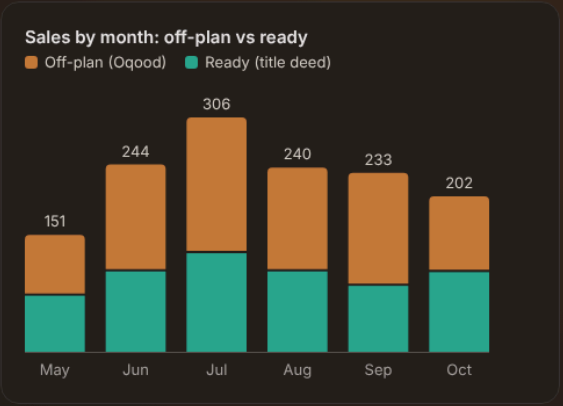
Yazdan Properties

COMMUNITY REPORT

Dubai Production City

Property market report · October 2026

SALES	PER SQ FT	GROSS YIELD
201	AED 1,422	6.9%
−35.8% on last year	+3.3% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Production City 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

Dubai Production City recorded 201 sales worth AED 640.45M in October 2026, down 35.8% on Oct 2025. The median sale was AED 780,502 at AED 1,422 per sq ft, and off-plan took 48.3% of the month. Every figure comes from Dubai Land Department records.

SALES

201

▼ −14.5% MoM

▼ −35.8% YoY

MEDIAN PRICE

AED 781K

▼ −17% MoM

▼ −6.7% YoY

PRICE PER SQ FT

AED 1,422

▼ −5.8% MoM

▲ +3.3% YoY

OFF-PLAN SHARE

48.3%

of Oct 2026 sales

MEDIAN RENT

AED 54,000

per year, 2,529 contracts, 3 months

GROSS YIELD

6.9%

rent over sale price

Dubai Land Department records Dubai Production City under the district Me'Aisem 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	77	74	1	152	50.7%
Jun 2026	138	106	0	244	56.6%
Jul 2026	176	130	1	307	57.3%
Aug 2026	134	106	1	241	55.6%
Sep 2026	146	87	2	235	62.1%
Oct 2026	97	105	1	203	47.8%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**768**	**608**	**6**	**1,382**	**55.6%**

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	1,193	779	414	65.3%	AED 784,482	AED 1,382
Villas and townhouses	49	4	45	8.2%	AED 16,250,000	AED 2,567

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 1,510	235	−5.8%
3 months	Jul 2026	AED 1,457	307	−2.4%
6 months	Apr 2026	AED 1,404	212	+1.3%
12 months	Oct 2025	AED 1,377	313	+3.3%

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 1,341	778	
Q1 2026	AED 1,407	939	+4.9%
Q2 2026	AED 1,388	607	−1.4%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2026	AED 1,462	783	+5.3%
Q4 2026	AED 1,422	201	−2.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Oct 2026 median: AED 1,422 per sq ft from 201 sales.

Rents and yield

2,529 Ejari rent contracts were registered in the three months to the end of October 2026: 1,521 new leases and 1,008 renewals. The median annual rent was AED 54,000. Set against the median sale price, that is a gross yield of 6.9%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 50,537	12,440
Villas and townhouses	AED 459,678	749

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
Studio	93	46.3%
1-bed	48	23.9%
Other / not stated	28	13.9%
2-bed	25	12.4%
3-bed	6	3%
4-bed	1	0.5%

By price band, compared with the month before:

PRICE BAND	OCT 2026	SEP 2026
AED <500K	13.9%	7.7%

PRICE BAND	OCT 2026	SEP 2026
AED 500-750K	33.8%	29.8%
AED 750K-1M	13.9%	14.5%
AED 1-1.5M	13.4%	20.4%
AED 1.5-2M	7%	9.8%
AED 2-3M	3%	5.5%
AED 3-5M	1%	0.9%
AED 5-10M	1.5%	0.4%
AED 10M+	12.4%	11.1%

Best-selling projects in October 2026

PROJECT	SALES	MEDIAN PRICE
Lawncrest By Zimaya	24	AED 623,500
Eira	18	AED 580,000
Alwan Residence 1	12	AED 575,000
Lakeside	12	AED 384,000
Nirvana Residences - I	11	AED 794,553

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
Deyaar Development	1,390	20.6%	Elm at Park Five, Ivy at Park Five, Ember at Park Five
Binghatti Developers	1,236	18.3%	Binghatti Elite

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Samana International Real Estate Development	714	10.6%	Samana Resorts, Samana Portofino
Samana World Real Estate Development	379	5.6%	Samana Sky Views
Clear Vision Real Estate Development	369	5.5%	Vista by Vision, Sera Gardens by Vision

What the numbers say

- The median price per sq ft is 3.3% higher than in Oct 2025 (AED 1,422 against AED 1,377). 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 55.6% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 6.9%.
- The best-selling project in October 2026 was Lawncrest By Zimaya with 24 sales.

Common questions

What is the average price per sq ft in Dubai Production City?

The median sale in Dubai Production City in October 2026 was AED 1,422 per sq ft across 201 DLD-recorded sales, 3.3% higher than a year earlier.

Is Dubai Production City mostly off-plan or ready?

Over the six months to October 2026, 55.6% of Dubai Production City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Production City?

Gross yield on DLD figures was 6.9% in October 2026: the median annual rent of AED 54,000 over the median sale price.

Off-plan projects selling in Dubai Production City

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

- NEEM at Parkfive by Deyaar Development, from AED 2.27M, handover Q3 2027
- EMBER at Parkfive by Deyaar Development, from AED 2.24M, handover Q3 2027
- ALDER at Parkfive by Deyaar Development, from AED 1.79M, handover Q4 2027
- Samana Resorts 1 & 2 by Samana Developers, from AED 1.49M, handover Q2 2028
- VISTA by Vision by Vision Developments, from AED 1.3M, handover Q3 2027
- Sera Gardens by Vision Developments, from AED 1.12M, handover Q2 2028
- Eira by Neoterra Real Estate Development, from AED 936K, handover Q2 2029
- You&Co IMPZ by SOL Properties, from AED 874K, handover Q3 2022
- Golf Terrace Residences by Asak Real Estate Development, from AED 785K, handover Q4 2027
- Nirvana Residences 1 by Meraki, from AED 767K, handover Q4 2028

More on Dubai Production City

- Dubai Production City area guide: prices, rents and yields
- Dubai Production City 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 Production 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.

Book a 30-minute advisory call →

Prefer WhatsApp? **Chat with us on WhatsApp**

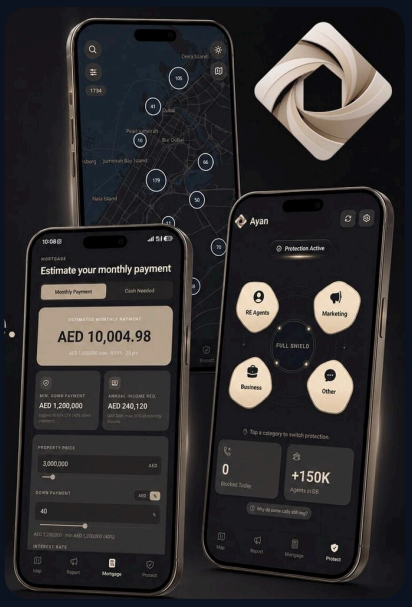
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About these figures. Every number comes from Dubai Land Department records for the DLD district Me'Aisem First: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers 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.