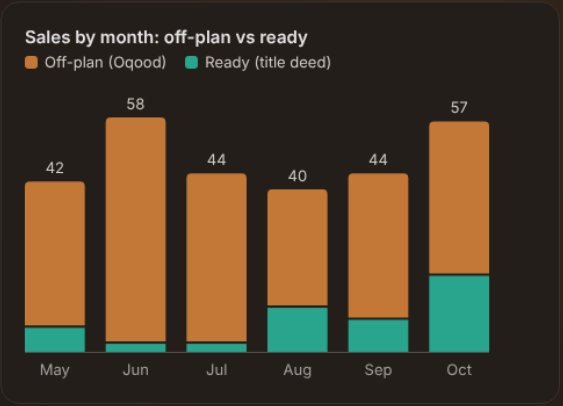
Yazdan Properties

COMMUNITY REPORT

DAMAC Riverside (DIP 2)

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
68	AED 1,459	11.2%
−89.2% on last year	−0.5% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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DAMAC Riverside (DIP 2) Property Market Report

October 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 licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

DAMAC Riverside, Dubai Investments Park 2 recorded 68 sales worth AED 325.66M in October 2026, down 89.2% on Oct 2025. The median sale was AED 2,184,950 at AED 1,459 per sq ft, and off-plan took 55.9% of the month. Every figure comes from Dubai Land Department records.

SALES
68
▲ +23.6% MoM
▼ −89.2% YoY

MEDIAN PRICE
AED 2.18M
▲ +8.7% MoM
▲ +66.3% YoY

PRICE PER SQ FT
AED 1,459
▲ +1.5% MoM
▼ −0.5% YoY

OFF-PLAN SHARE
55.9%
of Oct 2026 sales

MEDIAN RENT
AED 245,624
per year, 3,520 contracts, 3 months

GROSS YIELD
11.2%
launch prices, see note

Dubai Land Department records DAMAC Riverside, Dubai Investments Park 2 under the district Dubai Investment Park Second, 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
May 2026	36	6	13	55	65.5%
Jun 2026	56	2	10	68	82.4%
Jul 2026	42	2	11	55	76.4%
Aug 2026	29	11	10	50	58%
Sep 2026	36	8	11	55	65.5%
Oct 2026	38	19	11	68	55.9%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**237**	**48**	**66**	**351**	**67.5%**

Source: DLD-registered sales by calendar month, May 2026 to Oct 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 27 November 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	214	157	57	73.4%	AED 1,064,500	AED 1,412
Villas and townhouses	68	68	0	100%	AED 2,899,465	AED 1,712

Source: DLD-registered sales, the six months to 27 November 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 October 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 OCT 2026
1 month	Sep 2026	AED 1,437	55	+1.5%
3 months	Jul 2026	AED 1,447	55	+0.8%
6 months	Apr 2026	AED 1,457	69	+0.1%
12 months	Oct 2025	AED 1,466	631	−0.5%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q4 2025	AED 1,602	2,016	
Q1 2026	AED 1,507	592	−5.9%
Q2 2026	AED 1,441	192	−4.4%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,453	160	+0.8%
Q4 2026	AED 1,459	68	+0.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,459 per sq ft from 68 sales.

Rents and yield

3,520 Ejari rent contracts were registered in the three months to the end of October 2026: 1,851 new leases and 1,669 renewals. The median annual rent was AED 245,624. Set against the median sale price, that is a gross yield of 11.2%.

> 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 60,000	8,228

Source: DLD Ejari contracts, 24 months to 27 November 2026. Gross yield is before service charges, fees and empty months.

What sold in October 2026

LAYOUT	SALES	SHARE
Other / not stated	22	32.4%
1-bed	16	23.5%
2-bed	14	20.6%
4-bed	9	13.2%
3-bed	3	4.4%
Studio	3	4.4%

LAYOUT	SALES	SHARE
5-bed	1	1.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	2.9%	5.5%
AED 500-750K	4.4%	10.9%
AED 750K-1M	5.9%	3.6%
AED 1-1.5M	17.6%	16.4%
AED 1.5-2M	7.4%	10.9%
AED 2-3M	20.6%	25.5%
AED 3-5M	8.8%	10.9%
AED 5-10M	27.9%	16.4%
AED 10M+	4.4%	0%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Grand Polo - Selvara 3	13	AED 7,423,888
Damac Riverside Views - Capri 2	6	AED 1,368,850
Damac Riverside - Olive	4	AED 2,969,000
Damac Riverside Views - Capri 1	4	AED 1,465,140
Grand Polo - Selvara 4	4	AED 7,365,984

