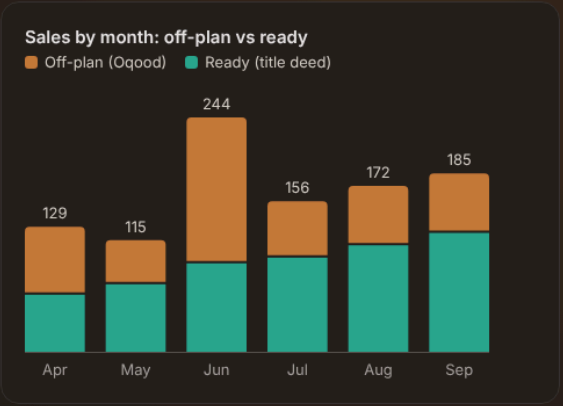
Yazdan Properties

COMMUNITY REPORT

International City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
185	AED 900	7.4%
+37% on last year	+33.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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International 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

International City recorded 185 sales worth AED 134.59M in September 2026, up 37% on Sep 2025. The median sale was AED 542,888 at AED 900 per sq ft, and off-plan took 32.4% of the month. Every figure comes from Dubai Land Department records.

SALES
185
▲ +7.6% MoM
▲ +37% YoY

MEDIAN PRICE
AED 543K
▲ +4.5% MoM
▲ +23.4% YoY

PRICE PER SQ FT
AED 900
▲ +18.3% MoM
▲ +33.5% YoY

OFF-PLAN SHARE
32.4%
of Sep 2026 sales

MEDIAN RENT
AED 40,000
per year, 7,158 contracts, 3 months

GROSS YIELD
7.4%
rent over sale price

Dubai Land Department records International City under the district Al Warsan First, which also takes in neighbouring communities. Treat the figures as a guide to the wider 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	69	60	2	131	52.7%
May 2026	44	71	0	115	38.3%
Jun 2026	151	93	2	246	61.4%
Jul 2026	57	99	0	156	36.5%
Aug 2026	60	112	0	172	34.9%
Sep 2026	60	125	0	185	32.4%
Six months	**441**	**560**	**4**	**1,005**	**43.9%**

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	1,012	410	602	40.5%	AED 516,300	AED 900
Villas and townhouses	22	0	22	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 761	172	+18.3%
3 months	Jun 2026	AED 1,294	246	−30.4%
6 months	Mar 2026	AED 1,022	136	−11.9%
12 months	Sep 2025	AED 674	135	+33.5%

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 669	380	
Q4 2025	AED 691	377	+3.3%
Q1 2026	AED 822	415	+19%
Q2 2026	AED 1,105	492	+34.4%
Q3 2026	AED 874	513	−20.9%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 900 per sq ft from 185 sales.

Rents and yield

7,158 Ejari rent contracts were registered in the three months to the end of September 2026: 2,878 new leases and 4,280 renewals. The median annual rent was AED 40,000. Set against the median sale price, that is a gross yield of 7.4%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 37,000	43,166
Villas and townhouses	AED 112,000	741

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	75	40.5%
Studio	62	33.5%
Other / not stated	29	15.7%
2-bed	14	7.6%
3-bed	2	1.1%
Office	2	1.1%
Shop	1	0.5%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	43.8%	45.3%
AED 500-750K	25.4%	29.1%
AED 750K-1M	17.8%	15.1%

PRICE BAND	SEP 2026	AUG 2026
AED 1-1.5M	5.4%	7%
AED 1.5-2M	3.8%	1.7%
AED 2-3M	3.2%	1.2%
AED 3-5M	0%	0.6%
AED 10M+	0.5%	0%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Yigo26	23	AED 810,134
Ayami Residence, by Ayat Development	20	AED 871,867
International City Emarati	11	AED 350,000
Listone Residence	9	AED 592,888
Q-06	8	AED 469,844

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
International City	277	25.9%	International City Emarati, Warsan Village A, Warsan Village - B & C
Danube Properties Development	267	25%	Lawnz Residence by Danube, Olivz Residence, Petalz By Danube
Devan Real Estate Development	122	11.4%	Longford Residences by Devan Real Estate Development
Tomorrow World Real Estate Development	86	8%	Tomorrow Commercial Tower

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Prescott Investments	51	4.8%	Prime Residency2, Prime Residency1

What the numbers say

- The median price per sq ft is 33.5% higher than in Sep 2025 (AED 900 against AED 674). 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 43.9% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 7.4%.
- The best-selling project in September 2026 was Yigo26 with 23 sales.

Common questions

What is the average price per sq ft in International City?

The median sale in International City in September 2026 was AED 900 per sq ft across 185 DLD-recorded sales, 33.5% higher than a year earlier.

Is International City mostly off-plan or ready?

Over the six months to September 2026, 43.9% of International City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in International City?

Gross yield on DLD figures was 7.4% in September 2026: the median annual rent of AED 40,000 over the median sale price.

More on International City

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

Thinking about International 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 Warsan First: 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.