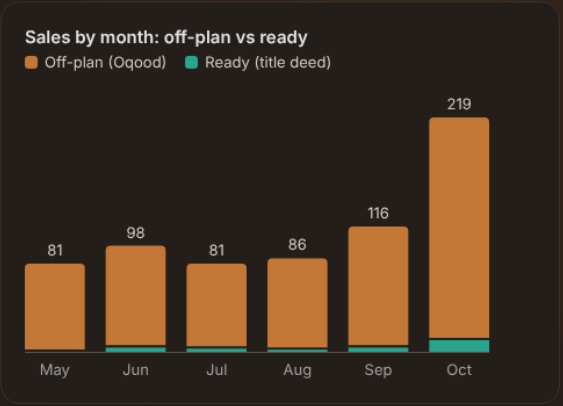
Yazdan Properties

COMMUNITY REPORT

Dubai Maritime City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
219	AED 3,094	3.3%
−21.8% on last year	+0.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Maritime City 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 Maritime City recorded 219 sales worth AED 676.33M in October 2026, down 21.8% on Oct 2025. The median sale was AED 2,501,350 at AED 3,094 per sq ft, and off-plan took 95% of the month. Every figure comes from Dubai Land Department records.

SALES

219

▲ +88.8% MoM

▼ −21.8% YoY

MEDIAN PRICE

AED 2.5M

▲ +0.5% MoM

▼ −1.2% YoY

PRICE PER SQ FT

AED 3,094

▼ −3.4% MoM

▲ +0.5% YoY

OFF-PLAN SHARE

95%

of Oct 2026 sales

MEDIAN RENT

AED 83,490

per year, 825 contracts, 3 months

GROSS YIELD

3.3%

launch prices, see note

Dubai Land Department records Dubai Maritime City under the district Madinat Dubai Almelaheyah. 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	81	0	0	81	100%
Jun 2026	94	4	0	98	95.9%
Jul 2026	78	3	0	81	96.3%
Aug 2026	84	2	0	86	97.7%
Sep 2026	112	4	0	116	96.6%
Oct 2026	208	11	0	219	95%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**657**	**24**	**0**	**681**	**96.5%**

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	848	822	26	96.9%	AED 2,522,880	AED 3,049

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 3,202	116	−3.4%
3 months	Jul 2026	AED 2,947	81	+5%
6 months	Apr 2026	AED 3,287	180	−5.9%
12 months	Oct 2025	AED 3,078	280	+0.5%

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 3,150	1,331	
Q1 2026	AED 3,113	734	−1.2%
Q2 2026	AED 3,104	359	−0.3%
Q3 2026	AED 3,081	283	−0.7%
Q4 2026	AED 3,094	219	+0.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 3,094 per sq ft from 219 sales.

Rents and yield

825 Ejari rent contracts were registered in the three months to the end of October 2026: 243 new leases and 582 renewals. The median annual rent was AED 83,490. Set against the median sale price, that is a gross yield of 3.3%.

> 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 81,254	3,834

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	118	53.9%
2-bed	56	25.6%
Studio	35	16%
3-bed	7	3.2%
Other / not stated	3	1.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	0.5%	0%
AED 1-1.5M	12.3%	9.5%

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	8.2%	6.9%
AED 2-3M	49.8%	60.3%
AED 3-5M	25.1%	16.4%
AED 5-10M	3.7%	5.2%
AED 10M+	0.5%	1.7%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Portside Square	74	AED 2,571,328
Chelsea Residences by Damac	55	AED 2,526,720
Breez by Danube	28	AED 1,636,875
Kanyon By Beyond	7	AED 4,009,920
Fior 1	6	AED 2,259,888

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
Mina Rashid Properties	1,025	17.5%	Baystar by VIDA, Marina Place 2, Marina Place 1
Damac Crest Development	964	16.4%	Chelsea Residences 2 by Damac, Chelsea Residences by Damac, Chelsea Residences by Damac
Danube Properties Development	862	14.7%	Breez by Danube, Oceanz 2 By Danube, Oceanz 1 By Danube

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
London Gate Real Estate Development	411	7%	Franck Muller Yachting
Orise Residences Real Estate Development	377	6.4%	Orise

What the numbers say

- The median price per sq ft is 0.5% higher than in Oct 2025 (AED 3,094 against AED 3,078). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 96.5% 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 3.3%, 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 Portside Square with 74 sales.

Common questions

What is the average price per sq ft in Dubai Maritime City?

The median sale in Dubai Maritime City in October 2026 was AED 3,094 per sq ft across 219 DLD-recorded sales, 0.5% higher than a year earlier.

Is Dubai Maritime City mostly off-plan or ready?

Over the six months to October 2026, 96.5% of Dubai Maritime City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Maritime City?

Gross yield on DLD figures was 3.3% in October 2026: the median annual rent of AED 83,490 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 Maritime City

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

- Ôrise Tower B by Beyond by Omniyat, from AED 25.49M, handover Q1 2028
- Ôrise Tower A by Beyond by Omniyat, from AED 23.87M, handover Q1 2028
- Shahrukhz Residences by Danube by Danube Properties, from AED 4.54M, handover Q4 2029
- Hilton Residences by Prestige One, from AED 3.2M, handover Q4 2029
- Chelsea Residences 1 by DAMAC Properties, from AED 2.46M, handover Q4 2029
- IL Vento by Kora Properties, from AED 2.45M, handover Q4 2029
- Oceanz 1 and 2 by Danube Properties, from AED 950K, handover Q1 2027

More on Dubai Maritime City

- Dubai Maritime City area guide: prices, rents and yields
- Dubai Maritime City 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 Maritime City?

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**

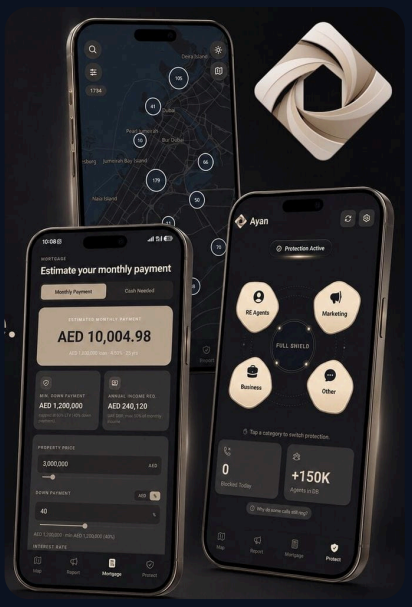
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About these figures. Every number comes from Dubai Land Department records for the DLD district Madinat Dubai Almelaheyah: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually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