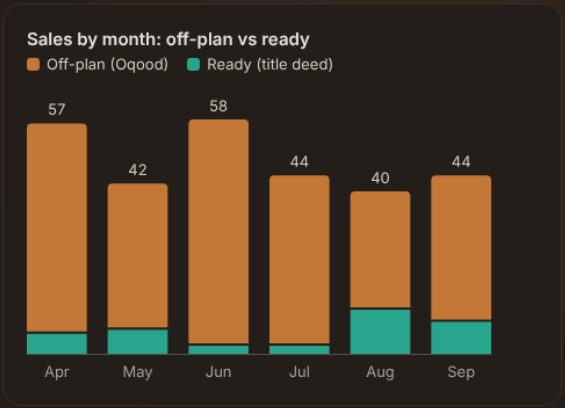
Yazdan Properties

COMMUNITY REPORT

DAMAC Riverside (DIP 2)

Property market report · September 2026

SALES	PER SQ FT	MEDIAN RENT
55	AED 1,437	AED 323K
−92.2% on last year	−3.6% on last year	per year



Dubai Land Department transactions · transferred prices

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DAMAC Riverside (DIP 2) 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 Riverside, Dubai Investments Park 2 recorded 55 sales worth AED 146.36M in September 2026, down 92.2% on Sep 2025. The median sale was AED 2,010,000 at AED 1,437 per sq ft, and off-plan took 65.5% of the month. Every figure comes from Dubai Land Department records.

SALES

55

▲ +10% MoM

▼ −92.2% YoY

MEDIAN PRICE

AED 2.01M

▼ −1.3% MoM

▲ +62.9% YoY

PRICE PER SQ FT

AED 1,437

▼ −2.7% MoM

▼ −3.6% YoY

OFF-PLAN SHARE

65.5%

of Sep 2026 sales

MEDIAN RENT

AED 322,710

per year, 3,114 contracts, 3 months

Dubai Land Department records DAMAC Riverside, Dubai Investments Park 2 under the district Dubai Investment Park 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
Apr 2026	52	5	12	69	75.4%
May 2026	36	6	13	55	65.5%
Jun 2026	56	2	10	68	82.4%
Jul 2026	42	2	11	55	76.4%
Aug 2026	29	11	10	50	58%
Sep 2026	36	8	11	55	65.5%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**251**	**34**	**67**	**352**	**71.3%**

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
Apartments	232	170	62	73.3%	AED 1,050,525	AED 1,414
Villas and townhouses	63	63	0	100%	AED 2,915,000	AED 1,712

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 1,477	50	−2.7%
3 months	Jun 2026	AED 1,462	68	−1.7%
6 months	Mar 2026	AED 1,463	84	−1.8%
12 months	Sep 2025	AED 1,491	702	−3.6%

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 1,514	2,142	
Q4 2025	AED 1,602	2,016	+5.8%
Q1 2026	AED 1,507	592	−5.9%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,441	192	−4.4%
Q3 2026	AED 1,453	160	+0.8%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,437 per sq ft from 55 sales.

Rents and yield

3,114 Ejari rent contracts were registered in the three months to the end of September 2026: 1,372 new leases and 1,742 renewals. The median annual rent was AED 322,710.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 60,000	7,930

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
1-bed	17	30.9%
2-bed	12	21.8%
4-bed	9	16.4%
Other / not stated	8	14.5%
5-bed	4	7.3%
Studio	4	7.3%
3-bed	1	1.8%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	5.5%	6%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	10.9%	8%
AED 750K-1M	3.6%	16%
AED 1-1.5M	16.4%	14%
AED 1.5-2M	10.9%	2%
AED 2-3M	25.5%	22%
AED 3-5M	10.9%	10%
AED 5-10M	16.4%	20%
AED 10M+	0%	2%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Ritaj	8	AED 600,000
Damac Riverside Views - Marine 2	6	AED 2,005,282
Damac Riverside - Lush	5	AED 2,654,000
Damac Riverside Views - Capri 2	4	AED 1,172,460
Damac Riverside Views - Capri 1	3	AED 1,589,000

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
Damac Mry Investment	3,936	72.5%	Damac Riverside Views - Capri 1, Damac Riverside Views - Azure 2, Damac Riverside Views - Capri 2

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Emaar Development	1,203	22.2%	Grand Polo - Selvara, Grand Polo - Selvara 2, Grand Polo - Montura
Dubai Investment Real Estate	222	4.1%	Ritaj
Royal Centurion Real Estate Development	39	0.7%	Centurion Residence
Dunes Village Real Estate	30	0.6%	Dunes Village

What the numbers say

- The median price per sq ft is 3.6% lower than in Sep 2025 (AED 1,437 against AED 1,491). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 71.3% 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 September 2026 was Ritaj with 8 sales.

Common questions

What is the average price per sq ft in DAMAC Riverside, Dubai Investments Park 2?

The median sale in DAMAC Riverside, Dubai Investments Park 2 in September 2026 was AED 1,437 per sq ft across 55 DLD-recorded sales, 3.6% lower than a year earlier.

Is DAMAC Riverside, Dubai Investments Park 2 mostly off-plan or ready?

Over the six months to September 2026, 71.3% of DAMAC Riverside, Dubai Investments Park 2 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

More on DAMAC Riverside, Dubai Investments Park 2

- DAMAC Riverside, Dubai Investments Park 2 area guide: prices, rents and yields
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about DAMAC Riverside, Dubai Investments Park 2?

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 Dubai Investment Park 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 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.