Yazdan Properties

COMMUNITY REPORT

Sobha Hartland 2

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
96	AED 2,500	4.2%
−57.3% on last year	+0.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

Sobha Hartland 2 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

Sobha Hartland 2 recorded 96 sales worth AED 284.92M in October 2026, down 57.3% on Oct 2025. The median sale was AED 2,257,847 at AED 2,500 per sq ft, and off-plan took 100% of the month. Every figure comes from Dubai Land Department records.

SALES
96
▼ −26.2% MoM
▼ −57.3% YoY

MEDIAN PRICE
AED 2.26M
▲ +12.6% MoM
▲ +5.6% YoY

PRICE PER SQ FT
AED 2,500
▲ +1.9% MoM
▲ +0.8% YoY

OFF-PLAN SHARE
100%
of Oct 2026 sales

MEDIAN RENT
AED 95,172
per year, 23 contracts, 3 months

GROSS YIELD
4.2%
launch prices, see note

Dubai Land Department records Sobha Hartland 2 under the district Bukadra. 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	149	1	0	150	99.3%
Jun 2026	178	0	0	178	100%
Jul 2026	175	1	0	176	99.4%
Aug 2026	78	1	0	79	98.7%
Sep 2026	129	1	0	130	99.2%
Oct 2026	96	0	0	96	100%
Six months	**805**	**4**	**0**	**809**	**99.5%**

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	720	720	0	100%	AED 2,156,414	AED 2,537

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 2,454	130	+1.9%
3 months	Jul 2026	AED 2,619	176	−4.5%
6 months	Apr 2026	AED 2,591	210	−3.5%
12 months	Oct 2025	AED 2,481	225	+0.8%

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 2,439	591	
Q1 2026	AED 2,623	508	+7.5%
Q2 2026	AED 2,517	538	−4%
Q3 2026	AED 2,575	385	+2.3%
Q4 2026	AED 2,500	96	−2.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,500 per sq ft from 96 sales.

Rents and yield

23 Ejari rent contracts were registered in the three months to the end of October 2026: 2 new leases and 21 renewals. The median annual rent was AED 95,172. Set against the median sale price, that is a gross yield of 4.2%.

> 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	177

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	52	54.2%
2-bed	32	33.3%
Other / not stated	8	8.3%
3-bed	3	3.1%
4-bed	1	1%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	0%	0.8%
AED 1-1.5M	6.2%	6.2%
AED 1.5-2M	25%	42.3%
AED 2-3M	44.8%	33.8%

PRICE BAND	OCT 2026	SEP 2026
AED 3-5M	16.7%	11.5%
AED 5-10M	5.2%	4.6%
AED 10M+	2.1%	0.8%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Skyvue	14	AED 2,260,622
Skyscape	9	AED 4,037,627
310 Riverside Crescent	9	AED 2,198,872
360 Riverside Crescent	7	AED 2,247,361
350 Riverside Crescent	6	AED 1,913,558

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
Sobha	3,567	70%	Skyvue, Skyscape, 310 Riverside Crescent
Ellington Properties Development	325	6.4%	The Highgrove, Belmore Residences, Eaton Square
E L P D Developers	266	5.2%	Claydon House by Ellington, Claydon House by Ellington
Imtiaz Symphony Development	238	4.7%	Imtiaz Symphony Tower
Prestige The Parkway Real Estate Development	177	3.5%	Parkway by Prestige One, Parkway by Prestige One

What the numbers say

- The median price per sq ft is 0.8% higher than in Oct 2025 (AED 2,500 against AED 2,481). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 99.5% 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 4.2%, 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 Skyvue with 14 sales.

Common questions

What is the average price per sq ft in Sobha Hartland 2?

The median sale in Sobha Hartland 2 in October 2026 was AED 2,500 per sq ft across 96 DLD-recorded sales, 0.8% higher than a year earlier.

Is Sobha Hartland 2 mostly off-plan or ready?

Over the six months to October 2026, 99.5% of Sobha Hartland 2 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Sobha Hartland 2?

Gross yield on DLD figures was 4.2% in October 2026: the median annual rent of AED 95,172 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 Sobha Hartland 2

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

- Hartland 2 Estates by Sobha Realty, from AED 26.5M, handover Q2 2026
- Skyvue Spectra by Sobha Realty, from AED 2.52M, handover Q1 2029
- Skyvue Stellar by Sobha Realty, from AED 2.38M, handover Q1 2029
- Skyvue Solair by Sobha Realty, from AED 2M, handover Q1 2029
- Skyscape Aura by Sobha Realty, from AED 1.95M, handover Q4 2028
- Skyscape Avenue by Sobha Realty, from AED 1.95M, handover Q4 2028

- The Caden by Prescott, from AED 1.86M, handover Q4 2028
- Skyscape Altius by Sobha Realty, from AED 1.84M, handover Q4 2028
- Skyvue Altier by Sobha Realty, from AED 1.83M, handover Q2 2030
- Zen Lagoons by Sanzen by SANZEN, from AED 1.79M, handover Q2 2029

More on Sobha Hartland 2

- Sobha Hartland 2 area guide: prices, rents and yields
- 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 Sobha Hartland 2?

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**

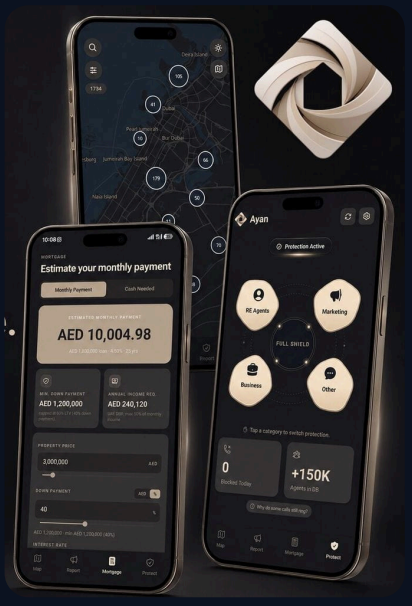
THE YAZDAN APP

Get AYAN, YAZDAN's free property app

A live off-plan map of 1,700+ UAE projects, a full UAE mortgage calculator and OS-level spam-call protection, all in one app.

Get the AYAN app →

Or go straight to the **App Store** or **Google Play**. On a computer? **Open map.YAZDAN in your browser**, no download needed.



About these figures. Every number comes from Dubai Land Department records for the DLD district Bukadra: 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.