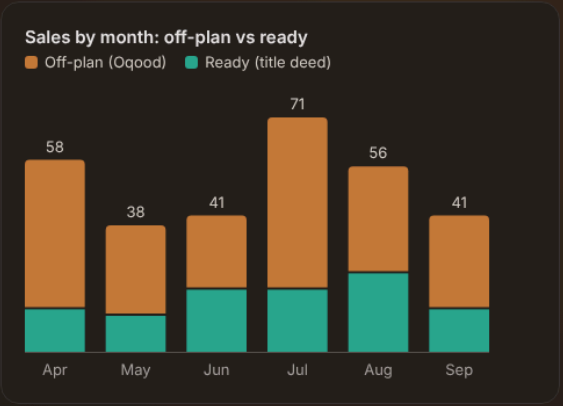
Yazdan Properties

COMMUNITY REPORT

Dubai Silicon Oasis

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
107	AED 1,117	5.7%
−61.4% on last year	−24.9% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Silicon Oasis 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 Silicon Oasis recorded 107 sales worth AED 172.45M in September 2026, down 61.4% on Sep 2025. The median sale was AED 1,035,000 at AED 1,117 per sq ft, and off-plan took 26.2% of the month. Every figure comes from Dubai Land Department records.

SALES

107

▼ −23% MoM

▼ −61.4% YoY

MEDIAN PRICE

AED 1.03M

▲ +18.8% MoM

▲ +19.4% YoY

PRICE PER SQ FT

AED 1,117

▼ −1.4% MoM

▼ −24.9% YoY

OFF-PLAN SHARE

26.2%

of Sep 2026 sales

MEDIAN RENT

AED 59,000

per year, 4,820 contracts, 3 months

GROSS YIELD

5.7%

rent over sale price

Dubai Land Department records Dubai Silicon Oasis under the district Nadd Hessa. 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	45	13	36	94	47.9%
May 2026	27	11	40	78	34.6%
Jun 2026	22	19	58	99	22.2%
Jul 2026	52	19	86	157	33.1%
Aug 2026	32	24	83	139	23%
Sep 2026	28	13	66	107	26.2%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**206**	**99**	**369**	**674**	**30.6%**

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	662	184	478	27.8%	AED 950,000	AED 1,125
Villas and townhouses	9	0	9	0%	too few	too few

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 1,133	139	−1.4%
3 months	Jun 2026	AED 1,122	99	−0.4%
6 months	Mar 2026	AED 1,173	99	−4.8%
12 months	Sep 2025	AED 1,488	277	−24.9%

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 1,501	733	
Q4 2025	AED 1,375	699	−8.4%
Q1 2026	AED 1,147	368	−16.6%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,170	271	+2%
Q3 2026	AED 1,138	403	−2.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,117 per sq ft from 107 sales.

Rents and yield

4,820 Ejari rent contracts were registered in the three months to the end of September 2026: 1,828 new leases and 2,992 renewals. The median annual rent was AED 59,000. Set against the median sale price, that is a gross yield of 5.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 53,864	28,056
Villas and townhouses	AED 171,518	1,819

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	51	47.7%
2-bed	27	25.2%
Studio	21	19.6%
3-bed	5	4.7%
Other / not stated	2	1.9%
Office	1	0.9%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	10.3%	10.8%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	22.4%	23%
AED 750K-1M	13.1%	24.5%
AED 1-1.5M	34.6%	20.9%
AED 1.5-2M	12.1%	14.4%
AED 2-3M	6.5%	5.8%
AED 5-10M	0%	0.7%
AED 10M+	0.9%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
T88	10	AED 1,097,788
The Hillgate	9	AED 1,387,828
Selicon Star 2	8	AED 1,585,000
Tria by Deyaar	6	AED 995,000
Silicon Gate 1	6	AED 532,500

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
Danube Properties Development	1,363	34.3%	Timez By Danube, Oasiz 2 by Danube, Oasiz 1 by Danube
Time Properties	284	7.2%	Silicon Gate 1, Arabian Gate, Silicon Gates 4
Gulf General Investments Co. (P.S.C	284	7.2%	Axis Residences 1, Topaz Residences 3, Axis Residences 4

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Ellington Properties Development	251	6.3%	The Hillgate
Pob1 Properties	157	4%	Serenova

What the numbers say

- The median price per sq ft is 24.9% lower than in Sep 2025 (AED 1,117 against AED 1,488). 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 30.6% 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 T88 with 10 sales.

Common questions

What is the average price per sq ft in Dubai Silicon Oasis?

The median sale in Dubai Silicon Oasis in September 2026 was AED 1,117 per sq ft across 107 DLD-recorded sales, 24.9% lower than a year earlier.

Is Dubai Silicon Oasis mostly off-plan or ready?

Over the six months to September 2026, 30.6% of Dubai Silicon Oasis sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Silicon Oasis?

Gross yield on DLD figures was 5.7% in September 2026: the median annual rent of AED 59,000 over the median sale price.

More on Dubai Silicon Oasis

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

Thinking about Dubai Silicon Oasis?

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 Nadd Hessa: 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.