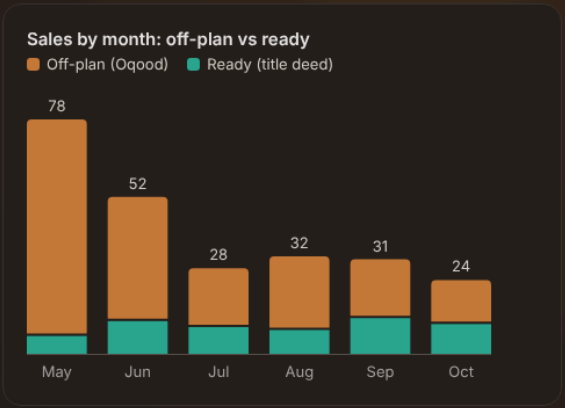
Yazdan Properties

COMMUNITY REPORT

Zabeel & d3

Property market report · October 2026

SALES	OFF-PLAN SHARE	MEDIAN RENT
24	58.3%	AED 155K
−57.1% on last year	of the month's sales	per year



Dubai Land Department transactions · transferred prices

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Zabeel & d3 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

Zabeel and Dubai Design District recorded 24 sales worth AED 107.81M in October 2026, down 57.1% on Oct 2025. That is a small month, so the monthly price figures below are a rough guide; the quarterly series is steadier. Every figure comes from Dubai Land Department records.

SALES

24

▼ −22.6% MoM

▼ −57.1% YoY

OFF-PLAN SHARE

58.3%

of Oct 2026 sales

MEDIAN RENT

AED 155,000

per year, 448 contracts, 3 months

Dubai Land Department records Zabeel and Dubai Design District under the district Zaabeel Second, 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	72	6	0	78	92.3%
Jun 2026	41	11	0	52	78.8%
Jul 2026	19	9	0	28	67.9%
Aug 2026	24	8	0	32	75%
Sep 2026	19	12	0	31	61.3%
Oct 2026	14	10	0	24	58.3%
Six months	**189**	**56**	**0**	**245**	**77.1%**

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	185	127	58	68.6%	AED 4,000,000	AED 3,169

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 3,124	31	n/a
3 months	Jul 2026	too few	28	n/a
6 months	Apr 2026	AED 3,249	145	n/a
12 months	Oct 2025	AED 3,733	56	n/a

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 3,540	105	
Q1 2026	AED 3,098	160	−12.5%
Q2 2026	AED 3,227	275	+4.2%
Q3 2026	AED 3,148	91	−2.4%
Q4 2026	AED 3,154	24	+0.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 3,154 per sq ft from 24 sales.

Rents and yield

448 Ejari rent contracts were registered in the three months to the end of October 2026: 268 new leases and 180 renewals. The median annual rent was AED 155,000.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 163,000	2,000

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	13	54.2%
1-bed	5	20.8%
3-bed	5	20.8%
4-bed	1	4.2%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED 1.5-2M	4.2%	0%
AED 2-3M	29.2%	35.5%
AED 3-5M	45.8%	29%
AED 5-10M	12.5%	25.8%
AED 10M+	8.3%	9.7%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
THE EDIT at d3	6	AED 4,246,500

PROJECT	SALES	MEDIAN PRICE
Downtown Views	5	AED 3,100,000
Downtown Views II	5	AED 2,850,000
Artistry One Residences	3	AED 2,356,200

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
Dhre 2 Bts	465	45%	THE EDIT at d3, Atelis at d3, Design Quarter
Emaar Development	244	23.6%	Downtown Views II, Downtown Views
Select Global Development	178	17.2%	Artistry One Residences, Artistry Two Residences
Arada Developments L.L.C S.O.C	147	14.2%	Akala Hotels and Residences

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 10.9% below the same quarter a year earlier (AED 3,154).
- Off-plan dominates: 77.1% of sales over the past six months were Oqood registrations, so prices here mostly reflect developer launch pricing, not resale values.
- The best-selling project in October 2026 was THE EDIT at d3 with 6 sales.

Common questions

What is the average price per sq ft in Zabeel and Dubai Design District?

In Q4 2026 the median sale in Zabeel and Dubai Design District was AED 3,154 per sq ft across 24 DLD-recorded sales.

Is Zabeel and Dubai Design District mostly off-plan or ready?

Over the six months to October 2026, 77.1% of Zabeel and Dubai Design District sales were off-plan (Oqood) and the rest were ready homes with title deeds.

Off-plan projects selling in Zabeel and Dubai Design District

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

- The Edit at d3 Tower A by Meraas Developer, from AED 34.05M, handover Q3 2030
- The Edit at d3 Tower B by Meraas Developer, from AED 2.44M, handover Q3 2030
- Artistry Residences by Select Group, from AED 2.35M, handover Q1 2029
- Design Quarter at d3 by Meraas Developer, from AED 2.1M, handover Q2 2027
- The Edit at d3 Tower C by Meraas Developer, from AED 2.03M, handover Q3 2030

More on Zabeel and Dubai Design District

- Zabeel and Dubai Design District area guide: prices, rents and yields
- Zabeel and Dubai Design District 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 Zabeel and Dubai Design District?

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**

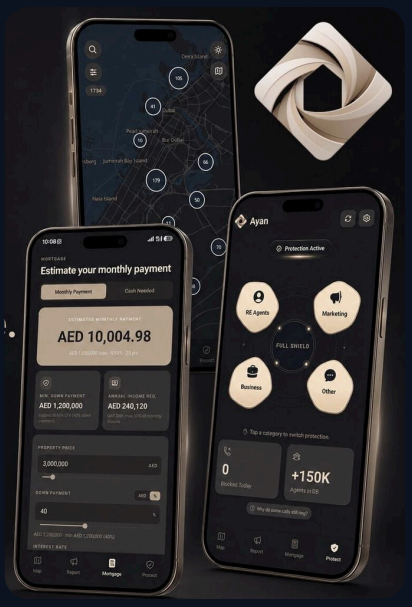
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About these figures. Every number comes from Dubai Land Department records for the DLD district Zaabeel Second: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers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