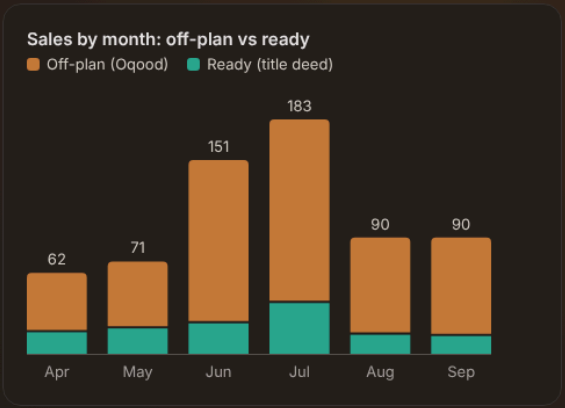
Yazdan Properties

COMMUNITY REPORT

Dubai Studio City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
91	AED 1,599	10.6%
−12.5% on last year	+5.8% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Studio 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 Studio City recorded 91 sales worth AED 66.4M in September 2026, down 12.5% on Sep 2025. The median sale was AED 568,000 at AED 1,599 per sq ft, and off-plan took 83.5% of the month. Every figure comes from Dubai Land Department records.

SALES

91

▲ +1.1% MoM

▼ −12.5% YoY

MEDIAN PRICE

AED 568K

▼ −0.4% MoM

▼ −30.1% YoY

PRICE PER SQ FT

AED 1,599

▼ −1.4% MoM

▲ +5.8% YoY

OFF-PLAN SHARE

83.5%

of Sep 2026 sales

MEDIAN RENT

AED 60,000

per year, 597 contracts, 3 months

GROSS YIELD

10.6%

launch prices, see note

Dubai Land Department records Dubai Studio City under the district Al Hebiah Second. 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	17	0	62	72.6%
May 2026	51	20	0	71	71.8%
Jun 2026	127	24	0	151	84.1%
Jul 2026	143	40	0	183	78.1%
Aug 2026	75	15	0	90	83.3%
Sep 2026	76	14	1	91	83.5%
Six months	**517**	**130**	**1**	**648**	**79.8%**

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	645	511	134	79.2%	AED 566,000	AED 1,558
Villas and townhouses	3	0	3	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 1,622	90	−1.4%
3 months	Jun 2026	AED 1,530	151	+4.5%
6 months	Mar 2026	AED 1,591	71	+0.5%
12 months	Sep 2025	AED 1,511	104	+5.8%

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 1,477	271	
Q4 2025	AED 1,419	384	−3.9%
Q1 2026	AED 1,568	304	+10.5%
Q2 2026	AED 1,563	284	−0.3%
Q3 2026	AED 1,558	364	−0.3%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,599 per sq ft from 91 sales.

Rents and yield

597 Ejari rent contracts were registered in the three months to the end of September 2026: 376 new leases and 221 renewals. The median annual rent was AED 60,000. Set against the median sale price, that is a gross yield of 10.6%.

> 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 61,000	2,925

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	59	64.8%
1-bed	25	27.5%
2-bed	6	6.6%
3-bed	1	1.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	22%	15.6%
AED 500-750K	38.5%	50%
AED 750K-1M	18.7%	14.4%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	14.3%	14.4%
AED 1.5-2M	5.5%	5.6%
AED 2-3M	1.1%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Beach Oasis 2	38	AED 566,500
The First Collection at Dubai Studio City	24	AED 315,775
Azizi Mirage 1	8	AED 550,000
Laya Courtyard	4	AED 1,048,584
RYAH LIVING by ALYAKKA	3	AED 1,528,120

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
Azizi Developments	955	41.8%	Azizi Mirage 1, Beach Oasis 2, Azizi Vista
Tfg S C Development	354	15.5%	The First Collection at Dubai Studio City
Qube Development	223	9.8%	Arisha Terraces, Arisha Terraces
Laya Developers	193	8.4%	Laya Courtyard, Laya Heights
Prescott Real Estate Development	178	7.8%	Verano By Prescott

What the numbers say

- The median price per sq ft is 5.8% higher than in Sep 2025 (AED 1,599 against AED 1,511). Monthly medians move with the mix of homes sold, so check the quarterly line before

reading too much into one month.

- Off-plan dominates: 79.8% 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 10.6%, 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 Beach Oasis 2 with 38 sales.

Common questions

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

The median sale in Dubai Studio City in September 2026 was AED 1,599 per sq ft across 91 DLD-recorded sales, 5.8% higher than a year earlier.

Is Dubai Studio City mostly off-plan or ready?

Over the six months to September 2026, 79.8% of Dubai Studio City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Studio City?

Gross yield on DLD figures was 10.6% in September 2026: the median annual rent of AED 60,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Studio City

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

Thinking about Dubai Studio 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 Hebiah 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.