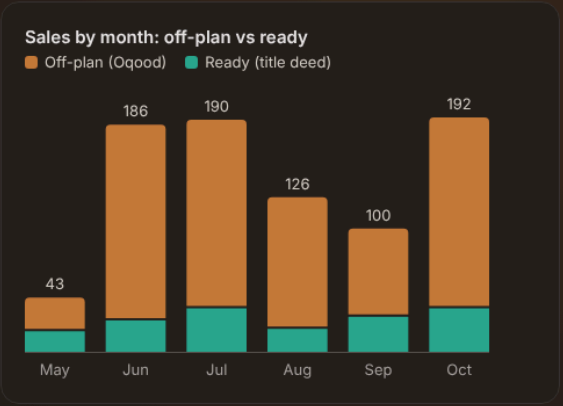
Yazdan Properties

COMMUNITY REPORT

Nad Al Sheba

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
183	AED 3,325	7.5%
−23.1% on last year	+50.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Nad Al Sheba 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

Nad Al Sheba recorded 183 sales worth AED 512.06M in October 2026, down 23.1% on Oct 2025. The median sale was AED 1,399,000 at AED 3,325 per sq ft, and off-plan took 85.2% of the month. Every figure comes from Dubai Land Department records.

SALES
183
▲ +83% MoM
▼ −23.1% YoY

MEDIAN PRICE
AED 1.4M
▼ −44.2% MoM
▼ −77% YoY

PRICE PER SQ FT
AED 3,325
▲ +31% MoM
▲ +50.9% YoY

OFF-PLAN SHARE
85.2%
of Oct 2026 sales

MEDIAN RENT
AED 105,000
per year, 844 contracts, 3 months

GROSS YIELD
7.5%
launch prices, see note

Dubai Land Department records Nad Al Sheba under the district Nad Al Shiba First. 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	26	17	0	43	60.5%
Jun 2026	160	26	0	186	86%
Jul 2026	154	36	1	191	80.6%
Aug 2026	107	19	0	126	84.9%
Sep 2026	71	29	0	100	71%
Oct 2026	156	36	0	192	81.3%
Six months	**674**	**163**	**1**	**838**	**80.4%**

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	770	702	68	91.2%	AED 1,400,000	AED 3,414
Villas and townhouses	58	41	17	70.7%	AED 5,600,000	AED 2,081

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 2,538	100	+31%
3 months	Jul 2026	AED 3,325	191	+0%
6 months	Apr 2026	AED 3,359	226	−1%
12 months	Oct 2025	AED 2,203	238	+50.9%

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 2,183	421	
Q1 2026	AED 3,496	886	+60.1%
Q2 2026	AED 3,373	455	−3.5%
Q3 2026	AED 3,242	417	−3.9%
Q4 2026	AED 3,325	183	+2.6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 3,325 per sq ft from 183 sales.

Rents and yield

844 Ejari rent contracts were registered in the three months to the end of October 2026: 494 new leases and 350 renewals. The median annual rent was AED 105,000. Set against the median sale price, that is a gross yield of 7.5%.

> 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 95,000	3,617
Villas and townhouses	AED 330,000	556

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	88	48.1%
1-bed	39	21.3%
2-bed	23	12.6%
Other / not stated	18	9.8%
3-bed	12	6.6%
4-bed	3	1.6%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0.5%	0%
AED 750K-1M	0.5%	2%
AED 1-1.5M	54.6%	26%
AED 1.5-2M	3.8%	4%
AED 2-3M	12.6%	24%
AED 3-5M	12.6%	15%
AED 5-10M	10.4%	19%
AED 10M+	4.9%	10%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Maybach Six	64	AED 1,325,000
Maybach Ultimate Luxury	43	AED 1,399,000
Project Maybach	14	AED 1,325,000
Rabdan Avenue	13	AED 1,372,551
Vision Iconic	7	AED 4,059,000

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
Binghatti Developers	1,330	43.3%	Maybach Six, Maybach Ultimate Luxury, Project Maybach

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Nas Estates	693	22.5%	Nad Al Sheba Gardens Phase 7, Nad Al Sheba Gardens Phase 11, Nad Al Sheba Gardens Phase 8 & 9
Gulf Land Property Developers	185	6%	Tonino Lamborghini Residences
Igo Property Development L.L.C - Fz	152	4.9%	The Polo Residence, The Polo Town Houses
Sunrise Valley	139	4.5%	Sunrise Valley

What the numbers say

- The median price per sq ft is 50.9% higher than in Oct 2025 (AED 3,325 against AED 2,203). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 80.4% 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 7.5%, 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 Maybach Six with 64 sales.

Common questions

What is the average price per sq ft in Nad Al Sheba?

The median sale in Nad Al Sheba in October 2026 was AED 3,325 per sq ft across 183 DLD-recorded sales, 50.9% higher than a year earlier.

Is Nad Al Sheba mostly off-plan or ready?

Over the six months to October 2026, 80.4% of Nad Al Sheba sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Nad Al Sheba?

Gross yield on DLD figures was 7.5% in October 2026: the median annual rent of AED 105,000 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 Nad Al Sheba

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

- Mercedes-Benz Places – Binghatti City – Vision Iconic by Binghatti Developers, from AED 2.31M, handover Q3 2028
- La Vue by MAAIA by MAAIA Developers, from AED 1.82M, handover Q2 2027
- Flamingo LUX by Eminent Real Estate Development, from AED 1.8M, handover Q1 2026
- Saddlewood Park by MAK Developers, from AED 1.73M, handover Q3 2027
- Celia Gardens by Abou Eid, from AED 1.72M, handover Q3 2026
- Rabdan Square by Rabdan Developments, from AED 1.68M, handover Q4 2027
- Woodland Crest by AMIS Development, from AED 1.6M, handover Q1 2028
- Ethan by Griffin Real Estate Development, from AED 1.5M, handover Q4 2026
- Arthouse Residences by Aviaan by Cledor, from AED 1.41M, handover Q4 2027
- Rabdan Avenue by Rabdan Developments, from AED 1.37M, handover Q2 2029

More on Nad Al Sheba

- Nad Al Sheba area guide: prices, rents and yields
- Nad Al Sheba 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 Nad Al Sheba?

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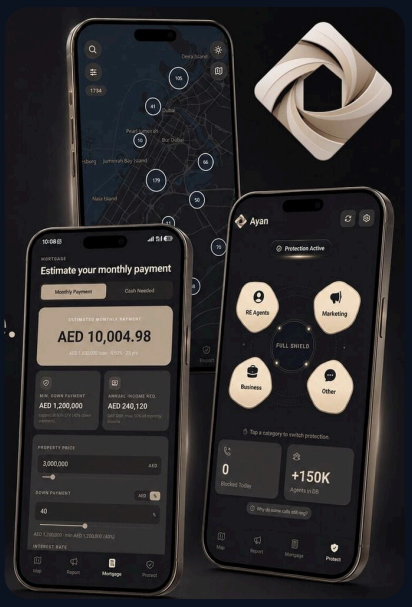
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About these figures. Every number comes from Dubai Land Department records for the DLD district Nad Al Shiba First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually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