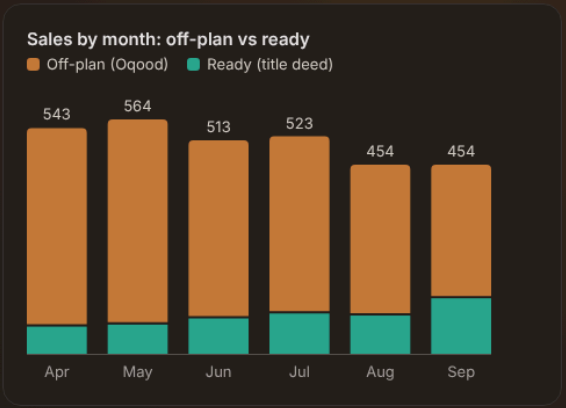
Yazdan Properties

COMMUNITY REPORT

# Dubailand (Wadi Al Safa 5)

Property market report · September 2026

| SALES | PER SQ FT | GROSS YIELD |
|---|---|---|
| 467 | AED 1,375 | 6.1% |
| −22.3% on last year | −4.8% on last year | rent over sale price |




Dubai Land Department transactions · transferred prices

blogs.yazdanproperties.ae

# Dubailand (Wadi Al Safa 5) 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 5) recorded 467 sales worth AED 859.25M in September 2026, down 22.3% on Sep 2025. The median sale was AED 1,100,000 at AED 1,375 per sq ft, and off-plan took 68.3% of the month. Every figure comes from Dubai Land Department records.

SALES
467
▲ +1.3% MoM
▼ −22.3% YoY

MEDIAN PRICE
AED 1.1M
▼ −6.4% MoM
▲ +19.6% YoY

PRICE PER SQ FT
AED 1,375
▼ −4.4% MoM
▼ −4.8% YoY

OFF-PLAN SHARE
68.3%
of Sep 2026 sales

MEDIAN RENT
AED 67,000
per year, 3,310 contracts, 3 months

GROSS YIELD
6.1%
launch prices, see note

Dubai Land Department records this part of Dubailand as the district Wadi Al Safa 5. 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 | 477 | 66 | 3 | 546 | 87.4% |
| May 2026 | 493 | 71 | 4 | 568 | 86.8% |
| Jun 2026 | 427 | 86 | 9 | 522 | 81.8% |
| Jul 2026 | 425 | 98 | 3 | 526 | 80.8% |
| Aug 2026 | 361 | 93 | 7 | 461 | 78.3% |
| Sep 2026 | 319 | 135 | 13 | 467 | 68.3% |

| MONTH | OFF-PLAN (OQOOD) | READY (TITLE DEED) | OTHER | TOTAL | OFF-PLAN SHARE |
|---|---|---|---|---|---|
| **Six months** | **2,502** | **549** | **39** | **3,090** | **81%** |

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 | 2,529 | 2,251 | 278 | 89% | AED 850,000 | AED 1,418 |
| Villas and townhouses | 398 | 139 | 259 | 34.9% | AED 3,279,500 | AED 1,459 |

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 1,438 | 461 | −4.4% |
| 3 months | Jun 2026 | AED 1,418 | 522 | −3% |
| 6 months | Mar 2026 | AED 1,493 | 656 | −7.9% |
| 12 months | Sep 2025 | AED 1,444 | 601 | −4.8% |

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 1,431 | 1,654 | |
| Q4 2025 | AED 1,472 | 2,115 | +2.9% |
| Q1 2026 | AED 1,468 | 1,864 | −0.3% |

| QUARTER | MEDIAN PER SQ FT | SALES | CHANGE ON QUARTER |
|---|---|---|---|
| Q2 2026 | AED 1,468 | 1,636 | +0% |
| Q3 2026 | AED 1,399 | 1,454 | −4.7% |

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,375 per sq ft from 467 sales.

## Rents and yield

3,310 Ejari rent contracts were registered in the three months to the end of September 2026: 1,732 new leases and 1,578 renewals. The median annual rent was AED 67,000. Set against the median sale price, that is a gross yield of 6.1%.

> 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 50,512 | 14,049 |
| Villas and townhouses | AED 170,000 | 6,388 |

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 | 145 | 31% |
| 1-bed | 127 | 27.2% |
| 2-bed | 62 | 13.3% |
| 3-bed | 61 | 13.1% |
| 4-bed | 45 | 9.6% |

| LAYOUT | SALES | SHARE |
|---|---|---|
| Other / not stated | 25 | 5.4% |
| 5-bed | 2 | 0.4% |

By price band, compared with the month before:

| PRICE BAND | SEP 2026 | AUG 2026 |
|---|---|---|
| AED <500K | 8.8% | 2% |
| AED 500-750K | 23.1% | 22.3% |
| AED 750K-1M | 12.2% | 15.4% |
| AED 1-1.5M | 20.3% | 26.5% |
| AED 1.5-2M | 6% | 9.3% |
| AED 2-3M | 8.8% | 8.7% |
| AED 3-5M | 16.1% | 10.6% |
| AED 5-10M | 3.4% | 3.7% |
| AED 10M+ | 1.3% | 1.5% |

## Best-selling projects in September 2026

| PROJECT | SALES | MEDIAN PRICE |
|---|---|---|
| Sky Courts | 27 | AED 570,000 |
| Sky Line By Peace Homes | 23 | AED 735,029 |
| Rise by Athlon 1 | 21 | AED 2,296,541 |
| Samana Boulevard Heights | 14 | AED 1,125,678 |
| Terra Tower | 14 | AED 743,498 |

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 |
|---|---|---|---|
| Samana International Real Estate Development | 1,191 | 9.1% | Samana Boulevard Heights, Samana IBIZA, Samana IVY Gardens 2 |
| North Dubailand Projects | 1,148 | 8.8% | La Tilia at Villanova Phase 2, La Tilia at Villanova Phase 1, La Violeta 2 |
| Aurora Spv 3 | 1,139 | 8.7% | Athlon by Al Dar 1, Rise by Athlon 1, Athlon by Al Dar 2 |
| Imtiaz Real Estate Investment & Development | 1,061 | 8.1% | Cove Boulevard By Imtiaz, Cove Edition Residence 3 By Imtiaz, Cove Edition Residence 2 By Imtiaz |
| Aurora Spv 1 | 961 | 7.4% | Verdes by Haven 1, Haven By Aldar 2, Haven By Aldar 1 |

## What the numbers say

- The median price per sq ft is 4.8% lower than in Sep 2025 (AED 1,375 against AED 1,444). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 81% 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 6.1%, 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 Sky Courts with 27 sales.

## Common questions

### What is the average price per sq ft in Dubailand (Wadi Al Safa 5)?

The median sale in Dubailand (Wadi Al Safa 5) in September 2026 was AED 1,375 per sq ft across 467 DLD-recorded sales, 4.8% lower than a year earlier.

### Is Dubailand (Wadi Al Safa 5) mostly off-plan or ready?

Over the six months to September 2026, 81% of Dubailand (Wadi Al Safa 5) sales were off-plan (Oqood) and the rest were ready homes with title deeds.

### What is the rental yield in Dubailand (Wadi Al Safa 5)?

Gross yield on DLD figures was 6.1% in September 2026: the median annual rent of AED 67,000 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 5)**

- Dubailand (Wadi Al Safa 5) area guide: prices, rents and yields
- Dubailand (Wadi Al Safa 5) rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

## Thinking about Dubailand (Wadi Al Safa 5)?

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 5: 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.