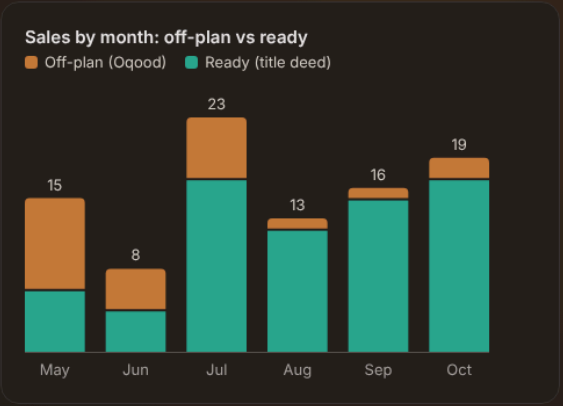
Yazdan Properties

COMMUNITY REPORT

Madinat Jumeirah Living

Property market report · October 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
19	10.5%	AED 174K
−13.6% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Madinat Jumeirah Living 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

Madinat Jumeirah Living recorded 19 sales worth AED 69.41M in October 2026, down 13.6% on Oct 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

19

▲ +18.8% MoM

▼ −13.6% YoY

OFF-PLAN SHARE

10.5%

of Oct 2026 sales

MEDIAN RENT

AED 173,600

per year, 424 contracts, 3 months

Dubai Land Department records Madinat Jumeirah Living under the district Um Suqaim Third. 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	9	6	0	15	60%
Jun 2026	4	4	0	8	50%
Jul 2026	6	17	0	23	26.1%
Aug 2026	1	12	0	13	7.7%
Sep 2026	1	15	0	16	6.3%
Oct 2026	2	17	0	19	10.5%
Six months	**23**	**71**	**0**	**94**	**24.5%**

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	105	16	89	15.2%	AED 3,000,000	AED 2,651
Villas and townhouses	2	0	2	0%	too few	too few

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	too few	16	n/a
3 months	Jul 2026	too few	23	n/a
6 months	Apr 2026	too few	4	n/a
12 months	Oct 2025	too few	22	n/a

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 3,063	72	
Q1 2026	AED 2,798	190	−8.7%
Q2 2026	AED 2,569	27	−8.2%
Q3 2026	AED 2,643	52	+2.9%
Q4 2026	AED 2,820	19	+6.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,820 per sq ft from 19 sales.

Rents and yield

424 Ejari rent contracts were registered in the three months to the end of October 2026: 259 new leases and 165 renewals. The median annual rent was AED 173,600.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 150,000	1,197
Villas and townhouses	AED 275,000	636

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	8	42.1%
2-bed	8	42.1%
3-bed	3	15.8%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	5.3%	12.5%
AED 2-3M	31.6%	12.5%
AED 3-5M	47.4%	62.5%
AED 5-10M	15.8%	12.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Al Jazi - Madinat Jumeriah Living	5	AED 2,100,000
Jomana	3	AED 3,750,000

PROJECT	SALES	MEDIAN PRICE
Lamaa	3	AED 3,500,000

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
Jumeirah Hills Development	583	100%	Nourelle, Lamaa, Al Jazi - Madinat Jumeriah Living

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 7.9% below the same quarter a year earlier (AED 2,820).
- Off-plan made up 24.5% of sales over the past six months, with ready (title deed) homes taking the rest.
- The best-selling project in October 2026 was Al Jazi - Madinat Jumeriah Living with 5 sales.

Common questions

What is the average price per sq ft in Madinat Jumeirah Living?

In Q4 2026 the median sale in Madinat Jumeirah Living was AED 2,820 per sq ft across 19 DLD-recorded sales.

Is Madinat Jumeirah Living mostly off-plan or ready?

Over the six months to October 2026, 24.5% of Madinat Jumeirah Living sales were off-plan (Oqood) and the rest were ready homes with title deeds.

Off-plan projects selling in Madinat Jumeirah Living

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

- Nourelle 1 by Meraas Developer, from AED 3.86M, handover Q2 2029
- Elara by Meraas Developer, from AED 2.73M, handover Q4 2026

More on Madinat Jumeirah Living

- Madinat Jumeirah Living area guide: prices, rents and yields
- Madinat Jumeirah Living 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 Madinat Jumeirah Living?

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**

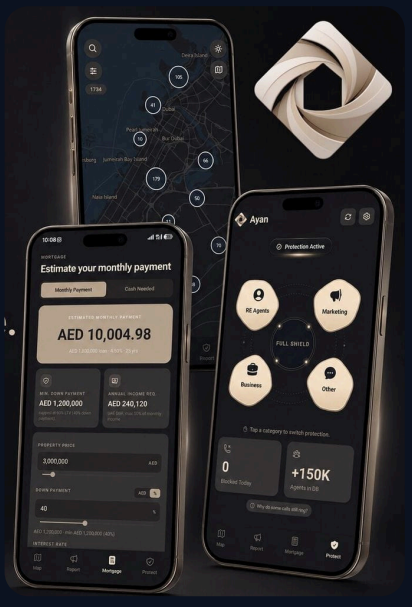
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About these figures. Every number comes from Dubai Land Department records for the DLD district Um Suqaim Third: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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