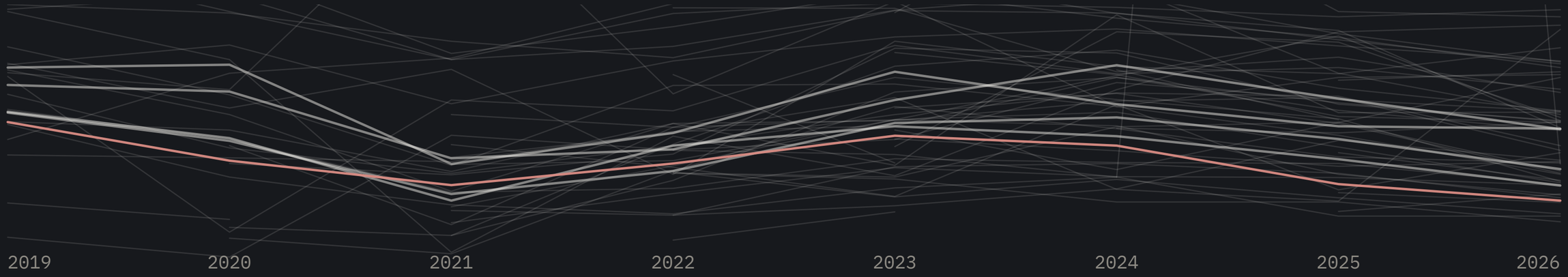
RESEARCH BRIEF · SAMPLE CLIENT · PUBLIC REGISTRY DATA

Where gross rental yields held across Dubai communities, and where they compressed

Registered rents set against registered prices of ready homes, by community and unit type, in twelve-month windows to October, 2019 to 2026. Data through 20 November 2026.



PREPARED FOR

Sidr Court Family Office

PREPARED BY

Adel Labs

RESEARCH AND ENGINEERING · DUBAI

SAMPLE CLIENT · FICTIONAL

THE ANSWER

Against 2021 yields held or widened; against their peak they compressed

Gross yield on new leases, one-bedroom flats: the five named communities, and every Dubai community with enough registered deals.

AGAINST 2021

20 of 36

communities widened by more than 0.50 pp; 11 held, 5 compressed

AGAINST THE PEAK SINCE 2020

29 of 35

communities compressed by more than 0.50 pp; median change −1.13 pp

THE FIVE TODAY, TWELVE MONTHS TO OCTOBER 2026

5.50% Downtown Dubai, lowest

7.03% Jumeirah Lakes Towers, highest

Of the five named communities, three widened against 2021 and two held. All five stand below their peak, by −1.10 pp (Business Bay) to −1.38 pp (Downtown Dubai).

The base year decides the answer. 2021 is the lowest window on record in three of the five: Dubai Marina, Jumeirah Lakes Towers and Business Bay.

Against 2019, the last full window before 2020, all five compressed.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

DEFINITION

Gross yield is the median annual rent over the median price of ready homes, matched by community and unit type

$$Y = 100 \times \frac{\textit{median annual rent}}{\textit{median price of ready homes}}$$

Both medians are taken in the same community, home class (flat or villa), bedroom count and twelve-month window to 31 October. Rent: contracts starting in the window. Price: ready homes sold in the window.

New-lease yield

Rent from new contracts only. The headline series.

All-contract yield

New contracts and renewals together, the basis of the published benchmark.

Gross

No service charge, vacancy, fee, transfer cost or financing is deducted.

Publication floor

A yield is published with at least 15 contracts and 15 ready sales in the window; with 15 to 29 on either side it is marked thin.

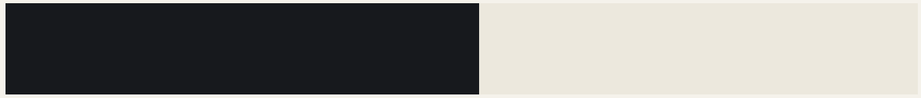
Definition: Adel Labs, as applied in the yield history tables. Benchmark definition: Dubai Data methodology v1.0.

