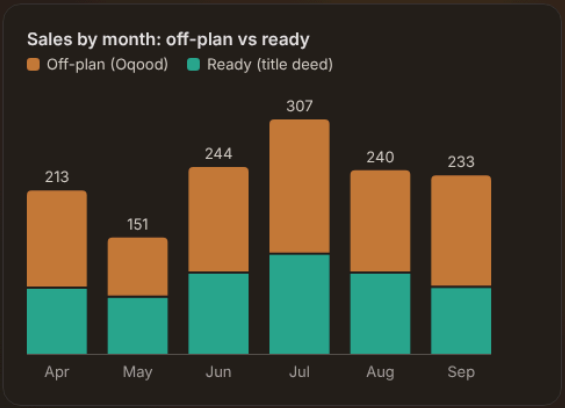
Yazdan Properties

COMMUNITY REPORT

Dubai Production City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
235	AED 1,510	5.7%
−33.4% on last year	+3.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Production 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

Dubai Production City recorded 235 sales worth AED 725.61M in September 2026, down 33.4% on Sep 2025. The median sale was AED 940,000 at AED 1,510 per sq ft, and off-plan took 62.1% of the month. Every figure comes from Dubai Land Department records.

SALES
235
▼ −2.5% MoM
▼ −33.4% YoY

MEDIAN PRICE
AED 940K
▲ +1.1% MoM
▲ +4.3% YoY

PRICE PER SQ FT
AED 1,510
▲ +7.2% MoM
▲ +3.4% YoY

OFF-PLAN SHARE
62.1%
of Sep 2026 sales

MEDIAN RENT
AED 54,000
per year, 2,267 contracts, 3 months

GROSS YIELD
5.7%
rent over sale price

Dubai Land Department records Dubai Production City under the district Me'Aisem 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	127	86	1	214	59.3%
May 2026	77	74	1	152	50.7%
Jun 2026	138	106	0	244	56.6%
Jul 2026	176	131	1	308	57.1%
Aug 2026	134	106	1	241	55.6%
Sep 2026	146	87	2	235	62.1%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**798**	**590**	**6**	**1,394**	**57.2%**

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
Apartments	1,114	736	378	66.1%	AED 793,507	AED 1,361
Villas and townhouses	49	3	46	6.1%	AED 14,992,000	AED 2,495

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 1,408	241	+7.2%
3 months	Jun 2026	AED 1,339	244	+12.8%
6 months	Mar 2026	AED 1,390	298	+8.6%
12 months	Sep 2025	AED 1,461	353	+3.4%

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 1,436	1,221	
Q4 2025	AED 1,341	778	−6.6%
Q1 2026	AED 1,407	939	+4.9%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,388	607	−1.4%
Q3 2026	AED 1,462	783	+5.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,510 per sq ft from 235 sales.

Rents and yield

2,267 Ejari rent contracts were registered in the three months to the end of September 2026: 1,333 new leases and 934 renewals. The median annual rent was AED 54,000. Set against the median sale price, that is a gross yield of 5.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 50,000	12,271
Villas and townhouses	AED 450,000	743

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
Studio	99	42.1%
1-bed	63	26.8%
2-bed	33	14%
Other / not stated	29	12.3%
3-bed	10	4.3%
4-bed	1	0.4%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	7.7%	15.4%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	29.8%	27.4%
AED 750K-1M	14.5%	10.8%
AED 1-1.5M	20.4%	22.4%
AED 1.5-2M	9.8%	9.1%
AED 2-3M	5.5%	2.9%
AED 3-5M	0.9%	0%
AED 5-10M	0.4%	1.7%
AED 10M+	11.1%	10.4%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Sera Gardens by Vision	37	AED 736,800
Reef 996	33	AED 1,153,129
Eira	18	AED 589,000
Binghatti Elite	16	AED 580,000
Jannat	13	AED 1,670,000

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
Deyaar Development	1,375	22.5%	Elm at Park Five, Ivy at Park Five, Ember at Park Five
Binghatti Developers	1,227	20.1%	Binghatti Elite

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Samana International Real Estate Development	715	11.7%	Samana Resorts, Samana Portofino
Samana World Real Estate Development	379	6.2%	Samana Sky Views
The Waves	327	5.3%	Lakeside

What the numbers say

- The median price per sq ft is 3.4% higher than in Sep 2025 (AED 1,510 against AED 1,461). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 57.2% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.7%.
- The best-selling project in September 2026 was Sera Gardens by Vision with 37 sales.

Common questions

What is the average price per sq ft in Dubai Production City?

The median sale in Dubai Production City in September 2026 was AED 1,510 per sq ft across 235 DLD-recorded sales, 3.4% higher than a year earlier.

Is Dubai Production City mostly off-plan or ready?

Over the six months to September 2026, 57.2% of Dubai Production City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Production City?

Gross yield on DLD figures was 5.7% in September 2026: the median annual rent of AED 54,000 over the median sale price.

More on Dubai Production City

- Dubai Production City area guide: prices, rents and yields
- Dubai Production City rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Dubai Production 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 Me'Aisem 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.