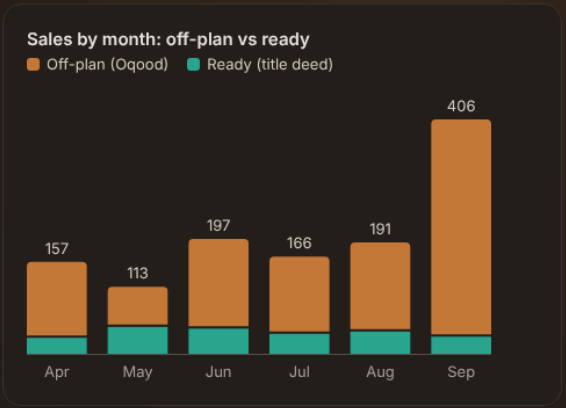
Yazdan Properties

COMMUNITY REPORT

Motor City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
407	AED 1,843	7.9%
−4.7% on last year	−2.7% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Motor 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

Motor City recorded 407 sales worth AED 825.68M in September 2026, down 4.7% on Sep 2025. The median sale was AED 1,050,000 at AED 1,843 per sq ft, and off-plan took 92.4% of the month. Every figure comes from Dubai Land Department records.

SALES
407
▲ +113.1% MoM
▼ −4.7% YoY

MEDIAN PRICE
AED 1.05M
▼ −4.5% MoM
▼ −15.3% YoY

PRICE PER SQ FT
AED 1,843
▲ +8.6% MoM
▼ −2.7% YoY

OFF-PLAN SHARE
92.4%
of Sep 2026 sales

MEDIAN RENT
AED 83,000
per year, 727 contracts, 3 months

GROSS YIELD
7.9%
launch prices, see note

Dubai Land Department records Motor City under the district Al Hebiah First. 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	129	28	0	157	82.2%
May 2026	66	47	2	115	57.4%
Jun 2026	153	44	1	198	77.3%
Jul 2026	131	35	0	166	78.9%
Aug 2026	152	39	0	191	79.6%
Sep 2026	376	30	1	407	92.4%
Six months	**1,007**	**223**	**4**	**1,234**	**81.6%**

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	1,331	1,119	212	84.1%	AED 1,100,000	AED 1,735
Villas and townhouses	18	0	18	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 1,697	191	+8.6%
3 months	Jun 2026	AED 1,772	198	+4%
6 months	Mar 2026	AED 1,835	292	+0.4%
12 months	Sep 2025	AED 1,895	427	−2.7%

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 1,930	1,250	
Q4 2025	AED 1,877	1,228	−2.7%
Q1 2026	AED 1,729	725	−7.9%
Q2 2026	AED 1,707	470	−1.3%
Q3 2026	AED 1,800	764	+5.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,843 per sq ft from 407 sales.

Rents and yield

727 Ejari rent contracts were registered in the three months to the end of September 2026: 398 new leases and 329 renewals. The median annual rent was AED 83,000. Set against the median sale price, that is a gross yield of 7.9%.

> 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 76,000	3,572
Villas and townhouses	AED 270,000	186

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	172	42.3%
1-bed	119	29.2%
Other / not stated	59	14.5%
2-bed	32	7.9%
3-bed	16	3.9%
Office	7	1.7%
Shop	1	0.2%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	7.4%	5.2%

PRICE BAND	SEP 2026	AUG 2026
AED 750K-1M	36.9%	26.7%
AED 1-1.5M	27.5%	34.6%
AED 1.5-2M	3.7%	8.4%
AED 2-3M	7.9%	12.6%
AED 3-5M	2.5%	2.6%
AED 5-10M	12.8%	9.4%
AED 10M+	1.5%	0.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Skyterraces	258	AED 846,499
O1NE District - Dawn	50	AED 6,616,500
Takaya	16	AED 2,480,546
Mirdad	9	AED 1,444,454
Sierra by Iman	9	AED 833,231

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
Sobha	2,975	60.4%	Sobha Solis, Sobha Orbis
Iman Developers	683	13.9%	Sierra by Iman, 15 Cascade
Takaya Real Estate Development	345	7%	Takaya, Takaya
The Circuit Real Estate Development	207	4.2%	Capital One

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Tiger Properties	205	4.2%	Ananda Residences

What the numbers say

- The median price per sq ft is 2.7% lower than in Sep 2025 (AED 1,843 against AED 1,895). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 81.6% 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 7.9%, 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 Binghatti Skyterraces with 258 sales.

Common questions

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

The median sale in Motor City in September 2026 was AED 1,843 per sq ft across 407 DLD-recorded sales, 2.7% lower than a year earlier.

Is Motor City mostly off-plan or ready?

Over the six months to September 2026, 81.6% of Motor City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Motor City?

Gross yield on DLD figures was 7.9% in September 2026: the median annual rent of AED 83,000 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Motor City

- Motor City area guide: prices, rents and yields
- Motor City rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Motor 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 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.