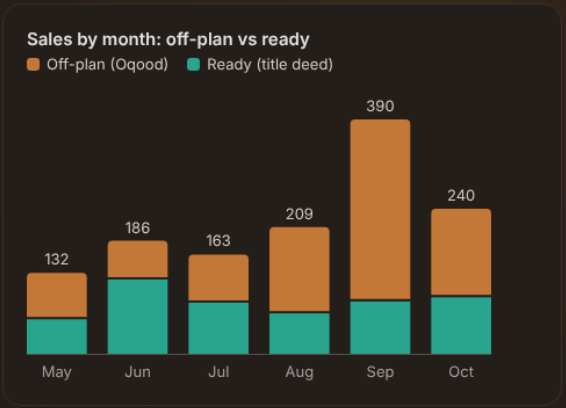
Yazdan Properties

COMMUNITY REPORT

Dubai Creek Harbour

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
242	AED 2,461	4.4%
+26% on last year	−1.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Creek Harbour 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

Dubai Creek Harbour recorded 242 sales worth AED 710.88M in October 2026, up 26% on Oct 2025. The median sale was AED 2,853,944 at AED 2,461 per sq ft, and off-plan took 59.9% of the month. Every figure comes from Dubai Land Department records.

SALES

242

▼ −38.1% MoM

▲ +26% YoY

MEDIAN PRICE

AED 2.85M

▲ +22.9% MoM

▲ +14.1% YoY

PRICE PER SQ FT

AED 2,461

▼ −3.9% MoM

▼ −1.8% YoY

OFF-PLAN SHARE

59.9%

of Oct 2026 sales

MEDIAN RENT

AED 125,000

per year, 2,436 contracts, 3 months

GROSS YIELD

4.4%

launch prices, see note

Dubai Land Department records Dubai Creek Harbour under the district Al Khairan 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	74	58	0	132	56.1%
Jun 2026	61	125	1	187	32.6%
Jul 2026	77	86	0	163	47.2%
Aug 2026	141	68	1	210	67.1%
Sep 2026	302	88	1	391	77.2%
Oct 2026	145	95	2	242	59.9%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**800**	**520**	**5**	**1,325**	**60.4%**

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	1,338	793	545	59.3%	AED 2,595,000	AED 2,492

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 2,560	391	−3.9%
3 months	Jul 2026	AED 2,462	163	−0%
6 months	Apr 2026	AED 2,694	421	−8.6%
12 months	Oct 2025	AED 2,505	192	−1.8%

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 2,552	767	
Q1 2026	AED 2,555	854	+0.1%
Q2 2026	AED 2,596	740	+1.6%
Q3 2026	AED 2,538	764	−2.2%
Q4 2026	AED 2,461	242	−3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,461 per sq ft from 242 sales.

Rents and yield

2,436 Ejari rent contracts were registered in the three months to the end of October 2026: 1,705 new leases and 731 renewals. The median annual rent was AED 125,000. Set against the median sale price, that is a gross yield of 4.4%.

> 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 130,000	10,523

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	129	53.3%
1-bed	82	33.9%
3-bed	28	11.6%
4-bed	3	1.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0.4%	0.3%
AED 750K-1M	0%	0.3%
AED 1-1.5M	2.1%	1.8%

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	14.9%	9.7%
AED 2-3M	36.4%	46.3%
AED 3-5M	39.3%	38.4%
AED 5-10M	7%	3.3%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Valia	103	AED 2,994,888
The Cove II	18	AED 2,925,000
Creek Bay	12	AED 3,855,789
Creek Haven	9	AED 5,416,179
The Dubai Creek Residences	9	AED 4,395,000

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
Dubai Creek Harbour	3,873	68.7%	Creek Bay, Valia, Creek Haven
The Lagoons Phase One	1,762	31.3%	The Cove II, The Grand, Address Harbour Point

What the numbers say

- The median price per sq ft is 1.8% lower than in Oct 2025 (AED 2,461 against AED 2,505). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.

- Off-plan dominates: 60.4% 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 4.4%, 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 Valia with 103 sales.

Common questions

What is the average price per sq ft in Dubai Creek Harbour?

The median sale in Dubai Creek Harbour in October 2026 was AED 2,461 per sq ft across 242 DLD-recorded sales, 1.8% lower than a year earlier.

Is Dubai Creek Harbour mostly off-plan or ready?

Over the six months to October 2026, 60.4% of Dubai Creek Harbour sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Creek Harbour?

Gross yield on DLD figures was 4.4% in October 2026: the median annual rent of AED 125,000 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 Dubai Creek Harbour

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

- Harbour Gate by Emaar Properties, from AED 4.52M, handover Q3 2022
- Creek Gate by Emaar Properties, from AED 4.41M, handover Q3 2023
- Cedar by Emaar Properties, from AED 4.36M, handover Q2 2026
- DXB Creek Residences by Emaar Properties, from AED 4.27M, handover Q1 2019
- Mangrove by Emaar Properties, from AED 4.11M, handover Q2 2026
- Moor by Emaar Properties, from AED 4.09M, handover Q2 2026
- Creek Bay by Emaar Properties, from AED 3.25M, handover Q2 2030
- Creek Waters 2 by Emaar Properties, from AED 3.13M, handover Q4 2027
- Valo by Emaar Properties, from AED 2.9M, handover Q1 2028
- Valia by Emaar Properties, from AED 2.82M, handover Q4 2030

More on Dubai Creek Harbour

- Dubai Creek Harbour area guide: prices, rents and yields
- Dubai Creek Harbour 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 Dubai Creek Harbour?

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 →

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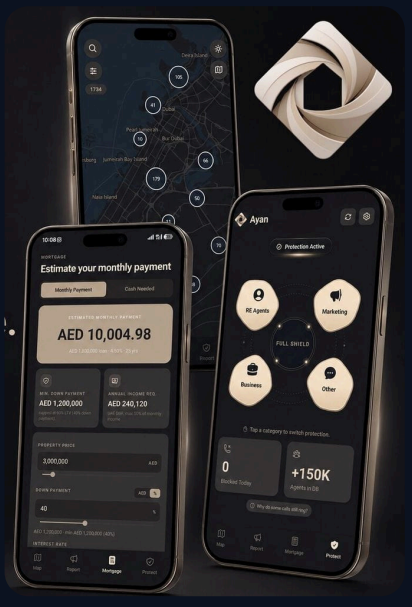
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Khairan First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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