DATA AND MATCHING

Two official registers, matched on the registry's own labels

Rent contracts

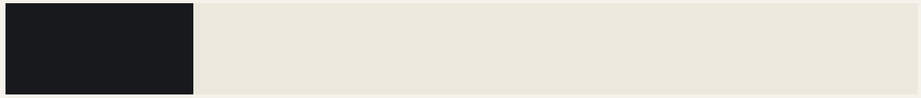
Ejari tenancy register. Residential, one property per contract, term 300 to 400 days.



5,570,492
of 10,745,998 rows kept

Sale transactions

Registered transactions. Sales group, ready homes, residential, priced-sale procedures.



374,446
of 1,822,024 rows kept

Match

Same master project, same home class, same bedroom count. Every label mapped explicitly; unmapped labels dropped and counted.

`community × class × bedrooms`

Window

Twelve months to 31 October, 2011 to 2026. Rents by contract start date, sales by registration date.

`rent AED 5,000 to AED 5,000,000`

Publish

A yield needs 15 contracts and 15 ready sales; under 30 on either side it is marked thin. Absolute bounds only; no percentile trimming.

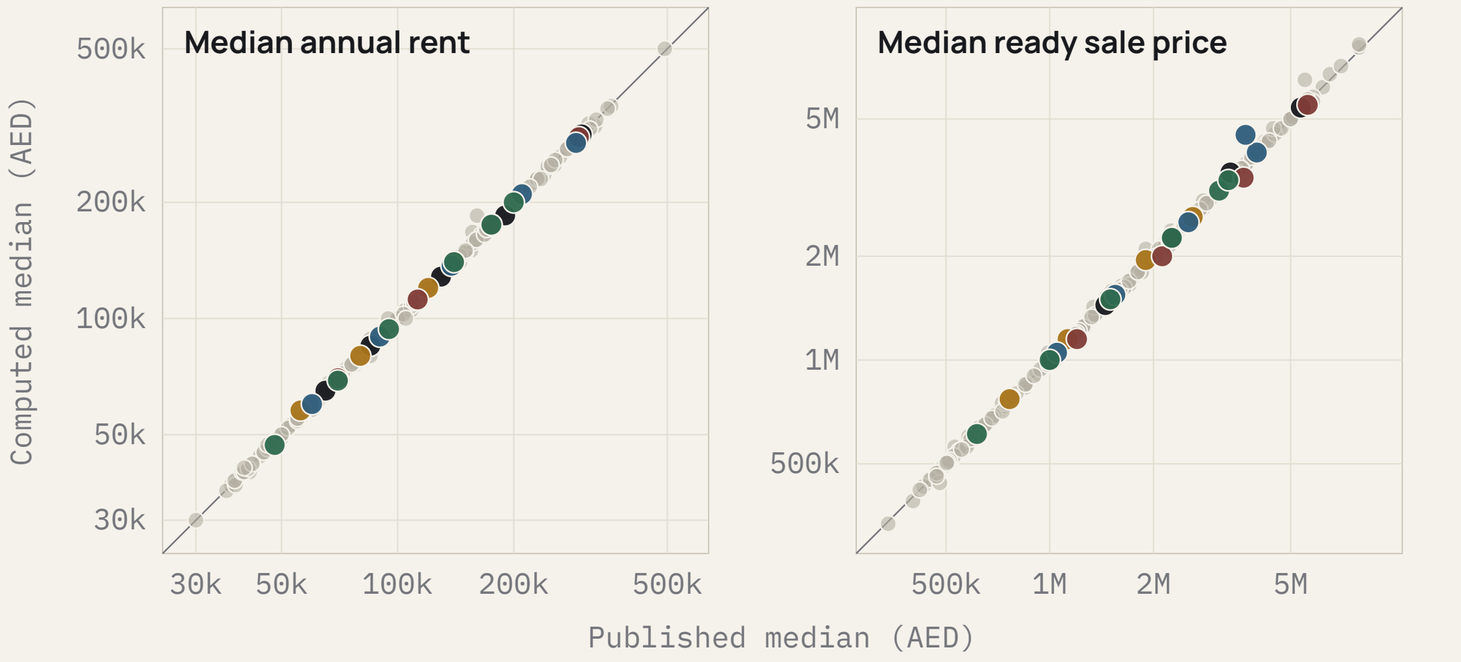
`price AED 50,000 to AED 5,000,000,000`

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs. Licence: Dubai Open Data Licence.

