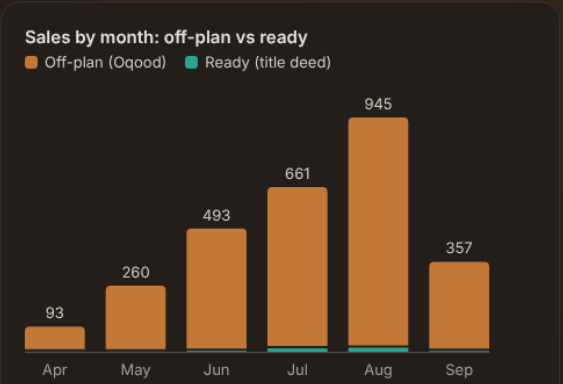
Yazdan Properties

COMMUNITY REPORT

Dubailand (Wadi Al Safa 4)

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
357	AED 1,737	7.5%
+104% on last year	−11.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubailand (Wadi Al Safa 4) 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 4) recorded 357 sales worth AED 488.09M in September 2026, up 104% on Sep 2025. The median sale was AED 1,306,000 at AED 1,737 per sq ft, and off-plan took 99.2% of the month. Every figure comes from Dubai Land Department records.

SALES
357
▼ −62.2% MoM
▲ +104% YoY

MEDIAN PRICE
AED 1.31M
▲ +111.1% MoM
▼ −23.1% YoY

PRICE PER SQ FT
AED 1,737
▲ +2% MoM
▼ −11.7% YoY

OFF-PLAN SHARE
99.2%
of Sep 2026 sales

MEDIAN RENT
AED 97,500
per year, 50 contracts, 3 months

GROSS YIELD
7.5%
launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 4. 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	92	1	0	93	98.9%
May 2026	259	1	0	260	99.6%
Jun 2026	489	4	0	493	99.2%
Jul 2026	647	14	1	662	97.7%
Aug 2026	928	17	0	945	98.2%
Sep 2026	354	3	0	357	99.2%
Six months	**2,769**	**40**	**1**	**2,810**	**98.5%**

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	2,886	2,856	30	99%	AED 620,340	AED 1,715
Villas and townhouses	20	15	5	75%	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 1,703	945	+2%
3 months	Jun 2026	AED 1,723	493	+0.8%
6 months	Mar 2026	AED 1,881	103	−7.7%
12 months	Sep 2025	AED 1,967	175	−11.7%

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 1,995	728	
Q4 2025	AED 1,781	513	−10.7%
Q1 2026	AED 1,763	305	−1%
Q2 2026	AED 1,720	846	−2.4%
Q3 2026	AED 1,717	1,964	−0.2%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,737 per sq ft from 357 sales.

Rents and yield

50 Ejari rent contracts were registered in the three months to the end of September 2026: 44 new leases and 6 renewals. The median annual rent was AED 97,500. Set against the median sale price, that is a gross yield of 7.5%.

> 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 65,000	77

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	187	52.4%
Studio	85	23.8%
2-bed	72	20.2%
3-bed	12	3.4%
Other / not stated	1	0.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	20.2%	56.5%
AED 750K-1M	5.9%	5.1%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	50.4%	28%
AED 1.5-2M	8.4%	1%
AED 2-3M	12.3%	8.5%
AED 3-5M	2.8%	1%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Arancia Yards 2 By Beyond	145	AED 1,346,000
Laguna Residence	42	AED 1,407,069
Arancia Yards By Beyond	34	AED 1,310,500
Azizi Milan 30	23	AED 588,000
Serra	22	AED 1,584,700

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	2,284	49.2%	Azizi Milan Heights, Azizi Milan 30, Azizi Milan 20
Majid Al Futtaim Ghaf Woods	1,703	36.7%	Capria West, Capria East, Distrikt
One International Real Estate Development	282	6.1%	Laguna Residence
Gfh Real Estate	212	4.6%	California Residences, California Village
Mag Property Development	150	3.2%	Mag 330

What the numbers say

- The median price per sq ft is 11.7% lower than in Sep 2025 (AED 1,737 against AED 1,967). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 98.5% 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 7.5%, 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 Arancia Yards 2 By Beyond with 145 sales.

Common questions

What is the average price per sq ft in Dubailand (Wadi Al Safa 4)?

The median sale in Dubailand (Wadi Al Safa 4) in September 2026 was AED 1,737 per sq ft across 357 DLD-recorded sales, 11.7% lower than a year earlier.

Is Dubailand (Wadi Al Safa 4) mostly off-plan or ready?

Over the six months to September 2026, 98.5% of Dubailand (Wadi Al Safa 4) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubailand (Wadi Al Safa 4)?

Gross yield on DLD figures was 7.5% in September 2026: the median annual rent of AED 97,500 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 4)

- Dubailand (Wadi Al Safa 4) area guide: prices, rents and yields
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Dubailand (Wadi Al Safa 4)?

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 4: 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.