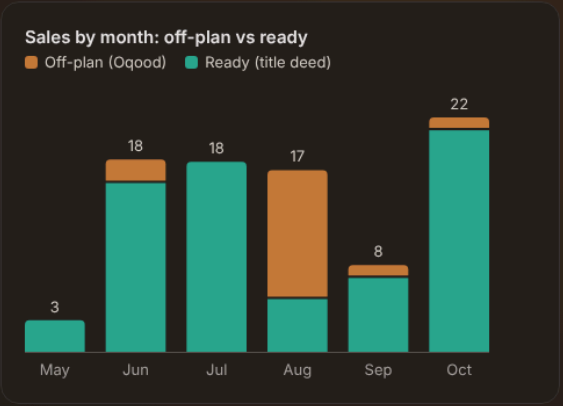
Yazdan Properties

COMMUNITY REPORT

Mirdif

Property market report · October 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
23	4.3%	AED 90K
−25.8% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Mirdif 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

Mirdif recorded 23 sales worth AED 112.94M in October 2026, down 25.8% 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

23

▲ +91.7% MoM

▼ −25.8% YoY

OFF-PLAN SHARE

4.3%

of Oct 2026 sales

MEDIAN RENT

AED 90,037

per year, 3,640 contracts, 3 months

Mirdif is its own Dubai Land Department district. 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	0	3	1	4	0%
Jun 2026	2	16	2	20	10%
Jul 2026	0	18	1	19	0%
Aug 2026	12	5	1	18	66.7%
Sep 2026	1	7	4	12	8.3%
Oct 2026	1	21	2	24	4.2%
Six months	**16**	**70**	**11**	**97**	**16.5%**

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	71	18	53	25.4%	AED 1,766,282	AED 1,155
Villas and townhouses	21	0	21	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	12	n/a
3 months	Jul 2026	too few	19	n/a
6 months	Apr 2026	too few	14	n/a
12 months	Oct 2025	AED 1,296	31	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 1,207	65	
Q1 2026	AED 1,155	41	−4.3%
Q2 2026	AED 1,183	38	+2.4%
Q3 2026	AED 1,107	49	−6.4%
Q4 2026	AED 690	23	−37.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 690 per sq ft from 23 sales.

Rents and yield

3,640 Ejari rent contracts were registered in the three months to the end of October 2026: 975 new leases and 2,665 renewals. The median annual rent was AED 90,037.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 63,394	10,459
Villas and townhouses	AED 120,000	8,599

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
Other / not stated	14	60.9%
2-bed	4	17.4%
3-bed	3	13%
1-bed	2	8.7%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	0%	8.3%
AED 750K-1M	4.3%	8.3%
AED 1-1.5M	13%	25%
AED 1.5-2M	13%	8.3%
AED 2-3M	8.7%	25%
AED 3-5M	26.1%	8.3%
AED 5-10M	26.1%	16.7%
AED 10M+	8.7%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Mirdif Hills- Nasayem Avenue	4	AED 2,015,000
Mirdif Hills- Al Multaqa Avenue	3	AED 1,090,127

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
Dubai Investment Real Estate	220	95.7%	Mirdif Hills - Asayel Avenue, Mirdif Hills- Nasayem Avenue, Mirdif Hills- Al Multaqa Avenue
Jersey Real Estate Development	10	4.3%	Mirdif Tulip

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 42.8% below the same quarter a year earlier (AED 690).
- Off-plan made up 16.5% of sales over the past six months, with ready (title deed) homes taking the rest.
- The best-selling project in October 2026 was Mirdif Hills- Nasayem Avenue with 4 sales.

Common questions

What is the average price per sq ft in Mirdif?

In Q4 2026 the median sale in Mirdif was AED 690 per sq ft across 23 DLD-recorded sales.

Is Mirdif mostly off-plan or ready?

Over the six months to October 2026, 16.5% of Mirdif sales were off-plan (Oqood) and the rest were ready homes with title deeds.

Off-plan projects selling in Mirdif

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

- Janayen Avenue by Dubai Investments, from AED 1.88M, handover Q4 2018
- Asayel Avenue by Dubai Investments, from AED 1.8M, handover Q3 2027

More on Mirdif

- Mirdif area guide: prices, rents and yields
- Mirdif 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 Mirdif?

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**

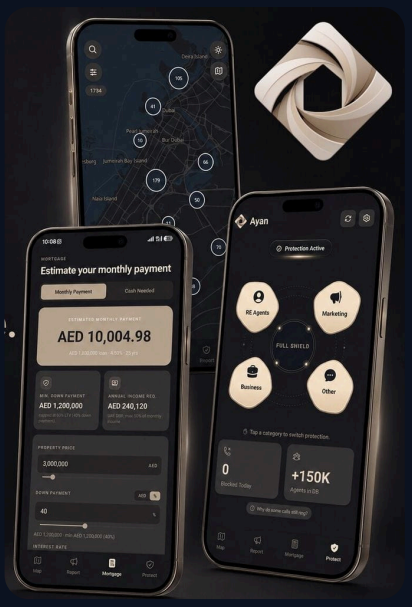
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About these figures. Every number comes from Dubai Land Department records for the DLD district Mirdif: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a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