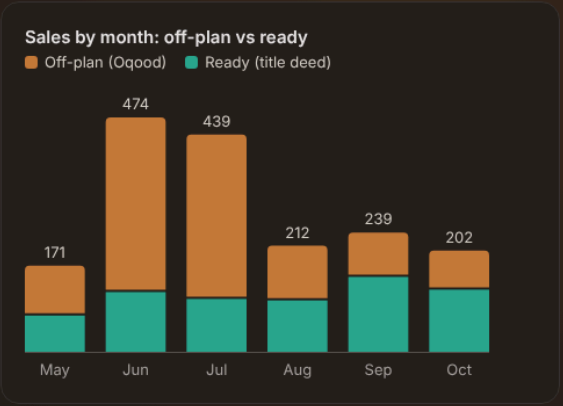
Yazdan Properties

COMMUNITY REPORT

Jumeirah Lake Towers

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
203	AED 1,941	4.5%
−30.2% on last year	−2.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Jumeirah Lake Towers 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

Jumeirah Lake Towers recorded 203 sales worth AED 772.66M in October 2026, down 30.2% on Oct 2025. The median sale was AED 2,236,828 at AED 1,941 per sq ft, and off-plan took 36.9% of the month. Every figure comes from Dubai Land Department records.

SALES
203
▼ −15.1% MoM
▼ −30.2% YoY

MEDIAN PRICE
AED 2.24M
▲ +7.1% MoM
▲ +12.9% YoY

PRICE PER SQ FT
AED 1,941
▼ −4.7% MoM
▼ −2.9% YoY

OFF-PLAN SHARE
36.9%
of Oct 2026 sales

MEDIAN RENT
AED 100,000
per year, 4,445 contracts, 3 months

GROSS YIELD
4.5%
launch prices, see note

Dubai Land Department records Jumeirah Lake Towers under the district Al Thanyah Fifth. 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	97	74	1	172	56.4%
Jun 2026	352	122	2	476	73.9%
Jul 2026	331	108	1	440	75.2%
Aug 2026	107	105	1	213	50.2%
Sep 2026	86	153	0	239	36%
Oct 2026	75	127	1	203	36.9%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**1,048**	**689**	**6**	**1,743**	**60.1%**

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	1,719	1,015	704	59%	AED 2,097,828	AED 2,271
Villas and townhouses	79	0	79	0%	AED 9,000,000	AED 1,396

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 2,037	239	−4.7%
3 months	Jul 2026	AED 2,252	440	−13.8%
6 months	Apr 2026	AED 2,245	134	−13.5%
12 months	Oct 2025	AED 2,000	291	−2.9%

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 2,091	894	
Q1 2026	AED 1,745	554	−16.5%
Q2 2026	AED 2,460	782	+41%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 2,220	892	−9.8%
Q4 2026	AED 1,941	203	−12.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,941 per sq ft from 203 sales.

Rents and yield

4,445 Ejari rent contracts were registered in the three months to the end of October 2026: 2,649 new leases and 1,796 renewals. The median annual rent was AED 100,000. Set against the median sale price, that is a gross yield of 4.5%.

> 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 85,000	15,166
Villas and townhouses	AED 340,000	1,915

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	61	30%
2-bed	42	20.7%
Office	36	17.7%
Other / not stated	29	14.3%
Studio	19	9.4%

LAYOUT	SALES	SHARE
3-bed	15	7.4%
4-bed	1	0.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	2%	2.1%
AED 500-750K	3.4%	2.9%
AED 750K-1M	10.3%	9.6%
AED 1-1.5M	15.3%	19.7%
AED 1.5-2M	10.3%	12.1%
AED 2-3M	26.6%	22.6%
AED 3-5M	16.7%	19.7%
AED 5-10M	8.9%	7.1%
AED 10M+	6.4%	4.2%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Eltiera Views	19	AED 2,916,828
Serenia District - East	10	AED 3,868,000
Jumeirah Park	9	AED 8,100,000
Dubai Star	8	AED 1,302,500
Jumeirah Business Centre 5	7	AED 3,670,692

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
Ellington Pcfc Developers	872	15.2%	Eltiera Views, Eltiera Heights, Eltiera Views
Danube Properties Development	534	9.3%	Diamondz By Danube, Viewz 2 By Danube, Viewz 1 By Danube
Palma Homes Real Estate Development	388	6.8%	Serenia District - West, Serenia District - East
Al Fajer Properties (L. L. C	213	3.7%	Jumeirah Business Centre1, Jumeirah Business Centre 5, Jumeirah Business Centre 4
Seven Tides Real Estate Development	211	3.7%	Seven City Jlt

What the numbers say

- The median price per sq ft is 2.9% lower than in Oct 2025 (AED 1,941 against AED 2,000). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 60.1% 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 4.5%, 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 Eltiera Views with 19 sales.

Common questions

What is the average price per sq ft in Jumeirah Lake Towers?

The median sale in Jumeirah Lake Towers in October 2026 was AED 1,941 per sq ft across 203 DLD-recorded sales, 2.9% lower than a year earlier.

Is Jumeirah Lake Towers mostly off-plan or ready?

Over the six months to October 2026, 60.1% of Jumeirah Lake Towers sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Jumeirah Lake Towers?

Gross yield on DLD figures was 4.5% in October 2026: the median annual rent of AED 100,000 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 Jumeirah Lake Towers

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

- Me Do Re Residential Tower by Me Do Re, from AED 22.2M, handover Q2 2024
- Viewz by Danube by Danube Properties, from AED 899K, handover Q2 2027

More on Jumeirah Lake Towers

- Jumeirah Lake Towers area guide: prices, rents and yields
- Jumeirah Lake Towers 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 Jumeirah Lake Towers?

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**

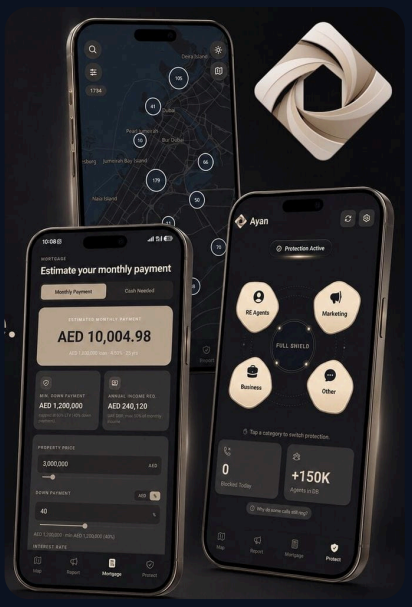
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Thanyah Fifth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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