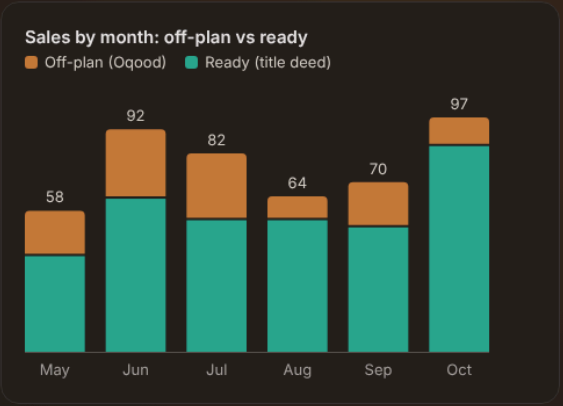
Yazdan Properties

COMMUNITY REPORT

Palm Jumeirah

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
97	AED 3,549	3.3%
−20.5% on last year	−0.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Palm Jumeirah 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

Palm Jumeirah recorded 97 sales worth AED 1.16B in October 2026, down 20.5% on Oct 2025. The median sale was AED 5,950,000 at AED 3,549 per sq ft, and off-plan took 11.3% of the month. Every figure comes from Dubai Land Department records.

SALES
97
▲ +34.7% MoM
▼ −20.5% YoY

MEDIAN PRICE
AED 5.95M
▼ −4% MoM
▲ +31.2% YoY

PRICE PER SQ FT
AED 3,549
▲ +19.9% MoM
▼ −0.4% YoY

OFF-PLAN SHARE
11.3%
of Oct 2026 sales

MEDIAN RENT
AED 195,000
per year, 1,395 contracts, 3 months

GROSS YIELD
3.3%
rent over sale price

Palm Jumeirah 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	18	40	1	59	30.5%
Jun 2026	28	64	0	92	30.4%
Jul 2026	27	55	2	84	32.1%
Aug 2026	9	55	0	64	14.1%
Sep 2026	18	52	2	72	25%
Oct 2026	11	86	0	97	11.3%
Six months	**111**	**352**	**5**	**468**	**23.7%**

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	417	102	315	24.5%	AED 4,900,000	AED 3,010
Villas and townhouses	33	0	33	0%	AED 44,000,000	AED 5,224

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 2,960	72	+19.9%
3 months	Jul 2026	AED 3,220	84	+10.2%
6 months	Apr 2026	AED 3,143	52	+12.9%
12 months	Oct 2025	AED 3,562	122	−0.4%

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 3,639	330	
Q1 2026	AED 3,853	255	+5.9%
Q2 2026	AED 3,601	202	−6.5%
Q3 2026	AED 3,176	219	−11.8%
Q4 2026	AED 3,549	97	+11.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 3,549 per sq ft from 97 sales.

Rents and yield

1,395 Ejari rent contracts were registered in the three months to the end of October 2026: 875 new leases and 520 renewals. The median annual rent was AED 195,000. Set against the median sale price, that is a gross yield of 3.3%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 200,000	7,353
Villas and townhouses	AED 1,000,000	623

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
2-bed	38	39.2%
3-bed	20	20.6%
1-bed	16	16.5%
Other / not stated	9	9.3%
Studio	7	7.2%
4-bed	5	5.2%
5-bed	2	2.1%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	2.1%	0%
AED 1-1.5M	2.1%	4.2%
AED 1.5-2M	2.1%	4.2%
AED 2-3M	8.2%	8.3%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	27.8%	26.4%
AED 5-10M	26.8%	19.4%
AED 10M+	30.9%	37.5%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Serenia Living	17	AED 10,550,000
The Palm Tower	6	AED 3,100,000
Fairmont Palm Residence	6	AED 5,825,000
Marina Residence	5	AED 4,250,000
Seven Hotel and Apartments The Palm	5	AED 1,250,000

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
The Palm - Jumeirah	397	24.4%	Marina Residence, The Palm Tower, Palm Beach Towers - 2
Estate Grand Real Estate Development	222	13.6%	Passo By Beyond
Seven Tides Real Estate Development	145	8.9%	Seven Hotel and Apartments The Palm
Palma Homes Real Estate Development	108	6.6%	Serenia Living, Serenia Residences the Palm
Souq Residences	95	5.8%	Golden Mile

What the numbers say

- The median price per sq ft is 0.4% lower than in Oct 2025 (AED 3,549 against AED 3,562). 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 23.7% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.3%.
- The best-selling project in October 2026 was Serenia Living with 17 sales.

Common questions

What is the average price per sq ft in Palm Jumeirah?

The median sale in Palm Jumeirah in October 2026 was AED 3,549 per sq ft across 97 DLD-recorded sales, 0.4% lower than a year earlier.

Is Palm Jumeirah mostly off-plan or ready?

Over the six months to October 2026, 23.7% of Palm Jumeirah sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Palm Jumeirah?

Gross yield on DLD figures was 3.3% in October 2026: the median annual rent of AED 195,000 over the median sale price.

Off-plan projects selling in Palm Jumeirah

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

- One Crescent by AHS Properties, from AED 180M, handover Q4 2026
- Raffles Villas The Palm Dubai by EPG (Emerald Palace Group), from AED 67.6M, handover Q2 2019
- Orla Dorchester Collection by Omniyat Properties, from AED 57.23M, handover Q1 2027
- Muraba Dia by Muraba Properties, from AED 23M, handover Q1 2017
- Armani Beach Residences by Arada Properties, from AED 23M, handover Q4 2027
- Alba Dorchester Collection by Omniyat Properties, from AED 18.23M, handover Q4 2028
- Raffles Residences The Palm Dubai by EPG (Emerald Palace Group), from AED 13.5M
- Ocean House by Ellington Properties, from AED 10.5M, handover Q2 2027

- Vitalia Palm Jumeirah Residences by Pinnacle AKS Real Estate Development, from AED 8.9M, handover Q2 2027
- Olaia Residences by Gulf House Real Estate Development, from AED 4.22M, handover Q4 2027

More on Palm Jumeirah

- Palm Jumeirah area guide: prices, rents and yields
- Palm Jumeirah 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 Palm Jumeirah?

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**

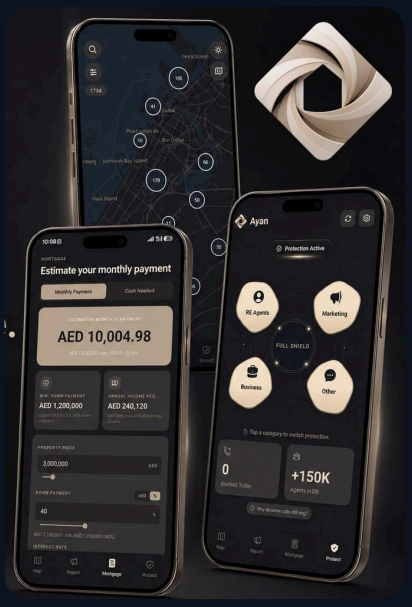
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About these figures. Every number comes from Dubai Land Department records for the DLD district Palm Jumeirah: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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