VALIDATION

Our medians reproduce an independently published benchmark

COMPUTED AGAINST PUBLISHED MEDIANS · WINDOW TO OCTOBER 2026



Each point is one community, home class and bedroom segment: the median computed from the registers against the median published by Dubai Data. The line marks equality.

98.18% of rent medians and 94.91% of price medians fall within 5% of the published figure.

Within 2%: 191 of 220 rent medians and 180 of 216 price medians.

Median absolute difference in yield: 0.07 pp across 216 segments.

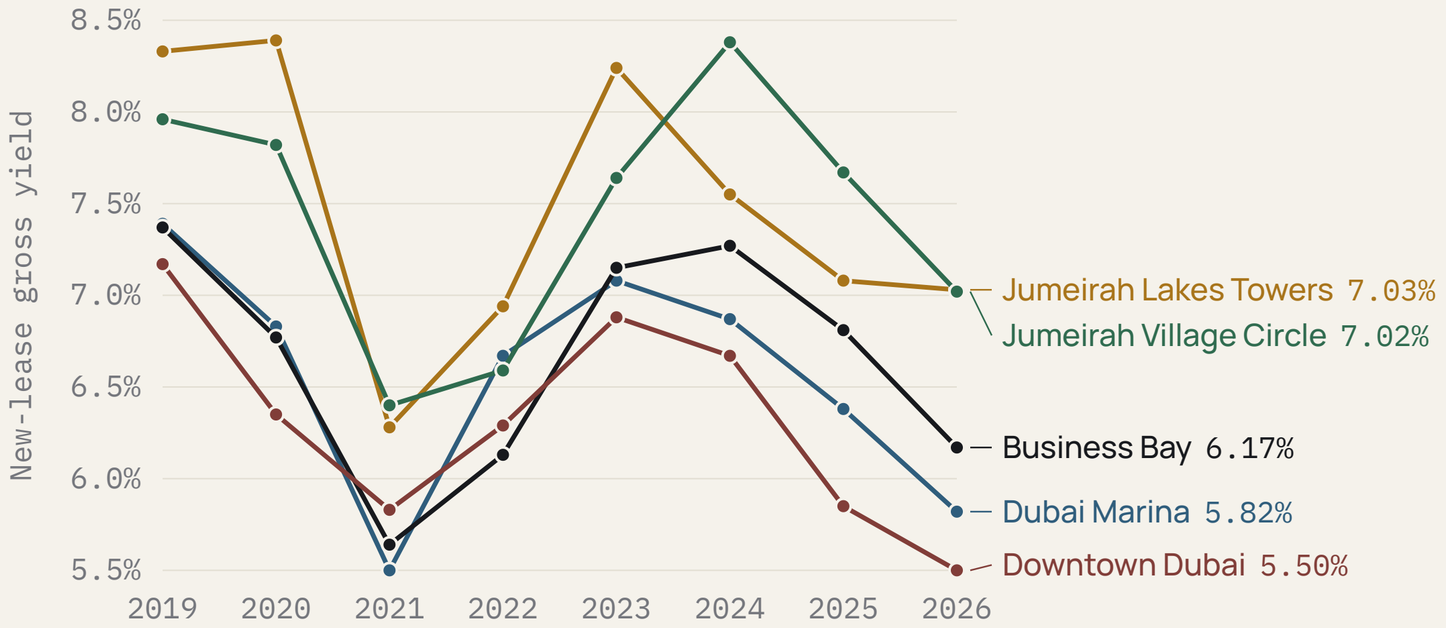
A second, separately written script with a narrower sale-procedure list reproduced 290 of 320 medians to the dirham; largest difference 3.75%.

Benchmark: Dubai Data (datadubai.ae), from Dubai Land Department open data, CC BY 4.0, data through 20 Nov 2026.

THE FIVE COMMUNITIES

One-bedroom yields in all five communities stand below their peak since 2020

NEW-LEASE GROSS YIELD · ONE-BEDROOM FLATS



Twelve-month windows ending 31 October. Jumeirah Lakes Towers is registered as DMCC Master Community.

Four of the five peaked in 2023 or 2024; Jumeirah Lakes Towers peaked in 2020.

