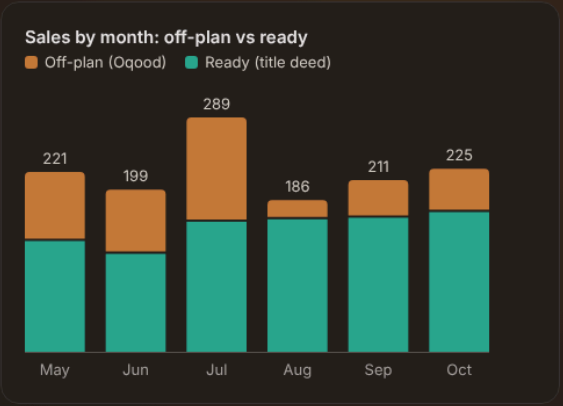
Yazdan Properties

COMMUNITY REPORT

Sobha Hartland and Meydan

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
228	AED 2,014	5.4%
+8.6% on last year	−2.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Sobha Hartland and Meydan 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 and Meydan recorded 228 sales worth AED 528.33M in October 2026, up 8.6% on Oct 2025. The median sale was AED 1,347,818 at AED 2,014 per sq ft, and off-plan took 22.4% of the month. Every figure comes from Dubai Land Department records.

SALES
228
▲ +7.5% MoM
▲ +8.6% YoY

MEDIAN PRICE
AED 1.35M
▼ −10.1% MoM
▼ −3.7% YoY

PRICE PER SQ FT
AED 2,014
▲ +2.1% MoM
▼ −2.7% YoY

OFF-PLAN SHARE
22.4%
of Oct 2026 sales

MEDIAN RENT
AED 73,000
per year, 4,767 contracts, 3 months

GROSS YIELD
5.4%
rent over sale price

Dubai Land Department records Sobha Hartland and Meydan under the district Al Merkadh, 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	83	138	2	223	37.2%
Jun 2026	77	122	1	200	38.5%
Jul 2026	127	162	4	293	43.3%
Aug 2026	21	165	2	188	11.2%
Sep 2026	44	167	1	212	20.8%
Oct 2026	51	174	3	228	22.4%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**403**	**928**	**13**	**1,344**	**30%**

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	1,313	360	953	27.4%	AED 1,400,000	AED 1,987
Villas and townhouses	14	0	14	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	AED 1,973	212	+2.1%
3 months	Jul 2026	AED 2,088	293	−3.5%
6 months	Apr 2026	AED 2,098	118	−4%
12 months	Oct 2025	AED 2,070	210	−2.7%

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 2,093	560	
Q1 2026	AED 2,095	506	+0.1%
Q2 2026	AED 2,052	541	−2.1%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 2,000	693	−2.5%
Q4 2026	AED 2,014	228	+0.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,014 per sq ft from 228 sales.

Rents and yield

4,767 Ejari rent contracts were registered in the three months to the end of October 2026: 3,623 new leases and 1,144 renewals. The median annual rent was AED 73,000. Set against the median sale price, that is a gross yield of 5.4%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 75,000	20,449
Villas and townhouses	AED 950,000	492

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	94	41.2%
Studio	63	27.6%
2-bed	40	17.5%
Other / not stated	17	7.5%
3-bed	10	4.4%
4-bed	3	1.3%
Shop	1	0.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	0.4%	1.4%
AED 500-750K	18.4%	16.5%
AED 750K-1M	7.5%	9.9%
AED 1-1.5M	30.3%	22.2%
AED 1.5-2M	18%	17.9%
AED 2-3M	14.5%	21.7%
AED 3-5M	5.7%	6.6%
AED 5-10M	0.9%	1.4%
AED 10M+	4.4%	2.4%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Azizi Riviera Beachfront	33	AED 1,060,880
Azizi Riviera 66	17	AED 1,035,936
Sobha Hartland - The Crest	14	AED 1,266,000
Sobha Creek Vista Heights	13	AED 1,547,343
Azizi Riviera 60	9	AED 1,515,360

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
Azizi Developments	2,520	52.2%	Azizi Riviera Beachfront, Azizi Riviera Reve, Azizi Riviera 67

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Sobha	1,543	32%	Sobha Hartland - The Crest, Sobha Hartland - Crest Grande, Sobha Creek Vistas
District One - FZ	413	8.6%	Mohammed Bin Rashid Al Maktoum City District One, B Villas, Mohammed Bin Rashid Al Maktoum City , District One Phase III , Residences 26, Mohammed Bin Rashid Al Maktoum City , District One Phase III , Residences12
Ellington Properties Development	275	5.7%	Kensington Waters, The Highbury, Wilton Terraces
Gemini Property Developers	44	0.9%	Gemini Splendor

What the numbers say

- The median price per sq ft is 2.7% lower than in Oct 2025 (AED 2,014 against AED 2,070). 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 30% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.4%.
- The best-selling project in October 2026 was Azizi Riviera Beachfront with 33 sales.

Common questions

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

The median sale in Sobha Hartland and Meydan in October 2026 was AED 2,014 per sq ft across 228 DLD-recorded sales, 2.7% lower than a year earlier.

Is Sobha Hartland and Meydan mostly off-plan or ready?

Over the six months to October 2026, 30% of Sobha Hartland and Meydan sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Sobha Hartland and Meydan?

Gross yield on DLD figures was 5.4% in October 2026: the median annual rent of AED 73,000 over the median sale price.

Off-plan projects selling in Sobha Hartland and Meydan

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

- Splendor by Gemini Property Developers, from AED 1.89M, handover Q3 2018

More on Sobha Hartland and Meydan

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

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**

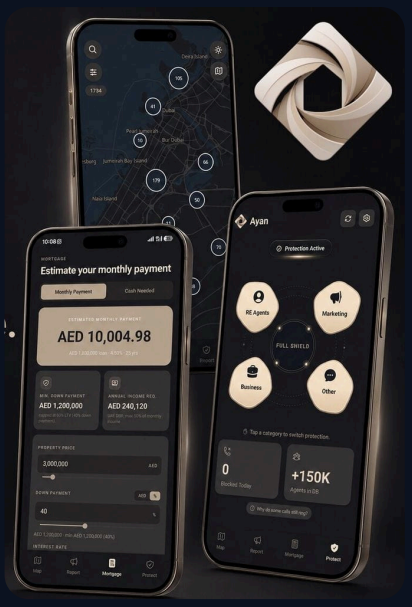
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Merkadh: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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