Yazdan Properties

COMMUNITY REPORT

Dubai Islands

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
198	AED 2,351	3.9%
−39.4% on last year	−6.3% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Islands 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.

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Prepared by Yazdan Properties, a licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Islands recorded 198 sales worth AED 882.54M in October 2026, down 39.4% on Oct 2025. The median sale was AED 3,055,030 at AED 2,351 per sq ft, and off-plan took 77.8% of the month. Every figure comes from Dubai Land Department records.

SALES
198
▲ +32% MoM
▼ −39.4% YoY

MEDIAN PRICE
AED 3.06M
▲ +12.8% MoM
▲ +9% YoY

PRICE PER SQ FT
AED 2,351
▼ −11.7% MoM
▼ −6.3% YoY

OFF-PLAN SHARE
77.8%
of Oct 2026 sales

MEDIAN RENT
AED 117,850
per year, 15 contracts, 3 months

GROSS YIELD
3.9%
launch prices, see note

Dubai Land Department records Dubai Islands under the district Palm Deira. 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	315	2	0	317	99.4%
Jun 2026	264	8	0	272	97.1%
Jul 2026	188	8	0	196	95.9%
Aug 2026	133	3	0	136	97.8%
Sep 2026	145	5	0	150	96.7%
Oct 2026	154	44	0	198	77.8%
Six months	**1,199**	**70**	**0**	**1,269**	**94.5%**

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	1,012	987	25	97.5%	AED 2,826,324	AED 2,663

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 2,663	150	−11.7%
3 months	Jul 2026	AED 2,636	196	−10.8%
6 months	Apr 2026	AED 3,014	511	−22%
12 months	Oct 2025	AED 2,508	327	−6.3%

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 2,564	1,007	
Q1 2026	AED 2,788	1,155	+8.7%
Q2 2026	AED 3,038	1,100	+9%
Q3 2026	AED 2,558	482	−15.8%
Q4 2026	AED 2,351	198	−8.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,351 per sq ft from 198 sales.

Rents and yield

15 Ejari rent contracts were registered in the three months to the end of October 2026: 15 new leases and 0 renewals. The median annual rent was AED 117,850. Set against the median sale price, that is a gross yield of 3.9%.

> 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.

What sold in October 2026

LAYOUT	SALES	SHARE
1-bed	76	38.4%
2-bed	58	29.3%
Other / not stated	34	17.2%
3-bed	22	11.1%
4-bed	4	2%
Studio	4	2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	0.5%	0%
AED 1-1.5M	3.5%	2.7%
AED 1.5-2M	8.6%	13.3%
AED 2-3M	35.4%	46%
AED 3-5M	26.8%	24%
AED 5-10M	17.7%	12%
AED 10M+	7.6%	2%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Bay Estate	29	AED 9,473,000
The Meriva Collection	22	AED 3,398,828
Seacliff by Imtiaz	18	AED 2,323,474
Wasl by Azizi	12	AED 2,026,105
Ellington Sands Ii	11	AED 2,398,828

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 Islands	1,139	17.7%	Bay Estate, Bay Grove Residences C - Dubai Islands, Bay Grove Residences D - Dubai Islands
Ellington Properties Development	630	9.8%	Ellington Sands I, Ellington Sands Ii
Sandy Shores Real Estate L.L.C S.O.C	446	6.9%	Hado By Beyond
Crestarc Developers	442	6.8%	The Meriva Collection
Imtiaz Ghd Real Estate Development	270	4.2%	Cotier House 1 by Imtiaz, Sunset Bay Grand by Imtiaz, Beach Walk Grand 2 by Imtiaz

What the numbers say

- The median price per sq ft is 6.3% lower than in Oct 2025 (AED 2,351 against AED 2,508). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 94.5% 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 3.9%, 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 Bay Estate with 29 sales.

Common questions

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

The median sale in Dubai Islands in October 2026 was AED 2,351 per sq ft across 198 DLD-recorded sales, 6.3% lower than a year earlier.

Is Dubai Islands mostly off-plan or ready?

Over the six months to October 2026, 94.5% of Dubai Islands sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Islands?

Gross yield on DLD figures was 3.9% in October 2026: the median annual rent of AED 117,850 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 Islands

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

- Meriva Signature by Ellington Properties, from AED 35.32M, handover Q2 2030
- Iluka Residences by MS Homes Developers, from AED 5.28M, handover Q4 2026
- Villa del Divos by Mr. Eight Development, from AED 4.7M, handover Q2 2027
- Sea Cliff by Imtiaz Developments, from AED 4.57M, handover Q1 2028
- Wynwood by Imtiaz Developments, from AED 4M, handover Q3 2027
- VILLA dell' ARTE by Mr. Eight Development, from AED 3.97M, handover Q4 2027
- Villa del Gavi by Mr. Eight Development, from AED 3.96M, handover Q4 2027
- Le Château Piétrus by Mr. Eight Development, from AED 3.94M, handover Q3 2028
- Lia by AVENEW Development, from AED 3.63M, handover Q1 2028
- Ocean Walk by Wellington Developments, from AED 3.43M, handover Q4 2027

More on Dubai Islands

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

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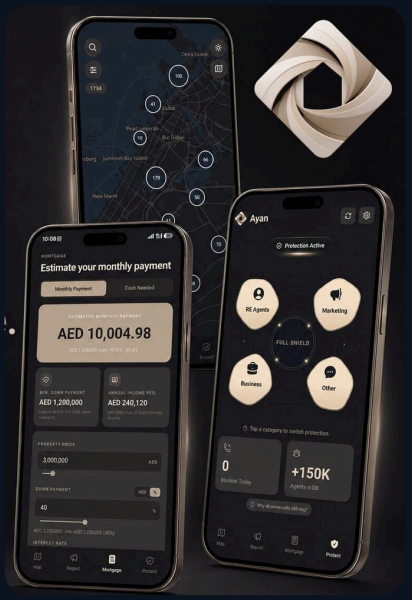
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About these figures. Every number comes from Dubai Land Department records for the DLD district Palm Deira: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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