%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	27.6%	29.7%
AED 5-10M	15.3%	18%
AED 10M+	7.4%	5.8%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Burj Royale	11	AED 3,300,000
The St. Regis Residences, Downtown Dubai	10	AED 3,316,444
Burj Khalifa Towers	9	AED 3,000,000
Forte	8	AED 3,450,000
Burj Views	6	AED 1,320,732

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
Emaar Development	1,531	37.6%	The St. Regis Residences, Downtown Dubai, Grande, Forte
Emaar Properties	744	18.3%	Burj Khalifa Towers, 29 Boulevard, Burj Views
Binghatti Developers	451	11.1%	Binghatti Skyblade, Mercedes-Benz Places | Binghatti
Ginco Properties	178	4.4%	One Residence
S O L Properties Development	121	3%	Solara Tower Dubai

What the numbers say

- The median price per sq ft is 24% lower than in Oct 2025 (AED 2,738 against AED 3,603). 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 21.5% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 4.7%.
- The best-selling project in October 2026 was Burj Royale with 11 sales.

Common questions

What is the average price per sq ft in Downtown Dubai?

The median sale in Downtown Dubai in October 2026 was AED 2,738 per sq ft across 163 DLD-recorded sales, 24% lower than a year earlier.

Is Downtown Dubai mostly off-plan or ready?

Over the six months to October 2026, 21.5% of Downtown Dubai sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Downtown Dubai?

Gross yield on DLD figures was 4.7% in October 2026: the median annual rent of AED 140,000 over the median sale price.

Off-plan projects selling in Downtown Dubai

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

- Mercedes-Benz Places by Binghatti Developers, from AED 11.5M, handover Q1 2027
- Fairmont Residences Solara Tower by SOL Properties, from AED 4.9M, handover Q4 2027
- Sofitel Residences by Azha Development, from AED 4.6M, handover Q2 2027
- Inaura Hotel & Branded Residences Downtown Dubai by Arada Properties, from AED 3.61M, handover Q2 2030
- BLVD Heights by Emaar Properties, from AED 2.6M, handover Q2 2020
- BLVD Crescent by Emaar Properties, from AED 2.5M, handover Q2 2019
- Elegance Tower by DAMAC Properties, from AED 2.15M, handover Q1 2026

More on Downtown Dubai

- Downtown Dubai area guide: prices, rents and yields
- Downtown Dubai 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 Downtown Dubai?

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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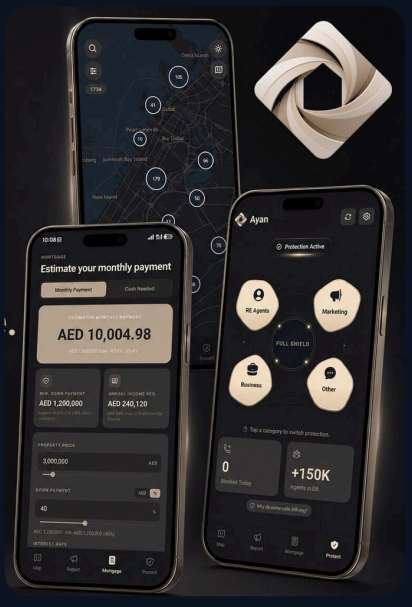

About these figures. Every number comes from Dubai Land Department records for the DLD district Burj Khalifa: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest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