2021 was the low for Dubai Marina (5.50%), Business Bay (5.64%) and Jumeirah Lakes Towers (6.28%).

Downtown Dubai records its lowest window in 2026: 5.50%.

Jumeirah Village Circle: 8.38% in 2024, 7.02% in 2026.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

THE FIVE COMMUNITIES

Three of the five widened against 2021; all five compressed from the peak

ONE-BEDROOM FLATS	2019	2021	PEAK	2026	AGAINST 2021	AGAINST PEAK	2019 TO 2026
Dubai Marina	7.39%	5.50%	7.08% 2023	5.82%	+0.32 pp	−1.26 pp	
Jumeirah Lakes Towers*	8.33%	6.28%	8.39% 2020	7.03%	+0.75 pp	−1.36 pp	
Business Bay	7.37%	5.64%	7.27% 2024	6.17%	+0.53 pp	−1.10 pp	
Downtown Dubai	7.17%	5.83%	6.88% 2023	5.50%	−0.33 pp	−1.38 pp	
Jumeirah Village Circle	7.96%	6.40%	8.38% 2024	7.02%	+0.62 pp	−1.36 pp	

* registered as DMCC Master Community. Peak: highest window since 2020, with its year. Line: open dot at the peak, solid dot at 2026.

Class against 2021 at a band of 0.50 pp: Dubai Marina and Downtown Dubai held; Jumeirah Lakes Towers, Business Bay and Jumeirah Village Circle widened.

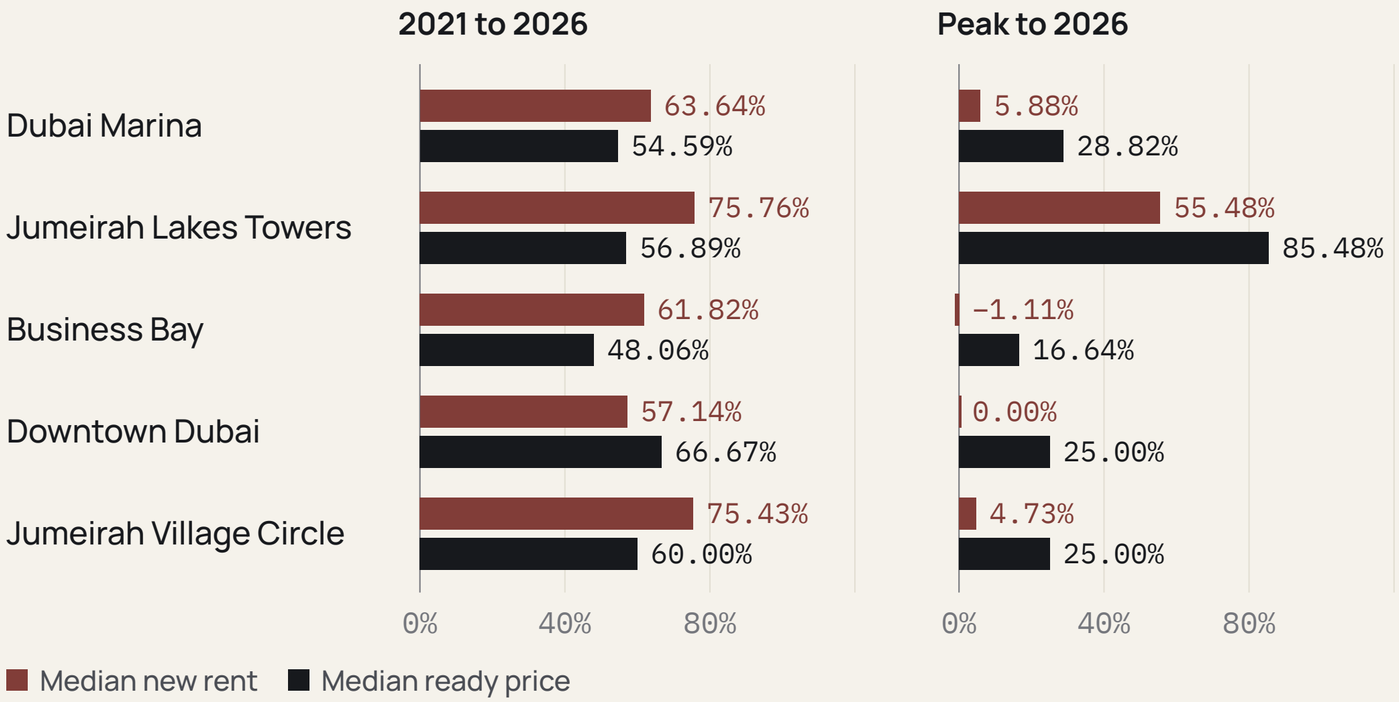
Two-bedroom flats: four held and one widened against 2021; all five compressed from the peak, by −0.62 pp (Business Bay) to −1.44 pp (Jumeirah Lakes Towers).