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
Damac Mry Investment	3,800	61.4%	Damac Riverside Views - Capri 1, Damac Riverside Views - Azure 2, Damac Riverside Views - Capri 2
Emaar Development	2,095	33.9%	Grand Polo - Equiterra, Grand Polo - Equiterra 2, Grand Polo - Equestra
Dubai Investment Real Estate	226	3.7%	Ritaj
Royal Centurion Real Estate Development	38	0.6%	Centurion Residence
Dunes Village Real Estate	30	0.5%	Dunes Village

What the numbers say

- The median price per sq ft is 0.5% lower than in Oct 2025 (AED 1,459 against AED 1,466). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan dominates: 67.5% 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 11.2%, 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 October 2026 was Grand Polo - Selvara 3 with 13 sales.

Common questions

What is the average price per sq ft in DAMAC Riverside, Dubai Investments Park 2?

The median sale in DAMAC Riverside, Dubai Investments Park 2 in October 2026 was AED 1,459 per sq ft across 68 DLD-recorded sales, 0.5% lower than a year earlier.

Is DAMAC Riverside, Dubai Investments Park 2 mostly off-plan or ready?

Over the six months to October 2026, 67.5% of DAMAC Riverside, Dubai Investments Park 2 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in DAMAC Riverside, Dubai Investments Park 2?

Gross yield on DLD figures was 11.2% in October 2026: the median annual rent of AED 245,624 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

Off-plan projects selling in DAMAC Riverside, Dubai Investments Park 2

Developer prices, payment plans and handover dates for projects launching or selling now:

- Riverside - Olive by DAMAC Properties, from AED 4.34M, handover Q2 2028
- Riverside Views - Indigo 2 by DAMAC Properties, from AED 1.8M, handover Q1 2029
- Riverside Views - Indigo 1 by DAMAC Properties, from AED 1.74M, handover Q1 2029
- Riverside Views - Azure 2 by DAMAC Properties, from AED 1.41M, handover Q1 2029
- Riverside Views - Royal 4 by DAMAC Properties, from AED 1.4M, handover Q1 2029
- Riverside Views - Capri 2 by DAMAC Properties, from AED 1.38M, handover Q1 2029
- Riverside Views - Marine 4 by DAMAC Properties, from AED 1.38M, handover Q1 2029
- Riverside Views - Royal 2 by DAMAC Properties, from AED 1.38M, handover Q1 2029
- Riverside Views - Marine 2 by DAMAC Properties, from AED 1.36M, handover Q1 2029
- Riverside Views - Capri 1 by DAMAC Properties, from AED 1.36M, handover Q1 2029

More on DAMAC Riverside, Dubai Investments Park 2

- DAMAC Riverside, Dubai Investments Park 2 area guide: prices, rents and yields
- Dubai market report, October 2026
- Dubai property rankings, October 2026: yields, prices and rents by area
- Dubai off-plan projects: prices and payment plans
- Off-plan projects on one live map

Thinking about DAMAC Riverside, Dubai Investments Park 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.

Book a 30-minute advisory call →

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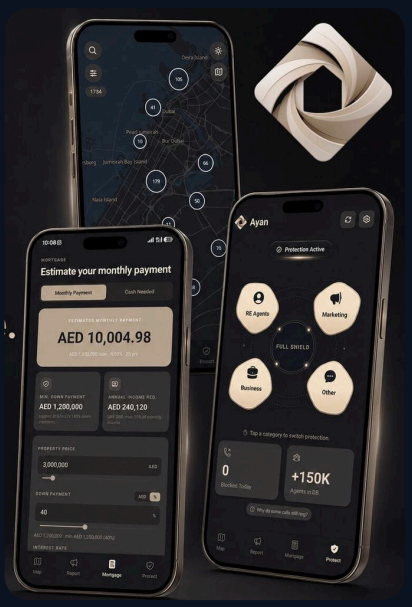
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About these figures. Every number comes from Dubai Land Department records for the DLD district Dubai Investment Park Second: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 27 November 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.