Yazdan Properties

COMMUNITY REPORT

Sobha One

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
42	AED 2,350	5.6%
+27.3% on last year	−1.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Sobha One 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.

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Prepared by Yazdan Properties, a licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Sobha One recorded 42 sales worth AED 109.41M in October 2026, up 27.3% on Oct 2025. The median sale was AED 2,216,089 at AED 2,350 per sq ft, and off-plan took 100% of the month. Every figure comes from Dubai Land Department records.

SALES

42

▲ +16.7% MoM

▲ +27.3% YoY

MEDIAN PRICE

AED 2.22M

▲ +11.4% MoM

▲ +10.8% YoY

PRICE PER SQ FT

AED 2,350

▼ −3.4% MoM

▼ −1.1% YoY

OFF-PLAN SHARE

100%

of Oct 2026 sales

MEDIAN RENT

AED 125,000

per year, 318 contracts, 3 months

GROSS YIELD

5.6%

launch prices, see note

Dubai Land Department records Sobha One under the district Ras Al Khor Industrial 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	34	0	0	34	100%
Jun 2026	37	1	0	38	97.4%
Jul 2026	46	0	0	46	100%
Aug 2026	25	0	0	25	100%
Sep 2026	36	0	0	36	100%
Oct 2026	42	0	0	42	100%
Six months	**220**	**1**	**0**	**221**	**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	226	226	0	100%	AED 1,975,760	AED 2,364

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 2,432	36	−3.4%
3 months	Jul 2026	AED 2,348	46	+0.1%
6 months	Apr 2026	too few	15	n/a
12 months	Oct 2025	AED 2,375	33	−1.1%

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 2,350	172	
Q1 2026	AED 2,341	81	−0.4%
Q2 2026	AED 2,395	87	+2.3%
Q3 2026	AED 2,382	107	−0.5%
Q4 2026	AED 2,350	42	−1.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 2,350 per sq ft from 42 sales.

Rents and yield

318 Ejari rent contracts were registered in the three months to the end of October 2026: 74 new leases and 244 renewals. The median annual rent was AED 125,000. Set against the median sale price, that is a gross yield of 5.6%.

> 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 57,000	136

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	22	52.4%
2-bed	12	28.6%
3-bed	6	14.3%
4-bed	1	2.4%
Other / not stated	1	2.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	9.5%	16.7%
AED 1.5-2M	33.3%	33.3%
AED 2-3M	33.3%	27.8%
AED 3-5M	11.9%	11.1%

PRICE BAND	OCT 2026	SEP 2026
AED 5-10M	11.9%	11.1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Sobha One	17	AED 2,269,105
Amaal 8	13	AED 2,234,290
Sanctuary by Prestige One	6	AED 1,894,700
The Element at Sobha One	6	AED 2,423,365

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	760	75.8%	Sobha One, The Element at Sobha One
Amaal Emirates	215	21.5%	Amaal 8
Qube Development	20	2%	Sawa Residences
Prestige Sanctuary Real Estate Development	7	0.7%	Sanctuary by Prestige One

What the numbers say

- The median price per sq ft is 1.1% lower than in Oct 2025 (AED 2,350 against AED 2,375). 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 5.6%, 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 Sobha One with 17 sales.

Common questions

What is the average price per sq ft in Sobha One?

The median sale in Sobha One in October 2026 was AED 2,350 per sq ft across 42 DLD-recorded sales, 1.1% lower than a year earlier.

Is Sobha One mostly off-plan or ready?

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

What is the rental yield in Sobha One?

Gross yield on DLD figures was 5.6% in October 2026: the median annual rent of AED 125,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Sobha One

- Sobha One area guide: prices, rents and yields
- Sobha One 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 One?

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**

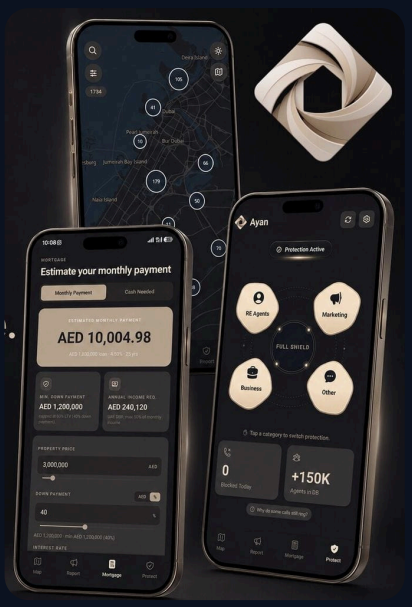
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About these figures. Every number comes from Dubai Land Department records for the DLD district Ras Al Khor Industrial First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD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