Yazdan Properties

COMMUNITY REPORT

Dubai Investments Park 1

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
238	AED 1,084	2.6%
+852% on last year	+19.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Investments Park 1 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.

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Prepared by Yazdan Properties, a licensed Dubai real estate brokerage · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Investments Park 1 recorded 238 sales worth AED 378.42M in October 2026, up 852% on Oct 2025. The median sale was AED 1,102,086 at AED 1,084 per sq ft, and off-plan took 95.8% of the month. Every figure comes from Dubai Land Department records.

SALES

238

▼ −31.6% MoM

▲ +852% YoY

MEDIAN PRICE

AED 1.1M

▲ +13.9% MoM

▲ +25.2% YoY

PRICE PER SQ FT

AED 1,084

▲ +4.6% MoM

▲ +19.4% YoY

OFF-PLAN SHARE

95.8%

of Oct 2026 sales

MEDIAN RENT

AED 28,980

per year, 5,618 contracts, 3 months

GROSS YIELD

2.6%

launch prices, see note

Dubai Land Department records Dubai Investments Park 1 under the district Dubai Investment Park 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
May 2026	411	0	6	417	98.6%
Jun 2026	257	0	16	273	94.1%
Jul 2026	254	0	18	272	93.4%
Aug 2026	153	0	7	160	95.6%
Sep 2026	330	0	18	348	94.8%
Oct 2026	228	0	10	238	95.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**1,633**	**0**	**75**	**1,708**	**95.6%**

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	768	730	38	95.1%	AED 613,564	AED 935
Villas and townhouses	599	574	25	95.8%	AED 1,377,088	AED 1,213

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 1,036	348	+4.6%
3 months	Jul 2026	AED 1,046	272	+3.6%
6 months	Apr 2026	AED 1,238	183	−12.4%
12 months	Oct 2025	too few	25	n/a

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 950	93	
Q1 2026	AED 928	107	−2.3%
Q2 2026	AED 1,195	873	+28.8%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,073	779	−10.2%
Q4 2026	AED 1,084	238	+1%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,084 per sq ft from 238 sales.

Rents and yield

5,618 Ejari rent contracts were registered in the three months to the end of October 2026: 3,769 new leases and 1,849 renewals. The median annual rent was AED 28,980. Set against the median sale price, that is a gross yield of 2.6%.

> 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 91,350	12,697
Villas and townhouses	AED 290,000	364

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
4-bed	75	31.5%
2-bed	59	24.8%
1-bed	40	16.8%
Studio	34	14.3%
3-bed	24	10.1%

LAYOUT	SALES	SHARE
Other / not stated	4	1.7%
Shop	1	0.4%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	13%	16.7%
AED 500-750K	16%	19.5%
AED 750K-1M	14.7%	17.5%
AED 1-1.5M	30.7%	27.9%
AED 1.5-2M	14.3%	10.3%
AED 2-3M	8.8%	5.5%
AED 3-5M	0.4%	0.6%
AED 5-10M	0.4%	0.6%
AED 10M+	1.7%	1.4%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Verdana Residence 7	40	AED 595,300
Verdana 4	36	AED 1,329,241
Verdana 6	23	AED 1,248,300
Verdana 5	20	AED 1,865,750
Verdana 7	20	AED 1,327,500

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
Reportage Plus A Real Estate Development	1,807	82.5%	Verdana Residence 5, Verdana 4, Verdana Residence 4
Reportage Prime Properties	247	11.3%	Verdana Residence 2, Verdana Residence, Verdana 2
schon investments	109	5%	Schon Business Park
Karma Real Estate Development	27	1.2%	Olivia Residences
Aristocrat Star Real Estate Development	1	0%	The Royal Estate Plot 2 Phase B

What the numbers say

- On the steadier quarterly measure, price per sq ft in Q4 2026 was 14.1% above the same quarter a year earlier (AED 1,084).
- Off-plan dominates: 95.6% 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 2.6%, 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 Verdana Residence 7 with 40 sales.

Common questions

What is the average price per sq ft in Dubai Investments Park 1?

The median sale in Dubai Investments Park 1 in October 2026 was AED 1,084 per sq ft across 238 DLD-recorded sales.

Is Dubai Investments Park 1 mostly off-plan or ready?

Over the six months to October 2026, 95.6% of Dubai Investments Park 1 sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Investments Park 1?

Gross yield on DLD figures was 2.6% in October 2026: the median annual rent of AED 28,980 over the median sale price. Most sales are off-plan, so a ready home bought on resale will usually yield less.

More on Dubai Investments Park 1

- Dubai Investments Park 1 area guide: prices, rents and yields
- Dubai Investments Park 1 rental yield, by home size
- 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 Dubai Investments Park 1?

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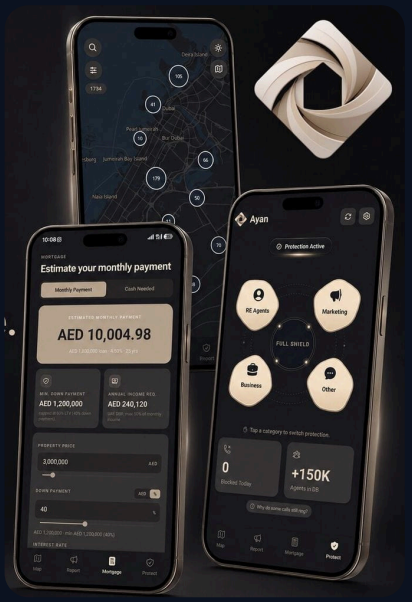
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About these figures. Every number comes from Dubai Land Department records for the DLD district Dubai Investment Park First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD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