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs. New-lease gross yield; windows to 31 October.

WHAT MOVED

Since 2021 rents outran prices in four of the five; since the peak prices outran rents in all five

CHANGE IN MEDIAN, ONE-BEDROOM FLATS



Left: window 2021 to window 2026. Right: each community's peak window to window 2026.

A yield moves with the ratio of the change in rent to the change in price.

Dubai Marina, 2021 to 2026: median new rent up 63.64%, median ready price up 54.59%. From its 2023 peak: rent up 5.88%, price up 28.82%.

Downtown Dubai: median new rent AED 110,000 in 2023 and AED 110,000 in 2026; median ready price AED 1,600,000 and AED 2,000,000.

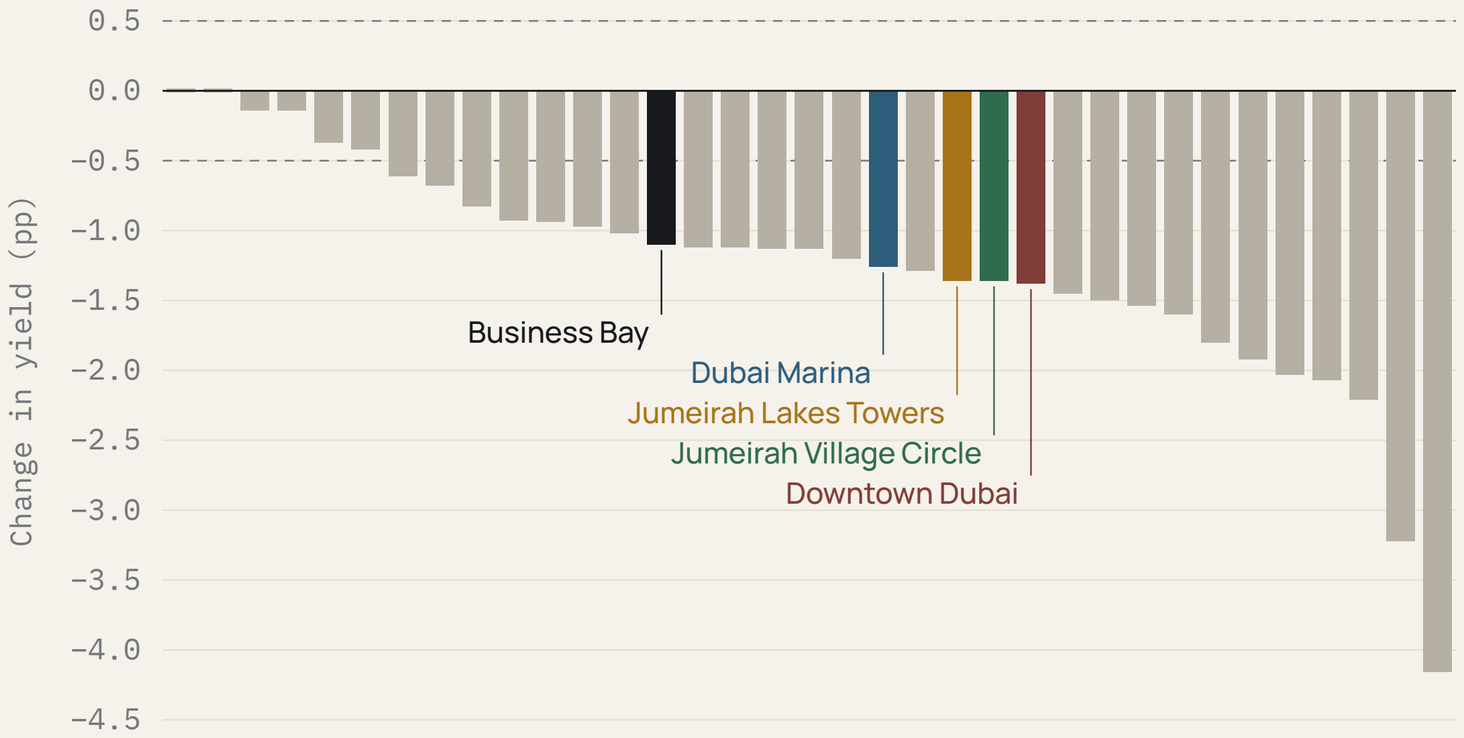
Business Bay, from its 2024 peak: rent −1.11%, price up 16.64%.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

