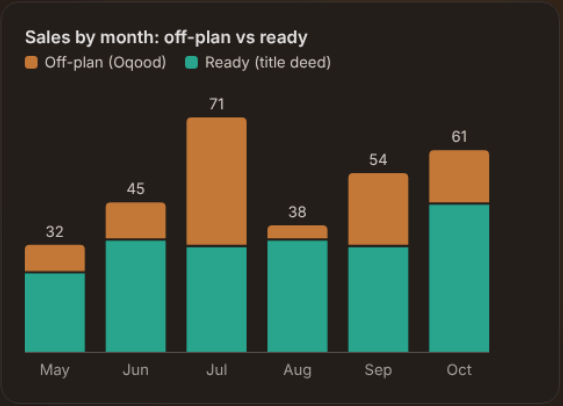
Yazdan Properties

COMMUNITY REPORT

Rukan and The Acres

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
62	AED 1,199	8%
−38% on last year	−10.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Rukan and The Acres 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

Rukan and The Acres recorded 62 sales worth AED 183.74M in October 2026, down 38% on Oct 2025. The median sale was AED 1,780,520 at AED 1,199 per sq ft, and off-plan took 25.8% of the month. Every figure comes from Dubai Land Department records.

SALES

62

▲ +12.7% MoM

▼ −38% YoY

MEDIAN PRICE

AED 1.78M

▲ +14.6% MoM

▲ +21.1% YoY

PRICE PER SQ FT

AED 1,199

▼ −9.7% MoM

▼ −10.6% YoY

OFF-PLAN SHARE

25.8%

of Oct 2026 sales

MEDIAN RENT

AED 143,325

per year, 1,004 contracts, 3 months

GROSS YIELD

8%

rent over sale price

Dubai Land Department records Rukan and The Acres under the district Wadi Al Safa 7, which also takes in neighbouring communities. Treat the figures as a guide to the wider 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	8	24	0	32	25%
Jun 2026	11	34	0	45	24.4%
Jul 2026	39	32	0	71	54.9%
Aug 2026	4	34	2	40	10%
Sep 2026	22	32	1	55	40%
Oct 2026	16	45	1	62	25.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**100**	**201**	**4**	**305**	**32.8%**

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	50	11	39	22%	AED 881,269	AED 1,144
Villas and townhouses	239	88	151	36.8%	AED 1,840,000	AED 1,320

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 1,328	55	−9.7%
3 months	Jul 2026	AED 1,297	71	−7.6%
6 months	Apr 2026	AED 1,371	35	−12.5%
12 months	Oct 2025	AED 1,341	100	−10.6%

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 1,389	243	
Q1 2026	AED 1,379	168	−0.7%
Q2 2026	AED 1,310	112	−5%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,325	166	+1.1%
Q4 2026	AED 1,199	62	−9.5%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,199 per sq ft from 62 sales.

Rents and yield

1,004 Ejari rent contracts were registered in the three months to the end of October 2026: 454 new leases and 550 renewals. The median annual rent was AED 143,325. Set against the median sale price, that is a gross yield of 8%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 60,000	1,362
Villas and townhouses	AED 155,000	4,520

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	21	33.9%
Other / not stated	14	22.6%
1-bed	13	21%
3-bed	7	11.3%
4-bed	5	8.1%
Studio	2	3.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	3.2%	0%

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	8.1%	12.7%
AED 750K-1M	8.1%	10.9%
AED 1-1.5M	24.2%	23.6%
AED 1.5-2M	8.1%	18.2%
AED 2-3M	17.7%	12.7%
AED 3-5M	8.1%	10.9%
AED 5-10M	21%	10.9%
AED 10M+	1.6%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Reportage Village 1	11	AED 1,317,015
Rukan	9	AED 853,461
Rukan 3	7	AED 1,050,000
Mayfair Nexus by Seven Mayfair	5	AED 1,496,000
The Acres	5	AED 7,800,000

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
Reportage Prime Properties	750	35.8%	Reportage Village 1, Reportage Village 1
Continental Investments Lmd	626	29.9%	Rukan 3, Rukan, Rukan Residence
Dhre 2 Bts	278	13.3%	The Acres 2 & Estates 2, The Acres, The Acres 3 & Estates

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
North Dubailand Projects	150	7.2%	Serena Casa Dora, Serena - Casa Viva, Serena Bella Casa
Emaar Properties	97	4.6%	Arabian Ranches - Lila Community, Arabian Ranches-Casa Community, Arabian Ranches - Rasha Community

What the numbers say

- The median price per sq ft is 10.6% lower than in Oct 2025 (AED 1,199 against AED 1,341). 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 32.8% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 8%.
- The best-selling project in October 2026 was Reportage Village 1 with 11 sales.

Common questions

What is the average price per sq ft in Rukan and The Acres?

The median sale in Rukan and The Acres in October 2026 was AED 1,199 per sq ft across 62 DLD-recorded sales, 10.6% lower than a year earlier.

Is Rukan and The Acres mostly off-plan or ready?

Over the six months to October 2026, 32.8% of Rukan and The Acres sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Rukan and The Acres?

Gross yield on DLD figures was 8% in October 2026: the median annual rent of AED 143,325 over the median sale price.

Off-plan projects selling in Rukan and The Acres

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

- Samara by Emaar Properties, from AED 9.53M, handover Q4 2025

- Reportage Village by Reportage Properties, from AED 2.09M, handover Q4 2027
- Mayfair Nexus by Seven Mayfair Real Estate Developments, from AED 1.2M, handover Q4 2028
- Rukan Towers A&B by Reportage Properties, from AED 780K, handover Q1 2024

More on Rukan and The Acres

- Rukan and The Acres area guide: prices, rents and yields
- Rukan and The Acres 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 Rukan and The Acres?

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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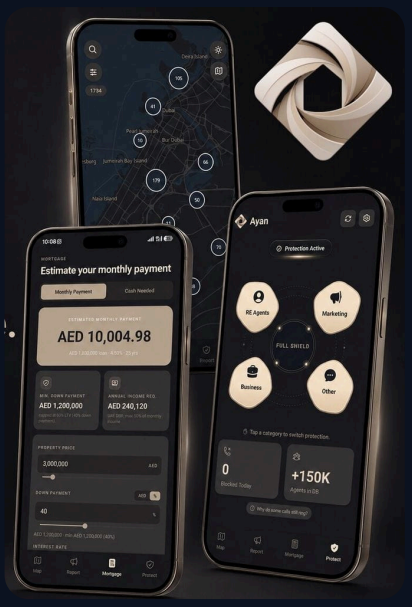
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About these figures. Every number comes from Dubai Land Department records for the DLD district Wadi Al Safa 7: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.