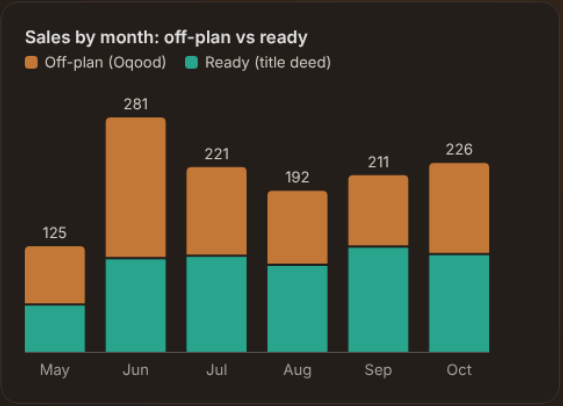
Yazdan Properties

COMMUNITY REPORT

Dubai Sports City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
229	AED 1,404	5.4%
−17.9% on last year	−3.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Sports 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.

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 Sports City recorded 229 sales worth AED 681.67M in October 2026, down 17.9% on Oct 2025. The median sale was AED 1,015,000 at AED 1,404 per sq ft, and off-plan took 47.6% of the month. Every figure comes from Dubai Land Department records.

SALES

229

▲ +7% MoM

▼ −17.9% YoY

MEDIAN PRICE

AED 1.01M

▲ +1.7% MoM

▲ +3.6% YoY

PRICE PER SQ FT

AED 1,404

▲ +11.8% MoM

▼ −3.4% YoY

OFF-PLAN SHARE

47.6%

of Oct 2026 sales

MEDIAN RENT

AED 55,000

per year, 3,368 contracts, 3 months

GROSS YIELD

5.4%

rent over sale price

Dubai Land Department records Dubai Sports City under the district Al Hebiah Fourth. 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	69	56	3	128	53.9%
Jun 2026	169	112	0	281	60.1%
Jul 2026	106	115	2	223	47.5%
Aug 2026	88	104	1	193	45.6%
Sep 2026	85	126	3	214	39.7%
Oct 2026	109	117	3	229	47.6%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**626**	**630**	**12**	**1,268**	**49.4%**

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	1,103	614	489	55.7%	AED 874,000	AED 1,270
Villas and townhouses	116	13	103	11.2%	AED 5,087,000	AED 2,067

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 1,256	214	+11.8%
3 months	Jul 2026	AED 1,355	223	+3.6%
6 months	Apr 2026	AED 1,398	183	+0.4%
12 months	Oct 2025	AED 1,453	279	−3.4%

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 1,515	990	
Q1 2026	AED 1,376	693	−9.2%
Q2 2026	AED 1,341	592	−2.5%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,331	630	−0.7%
Q4 2026	AED 1,404	229	+5.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,404 per sq ft from 229 sales.

Rents and yield

3,368 Ejari rent contracts were registered in the three months to the end of October 2026: 1,982 new leases and 1,386 renewals. The median annual rent was AED 55,000. Set against the median sale price, that is a gross yield of 5.4%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 50,000	15,588
Villas and townhouses	AED 270,000	2,732

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	71	31%
1-bed	59	25.8%
Other / not stated	44	19.2%
2-bed	37	16.2%
3-bed	10	4.4%
4-bed	7	3.1%
Office	1	0.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	9.6%	8.4%
AED 500-750K	23.1%	23.8%
AED 750K-1M	14.8%	17.8%
AED 1-1.5M	24.5%	22.4%
AED 1.5-2M	7.9%	5.1%
AED 2-3M	2.2%	2.8%
AED 3-5M	4.8%	3.3%
AED 5-10M	3.5%	4.2%
AED 10M+	9.6%	12.1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
ASPIRZ By Danube	27	AED 1,015,000
Azizi Grand	15	AED 579,287
Aurelia Residence	14	AED 1,092,092
The First Collection at Dubai Sports City	11	AED 1,075,000
Alaya	10	AED 12,650,000

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
Majid Al Futtaim Tilal Al Ghaf Phase A	654	12.1%	Aura, Harmony, Elan

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Danube Properties Development	520	9.6%	ASPIRZ By Danube, Sportz By Danube, Sportz By Danube
Binghatti Developers	347	6.4%	Binghatti Haven, Binghatti Haven
Azizi Developments	255	4.7%	Azizi Grand
Triplanet International (Fzc	247	4.6%	Elite 6 Sports Residence, Elite Ii Sports Residence, Elite 3 Sports Residence

What the numbers say

- The median price per sq ft is 3.4% lower than in Oct 2025 (AED 1,404 against AED 1,453). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 49.4% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.4%.
- The best-selling project in October 2026 was ASPIRZ By Danube with 27 sales.

Common questions

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

The median sale in Dubai Sports City in October 2026 was AED 1,404 per sq ft across 229 DLD-recorded sales, 3.4% lower than a year earlier.

Is Dubai Sports City mostly off-plan or ready?

Over the six months to October 2026, 49.4% of Dubai Sports City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Sports City?

Gross yield on DLD figures was 5.4% in October 2026: the median annual rent of AED 55,000 over the median sale price.

Off-plan projects selling in Dubai Sports City

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

- AUREL1A Residence by Object One Real Estate Development, from AED 1.68M, handover Q1 2028
- Mars Residences by Mars Star Real Estate Development, from AED 884K, handover Q2 2027
- The Community Sport Arena by AQUA Developments, from AED 782K, handover Q3 2028
- Vega by Acube Development, from AED 660K, handover Q2 2027
- Vista by Prestige One, from AED 625K, handover Q1 2025

More on Dubai Sports City

- Dubai Sports City area guide: prices, rents and yields
- Dubai Sports 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 Sports 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**

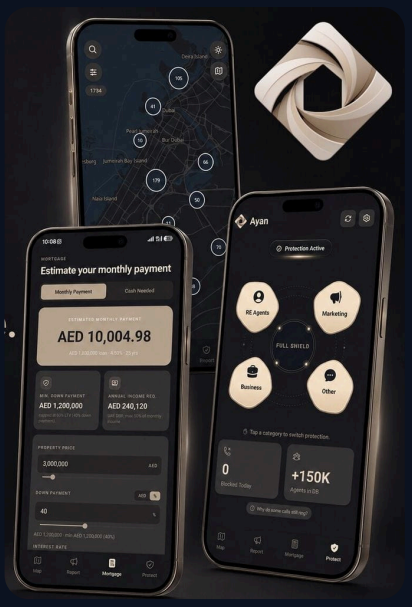
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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