ACROSS DUBAI

29 of 35 communities compressed from their peak; against 2021 most widened

CHANGE IN YIELD TO 2026, RANKED



One-bedroom flats, from each community's highest window since 2020 to the window ending October 2026. Dashed lines: the held band of 0.50 pp.

Median change from the peak: −1.13 pp. The peak fell in 2023 for 13 communities and in 2024 for 12.

Against 2021: 20 widened, 11 held, 5 compressed, of 36.

Against 2019: 15 compressed, 10 held, 2 widened, of 27; median −1.05 pp.

With the held band at 0.25 pp, 6 held against 2021; at 0.75 pp, 17.

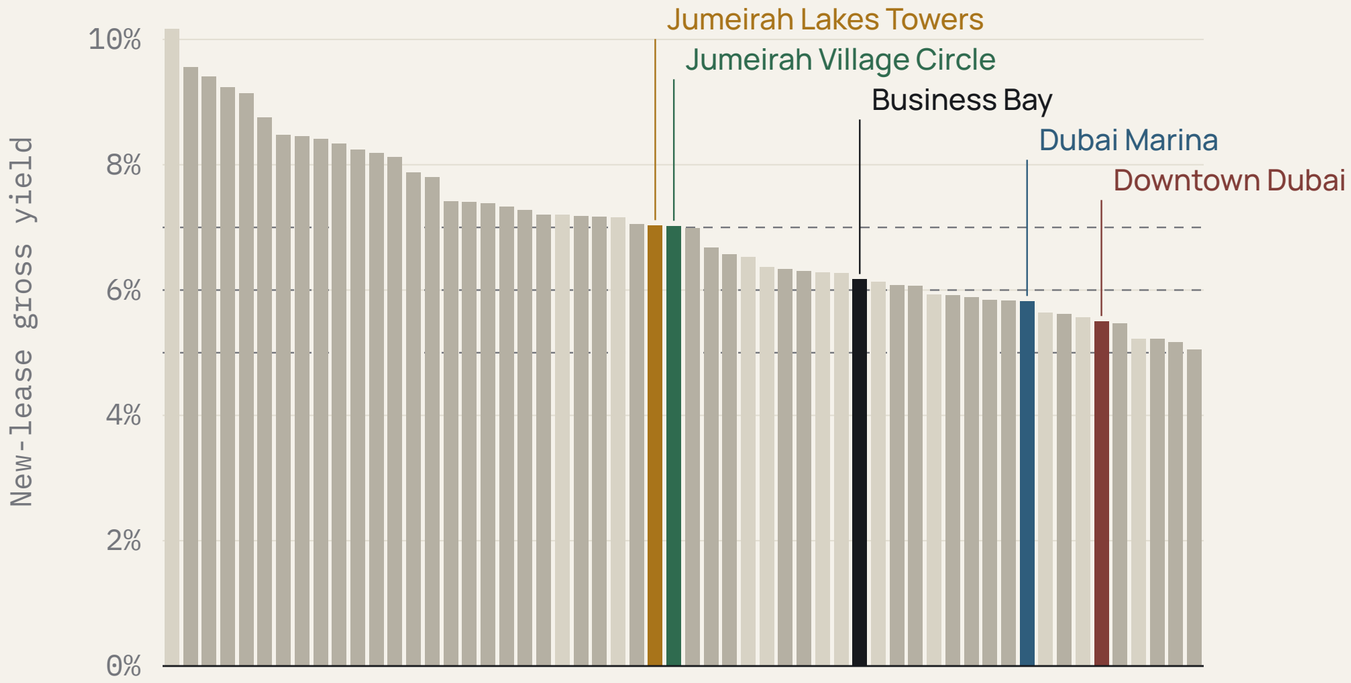
Two-bedroom flats: 29 of 35 compressed from the peak; median −1.31 pp.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

