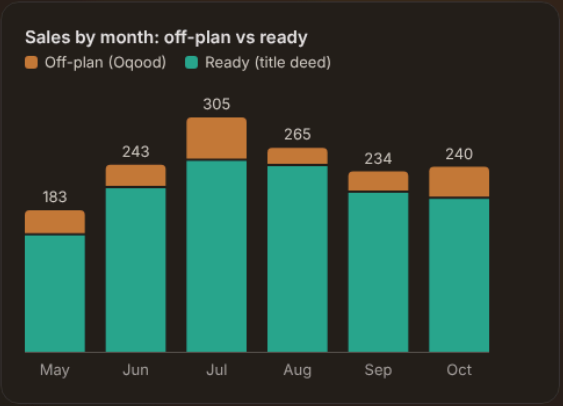
Yazdan Properties

COMMUNITY REPORT

Dubai Marina

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
231	AED 1,953	4.4%
−20.9% on last year	−15.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Marina 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 Marina recorded 231 sales worth AED 868.06M in October 2026, down 20.9% on Oct 2025. The median sale was AED 2,676,500 at AED 1,953 per sq ft, and off-plan took 16.9% of the month. Every figure comes from Dubai Land Department records.

SALES

231

▼ −0.4% MoM

▼ −20.9% YoY

MEDIAN PRICE

AED 2.68M

▲ +9% MoM

▲ +1.6% YoY

PRICE PER SQ FT

AED 1,953

▼ −8.2% MoM

▼ −15.4% YoY

OFF-PLAN SHARE

16.9%

of Oct 2026 sales

MEDIAN RENT

AED 117,000

per year, 7,008 contracts, 3 months

GROSS YIELD

4.4%

rent over sale price

Dubai Land Department records Dubai Marina under the district Marsa Dubai. 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	153	1	184	16.3%
Jun 2026	28	215	1	244	11.5%
Jul 2026	54	251	1	306	17.6%
Aug 2026	21	244	1	266	7.9%
Sep 2026	25	209	4	238	10.5%
Oct 2026	39	201	1	241	16.2%
Six months	**197**	**1,273**	**9**	**1,479**	**13.3%**

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	1,557	199	1,358	12.8%	AED 2,459,548	AED 2,169

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 2,128	232	−8.2%
3 months	Jul 2026	AED 2,564	304	−23.8%
6 months	Apr 2026	AED 3,067	206	−36.3%
12 months	Oct 2025	AED 2,308	292	−15.4%

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 2,507	870	
Q1 2026	AED 2,642	661	+5.4%
Q2 2026	AED 2,467	633	−6.6%
Q3 2026	AED 2,408	804	−2.4%
Q4 2026	AED 1,953	231	−18.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,953 per sq ft from 231 sales.

Rents and yield

7,008 Ejari rent contracts were registered in the three months to the end of October 2026: 4,625 new leases and 2,383 renewals. The median annual rent was AED 117,000. Set against the median sale price, that is a gross yield of 4.4%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 120,000	34,554

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	83	35.9%
2-bed	73	31.6%
3-bed	37	16%
4-bed	18	7.8%
Studio	15	6.5%
Office	1	0.4%
Penthouse	1	0.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	1.7%	1.7%
AED 750K-1M	7.4%	4.3%
AED 1-1.5M	9.5%	12.1%
AED 1.5-2M	16.9%	15.5%
AED 2-3M	21.2%	31%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	24.2%	21.1%
AED 5-10M	13.9%	9.9%
AED 10M+	5.2%	4.3%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Liv Waterside	10	AED 3,704,548
Marina Shores	9	AED 3,340,000
Elite Residence	5	AED 2,000,000
Damac Bay	5	AED 3,874,560
Address The Bay	5	AED 5,100,000

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
Emaar Development	1,110	16.8%	THE BRISTOL Emaar Beachfront, Grand Bleu Tower interiors by Elie Saab, Palace Beach Residence
London Gate Real Estate Development	630	9.6%	Franck muller Vanguard, Aeternitas Tower
Irth Elite Development	453	6.9%	Rove Home Dubai Marina
T F G Real Estate	379	5.8%	Ciel, Tfg One Hotel, Tfg Marina
Emaar Properties	333	5.1%	Park Islands, Dubai Marina Mall, Marina Shores

What the numbers say

- The median price per sq ft is 15.4% lower than in Oct 2025 (AED 1,953 against AED 2,308). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- This is a ready market: only 13.3% of sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- Gross yield on DLD figures is 4.4%.
- The best-selling project in October 2026 was Liv Waterside with 10 sales.

Common questions

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

The median sale in Dubai Marina in October 2026 was AED 1,953 per sq ft across 231 DLD-recorded sales, 15.4% lower than a year earlier.

Is Dubai Marina mostly off-plan or ready?

Over the six months to October 2026, 13.3% of Dubai Marina sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Marina?

Gross yield on DLD figures was 4.4% in October 2026: the median annual rent of AED 117,000 over the median sale price.

Off-plan projects selling in Dubai Marina

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

- Six Senses Residences by Select Group, from AED 11.58M, handover Q3 2028
- Marina Arcade Tower by Mada'in Properties, from AED 8.6M, handover Q1 2001
- Residences Du Port, Autograph Collection Residences by FIM Partners, from AED 8.14M, handover Q4 2026
- Ocean Heights by DAMAC Properties, from AED 5.22M, handover Q4 2010
- Kempinski Dubai Marina Residences by ABA Group, from AED 2.65M, handover Q1 2029
- Marina Star by Condor, from AED 2.45M, handover Q3 2023
- Franck Muller Aeternitas by London Gate by London Gate Real Estate Development, from AED 2.45M, handover Q4 2027

- LIV Waterside by LIV Developers, from AED 2.35M, handover Q2 2026

More on Dubai Marina

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

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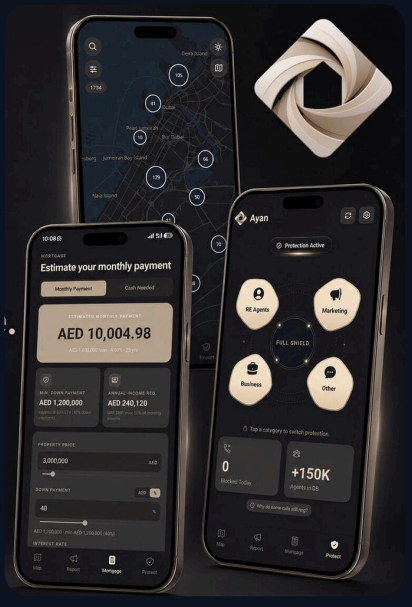
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About these figures. Every number comes from Dubai Land Department records for the DLD district Marsa Dubai: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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