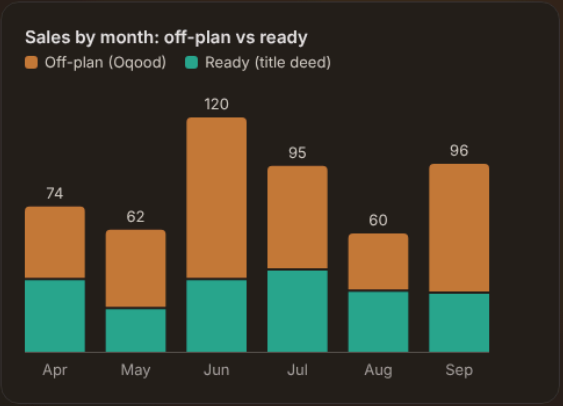
Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 2)

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
96	AED 1,379	5.3%
−37.7% on last year	+4.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

Dubailand (Wadi Al Safa 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

Dubailand (Wadi Al Safa 2) recorded 96 sales worth AED 118.91M in September 2026, down 37.7% on Sep 2025. The median sale was AED 977,388 at AED 1,379 per sq ft, and off-plan took 68.8% of the month. Every figure comes from Dubai Land Department records.

SALES
96
▲ +60% MoM
▼ −37.7% YoY

MEDIAN PRICE
AED 977K
▼ −20.4% MoM
▼ −14.5% YoY

PRICE PER SQ FT
AED 1,379
▲ +0% MoM
▲ +4.7% YoY

OFF-PLAN SHARE
68.8%
of Sep 2026 sales

MEDIAN RENT
AED 52,000
per year, 1,454 contracts, 3 months

GROSS YIELD
5.3%
launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 2. 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	37	37	3	77	48.1%
May 2026	40	22	1	63	63.5%
Jun 2026	83	37	1	121	68.6%
Jul 2026	53	42	1	96	55.2%
Aug 2026	29	31	0	60	48.3%
Sep 2026	66	30	0	96	68.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**308**	**199**	**6**	**513**	**60%**

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	421	260	161	61.8%	AED 940,000	AED 1,345
Villas and townhouses	45	33	12	73.3%	AED 1,320,000	AED 1,224

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 1,379	60	+0%
3 months	Jun 2026	AED 1,409	121	−2.1%
6 months	Mar 2026	AED 1,284	90	+7.4%
12 months	Sep 2025	AED 1,317	154	+4.7%

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 1,468	527	
Q4 2025	AED 1,466	459	−0.1%
Q1 2026	AED 1,287	308	−12.2%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,346	261	+4.6%
Q3 2026	AED 1,343	252	−0.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,379 per sq ft from 96 sales.

Rents and yield

1,454 Ejari rent contracts were registered in the three months to the end of September 2026: 896 new leases and 558 renewals. The median annual rent was AED 52,000. Set against the median sale price, that is a gross yield of 5.3%.

> 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 52,000	7,881
Villas and townhouses	AED 200,000	511

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	53	55.2%
Studio	22	22.9%
2-bed	16	16.7%
4-bed	2	2.1%
Other / not stated	2	2.1%

LAYOUT	SALES	SHARE
3-bed	1	1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	4.2%	5%
AED 500-750K	21.9%	16.7%
AED 750K-1M	24%	20%
AED 1-1.5M	37.5%	31.7%
AED 1.5-2M	8.3%	6.7%
AED 2-3M	2.1%	6.7%
AED 3-5M	0%	1.7%
AED 5-10M	1%	6.7%
AED 10M+	1%	5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Sakura Gardens by HRE	40	AED 1,262,930
Empire Lakeviews	7	AED 1,024,777
Parkgreen Residences by Alishaan	5	AED 860,000
Zenith One	5	AED 500,000
Bianca	5	AED 1,320,000

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
Ellington Karma Developers	490	21.8%	Belgravia Gardens
Empire Crown Real Estate Development	403	18%	Empire Lakeviews
Al Mazaya Real Estate	338	15.1%	Qpoint Liwan-Plot R008 A&B, Qpoint Liwan-Plot R005, Qpoint Liwan - Plot R002
Clear Vision Real Estate Development	294	13.1%	Reem by vision, Celine By Vision, Karma
Hre Real Estate Development	186	8.3%	Sakura Gardens by HRE, Sakura Gardens by HRE

What the numbers say

- The median price per sq ft is 4.7% higher than in Sep 2025 (AED 1,379 against AED 1,317). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 60% 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 5.3%, 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 Sakura Gardens by HRE with 40 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 2)?

The median sale in Dubailand (Wadi Al Safa 2) in September 2026 was AED 1,379 per sq ft across 96 DLD-recorded sales, 4.7% higher than a year earlier.

Is Dubailand (Wadi Al Safa 2) mostly off-plan or ready?

Over the six months to September 2026, 60% of Dubailand (Wadi Al Safa 2) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 2)?

Gross yield on DLD figures was 5.3% in September 2026: the median annual rent of AED 52,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubailand (Wadi Al Safa 2)

- Dubailand (Wadi Al Safa 2) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 2) rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Dubailand (Wadi Al Safa 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 Wadi Al Safa 2: 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.