Yazdan Properties

COMMUNITY REPORT

# Warsan 4

Property market report · October 2026

| SALES | PER SQ FT | GROSS YIELD |
|---|---|---|
| 123 | AED 1,270 | 5.6% |
| +7% on last year | +19.8% on last year | rent over sale price |




Dubai Land Department transactions · transferred prices

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# Warsan 4 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

Warsan 4 recorded 123 sales worth AED 159.14M in October 2026, up 7% on Oct 2025. The median sale was AED 852,379 at AED 1,270 per sq ft, and off-plan took 84.6% of the month. Every figure comes from Dubai Land Department records.

SALES
123
▲ +4.2% MoM
▲ +7% YoY

MEDIAN PRICE
AED 852K
▲ +13.6% MoM
▲ +12.3% YoY

PRICE PER SQ FT
AED 1,270
▲ +6.4% MoM
▲ +19.8% YoY

OFF-PLAN SHARE
84.6%
of Oct 2026 sales

MEDIAN RENT
AED 47,916
per year, 2,592 contracts, 3 months

GROSS YIELD
5.6%
launch prices, see note

Dubai Land Department records Warsan 4 under the district Warsan Fourth. 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 | 120 | 120 | 0 | 240 | 50% |
| Jun 2026 | 140 | 15 | 0 | 155 | 90.3% |
| Jul 2026 | 104 | 35 | 0 | 139 | 74.8% |
| Aug 2026 | 56 | 23 | 0 | 79 | 70.9% |
| Sep 2026 | 88 | 30 | 0 | 118 | 74.6% |
| Oct 2026 | 104 | 19 | 0 | 123 | 84.6% |
| **Six months** | **612** | **242** | **0** | **854** | **71.7%** |

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 | 725 | 590 | 135 | 81.4% | AED 834,000 | AED 1,214 |

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 1,194 | 118 | +6.4% |
| 3 months | Jul 2026 | AED 1,263 | 139 | +0.6% |
| 6 months | Apr 2026 | AED 1,204 | 94 | +5.5% |
| 12 months | Oct 2025 | AED 1,060 | 115 | +19.8% |

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 1,061 | 264 | |
| Q1 2026 | AED 1,100 | 181 | +3.7% |
| Q2 2026 | AED 1,127 | 489 | +2.5% |
| Q3 2026 | AED 1,234 | 336 | +9.5% |
| Q4 2026 | AED 1,270 | 123 | +2.9% |

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,270 per sq ft from 123 sales.

## Rents and yield

2,592 Ejari rent contracts were registered in the three months to the end of October 2026: 1,203 new leases and 1,389 renewals. The median annual rent was AED 47,916. 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 45,000 | 17,860 |

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 | 64 | 52% |
| Studio | 41 | 33.3% |
| 2-bed | 14 | 11.4% |
| 3-bed | 3 | 2.4% |
| Other / not stated | 1 | 0.8% |

By price band, compared with the month before:

| PRICE BAND | OCT 2026 | SEP 2026 |
|---|---|---|
| AED <500K | 8.9% | 10.2% |
| AED 500-750K | 29.3% | 39.8% |
| AED 750K-1M | 36.6% | 32.2% |
| AED 1-1.5M | 24.4% | 15.3% |

| PRICE BAND | OCT 2026 | SEP 2026 |
|---|---|---|
| AED 1.5-2M | 0% | 0.8% |
| AED 10M+ | 0.8% | 1.7% |

## Best-selling projects in October 2026

| PROJECT | SALES | MEDIAN PRICE |
|---|---|---|
| Greenfield 2 by Samana Developers | 33 | AED 999,000 |
| Ventana Residences | 15 | AED 552,000 |
| Stellar Axis by Ajmal Estate Developers | 10 | AED 851,020 |
| Kyomi Residence | 9 | AED 591,190 |
| Greenfield by Samana Developers | 8 | AED 971,824 |

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 |
|---|---|---|---|
| Samana Platinum Real Estate Development | 342 | 19.1% | Greenfield by Samana Developers, Greenfield 2 by Samana Developers |
| Al Helal Al Zahaby Real Estate Development | 211 | 11.8% | Sports View Residence by Al Helal Al Zahaby, Hz Residences 4, Sports View Residence 2 by Al Helal Al Zahaby |
| Dugasta Properties Development | 113 | 6.3% | Moonsa Residences 2, MOONSA Residences |
| Art Of Amber Real Estate Development | 99 | 5.5% | Zenith Residences |
| B N H Real Estate Developer | 86 | 4.8% | Equiti Tower, Equiti Apartments |

## What the numbers say

- The median price per sq ft is 19.8% higher than in Oct 2025 (AED 1,270 against AED 1,060). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 71.7% 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 Greenfield 2 by Samana Developers with 33 sales.

## Common questions

### What is the average price per sq ft in Warsan 4?

The median sale in Warsan 4 in October 2026 was AED 1,270 per sq ft across 123 DLD-recorded sales, 19.8% higher than a year earlier.

### Is Warsan 4 mostly off-plan or ready?

Over the six months to October 2026, 71.7% of Warsan 4 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

### What is the rental yield in Warsan 4?

Gross yield on DLD figures was 5.6% in October 2026: the median annual rent of AED 47,916 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 Warsan 4

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

- 7 Seasons by Dugasta, from AED 1.63M, handover Q1 2021
- Dugasta Warsan by Dugasta, from AED 1.18M, handover Q1 2023
- Samana Greenfield 2 by Samana Developers, from AED 999K, handover Q3 2029
- 27 East End Garden Residences by Mirha Homes, from AED 676K, handover Q2 2027
- Zyra Hills by Laraix Developers, from AED 590K, handover Q2 2028

- Sports View Residence 2 by HZ Development, from AED 589K, handover Q3 2027
- Zyra Vista by Laraix Developers, from AED 576K, handover Q2 2027
- Chapter 02 by Newbury Developments, from AED 574K, handover Q2 2028
- Kyomi Residence by ANAX Developments, from AED 572K, handover Q4 2027
- Tavora Grand by JHK Developments, from AED 551K, handover Q1 2029

**More on Warsan 4**

- Warsan 4 area guide: prices, rents and yields
- Warsan 4 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 Warsan 4?

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 →**

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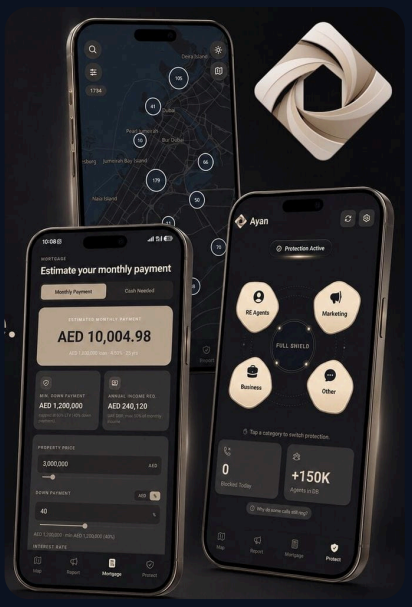
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**About these figures.** Every number comes from Dubai Land Department records for the DLD district Warsan Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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