THE LEVEL TODAY

28 of 56 communities yield 7% or more on a new one-bedroom lease

NEW-LEASE GROSS YIELD, 2026 · ONE-BEDROOM FLATS



Twelve months to October 2026, one bar per community with a published figure, ranked. Lighter bars rest on 15 to 29 records on one side. Dashed lines at 5%, 6% and 7%.

The five named communities run from 5.50% (Downtown Dubai) to 7.03% (Jumeirah Lakes Towers).

13 communities between 6.00% and 6.99%; 15 between 5.00% and 5.99%; none below 5%.

Highest: Dubai Investment Park Second, 10.17%, on 24 ready sales, a thin sample.

Lowest: Dubai Harbour, 5.05%, on 131 ready sales.

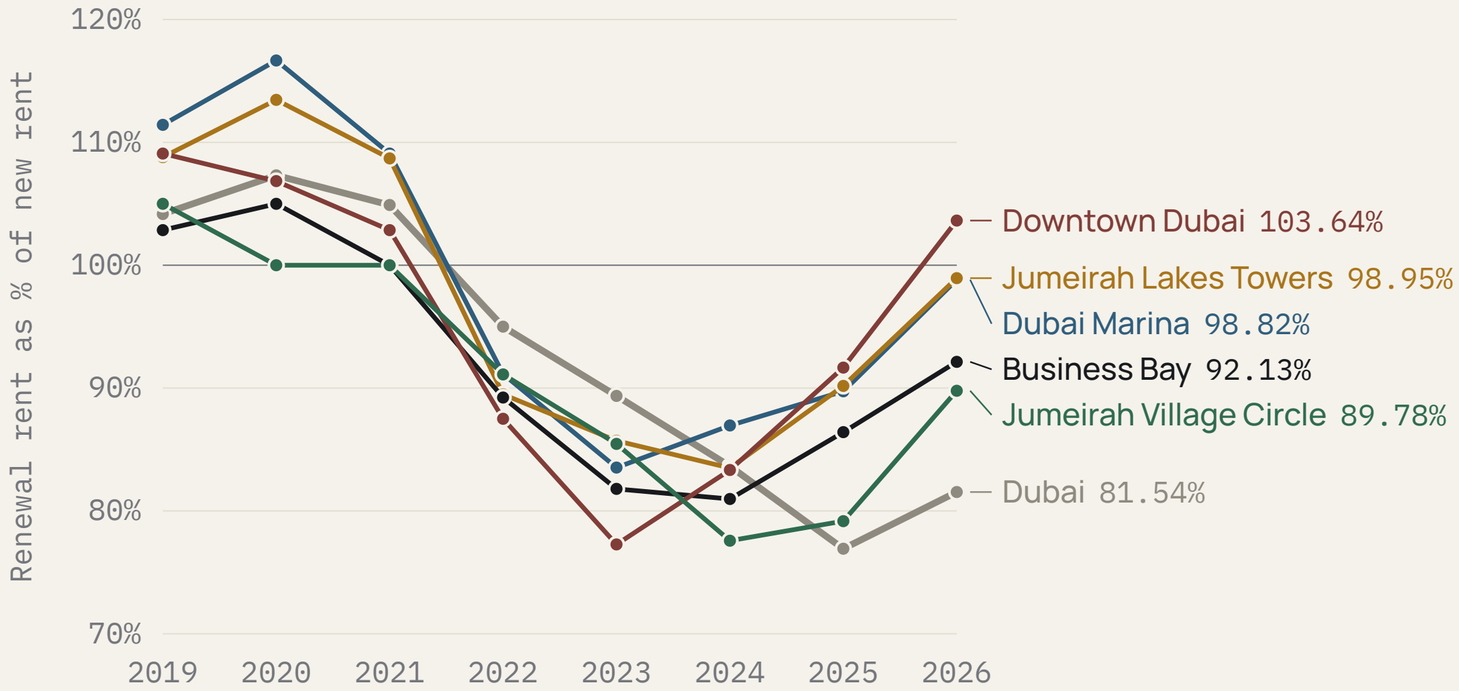
Dubai Marina 5.82%; Business Bay 6.17%; Jumeirah Village Circle 7.02%.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

