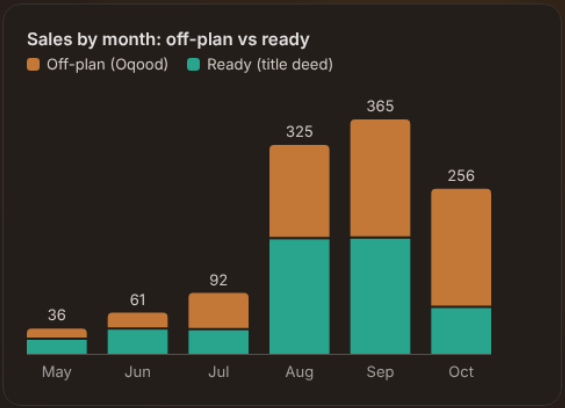
Yazdan Properties

COMMUNITY REPORT

The Valley

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
260	AED 1,930	3.5%
+10.2% on last year	+15.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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The Valley 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

The Valley recorded 260 sales worth AED 1.08B in October 2026, up 10.2% on Oct 2025. The median sale was AED 3,910,000 at AED 1,930 per sq ft, and off-plan took 70.8% of the month. Every figure comes from Dubai Land Department records.

SALES
260
▼ −28.8% MoM
▲ +10.2% YoY

MEDIAN PRICE
AED 3.91M
▼ −6.3% MoM
▲ +22.6% YoY

PRICE PER SQ FT
AED 1,930
▼ −1.1% MoM
▲ +15.1% YoY

OFF-PLAN SHARE
70.8%
of Oct 2026 sales

MEDIAN RENT
AED 137,250
per year, 268 contracts, 3 months

GROSS YIELD
3.5%
rent over sale price

Dubai Land Department records The Valley under the district Al Yufrah 1. 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	14	22	1	37	37.8%
Jun 2026	23	38	0	61	37.7%
Jul 2026	55	37	1	93	59.1%
Aug 2026	145	180	1	326	44.5%
Sep 2026	184	181	0	365	50.4%
Oct 2026	184	72	4	260	70.8%
Six months	**605**	**530**	**7**	**1,142**	**53%**

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	353	353	0	100%	AED 1,042,046	AED 1,930
Villas and townhouses	493	333	160	67.5%	AED 3,850,002	AED 1,684

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 1,952	365	−1.1%
3 months	Jul 2026	AED 1,484	93	+30.1%
6 months	Apr 2026	AED 1,442	47	+33.8%
12 months	Oct 2025	AED 1,677	236	+15.1%

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 1,554	533	
Q1 2026	AED 1,263	203	−18.7%
Q2 2026	AED 1,339	145	+6%
Q3 2026	AED 1,930	784	+44.1%
Q4 2026	AED 1,930	260	+0%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,930 per sq ft from 260 sales.

Rents and yield

268 Ejari rent contracts were registered in the three months to the end of October 2026: 191 new leases and 77 renewals. The median annual rent was AED 137,250. Set against the median sale price, that is a gross yield of 3.5%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Villas and townhouses	AED 140,000	1,239

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
4-bed	80	30.8%
1-bed	62	23.8%
3-bed	46	17.7%
Other / not stated	43	16.5%
2-bed	18	6.9%
5-bed	11	4.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	1.2%	3.8%
AED 1-1.5M	23.1%	11.5%
AED 1.5-2M	6.5%	7.1%
AED 2-3M	13.8%	4.9%
AED 3-5M	23.8%	32.1%

PRICE BAND	OCT 2026	SEP 2026
AED 5-10M	27.3%	34.5%
AED 10M+	4.2%	6%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
The Woods	80	AED 1,042,460
The Greens at Sobha Sanctuary	45	AED 4,170,870
The Valley - Alva	26	AED 5,188,974
The Valley - Elora	18	AED 2,650,000
The Grove at Sobha Sanctuary	16	AED 9,462,475

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
Emaar Development	3,060	74.9%	The Valley - Vindera, The Valley - Farm Grove, The Valley - Rivera
Sobha	1,027	25.1%	The Woods, The Greens at Sobha Sanctuary, Elwood Estates

What the numbers say

- The median price per sq ft is 15.1% higher than in Oct 2025 (AED 1,930 against AED 1,677). 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 53% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.5%.

- The best-selling project in October 2026 was The Woods with 80 sales.

Common questions

What is the average price per sq ft in The Valley?

The median sale in The Valley in October 2026 was AED 1,930 per sq ft across 260 DLD-recorded sales, 15.1% higher than a year earlier.

Is The Valley mostly off-plan or ready?

Over the six months to October 2026, 53% of The Valley sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in The Valley?

Gross yield on DLD figures was 3.5% in October 2026: the median annual rent of AED 137,250 over the median sale price.

Off-plan projects selling in The Valley

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

- Ovelle by Emaar Properties, from AED 8.86M, handover Q4 2029
- Avelia by Emaar Properties, from AED 7.25M, handover Q4 2029
- Alva by Emaar Properties, from AED 4.38M

More on The Valley

- The Valley area guide: prices, rents and yields
- The Valley 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 The Valley?

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**

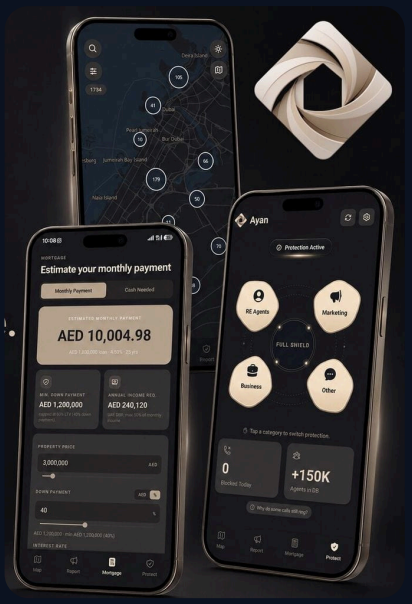
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About these figures. Every number comes from Dubai Land Department records for the DLD district Al Yufrah 1: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.