Yazdan Properties

COMMUNITY REPORT

Dubai South

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
816	AED 1,618	9.5%
+68.9% on last year	+24.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai South 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 South recorded 816 sales worth AED 1.06B in October 2026, up 68.9% on Oct 2025. The median sale was AED 755,300 at AED 1,618 per sq ft, and off-plan took 87.9% of the month. Every figure comes from Dubai Land Department records.

SALES
816
▼ −9.3% MoM
▲ +68.9% YoY

MEDIAN PRICE
AED 755K
▼ −3.7% MoM
▼ −38.1% YoY

PRICE PER SQ FT
AED 1,618
▼ −2.5% MoM
▲ +24.1% YoY

OFF-PLAN SHARE
87.9%
of Oct 2026 sales

MEDIAN RENT
AED 72,000
per year, 2,674 contracts, 3 months

GROSS YIELD
9.5%
launch prices, see note

Dubai South is recorded by Dubai Land Department as Madinat Al Mataar. The figures cover the 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	1,202	64	2	1,268	94.8%
Jun 2026	2,734	115	1	2,850	95.9%
Jul 2026	2,332	92	2	2,426	96.1%
Aug 2026	1,907	58	2	1,967	96.9%
Sep 2026	839	60	1	900	93.2%
Oct 2026	717	98	1	816	87.9%
Six months	**9,731**	**487**	**9**	**10,227**	**95.2%**

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	8,855	8,517	338	96.2%	AED 724,790	AED 1,705
Villas and townhouses	512	409	103	79.9%	AED 4,820,000	AED 1,383

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 1,659	900	−2.5%
3 months	Jul 2026	AED 1,700	2,426	−4.8%
6 months	Apr 2026	AED 1,617	826	+0.1%
12 months	Oct 2025	AED 1,304	483	+24.1%

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 1,464	1,799	
Q1 2026	AED 1,513	2,027	+3.3%
Q2 2026	AED 1,683	4,944	+11.2%
Q3 2026	AED 1,702	5,293	+1.1%
Q4 2026	AED 1,618	816	−4.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,618 per sq ft from 816 sales.

Rents and yield

2,674 Ejari rent contracts were registered in the three months to the end of October 2026: 1,218 new leases and 1,456 renewals. The median annual rent was AED 72,000. Set against the median sale price, that is a gross yield of 9.5%.

> 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 63,000	12,070
Villas and townhouses	AED 125,000	3,486

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
Studio	402	49.3%
1-bed	208	25.5%
2-bed	116	14.2%
4-bed	34	4.2%
3-bed	23	2.8%
5-bed	21	2.6%
Other / not stated	12	1.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	4.7%	5.8%
AED 500-750K	44.6%	42.3%
AED 750K-1M	10.4%	7.9%
AED 1-1.5M	20.1%	20.1%
AED 1.5-2M	5.9%	8.9%
AED 2-3M	5.9%	7%
AED 3-5M	4.9%	4.7%
AED 5-10M	3.4%	3.2%
AED 10M+	0.1%	0.1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Azizi Venice 7	132	AED 662,640
Azizi Venice 11	85	AED 655,000
Azizi Venice 10	82	AED 599,000
Azizi Venice 6	39	AED 720,000
Azizi Venice 15	34	AED 704,500

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
Azizi Developments	10,057	48.8%	Azizi Venice 14, Azizi Venice 6, Azizi Venice 7
Emaar Dubai South Dwc	2,810	13.6%	Golf Vale, Golf Fields, Greenspoint 2

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Dubai South Properties Dwc	1,778	8.6%	South Square, Hayat 4, Beachfront Gates 2
Dwtc Emaar	1,473	7.1%	Terra Heights, Terra Woods, Terra Gardens
Bt Properties Dwc	683	3.3%	Waada - Altura 2, Waada - Altura 1, Waada - Cascada 1

What the numbers say

- The median price per sq ft is 24.1% higher than in Oct 2025 (AED 1,618 against AED 1,304). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 95.2% 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 9.5%, 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 Azizi Venice 7 with 132 sales.

Common questions

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

The median sale in Dubai South in October 2026 was AED 1,618 per sq ft across 816 DLD-recorded sales, 24.1% higher than a year earlier.

Is Dubai South mostly off-plan or ready?

Over the six months to October 2026, 95.2% of Dubai South sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai South?

Gross yield on DLD figures was 9.5% in October 2026: the median annual rent of AED 72,000 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 South

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

- Monaco Mansions by Azizi Developments, from AED 50.47M, handover Q4 2027
- Rayhan 1 at Waada by BT Properties, from AED 3.8M, handover Q4 2028
- Tessera by Al Ghurair Development, from AED 2.16M, handover Q2 2028
- South Square Tower S1 by Dubai South, from AED 2.15M, handover Q4 2028
- Astra Residences by Dugasta, from AED 2.03M, handover Q4 2027
- Enre Residence by Imtiaz by Imtiaz Developments, from AED 1.85M, handover Q1 2028
- Cascada 2 at Waada by BT Properties, from AED 1.59M, handover Q1 2029
- Cascada 1 at Waada by BT Properties, from AED 1.57M, handover Q1 2029
- Altair 52 by Acube Abodes Realty, from AED 1.43M, handover Q4 2027
- Nanma Lotus by Nanma Properties, from AED 1.36M, handover Q1 2028

More on Dubai South

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

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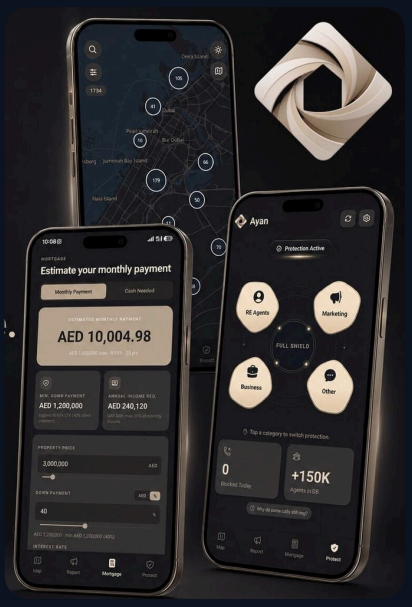
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About these figures. Every number comes from Dubai Land Department records for the DLD district Madinat Al Mataar: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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