Yazdan Properties

COMMUNITY REPORT

Dubai Investments Park 1

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
348	AED 1,036	4.7%
+1188.9% on last year	+28.1% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Investments Park 1 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.

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Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Investments Park 1 recorded 348 sales worth AED 457.67M in September 2026, up 1188.9% on Sep 2025. The median sale was AED 968,010 at AED 1,036 per sq ft, and off-plan took 94.8% of the month. Every figure comes from Dubai Land Department records.

SALES
348
▲ +118.9% MoM
▲ +1188.9% YoY

MEDIAN PRICE
AED 968K
▼ −19.8% MoM
▲ +21.2% YoY

PRICE PER SQ FT
AED 1,036
▼ −10% MoM
▲ +28.1% YoY

OFF-PLAN SHARE
94.8%
of Sep 2026 sales

MEDIAN RENT
AED 45,800
per year, 4,980 contracts, 3 months

GROSS YIELD
4.7%
launch prices, see note

Dubai Land Department records Dubai Investments Park 1 under the district Dubai Investment Park First. 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
Apr 2026	174	0	9	183	95.1%
May 2026	411	0	6	417	98.6%
Jun 2026	257	0	16	273	94.1%
Jul 2026	254	0	18	272	93.4%
Aug 2026	153	0	7	160	95.6%
Sep 2026	330	0	18	348	94.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**1,579**	**0**	**74**	**1,653**	**95.5%**

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	1,014	977	37	96.4%	AED 681,600	AED 1,009
Villas and townhouses	642	613	29	95.5%	AED 1,369,288	AED 1,207

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 1,151	159	−10%
3 months	Jun 2026	AED 1,014	273	+2.2%
6 months	Mar 2026	AED 932	64	+11.2%
12 months	Sep 2025	too few	27	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
Q3 2025	AED 878	96	
Q4 2025	AED 950	93	+8.2%
Q1 2026	AED 928	107	−2.3%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,195	873	+28.8%
Q3 2026	AED 1,073	779	−10.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,036 per sq ft from 348 sales.

Rents and yield

4,980 Ejari rent contracts were registered in the three months to the end of September 2026: 3,260 new leases and 1,720 renewals. The median annual rent was AED 45,800. Set against the median sale price, that is a gross yield of 4.7%.

> 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 95,000	13,033
Villas and townhouses	AED 290,000	371

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
2-bed	96	27.6%
Studio	71	20.4%
4-bed	70	20.1%
1-bed	64	18.4%
3-bed	35	10.1%

LAYOUT	SALES	SHARE
Office	6	1.7%
5-bed	4	1.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	16.7%	15.7%
AED 500-750K	19.5%	18.2%
AED 750K-1M	17.5%	8.8%
AED 1-1.5M	27.9%	23.3%
AED 1.5-2M	10.3%	20.8%
AED 2-3M	5.5%	10.1%
AED 3-5M	0.6%	0.6%
AED 5-10M	0.6%	2.5%
AED 10M+	1.4%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Verdana Residence 5	69	AED 625,960
Verdana 5	27	AED 1,592,800
Verdana Residence 3	25	AED 482,402
Verdana Residence 9	25	AED 612,481
Verdana 9	23	AED 1,269,869

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
Reportage Plus A Real Estate Development	442	53.6%	Verdana Residence 4, Verdana Residence 3, Verdana 3
Reportage Prime Properties	239	29%	Verdana Residence 2, Verdana Residence, Verdana 2
schon investments	109	13.2%	Schon Business Park
Karma Real Estate Development	32	3.9%	Olivia Residences
Aristocrat Star Real Estate Development	3	0.4%	The Royal Estate Plot 2 Phase B

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q3 2026 was 22.2% above the same quarter a year earlier (AED 1,073).
- Off-plan dominates: 95.5% 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 4.7%, 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 Verdana Residence 5 with 69 sales.

Common questions

What is the average price per sq ft in Dubai Investments Park 1?

The median sale in Dubai Investments Park 1 in September 2026 was AED 1,036 per sq ft across 348 DLD-recorded sales.

Is Dubai Investments Park 1 mostly off-plan or ready?

Over the six months to September 2026, 95.5% of Dubai Investments Park 1 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Investments Park 1?

Gross yield on DLD figures was 4.7% in September 2026: the median annual rent of AED 45,800 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Investments Park 1

- Dubai Investments Park 1 area guide: prices, rents and yields
- Dubai Investments Park 1 rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Dubai Investments Park 1?

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 First: 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.