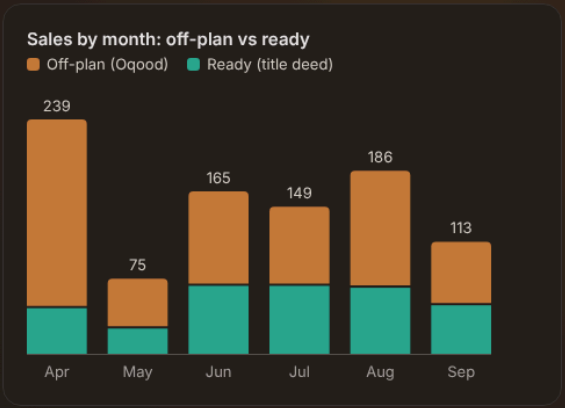
Yazdan Properties

COMMUNITY REPORT

DAMAC Islands & Sun City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
113	AED 1,734	5.1%
−46.9% on last year	+2.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Islands & Sun City Property Market Report

September 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 RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

DAMAC Islands and DAMAC Sun City recorded 113 sales worth AED 386.37M in September 2026, down 46.9% on Sep 2025. The median sale was AED 3,238,690 at AED 1,734 per sq ft, and off-plan took 55.8% of the month. Every figure comes from Dubai Land Department records.

SALES

113

▼ −39.2% MoM

▼ −46.9% YoY

MEDIAN PRICE

AED 3.24M

▲ +7.3% MoM

▲ +16% YoY

PRICE PER SQ FT

AED 1,734

▲ +5.9% MoM

▲ +2.8% YoY

OFF-PLAN SHARE

55.8%

of Sep 2026 sales

MEDIAN RENT

AED 165,000

per year, 454 contracts, 3 months

GROSS YIELD

5.1%

launch prices, see note

Dubai Land Department records DAMAC Islands and DAMAC Sun City under the district Al Yelayiss 1, 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
Apr 2026	192	47	0	239	80.3%
May 2026	49	26	1	76	64.5%
Jun 2026	95	70	0	165	57.6%
Jul 2026	79	70	0	149	53%
Aug 2026	118	68	0	186	63.4%
Sep 2026	63	50	0	113	55.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**596**	**331**	**1**	**928**	**64.2%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Villas and townhouses	611	509	102	83.3%	AED 3,375,000	AED 1,803

Source: DLD-registered sales, the six months to 28 October 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 September 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 SEP 2026
1 month	Aug 2026	AED 1,637	186	+5.9%
3 months	Jun 2026	AED 1,821	165	−4.8%
6 months	Mar 2026	AED 1,794	570	−3.3%
12 months	Sep 2025	AED 1,687	213	+2.8%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 1,607	601	
Q4 2025	AED 1,624	270	+1.1%
Q1 2026	AED 1,822	1,978	+12.2%
Q2 2026	AED 1,822	479	+0%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,693	448	−7.1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,734 per sq ft from 113 sales.

Rents and yield

454 Ejari rent contracts were registered in the three months to the end of September 2026: 208 new leases and 246 renewals. The median annual rent was AED 165,000. Set against the median sale price, that is a gross yield of 5.1%.

> 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
Villas and townhouses	AED 160,000	2,820

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
4-bed	40	35.4%
Other / not stated	38	33.6%
5-bed	29	25.7%
3-bed	6	5.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	0.9%	0%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	40.7%	50%
AED 3-5M	52.2%	44.1%
AED 5-10M	6.2%	4.3%
AED 10M+	0%	1.6%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Damac Islands 2 - Antigua 1	25	AED 2,994,000
Damac Islands 2 - Bahamas 2	10	AED 2,784,420
Damac Islands 2 - Cuba	7	AED 3,061,000
Damac Islands 2 - Bermuda	7	AED 3,334,240
Damac Islands - Bora Bora 1	5	AED 3,738,250

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
Damac Elite Investment	4,707	91.6%	Damac Islands - Bora Bora 3, Damac Sun City, Damac Islands - Maldives 4
Al Aryam Phase Two	218	4.2%	Reem - Mira Oasis Community, Reem - Mira Oasis Community Phase 3, Reem - Mira Oasis Community Phase 2
Al Aryam Phase One	168	3.3%	Reem-Mira Community Ph 3, Reem-Mira Community Ph 4, Reem-Mira Community Ph 2
Al Qudra Estates	47	0.9%	Cherrywoods

What the numbers say

- The median price per sq ft is 2.8% higher than in Sep 2025 (AED 1,734 against AED 1,687). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 64.2% 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 5.1%, 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 September 2026 was Damac Islands 2 - Antigua 1 with 25 sales.

Common questions

What is the average price per sq ft in DAMAC Islands and DAMAC Sun City?

The median sale in DAMAC Islands and DAMAC Sun City in September 2026 was AED 1,734 per sq ft across 113 DLD-recorded sales, 2.8% higher than a year earlier.

Is DAMAC Islands and DAMAC Sun City mostly off-plan or ready?

Over the six months to September 2026, 64.2% of DAMAC Islands and DAMAC Sun City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Islands and DAMAC Sun City?

Gross yield on DLD figures was 5.1% in September 2026: the median annual rent of AED 165,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on DAMAC Islands and DAMAC Sun City

- DAMAC Islands and DAMAC Sun City rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about DAMAC Islands and DAMAC Sun City?

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.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Al Yelayiss 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 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.