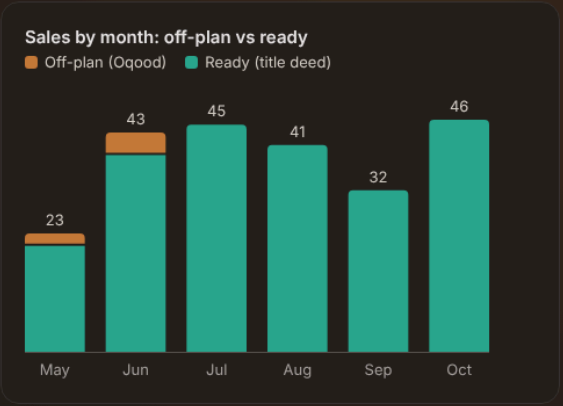
Yazdan Properties

COMMUNITY REPORT

The Views and The Lakes

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
46	AED 1,932	4.7%
+9.5% on last year	+6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

The Views and The Lakes 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 Views and The Lakes recorded 46 sales worth AED 154.52M in October 2026, up 9.5% on Oct 2025. The median sale was AED 2,450,000 at AED 1,932 per sq ft, and off-plan took 0% of the month. Every figure comes from Dubai Land Department records.

SALES
46
▲ +43.8% MoM
▲ +9.5% YoY

MEDIAN PRICE
AED 2.45M
▲ +16.7% MoM
▲ +16.7% YoY

PRICE PER SQ FT
AED 1,932
▲ +10.2% MoM
▲ +6% YoY

OFF-PLAN SHARE
0%
of Oct 2026 sales

MEDIAN RENT
AED 115,000
per year, 1,417 contracts, 3 months

GROSS YIELD
4.7%
rent over sale price

Dubai Land Department records The Views and The Lakes under the district Al Thanyah Third, 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	2	21	0	23	8.7%
Jun 2026	4	39	1	44	9.1%
Jul 2026	0	45	0	45	0%
Aug 2026	0	41	0	41	0%
Sep 2026	0	32	0	32	0%
Oct 2026	0	46	0	46	0%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**6**	**224**	**1**	**231**	**2.6%**

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	233	4	229	1.7%	AED 1,950,000	AED 1,831
Villas and townhouses	24	0	24	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 1,753	32	+10.2%
3 months	Jul 2026	AED 1,853	45	+4.3%
6 months	Apr 2026	too few	17	n/a
12 months	Oct 2025	AED 1,822	42	+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 1,860	129	
Q1 2026	AED 2,009	112	+8%
Q2 2026	AED 1,929	84	−4%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,822	118	−5.5%
Q4 2026	AED 1,932	46	+6%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,932 per sq ft from 46 sales.

Rents and yield

1,417 Ejari rent contracts were registered in the three months to the end of October 2026: 745 new leases and 672 renewals. The median annual rent was AED 115,000. Set against the median sale price, that is a gross yield of 4.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 110,250	7,087
Villas and townhouses	AED 304,500	695

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	19	41.3%
1-bed	15	32.6%
3-bed	9	19.6%
Other / not stated	1	2.2%
5-bed	1	2.2%
Office	1	2.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 750K-1M	0%	3.1%

PRICE BAND	OCT 2026	SEP 2026
AED 1-1.5M	15.2%	18.8%
AED 1.5-2M	17.4%	21.9%
AED 2-3M	30.4%	37.5%
AED 3-5M	17.4%	15.6%
AED 5-10M	17.4%	3.1%
AED 10M+	2.2%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
The Fairways North Tower	5	AED 2,220,000
The Lakes Zulal	4	AED 6,775,000
Al Ghozlan 1	3	AED 1,250,000
The Hills	3	AED 2,000,000

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
Emaar Properties	208	68.4%	Golf Heights, Tanaro, Mosela
Emaar Development	66	21.7%	The Hills
The Onyx For Development	30	9.9%	The Onyx

What the numbers say

- The median price per sq ft is 6% higher than in Oct 2025 (AED 1,932 against AED 1,822). Monthly medians move with the mix of homes sold, so check the quarterly line before

reading too much into one month.

- This is a ready market: only 2.6% of sales over the past six months were off-plan, so prices reflect what owners are getting on resale.
- Gross yield on DLD figures is 4.7%.
- The best-selling project in October 2026 was The Fairways North Tower with 5 sales.

Common questions

What is the average price per sq ft in The Views and The Lakes?

The median sale in The Views and The Lakes in October 2026 was AED 1,932 per sq ft across 46 DLD-recorded sales, 6% higher than a year earlier.

Is The Views and The Lakes mostly off-plan or ready?

Over the six months to October 2026, 2.6% of The Views and The Lakes sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in The Views and The Lakes?

Gross yield on DLD figures was 4.7% in October 2026: the median annual rent of AED 115,000 over the median sale price.

More on The Views and The Lakes

- The Views and The Lakes area guide: prices, rents and yields
- The Views and The Lakes 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 Views and The Lakes?

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**

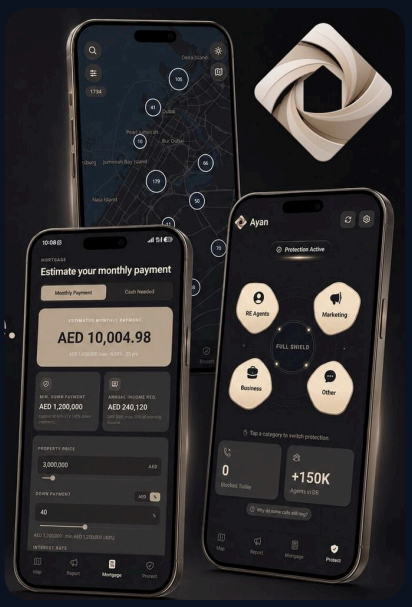
THE YAZDAN APP

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 Al Thanyah Third: 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.