NEW LEASES AND RENEWALS

Across Dubai a renewal pays 81.54% of a new lease; in the five communities, 89.78% to 103.64%

MEDIAN RENEWAL RENT AS % OF MEDIAN NEW RENT · ONE-BEDROOM FLATS



Windows 2019 to 2026. Dubai covers all kept contracts, including those with no master project.

In 2026 the new-lease yield of the five sits within −0.10 pp to +0.28 pp of the all-contract yield.

Dubai, one-bedroom flats, 2026: median new lease AED 65,000, median renewal AED 53,000; renewals are 57.46% of contracts.

Jumeirah Village Circle: a renewal paid 77.57% of a new lease in 2024 and 89.78% in 2026.

Downtown Dubai, 2026: median renewal AED 114,000, median new lease AED 110,000.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

LIMITS

What the registers cannot support, and what was cut

1. Rents and prices come from different homes. Each median describes a community segment, not a property.
2. Gross only. Service charges, vacancy, fees and financing are in neither register.
3. A community is the registry's master project. 64.57% of rent rows in 2026 carry none and belong to no community.
4. Rents are dated by contract start. No registration date is published, so a reporting delay cannot be measured; contract starts in October 2026 were −5.16% against October 2025.
5. The benchmark check covers one window, 2026.

CUT, WITH THE REASON

Price growth since 2021 as a guide to today's yield: rank correlation 0.012 across 64 communities.

A Dubai-wide yield: rents from every district over prices from the districts where sales register.

A percentile trim across Dubai: it removed 36 of 762 Dubai Marina one-bedroom sales.

A net yield: one cost item is published, and not for every community.

Causes and forecasts: neither register holds them.

Full list of 11 cuts with reasons: source pack, cuts.md.

FOR THE FIVE COMMUNITIES

Measured from 2021 the five held or widened; measured from their peak all five compressed by more than one point.

One-bedroom flats, gross yield on new leases, twelve-month windows to October. Since each peak the median price of ready homes rose more than the median new rent in all five.

LOWEST TODAY	HIGHEST TODAY	LARGEST FALL FROM PEAK	LARGEST GAIN ON 2021
5.50%	7.03%	−1.38 pp	+0.75 pp
Downtown Dubai	Jumeirah Lakes Towers	Downtown Dubai	Jumeirah Lakes Towers

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.

HOW THE WORK WAS RUN

Gather, save, compute, check each claim against its source, cut what fails

1

Gather

Two publishers. Licence and terms of each read on the day.

8 sources in the register

2

Save

Every page and file kept with its address, time and SHA-256.

557 pages · 13 files

3

Compute

Scripts rebuild every table from the saved files; two runs give identical output.

5,570,492 leases · 374,446 sales

4

Check

Each figure traced to its table row; medians recomputed by a second script; benchmark comparison.

290 of 320 medians equal

5

Cut

A claim the data cannot carry is removed and listed with the reason.

11 cuts recorded

Source data: Dubai Land Department, Rent Contracts and Real Estate Transactions, open data on data.dubai under the Dubai Open Data Licence, snapshot of 20 Nov 2026.

Benchmark: Dubai Data (datadubai.ae), from Dubai Land Department open data, CC BY 4.0, data through 20 Nov 2026.

Medians and yields are calculated by Adel Labs. This work is not affiliated with or endorsed by the Dubai Land Department or any Dubai Government entity.

Source register, claim ledger and cut list: source pack published with this deck.

NEXT STEP

Fix the base year before reading any yield series

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1

Use the new-lease yield for an acquisition and the all-contract yield for a held, tenanted unit.

2

Re-run the tables after each registry update; the scripts and the source pack rebuild them.

3

Extend the method to villas and to project level where both registers carry 30 records per window.

Source: Dubai Land Department open data on data.dubai (Rent Contracts; Real Estate Transactions), snapshot of 20 Nov 2026. Calculation: Adel Labs.